

**City of Paullina**  
**TENTATIVE REGULAR CITY COUNCIL MEETING AGENDA**  
**Monday, April 7th, 2025, at 6:00 pm**



**Location: City Hall Council Chambers, 127 South Main St, Paullina, IA 51046**  
**Watch livestream: Facebook.com/cityofpaullina**

1. **Call to order - Roll Call - Pledge of Allegiance**
2. **Approval of agenda**
3. **Public Forum\* for items on and off the agenda**
4. **City Announcements**
5. **Consent Agenda** (All consent items will be enacted by one motion. There will be no separate discussion of these items unless a request is made prior to the time Council votes on the motion.)
  - a. **Minutes:**
    - i. Approve minutes from 03/17/2025 Regular City Council Meeting
    - ii. Approve minutes from 03/24/2025 Budget Workshop
  - b. **Financials:**
    - i. Approve claims
6. **108 E Groesbeck St-Former MercyOne Clinic**
  - a. Public Hearing for the sale of 108 E Groesbeck St
  - b. Resolution Directing Sale and Authorizing the City of Paullina to Enter into a Contract and Convey Real Estate Owned by the City of Paullina
  - c. Resolution Approving Executed Contract
  - d. Resolution Approving Special Warranty Deed
7. **People for Pets**
  - a. Jenna from People for Pets will address the Council on the assistance they have to handle the feral
  - b. cat issue
8. **Wonderland Theatre**
  - a. Cindy Richter will be present to ask the City to be Wonderland's fiscals sponsor the O'Brien County Foundation Grant
  - b. Resolution to approve the City of Paullina as Wonderland Theatre's fiscal sponsor for the O'Brien County Foundation Grant
9. **Gemboree-Paullina Chamber of Commerce**
  - a. Presentation by Kelli Harms
  - b. Motion to approve 2025 Gemboree
10. **Nuisance Violations**
  - a. Motion to move forward with attorney's recommendation for the property at 313 E Broadway St
  - b. Vanessa Rohwer will be present to address the Council regarding City Code violation pertaining to the housing of ducks
11. **Property and Liability Insurance**
  - a. Motion to approve new insurance deductible
12. **Part-time Summer Help**
  - a. Resolution to approve Randy Reidemann for part-time summer help at \$16.00 per hour, averaging 36 hours per week
13. **Bunker's**
  - a. Motion to approve Bunker's 2025 proposal for spring and fall lawn application
14. **gWorks**
  - a. Motion to approve gWorks Ordering Document
15. **Vacation Pay-out**
  - a. Motion to approve vacation pay-out for Nathan Bremer
16. **Financials**
  - a. Clerk Wilson will review with Council February's financials
  - b. Motion to approve February's financials
  - c. FY-26 Budget review

(Continued on next page)

**17. FY-26 Budget**

- a. Resolution to set public hearing for the FY-26 budget adoption for April 23<sup>rd</sup> or 24<sup>th</sup> , at 5:30PM at City Hall 127 South Main Street, Paullina, Iowa 51046

**18. FY-25 Budget**

- a. Resolution to set public hearing for FY-25 budget revisions for April 23<sup>rd</sup> of 24<sup>th</sup> at 5:30PM at City Hall 127 South Main Street, Paullina, Iowa 51046

**19. Reports**

- a. Superintendent of Utilities and City Clerk Reports
- b. Mayor and City Council Comments
- c. Committee Reports
- d. Departments – Police/Fire/Ambulance/Library/Airport

**20. Adjourn**

*REMINDERS: Next City Council Meeting - 5:30pm Monday, April14th , 2025*

**\*Public Forum** is the City Council's opportunity to hear comments from City residents at the beginning of the Regular City Council Meeting for items both on and off the agenda, except for "public hearing" items. During Public Forum, the City Council receives comments and refrains from speaking. The Mayor may ask the City Clerk or a Council Member to follow up. The number of speakers will not usually be limited at the public forum; total length of the forum is desired to not exceed fifteen (15) minutes, and may be lengthened at the discretion of the Mayor and Council. Anyone who wants to speak during Public Forum should do the following:

1. Raise your hand to be recognized by the Mayor and then stand and state your name and address. If you have handouts, please give them to the City Clerk before the meeting.
2. Be concise and limit comments to five (5) minutes. You may not save your time for later or yield the remainder of your time to someone else. After speaking, please be seated.
3. If you are addressing a matter on the agenda, state the agenda item you are speaking about and if you are speaking on more than one agenda item, arrange your comments in chronological order.
4. Try not to duplicate information that has already been presented.
5. Direct comments to the entire Council and not to an individual. Questions and issues raised during this time will generally not be answered during this time.
6. Maintain a courteous and respectful manner.
7. If you are the presenter on an item which has been formally placed on the Council agenda, this public forum process does not apply, although you are asked to be succinct in your presentation.
8. Iowa law requires certain matters to have public hearings, which have their own comment periods. Comments pertaining to a public hearing item should be saved for that item, and the five-minute comment period will also apply for public hearings.

Thank you to everyone in the audience for attending this important business meeting.



Paullina City Council Minutes 03/17/2025

The Paullina City Council met in regular session on Monday, March 17th, 2025, at 5:30 pm in the Council Chambers, City Hall, 127 South Main St, Paullina, Iowa. Mayor Marlin Sjaarda called the meeting to order at 5:30 pm. Roll Call was taken. Council Members present: Steve Heeren, Dennis Werkmeister, Jean Unrau, Nichole Jacobs and Carol Honkomp. Staff present: Utility Superintendent Kelly Top, City Clerk Michelle Wilson, Police Chief Nathan Bremer, and Library Director Matt Dengler. Guests: Krayton Struve, Marcus Faust, Kent Faust, Katie Lange, Matthew Zwart and Merlin Zwart. Press: Radtke

Motion by Jacobs, second by Honkomp to approve agenda. All ayes. Motion carried.

Motion by Unrau, second by Heeren to approve the consent agenda with the following items: Approve minutes from 3/3/25 regular City Council meeting. Approve payment of claims and pre-approved claims. Approve Mill Creek Liquor. All ayes. Motion carried.

Kent and Marcus Faust presented the Council with the liability and property insurance renewal. Faust will put together a break-down of costs showing the premium changes with higher deductibles. Motion by Heeren, second by Werkmeister to approve the insurance renewal. All ayes. Motion carried.

Katie Lange, representing the Chamber of Commerce, presented the Council with information on Food Truck Monday. This will start on May 5<sup>th</sup> and go through September and will be located at the City Park.

Motion by Unrau, second by Honkomp to approve Food Truck Mondays. All ayes. Motion carried.

FFA will be having a Tractor Parade in celebration of National Ag Week and the Chapter's 75<sup>th</sup> anniversary. The parade will start at 8:00 am at the Paullina American Legion. It will travel across HWY 10 to Wood St, south to Commerce St, west to Main, south on Main St to Bertha where it will make a loop in Zion St John's Church parking lot. They will then head north on Main St to Groesbeck, west to S Willow St and travel the square around the school building. The parade will obey all traffic signs and traffic laws. Motion by Werkmeister, second by Unrau to approve the Tractor Parade route. All ayes. Motion carried.

Purchase and installation of downtown streetlights was discussed. The City will look into possible grants to help cover the cost before making a decision to move forward.

Matthew Zwart from Joiner and Zwart Dentistry and Merlin Zwart representing JZD Properties, LLC were present to submit an offer on the property located at 108 E Groesbeck St. Matthew Zwart explained to the Council how excited Joiner and Zwart Dentistry is to have Krayton Struve as part of their practice. Dr. Struve plans to make Paullina her permanent home and is ambitious to grow her dental practice. The current location does not allow for the growth that Dr. Struve anticipates. Dr. Struve, along with JZD Properties LLC, plan to make modifications to the property at 108 E Groesbeck, which are needed to help facilitate the growth of the practice.

Motion by Unrau, second by Honkomp to approve Resolution No.2025-09 to authorize the City of Paullina to enter into contract and convey real estate owned by the City of Paullina, and setting a public hearing to be held in the Council Chambers in the City Hall at 6:00 pm on the 7<sup>th</sup> day of April, 2025, at which time the Council will hear any objections to the proposed resolution and the proposed sale from any interested party. The Clerk is directed to publish notice of the hearing in conformance with State Law. Roll call vote was taken. All ayes, Motion carried.

Clerk Wilson informed the Council of a program offered by People for Pets from Spencer. This program would offer assistance in handling the stray/feral cat issue. This program will help trap, alter and re-home feral cats located in Paullina. This program is of no cost to the City. A representative from the program plans to attend the April 7<sup>th</sup> City Council meeting to supply more information and answer any questions. Motion by Honkomp, second by Jacobs to approve utilizing the services offered by People for Pets at no cost to the City. All ayes. Motion carried.

Motion by Werkmeister, second by Heeren to approve Pay Estimate No.1-Electrical Distribution Improvements in the amount of \$156,782.64. All ayes. Motion carried.

Superintendent of Utilities Top informed the Council of the meeting with the Swanson Commission. More meetings will take place to continue the discussion of the City's future involvement. Clerk Wilson advised the Council that she has been working on the budget and preparing for the annual exam. Mayor Sjaarda voiced his excitement in moving forward with the sale of the property at 108 E Groesbeck St. Library Director Matt Dengler updated the Council on the new quote to replace the HVAC at the Library. The new quote is just under \$25,000, and they are looking at possible funding options. Motion by Heeren second by Unrau to adjourn at 6:25 pm. All ayes. Motion carried.

Paullina City Council Minutes 03/17/2025

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Marlin Sjaarda, Mayor

Attest

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Michelle Wilson, City Clerk



The Paullina City Council met for Workshop Session on Monday, March 24th, 2025 in the Council Chambers, City Hall, 127 S Main St, Paullina, Iowa. Mayor Marlin Sjaarda called the meeting to order at 5:30 pm. Roll Call was taken. Council Members present: Steve Heeren, Dennis Werkmeister, Nichole Jacobs, and Carol Honkomp. Staff present: City Clerk Michelle Wilson, and Library Director Matt Dengler.

Motion by Unrau, second by Honkomp to approve agenda. All ayes. Motion carried.

Library Director went through the Library Budget with the Council.

Clerk Wilson reviewed the budget with Council and received suggestions.

Motion by Heeren, second by Jacobs to adjourn workshop at 8:03 pm. All ayes. Motion carried.

Workshops are for discussion and information sharing among the council, no decisions were made.

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Marlin Sjaarda, Mayor

ATTEST:

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Michelle Wilson, City Clerk

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**CLAIMS REPORT**  
**Check Range: 3/31/2025- 4/07/2025**

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
A & B BUSINESS SOLUTIONS	MANAGED IT		599.94		
A & M LAUNDRY	MATS, TOWELS, MOPS		64.94		
AFLAC	AFLAC				
AT&T MOBILITY	FIRE PHONE	86.23		2016689	4/07/25
AT&T MOBILITY	KELLY WORK CELL PHONE	99.99	186.22		
AVESIS	VISION INS				
BLACK HILLS ENERGY/IOWA GAS UT	MARCH BILL 219 W COMMERCE	206.19		2016682	4/07/25
BLACK HILLS ENERGY/IOWA GAS UT	MARCH BILL 105 N MAIN ST	138.59		2016683	4/07/25
BLACK HILLS ENERGY/IOWA GAS UT	MARCH BILL 100 E COMMERCE	43.95		2016684	4/07/25
BLACK HILLS ENERGY/IOWA GAS UT	MARCH BILL 119 N RUTLEDGE	801.05		2016685	4/07/25
BLACK HILLS ENERGY/IOWA GAS UT	MARCH BILL 127 S MAIN	201.12		2016686	4/07/25
BLACK HILLS ENERGY/IOWA GAS UT	MARCH BILL 119 N RUTLEDGE		1,390.90		
CENEX FLEET FUELING	FUEL CHARGES		1,059.86		
CHEROKEE RURAL WATER	GERMANTOWN FIRE DEPT UTILITIES		54.60		
CITY OF PAULLINA	MARCH UTILITIES		18,053.28		
DEARBORN LIFE INSURANCE CO.	LIFE INSURANCE		31.60		
DELTA DENTAL OF IOWA	DENTAL/VISION APRIL BILL		343.26		
DEPARTMENT OF ENERGY	E - PURCHASE CURRENT				
DINGES FIRE COMPANY	GASKET, VALVES		942.41		
EFTPS	FED/FICA TAX				
EMC INSURANCE COMPANIES	DECEMBER PREMIUMS				
FOUNDATION ANALYTICAL LAB	SEWER/WATER TESTING		729.75		
H & N SERVICE	BLOWER MOTOR		408.58		
HEIMAN FIRE EQUIPMENT	FIRE EXTINGUISHERS SERVICE		205.00		
IA ASSOC OF MUNICIPAL UTILITIE	ENERGIZERS		170.10		
IPERS	IPERS				
JOHN DEERE CREDIT	SWEEPER BELTS AND FILTERS		288.86		
LEXIPOL	FIRE LEARNING PLATFORM		784.05		
MARCUS NEWS	ENVELOPES		113.64		
METERING & TECHNOLOGY SOLUTION	METERS		608.49		
MID AMERICAN ENERGY	APRIL BILL	135.79		2016674	4/07/25
MID AMERICAN ENERGY	MARCH BILLING		135.79		
MISSOURI RIVER ENERGY SERVICES	9 HOURS SWITCHGEAR WORK		1,830.45		
NEAL CHASE LUMBER	RAT TIEDOWN/GASKET		871.32		
NORTHWEST IOWA POWER COOP.	TRANSMISSION LINE OUTAGE		1,436.75		
PITNEY BOWES BANK INC	POSTAGE MACHINE		244.62	2016680	4/07/25
SIoux SALES COMPANY	FIREARM/HOLSTER/OPTIC		2,260.95		
STRYKER SALES CORPORATION	RESTRAINT PACKAGE		237.76		
THE COMMUNITY AGENCY	INTERNET/CABLE/PHONE		481.56	2016673	4/07/25
TREASURER - STATE OF IOWA	JULY 22 SALES AND USE TAX		235.58		
UNITED STATES POST OFFICE	POSTAGE	500.00		61947	3/31/25
UNITED STATES POST OFFICE	POSTAGE	350.00	850.00		
USA BLUE BOOK	MANG TESTS		199.01		
UTILITY EQUIPMENT COMPANY	PIPE INSERT		528.72		
VAN WERT COMPANY	WATER METER		337.15		
VERIZON WIRELESS	TELEPHONE		181.80		
CARD SERVICES	MISC				
WELLMARK BC/BS OF IOWA	APR PREMIUM		11,304.79	2016681	4/07/25
WESCO	PLUGS		486.00		



**CLAIMS REPORT**  
Check Range: 3/31/2025- 4/07/2025

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
WESTERN IOWA TECH COMM. COLL.	FIRE SCHOOL		450.00		
	Accounts Payable Total		<u>48,107.73</u>		
	Invoices: Paid		14,143.89		
	Invoices: Scheduled		33,963.84		




**NOTICE OF HEARING TO AUTHORIZE THE CITY OF PAULLINA TO  
ENTER INTO A CONTRACT AND CONVEY REAL ESTATE OWNED BY  
THE CITY OF PAULLINA**

Notice is hereby given that in the Council Chambers in the City Hall at 6:00 p.m. on the 7th day of April, 2025, the Council of the City of Paullina, Iowa, will hold a hearing to authorize the City of Paullina to enter into a Contract with JZD Properties, LLC and Convey Real Estate Owned by the City of Paullina for the sum of Forty Thousand Dollars and no/100 (\$40,000.00) and other valuable consideration, to wit:

**Lots (1) and Two (2) and the North Ten (10) Feet of Lot Three (3) in Block Twelve (12) of the City of Paullina, in O'Brien County and State of Iowa, as shown by the recorded plat thereof.**

THIS NOTICE is given by order of the Council of the City of Paullina, Iowa.



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Michelle Wilson  
Clerk of the City of Paullina



RESOLUTION NO. \_\_\_\_\_

**RESOLUTION DIRECTING SALE & AUTHORIZING  
THE CITY OF PAULLINA TO ENTER INTO A CONTRACT AND CONVEY  
REAL ESTATE OWNED BY THE CITY OF PAULLINA**

WHEREAS, a resolution was passed and adopted on the 17th day of March, 2025, by the City Council of the City of Paullina, and a hearing was held at 5:30 p.m. on the 7th day of April, 2025, on the sale of the following described tract of real estate owned by the City of Paullina.

**NOW BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PAULLINA,  
IOWA:**

That the Mayor and City Clerk are hereby authorized and directed to enter into a Real Estate Contract and subsequently execute a Special Warranty Deed to JZD Properties, LLC for the conveyance of the following tract of real estate to the entity indicated upon receipt of fair and adequate consideration, to wit:

**Lots (1) and Two (2) and the North Ten (10) Feet of Lot  
Three (3) in Block Twelve (12) of the City of Paullina, in  
O'Brien County and State of Iowa, as shown by the  
recorded plat thereof.**

PASSED AND APPROVED this 7th day of April, 2025.

\_\_\_\_\_  
Marlin Sjaarda, Mayor

\_\_\_\_\_  
Michelle Wilson, City Clerk

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**COUNCIL MINUTES**

On the 7th day of April, 2025, the meeting was called to order by Marlin Sjaarda, Mayor, and on roll call the following Council Members were present:

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Absent:

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Council Member \_\_\_\_\_ introduced the following resolution entitled "RESOLUTION APPROVING EXECUTED CONTRACT" and moved its adoption.

Council Member \_\_\_\_\_ seconded the motion to adopt. The roll was called and the vote was:

AYES: \_\_\_\_\_  
\_\_\_\_\_

NAYS: \_\_\_\_\_

WHEREUPON, the Mayor declared the resolution duly adopted as follows:

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION APPROVING EXECUTED CONTRACT**

WHEREAS, the City Council passed and adopted on the 7th day of April, 2025, a Resolution Directing Sale & Authorizing the City of Paullina to Enter into a Contract and Convey Real Estate Owned by the City of Paullina, and

WHEREAS, said contract has now been executed by the Mayor and City Clerk.

**NOW BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PAULLINA,  
IOWA:**

That the executed Real Estate Contract is hereby approved.

PASSED AND ADOPTED this 7th day of April, 2025.

\_\_\_\_\_  
Marlin Sjaarda, Mayor

\_\_\_\_\_  
Michelle Wilson, City Clerk

**COUNCIL MINUTES**

On the \_\_\_\_ day of \_\_\_\_\_, 2025, the meeting was called to order by Marlin Sjaarda, Mayor, and on roll call the following Council Members were present:

\_\_\_\_\_  
\_\_\_\_\_

Absent:

\_\_\_\_\_  
\_\_\_\_\_

\*\*\*\*\*

Council Member \_\_\_\_\_ introduced the following resolution entitled "RESOLUTION APPROVING SPECIAL WARRANTY DEED" and moved its adoption.

Council Member \_\_\_\_\_ seconded the motion to adopt. The roll was called and the vote was:

AYES: \_\_\_\_\_  
\_\_\_\_\_

NAYS: \_\_\_\_\_

WHEREUPON, the Mayor declared the resolution duly adopted as follows:

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION APPROVING SPECIAL WARRANTY DEED**

WHEREAS, the City Council passed and adopted on the 7th day of April, 2025, a Resolution Directing Sale & Authorizing the City of Paullina to Enter into a Contract and Convey Real Estate Owned by the City of Paullina, and

WHEREAS, the Special Warranty Deed has now been executed by the Mayor and City Clerk.

**NOW BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PAULLINA, IOWA:**

That the Special Warranty Deed is hereby approved.

PASSED AND ADOPTED this \_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Marlin Sjaarda, Mayor

\_\_\_\_\_  
Michelle Wilson, City Clerk





**RESOLUTION NO. 2025-XX**

**Resolution to Designate the City of Paullina as Wonderland Theatre's Fiscal Sponsor for the O'Brien County Foundation Grant**

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Paullina has agreed to be Wonderland Theatre's Fiscal Sponsor for the O'Brien County Foundation Grant

PASSED AND APPROVED this 7<sup>th</sup> day of April, 2025.

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Marlin Sjaarda, Mayor

ATTEST:

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Michelle Wilson, City Clerk



**Marlin Sjaarda (2024)**  
Mayor  
**Kelly Top**  
Supt. of Utilities  
**Michelle Wilson**  
City Clerk  
**Alana Peavey**  
Deputy Clerk



**COUNCIL MEMBERS:**  
Steve Heeren  
Carol Honkomp  
Jean Unrau  
Nichole Jacobs  
Dennis Werkmeister

127 S Main St, PO Box 239, Paullina, IA 51046 | 712-949-3428

February 20, 2025

Vanessa & Nathaniel Rohwer  
PO Box 55  
Paullina, IA 51046

RE: Nuisance Violation – 308 S Maple St

Dear Vanessa & Nathaniel,

It has been brought to the City's attention that you are housing ducks, which is against City Ordinance. We respectfully request that you remove the ducks from your home. We normally request nuisances to be dealt with in 14 days, however, we understand it can take time to rehome or otherwise remove an animal from the premises so we would like to see this handled no later than **April 1, 2025**.

Thank you in advance for your cooperation and should you have further questions, please contact the City office by telephone at (712) 949-3428, at our physical location of 127 S Main St, or via email at [paullinaclerk2@tcaexpress.net](mailto:paullinaclerk2@tcaexpress.net).

Thank You,  
The City of Paullina

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151 Email

Zimbra

paullinaclerk1@tcaexpress.net

Fwd: Question

From : CITY CLERK <paullinaclerk1@tcaexpress.net>  
Subject : Fwd: Question  
To : paullinaclerk2 <paullinaclerk2@tcaexpress.net>

Thu, Mar 20, 2025 10:32 AM

From: "CITY CLERK" <paullinaclerk1@tcaexpress.net>  
To: "Vanessa Rohwer" <ladyshiro42@gmail.com>  
Sent: Monday, February 3, 2025 8:23:35 AM  
Subject: Re: Question

At this time, chickens are what our council has approved.

From: "Vanessa Rohwer" <ladyshiro42@gmail.com>  
To: "CITY CLERK" <paullinaclerk1@tcaexpress.net>  
Sent: Monday, February 3, 2025 8:19:53 AM  
Subject: Re: Question

Ducks are quieter then chickens though and better egg layers.

On Mon, Feb 3, 2025, 7:49 AM CITY CLERK <paullinaclerk1@tcaexpress.net> wrote:  
Good Morning,

Our city code does allow for chickens. You may have 5 hens max. There are other stipulations that go along with the ordinance. They must be penned in at all times and droppings need to be cleaned up. Ducks are not included in the ordinance, so they are not allowed.

If you have any further questions, please let me know.

Thank you,

Michelle

From: "Vanessa Rohwer" <ladyshiro42@gmail.com>  
To: paullinaclerk1@tcaexpress.net  
Sent: Sunday, February 2, 2025 9:25:45 PM  
Subject: Question

I know there is an ordinance against chickens? But how about ducks?

cc starts here  
\* goes up

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**Michelle Wilson**  
City Clerk, City of Paullina  
712-949-3428  
[Paullinaclerk1@tcaexpress.net](mailto:Paullinaclerk1@tcaexpress.net)

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**Michelle Wilson**  
City Clerk, City of Paullina  
712-949-3428  
[Paullinaclerk1@tcaexpress.net](mailto:Paullinaclerk1@tcaexpress.net)

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**Michelle Wilson**  
City Clerk, City of Paullina  
712-949-3428  
[Paullinaclerk1@tcaexpress.net](mailto:Paullinaclerk1@tcaexpress.net)

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**From :** CITY CLERK <[paullinaclerk1@tcaexpress.net](mailto:paullinaclerk1@tcaexpress.net)>  
**Subject :** Re: Question  
**To :** Vanessa Rohwer <[ladyshiro42@gmail.com](mailto:ladyshiro42@gmail.com)>

Mon, Feb 03, 2025 08:23 AM

At this time, chickens are what our council has approved.

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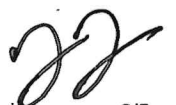
**From:** "Vanessa Rohwer" <[ladyshiro42@gmail.com](mailto:ladyshiro42@gmail.com)>  
**To:** "CITY CLERK" <[paullinaclerk1@tcaexpress.net](mailto:paullinaclerk1@tcaexpress.net)>  
**Sent:** Monday, February 3, 2025 8:19:53 AM  
**Subject:** Re: Question

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Good Morning,

Our city code does allow for chickens. You may have 5 hens max. There are other stipulations that go along with the ordinance. They must be penned in at all times and droppings need to be cleaned up. Ducks are not included in the ordinance, so they are not allowed.

If you have any further questions, please let me know.



I am writing to ask for the poultry ordinance to be updated to include ducks. My boys have been raising ducks for 4H since June. The ducks need to be raised and handled by them for 4H and they can't do that if they go out to my inlaws farm. They wouldn't be care for and feed like they are with us. Plus the kids are really attached to their ducks. I wasn't aware that they weren't allowed in town being there are other's in town with ducks. I knew chickens were allowed and figured ducks fell in there too as long as the pin was taken care of which it is well taken care of. I do know there are other's in town that have ducks. There was someone over by the school at one time and Matt in the Hat had ducks. I have checked with our neighbors and they are completely fine with our ducks. The Hansen's behind us love listening and watching our ducks play. The lady down the street loves coming over to watch them. The guy behind us gets eggs from us. Our ducks are quiet compared to the chickens and dogs that live around us. The only time I hear them is when someone is in the alleyway. We have 6 ducks. Not sure why now you guys are acting on them now. We had them all summer and fall. Our neighbors will gladly tell you how great our birds are and healthy. Ducks have just as much benefits as chickens.

They are more hardy then a chicken

Provide more eggs then chickens our ducks are providing 2 dozen eggs in a week (have you seen the price of eggs) which in turn we sell our eggs.

- Duck eggs are larger than chicken eggs and contain more protein, fat, cholesterol, and omega-3s
- Duck eggs are alkaline-producing, which some say can help create anti-cancer conditions in the body
- Duck eggs have thicker shells than chicken eggs, allowing them to stay fresh for longer

Other benefits

- Ducks are less damaging on your yard and landscaping than chickens
- Ducks are generally calm, alert, and funny
- Ducks are social animals that enjoy playing, socializing, and performing tricks
- Ducks are safe to have around kids and can be cuddly and entertaining
- Ducks are relatively long-lived pets.
- Watching ducks waddle around can be a fun family activity.

They are good fodgers so good our lawn and garden.

- Ducks eat slugs, worms, grasshoppers, crickets, flies, grubs, small snakes, toads, and mice
  - Duck manure is a natural fertilizer that's high in nutrients.
  - Duck manure can help promote healthy plant growth.

So I would like the ordinance for poultry to be updated and add ducks please.

Towns that allow chickens and ducks in town.

**Des Moines**

Residents can keep up to 25 birds, including ducks and chickens



**Sioux City**

Residents need a permit to keep ducks, geese, turkeys, chickens, and other fowl

Other cities in Iowa

- **Ames:** Requires a permit, but there is no official limit
- **Cedar Rapids:** Allows up to six hens, but no roosters, and requires a permit
- **Council Bluffs:** Requires a permit, but there is no official limit

Thank you  
Vanessa Rohwer

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**Zimbra****paullinaclerk2@tcaexpress.net****Re: Question**

**From :** CITY CLERK <paullinaclerk1@tcaexpress.net>  
**Subject :** Re: Question  
**To :** Vanessa Rohwer <ladyshiro42@gmail.com>

Thu, Mar 20, 2025 11:33 AM

Who else have ducks in town?

**From:** "CITY CLERK" <paullinaclerk1@tcaexpress.net>  
**To:** "Vanessa Rohwer" <ladyshiro42@gmail.com>  
**Sent:** Thursday, March 20, 2025 11:27:52 AM  
**Subject:** Re: Question

Hi Vanessa,

This is the response from Northwest Iowa Planning and Development.....

Michelle,

I see per Title III, Section 8.01.17 Farm Animals & Fowl that ducks are considered a nuisance animal and only allowed in areas zoned Agriculture.

There is no variance process or waiver process. The way to address this is for the City Council to amend the City Code to allow for Ducks. Similar to the City amending the Code to allow for Chickens as in Section 10.34 Chickens of Title III. The City could add Ducks to this provision or create a separate section to address allowing ducks. This is a City Council issue and would require amending the code to allow for Ducks.

Thanks,

Darren Bumgarner  
Planning Director  
Northwest Iowa Planning & Development Commission

I will put you on the Agenda for April 7th. You will have time to address the Council regarding the ducks. You will need to be there for the Council to consider your request for an ordinance change. The meeting starts at 6:00 pm that evening due to the Property Tax Hearing.

Thank you,

Michelle



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**From:** "Vanessa Rohwer" <ladyshiro42@gmail.com>  
**To:** "CITY CLERK" <paullinaclerk1@tcaexpress.net>  
**Sent:** Thursday, March 20, 2025 10:56:29 AM  
**Subject:** Re: Question

Mari from the newspaper told me we could apply. I am going by advice from my bosses. They wouldn't steer me in the wrong direction. I would of been at the last meeting but I had to work. Plus Mari told me another route to go.

No I never did hide that we had them.

The ducks are 4H projects we only got them because others in town have them. They have poured their hearts into these ducks they are clean very pretty birds. They get feed twice a day plus all the snacks they could want. They lay eggs which we eat or sell as well as sell any ducklings we get from them so we would lose some income that we get from them.(a plus with the price of eggs). Sending them out to a farm would kill them as they are very spoiled. My brother inlaw says he doesn't want them out to his farm because they wouldn't be safe to raise for 4H as they have been having raccoon problems. So we don't have a place for them to go that the boys could still take care of them everyday for 4H. These are blue ribbon birds for sure that's what the judge said when the boys showed these as ducklings during clover kids last year. We wouldn't be able to collect their eggs so lose of income. Plus we like having fresh eggs to cook with taste better then chicken eggs. There's worst thing our youth could be doing or raising. I could get people some if they wanted to try some.

On Thu, Mar 20, 2025, 8:08 AM CITY CLERK <paullinaclerk1@tcaexpress.net> wrote:  
Vanessa,

You cannot get a zoning variance for ducks. You will have to address the Council to plead your case to keep your ducks.

No one made a complaint. You never kept it a secret that you had ducks. When you show videos of your ducks to people and your neighbors know about the ducks, it doesn't take long for the word to get back to City Hall. You had also emailed me pleading the case to allow ducks.

Please let me know if you would like to address the Council. You only have until April 1st to re-home the ducks and our next Council meeting is April 7th. The ducks will still need to be removed from city limits by April 1st.

Let me know if you have any questions.

Thank you,

Michelle Wilson

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**From:** "Vanessa Rohwer" <ladyshiro42@gmail.com>  
**To:** "CITY CLERK" <paullinaclerk1@tcaexpress.net>  
**Sent:** Wednesday, March 19, 2025 9:02:34 PM  
**Subject:** Question



Can I get a copy of the application for a zoning variance or do i have to come in to city hall for that?

Also I would like to see who made a complaint about our ducks? I was told by Mari that I can see the complaint against our ducks because it's a public record.

Thank you  
Vanessa Rohwer

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**Michelle Wilson**  
City Clerk, City of Paullina  
712-949-3428  
[Paullinaclerk1@tcaexpress.net](mailto:Paullinaclerk1@tcaexpress.net)

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**Michelle Wilson**  
City Clerk, City of Paullina  
712-949-3428  
[Paullinaclerk1@tcaexpress.net](mailto:Paullinaclerk1@tcaexpress.net)

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**Michelle Wilson**  
City Clerk, City of Paullina  
712-949-3428  
[Paullinaclerk1@tcaexpress.net](mailto:Paullinaclerk1@tcaexpress.net)



**From:** Deputy Clerk <paullinaclerk2@tcaexpress.net>  
**Sent:** Friday, March 21, 2025 4:08 PM  
**To:** thorklinker <thorklinker@klinkerlaw.com>  
**Subject:** Re: Nuisance - Mwambe Negeleka

Thank you very much Thor! We are putting this on the agenda for the next Council meeting so they can decide how they want to proceed. Have a wonderful weekend!

**Alana Peavey**  
City of Paullina Deputy Clerk  
127 South Main Street  
PO Box 239  
Paullina, IA 51046  
Phone: (712) 949-3428  
Fax: (712) 949-3499  
[paullinaclerk2@tcaexpress.net](mailto:paullinaclerk2@tcaexpress.net)

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**From:** "thorklinker" <[thorklinker@klinkerlaw.com](mailto:thorklinker@klinkerlaw.com)>  
**To:** "Deputy Clerk" <[paullinaclerk2@tcaexpress.net](mailto:paullinaclerk2@tcaexpress.net)>  
**Sent:** Friday, March 21, 2025 2:17:19 PM  
**Subject:** RE: Nuisance - Mwambe Negeleka

Alana,

Here is what I recommend: We have no idea how bad the property is on the inside. I think we need to ask the Court for an administrative search warrant. This will allow us to enter the property with a contractor and ascertain what exactly is needed to bring the property to habitability. After that is determined, we can approach Mr. Negeleka about agree to a timeline on the stated repairs – missing these timelines will result in a monetary fine to Mr. Negeleka. If Mr. Negeleka is not interested in coming to an agreement that is suitable to the City Council, the City should file a Petition for Abandoned Property. The most likely outcome of this situation is that Paullina will take possession of the property.

Sincerely,  
Thor J. Klinker  
Smith, Grigg, Shea & Klinker P.C.  
Partner  
(712) 957-5465

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**If this e-mail contains attached files and documents, please note any alteration or changes may result in changes to the legal effect of these documents. Smith, Grigg, Shea & Klinker P.C. has no responsibility for any alterations or changes made by you to these documents.**



Marlin Sjaarda (2024)  
Mayor  
Kelly Top  
Supt. of Utilities  
Michelle Wilson  
City Clerk  
Alana Peavey  
Deputy Clerk



**COUNCIL MEMBERS:**  
Steve Heeren  
Carol Honkomp  
Jean Unrau  
Nichole Jacobs  
Dennis Werkmeister

127 S Main St, PO Box 239, Paullina, IA 51046 | 712-949-3428

January 14, 2025

Mwamba Ngeleka  
PO Box 304  
South Sioux City, NE 68776

RE: Nuisance Violation – 313 E Broadway St

Dear Mwamba,

The City of Paullina has ordinances prohibiting the existence of a nuisance on residential and commercial property. These ordinances also provide for a form of official notice to abate (remove) the nuisance.

The nuisance existing on the property listed herein includes the following:

**NUISANCE:**

- **This home appears to be abandoned and is unsafe overall**
- **No utilities are running to the premises which indicates abandonment**
  - **The truck on the premises is unregistered**

**ACTION NECESSARY TO ABATE:**

- **The home must be repaired, rehabilitated, demolished, or removed**
  - **The truck must be registered**

You are hereby notified to abate the nuisance existing at the location listed above or file a written request for a hearing before the City Council no later than May 1, 2025. If the nuisance is not abated by the time stated herein, the City will take such steps as are necessary to abate the nuisance. The costs associated with such abatement will be levied against you as provided by law.

Should you have further questions, please contact the City office by telephone at (712) 949-3428, at our physical location of 127 S Main St, or email at [paullinaclerk2@tcaexpress.net](mailto:paullinaclerk2@tcaexpress.net).

Thank You,  
City of Paullina

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Marlin Sjaarda (2024)  
Mayor  
Kelly Top  
Supt. of Utilities  
Michelle Wilson  
City Clerk  
Alana Peavey  
Deputy Clerk



**COUNCIL MEMBERS:**  
Steve Heeren  
Carol Honkomp  
Jean Unrau  
Nichole Jacobs  
Dennis Werkmeister

127 S Main St, PO Box 239, Paullina, IA 51046 | 712-949-3428

February 20, 2025

Mwamba Ngeleka  
PO Box 304  
South Sioux City, NE 68776

RE: Nuisance Violation – 313 E Broadway St - Possible Municipal Infraction

Dear Mwamba,

I am writing to follow up on the telephone call you and I had recently regarding the letter the City of Paullina sent requesting you to abate the nuisances at your property on Broadway St. As the letter stated, the City has ordinances prohibiting the existence of nuisances on residential property of which you have many. I have spoken to the City Council and outlined below exactly what needs to be done to this property to make it acceptable. If the nuisances below are not addressed and handled by May 1, 2025, and you have not requested a hearing before the City Council by said date, the City is fully prepared to utilize its legal resources and take further action. If the City has to go this route, you will be cited and fined a minimum of \$750, and the City may declare this home abandoned and take possession of it.

**NUISANCES:**

- No utilities in the home
- Unregistered truck and trailer
- Trailer full of junk, scrap materials

**ACTION NECESSARY TO ABATE:**

- ✓ **Must have utilities on in the home** (electricity is the bare minimum required for the home to be considered livable and not abandoned)
- ✓ **Must register truck and trailer** or move them off the property to storage
- ✓ **Must clean trailer** of all junk, scrap materials

Should you have further questions, please contact the City office by telephone at (712) 949-3428, at our physical location of 127 S Main St, or email at [paullinaclerk2@tcaexpress.net](mailto:paullinaclerk2@tcaexpress.net).

Thank You,  
Alana Peavey, Deputy Clerk City of Paullina

A handwritten signature or set of initials, possibly "AP", is located in the bottom right corner of the page.



To: City of Paullina  
127 S Main St  
PO BOX 239  
Paullina, IA 51046

March 17, 2025

TO WHOM IT MAY CONCERN

Dear Sir/ Madam,

RE: Correspondence dated 01/14/2025

Items cited in this correspondence are: The house and truck parked in the property

1. In regard to the house, it is not abandoned. My house is under repair or remodeling. It has been taking time to finish all repairs due to living one paycheck to another. This last is one of the reason of all delay in repairs. Nevertheless I had been working or cooperating with the city in regard to anything that needed to be done in the property. Water had been turned off due to a leak from main pipe, and this took a longtime to come up with an amount, to replace my old lead water pipe line on or around March 04, 2025. I know, the City have all the power to remove me, I am doing all it takes to finish all repairs.
2. In regard to the truck in the property. It registered under Department of Motor Vehicle, state storage as suggested by previous mayor Brenda.

I do believe, most of the issues listed in the city letter dated 01/14/2025 have been discussed with the city via previous mayor Brenda. The issue was in regard to a broken attic window that got repaired few days later. In regard to electricity, this last can be installed latter, after repairs are done. I know the city have power to remove or demolish my house for any reason that feels fit to them. In the mean time I doing what it takes to cooperate and follow city ordinances.

Sincerely,

  
Mwamba Ngeleka

BOX 304, So,S.C, NE 68776

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Zimbra

paullinaclerk1@tcaexpress.net

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**Re: [clerknet] Fwd:Article**

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**From :** Collins City Clerk <cityofcollinsia@gmail.com>

Fri, Mar 14, 2025 11:00 AM

**Sender :** clerknet@simplelists.com**Subject :** Re: [clerknet] Fwd:Article**To :** ClerkNet <clerknet@simplelists.com>

Wow... I wish I would have thought to put something like this on our notice! Ever since we posted the Public Hearing Notice on our Facebook page, our residents are in an uproar thinking their taxes are going way up, even though we are levying for LESS tax dollars this year and our tax rate actually went DOWN. The forms are hard to understand and they see those numbers at the bottom of the form and are instantly irate! I emailed Ted at Department of Management about this.

Here is my conversation with Ted-  
Me-

"Hi Ted,

Can you explain to me what the bottom portion of this form means? We are levying for LESS money than we did last year (last year was \$201,579 and next year is \$192,968 due to having a buildup of funds in our Employee Benefits fund so not levying anything for those this time) and thus our tax rate has gone from 15.36 to 14.38, but people are seeing whats on the bottom of this form and thinking our rates are going up by 5.48% residential and 6.78% comercial. I even put "No Increase" at the very bottom where it says to list the reasons for tax increase if proposed exceeds the current, but they only see the increase of 5.48 and 6.78 and think we are raising their taxes."

Ted-

"Katie -

The growth of value in the example from \$100K for FY25 to \$110K for FY26 is the source of the growth. The examples at the bottom of the property tax hearing notice has a built in 10% increase in property value, which is why your examples still show an increase. If someone in your city has a property that did not grow in actual / assessed value (this year that will mean most homeowners), they will see the same amount as last year or a reduction in city tax."

Me-

"So that area of the form has nothing to do with anything I entered into our Budget forms? It is very confusing to people having that on the form when it has nothing to do with the taxes the city is levying against our residents."

Ted-

"Katie -

The property tax examples are still related to what you enter in for a property tax request. The example uses your proposed property tax rate. This is an example that is required to be on the mailing by law. To get it changed or removed you may want to work with your representative / senator."



# City of Paullina Deductible Options 2025

## **Commercial Auto**

\$1,000 Deductible: Premium \$15,858 (Current Coverage)  
\$2,000 Deductible: Premium \$15,295 (Savings of \$563)  
\$5,000 Deductible: Premium \$14,443 (Savings of \$1,415)

## **Law Enforcement**

\$1,000 Deductible: Premium \$1,408 (Current Coverage)  
\$5,000 Deductible: Premium \$1,267 (Savings of \$141)  
\$10,000 Deductible: Premium \$1,056 (Savings of \$352)

## **Linebacker**

\$1,500 Deductible: Premium \$7,815 (Current Coverage)  
\$5,000 Deductible: Premium \$6,643 (Savings of \$1,172)  
\$10,000 Deductible: Premium \$5,080 (Savings of \$2,735)

## **Property Insurance**

- Current deductible is \$2,500 with a Wind/Hail deductible of 1% on buildings insured for \$250,000 or more. The greater of the below deductible quotes or 1% of the building value will be the Wind/Hail deductible on buildings insured for \$250,000 or more.

\$2,500 Deductible: Premium \$54,574 (Current Coverage)  
\$5,000 Deductible: Premium \$49,715 (Savings of \$4,859)  
\$10,000 Deductible: Premium \$44,601 (Savings of \$9,973)

## **Inland Marine**

\$500 Deductible: Premium \$2,254 (Current Coverage)  
\$1,000 Deductible: Premium \$2,143 (Savings of \$111)  
\$2,500 Deductible: Premium \$1,920 (Savings of \$334)  
\$5,000 Deductible: Premium \$1,808 (Savings of \$446)  
\$10,000 Deductible: Premium \$1,696 (Savings of \$558)





**RESOLUTION NO. 2025-XX**

**RESOLUTION to hire seasonal, part-time outdoor laborer Randy Riedemann at \$16 per hour averaging 36 hours per week.**

**BE IT RESOLVED** by the Council of the City of Paullina, Iowa, to approve the hiring of seasonal, part-time outdoor laborer Randy Riedemann at \$16 per hour averaging 36 hours per week for the City of Paullina, Iowa.

PASSED AND APPROVED this 7<sup>th</sup> day of April 2025.

\_\_\_\_\_  
Marlin Sjaarda, Mayor

ATTEST:

\_\_\_\_\_  
Michelle Wilson, City Clerk

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City of Paullina  
 P.O. Box 239  
 Paullina, IA 51046

April 4, 2025

Dear City of Paullina,

This is a 2025 proposal for two lawn applications to the city properties. In the Spring, the application contains pre-emergent crabgrass control, fertilizer, and broadleaf weed control. In the Fall, we would apply an application of broadleaf weed control and fertilizer.

You may opt to delete any of the properties that you do not need sprayed this year.

Acct #	Location	Spring	Fall	ft2
<input type="checkbox"/> 1278	Family Medical Clinic	43.34	43.34	6,990
<input type="checkbox"/> 1279	Public Library	28.74	28.74	4,635
<input type="checkbox"/> 1280	City Hall	23.31	23.31	3,760
<input type="checkbox"/> 1281	Light Plant	63.24	63.24	10,200
<input type="checkbox"/> 1282	Fire Station	74.40	74.40	12,000
<input type="checkbox"/> 1283	Maintenance bldg	49.60	49.60	8,000
<input type="checkbox"/> 1284	Boulevards (total)	285.01	285.01	45,970
<input type="checkbox"/> 1285	City Park	325.84	325.84	52,555
<input type="checkbox"/> 1286	City Ballpark	446.40	446.40	72,000
<input type="checkbox"/> 3148	Lenz Building (W. Commerce)	49.60	49.60	8,000
<input type="checkbox"/> 3149	Reservoirs on Hwy 10	97.96	97.96	15,800
<input type="checkbox"/> 3509	Parking – Rutledge to Mayme	147.31	147.31	23,760
<input type="checkbox"/> 3548	Vacant Lot – 134 E. Broadway	37.08	37.08	5,980
<input type="checkbox"/> 3549	Narrow Strip - E Day	37.20	37.20	6,000
<input type="checkbox"/> 1692	Open lot - Maple St	97.19	97.19	15,675
<input type="checkbox"/> 2116	Open lot - 403 E. Broadway	806.00	806.00	130,000
<input type="checkbox"/>	N lot - S. Wood St	126.95	126.95	20,475
<input type="checkbox"/>	S lot - S. Wood St	133.46	133.46	21,525
TVC	West retention pond	190.97	0.00	21,825

TOTAL \$ 3,063.59 \$ 2,872.62 485,150

Please let us know if we can be of service. Thank you.

Sincerely,

Jeff Bunkers  
 BF&S Lawn & Tree Service



## Products & Services

Item & Description	Quantity	Unit Price	Total
<p>gWorks Core - Implementation &amp; Onboarding</p> <p>Hubs Included: Finance Hub, HR Hub Standard, Utility Billing Hub, FrontDesk Basic, and Storage Hub. gWorks Payments is required with gWorks Core.</p> <p>See Statement of Work for Onboarding details. Link is below in the Purchase Terms.</p>	1	\$10,000.00	\$0.00 after 100% discount
<p>gWorks Core - Annual Subscription</p> <p>Annual Subscription of gWorks Core. Included - Finance Hub, HR Hub Standard, Utility Billing Hub, FrontDesk Basic, and Storage Hub. gWorks Payments is required with gWorks Core.</p>	1	\$12,000.00 /year	\$12,000.00 /year for 1 year

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### EMPLOYEE LEAVE BALANCE

481 NATHAN BREMER					
COMP CODE	DESCRIPTION	AVAILABLE	EARNED	USED	NEW AVAILABLE
Vacation	VAC 10 YRS+	180.0000	320.0000	140.0000	180.0000
Sick	SICK CD	720.0000	727.0000	7.0000	720.0000
Personal	PERSONAL CD	8.0000	77.6300	69.6300	8.0000
COMP TIME					
MILITARY LEAVE					
HOLIDAY					
FUNERAL LEAVE					
COVID LEAVE	COVID LEAVE	80.0000	80.0000		80.0000
Unused Comp 6					
Holiday	Yes				

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RESOLUTION NO. 2025-XX

**SET A DATE FOR A PUBLIC HEARING ON PROPOSED BUDGET FOR FISCAL  
YEAR 2025-26**

WHEREAS, The Code of Iowa requires cities to hold a public hearing on proposed budgets, and

WHEREAS, a date must be set for the public hearing,

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Paullina, Iowa, as follows:

Section 1. This Council will meet at the Paullina City Hall, 127 South Main Street, Paullina, Iowa on the XX day of April, 2025 at 5:30p.m. at which time and place it will hold a public hearing to received comments on the Proposed Budget for Fiscal Year 2026.

Section 2. The City Clerk shall publish notice of said hearing, which publication shall be in the newspaper by which has been designated by resolution, which publication shall be not less than ten (10) nor more than twenty (20) days before the date set for the hearing.

PASSED AND APPROVED this 7th day of April 2025.

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Marlin Sjaarda, Mayor

ATTEST:

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Michelle Wilson, City Clerk

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