

WALL LAKE

CITY OF WALL LAKE, REGULAR MEETING MARCH 9, 2026

Wall Lake City Council met in council chambers at 5:30 p.m. presided by Mayor Pro-Tem Nuetzman.

Councilmen present: Schroeder, Bieret, Riedell and Steinkamp.

Visitors: Jess Steinkamp, Megan Drost, Ben Riggenberg, Lindsay King, Elliot Bengford, Albert Schwanz, Elaine Hall and Curtis Bloes.

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

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

Steinkamp made the motion to pay the bills as presented with four additional bills from Petschauer Plumbing, Demco, Cengage and Ingram from the library. Schroeder seconded. Ayes: All. Motion carried.

Ben Riggenberg to discuss Ambulance Service: Ben spoke about the history and recent finances of Sac County EMS services. There is a board that sets the levy rate for county budget for EMS services. Sac County Bike Ride; the Prairie Pedal May 9, the city will let local businesses know the date in case they want to be open for business.

Discuss/Approve REC Board minutes clarification and door project approval: Jess and Megan are interested in finding a way of keeping track of REC visits from patrons. They are also looking for different entry systems to distinguish juvenile from adult REC users in order to keep kids out of certain areas to prevent injuries. The Clerk reported that a bid for new doors for \$14700.00 was submitted, this includes the doors and labor. Updating equipment and expanding for a separate cardio and weight room was discussed. Steinkamp made the motion to approve the door project. Riedell seconded. Ayes: All. Motion carried.

Discuss/Approve Final look Fiscal Year 2026 Budget: The Clerk asked council if there were any further questions before the public hearing on the 23rd. No further questions from the council.

Discuss/Approve Annexation of 196.2 acres East: The Clerk informed the council that preliminary paperwork is done, there will be some notifications that will need to be done. This will be approximately a 60-day process.

Business and Operations Update

Text My Gov can delay billing for up to 6 months if that helps us pull the trigger: The Clerk and council agree that this service is not needed at this time.

Discuss/Approve Pool Manager re-hire and hours of operation discussion: Lindsay King informed the council that she is interested in managing the pool the 2026 season. She addressed some issues the pool had in the past seasons. She also informed the council about pool supplies that need replaced and repairs that need to be made. Due to low attendance and in an effort to reduce pool labor costs, changing operation hours from 12:30 p.m. - 6 p.m. to 1 p.m. - 5 p.m. was suggested. Schroeder made the motion to approve hiring King as pool manager for 2026. Steinkamp seconded. Ayes: All. Motion carried.

Discuss/Approve February 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 February Clerk's report. Steinkamp seconded. Ayes: All. Motion carried.

Discuss/Approve Spring Cleanup Days May 7-8: Schroeder made the motion to approve May 7-8 as Spring Clean up days. Bieret seconded. Ayes: All. Motion carried.

Discuss/Approve 2025 Electric Reliability Plan and letter: Iowa Utilities Commission requires a letter each year that ensures our customers were provided electric power and that the city did not cause any issues that resulted in loss of use for our customers. Schroeder made the motion to approve the Electric Reliability Plan and letter. Steinkamp seconded. Ayes: All. Motion carried.

Discuss/Approve Airport land rent bids: Schroeder made the motion to approve Nutrien's land rent bid of \$200.00 per acre. Steinkamp seconded. Ayes: All. Motion carried.

Discuss/Approve Gas Operator Qualifications and Operations and Maintenance Plans: Schroeder made the motion to approve the Gas Operator Qualifications and Operations and Maintenance Plan. Bieret seconded. Ayes: All. Motion carried.

Discuss/Approve Electric Project close out and final pay request: Perrien Directional Drilling LLC has submitted a request for the final payment for \$15,569.21. Steinkamp made the motion to approve the final payment. Schroeder seconded. Ayes: All. Motion carried.

Discuss/Approve Resolution 2026-09; 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 and 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 Camden John Schroeder and Jaron Gregory Schroeder in the event that no competing proposals are submitted; and (4) soliciting competing proposals. Riedell made the motion to approve Resolution 2026-09. Schroeder seconded. Ayes: All. Motion carried.

Discuss/Approve Resolution 2026-10; a resolution approving the city of Wall Lake Policy on the Examination and Copying of Public Records: Schroeder made the motion to approve Resolution 2026-10, a hard copy of procedure for requests for examining and copying of public records. Steinkamp seconded. Ayes: All. Motion carried.

Discuss/Approve Resolution 2026-11; a resolution authorizing the execution of an amendment to its gas supply agreement with PEFA, Inc. in connection with the reset of the available discount in PEFA, Inc.'s gas prepayment project; approving the issuance of bonds by PEFA, Inc.; and related matters: Steinkamp made the motion to approve Resolution 2026-11. Riedell seconded. Ayes: All. Motion carried.

Discuss/Approve Building Permit Audie Kramer garage: Steinkamp made the motion to approve Audie Kramer's building permit. Schroeder seconded. Ayes: All. Motion carried.

Public Forum:

Elliot Bengford offered his company's services in marketing the sale of the 4.5 acres on the Airport. Albert Schwanz informed the council that he is assuming the 60+ Congregate meals President position. Theresa Bedel, the head cook is retiring in July 2026 and Schwanz is asking council for assistance by supplementing the hourly wage that Elderbridge Agency for the Aging pays a head cook.

Adjourn

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

Attest
Lynn Grosely
Deputy Clerk

Payroll 2.23.26	\$21,632.86
Clayton Energy	
Feb 26 Reservation	\$24,243.84
IDR Sales Tax	\$6,770.19
IDR Wet	\$509.22
IDR Withholding	\$460.00
IRS 941	\$4,205.01
Ipers Pension	\$5,440.94
IA Dept of Inspect Appeals Licensing	
Boiler Inspect	\$135.00
Jim Herrig Bldg Permit	\$25.00
Sarah Koenen Rec	\$170.00
Usps Bills	\$156.81

Monthly Standing Bills	
City of Lake View Police Svcs	\$5,553.00
CBT Telephone, Internet	\$1,259.03
Chris Lawler Grave Digging	\$150.00
Chris Rodman Reimb Mtg	\$43.00
Dept of Energy-Wapa	
Purch Elec	\$18,586.16
Foundation Analytical H2o Tests	\$143.50
ICD Contract Svcs	\$75.00
Larry Beckman Motors	
Truck Repairs	\$1,421.59
Larry Chapman Metering	
Contract Svcs	\$750.00
Resco Supplies	\$495.60
Rick Hoppe Grave Digging	\$150.00
Rudd Contract Svcs	\$5,651.57
Speed's Supplies	\$198.03
Steinkamp Repair Contract Svcs	\$613.00
Storey Kenworthy	
Utility Postcards	\$465.16
Subsurface Solutions	
Contract Svcs	\$32.00
Tri-County 60+ Ad	\$72.00
Unity Point Drug Screen	\$42.00
WL Hardware Supplies	\$273.75
WTI Contract Svcs	\$175.00
WL General Store Supplies	\$825.03
WL Lumber Supplies	\$1,584.83

Library	
Book Systems Lib Materials	\$200.00
Cengage Group Lib Materials	\$236.81
Center Point Lib Materials	\$30.07
Total	\$102,775.00

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**CITY OF WALL LAKE
RESOLUTION NO. 2026-09
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 PRO-
POSAL SUBMITTED BY CAMDEN
JOHN SCHROEDER AND JARON
GREGORY SCHROEDER SATISFY
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 AND JARON GREG-
ORY SCHROEDER IN THE EVENT
THAT NO COMPETING PROPOS-
ALS ARE SUBMITTED; AND (4) SO-
LICITING COMPETING PROPOS-
ALS.**

WHEREAS, the City Council of Wall Lake, Iowa, by Resolution No. 2025-09, adopted February 10, 2025, the City Council of Wall Lake, Iowa adopted the Schroeder's Fourth Residential Urban Renewal Plan (the "Plan") for the Schroeder's Fourth Residential Urban Renewal Area described therein (the "Urban Renewal Area"); and

WHEREAS, Camden John Schroeder and Jaron Gregory Schroeder wish to

purchase property located within the Urban Renewal Area of Schroeder's 4th Addition (the "Development Property") from the City; and

WHEREAS, the Plan provides for, among other things, the disposition of properties acquired for development or redevelopment as a proposed renewal action and authorizes the development of the Development Property as described in this Resolution; and

WHEREAS, the City intends to sell the following lot(s) in Schroeder's Fourth Addition to Wall Lake as follows: Lot two (2) to Camden John Schroeder and Jaron Gregory Schroeder; ("Developer") for \$20,000 to enable Developers' proposed construction of a house on Lot two (2) the Development Property, the terms of such proposal being in the form of real estate contracts (the "Proposals"); and

WHEREAS, in order to establish reasonably competitive bidding procedures for the disposition of the Development Property in accordance with the statutory requirements of Iowa Code Section 403.8, and to assure that the City extends a full and fair opportunity to all developers interested in submitting a proposal, a summary of submission requirements that each proposal offered for development of the Development Property must satisfy in order to qualify for consideration is described herein; and

WHEREAS, to both recognize the firm Proposal from the Developers for the disposition and development of the Development Property already received by the City, and to give full and fair opportunity for other developers interested in submitting a proposal for acquisition and construction on the Development Property, this Council should by this Resolution:

1. Set the fair market value of the Development Property for uses in accordance with the Plan.

2. Approve the minimum requirements for the purchase of and development of the Development Property.

3. Approve the Developers' general terms as to form of the Proposal, subject to modifications and revisions as determined appropriate by the Council.

4. Set a date for receipt of competing proposals and the opening thereof; and provide for review of such proposals with recommendations to this Council in accordance with established procedures.

5. Declare that the Proposals submitted by the Developers satisfy the requirements of the offering, and that in the event no other qualified proposal is timely submitted that the City intends to accept Developers' Proposals and enter into the Proposals.

6. Approve and direct publication of a notice to advise any would-be competitors of the opportunity to compete for purchase of the Development Property on the terms and conditions set forth herein.

7. Declare that in the event another qualified proposal(s) is/are timely submitted, another and future notice will be published of the intent of the City to enter into the resulting contract(s), as

required by law.

8. Direct the City Clerk to publish a Notice of Public Hearing at least 4 days prior to but not more than 20 days prior to the execution of the public hearing and the Proposal.

WHEREAS, this Council believes it is in the best interest of the City and the Plan to act as expeditiously as possible to offer this Development Property for development as set out herein.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF WALL LAKE, IOWA:

1. The Development Property offered for sale for redevelopment in accordance with the terms and conditions contained in this Resolution and the Plan is described as follows:

Lot two (2) of Schroeder's Fourth Addition to Wall Lake, Sac County, Iowa. Approximately 20,443 square feet for \$20,000.

2. It is hereby determined that in order to qualify for consideration for selection, each developer must submit a proposal which contains terms no less favorable to the City than those set forth in the Proposals submitted by Camden John Schroeder and Jaron Gregory Schroeder and which must include and provide for the developer's purchase of the Development Property at not less than the fair value for use in accordance with the Plan.

3. It is hereby determined, based on investigation by the City, that the sale of the Development Property as provided in the Proposal is equal to or greater than fair value, and is hereby approved.

4. The Proposal between the City and the Developers is hereby approved as to form for the purpose described in this Resolution, subject to modifications as determined appropriate by the City Council.

5. It is hereby determined that the Proposal submitted by the Developers satisfy the requirements of this offering and, in the event that no other qualified proposals are timely submitted, the City intends to enter into the Proposal and transfer the Development Property to the Developers, or their permitted assignees, on the terms proposed.

6. It is hereby determined that the Developers possess the qualifications, financial resources and legal ability necessary to acquire and develop the Development Property in the manner proposed by this offering and in accordance with the Plans.

7. This action of the Council shall be considered to be and does hereby constitute notice to all concerned of the intention of this Council, in the event that no other qualified proposals are timely submitted, to accept the proposal of the Developers to acquire and develop the Development Property.

8. In the event no other qualified proposals are timely submitted, the City intends to enter into the Proposal, which Proposal is on file for public inspection at

**CITY OF WALL LAKE
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WWW.IOWAPUBLICNOTICES.COM

FREE PRIVATE WELL INFORMATION SESSION

April 6, 2026 • 6:00–7:15 PM
Sac County Extension Office, 620 Park Ave., Sac City
RSVP: 712-662-7131 • laurin@iastate.edu

Own a private well?

Protect your water—and your health.

Many contaminants are odorless, tasteless, and not removed by boiling.

Private well owners should test their water every year!

Join the **Private Well Stewardship Program** to learn how to:

- Test and protect your well
- Understand water risks
- Access **Private Well Grant funding** for testing & improvements

Hosted by Iowa State University Extension and Outreach
In partnership with Sac County Environmental Health

TAXES ARE DUE

**All Real Estate, Mobile Home,
Drainage & City Special**

TAXES ARE DUE BY March 31, 2026

**Payments can be made by mail, in office, or
online (www.iowatreasurers.org)**

**SAC COUNTY TREASURER
Tina Roth**