

**REGULAR COUNCIL MEETING**  
**Thursday, July 25, 2024**  
**4:00 PM**

PRESENT: Mayor Van Otterloo, Council members De Kam, Koldenhoven, Faber and Van't Hul. City Administrator Van Maanen and City Clerk Vande Kamp. ABSENT: Granstra.

ALSO PRESENT: Economic Development Director Miller; Recreation Director Rosman; and Kelly Vander Pol with the Rock Valley Bee.

The Mayor called the meeting to order.

The Pledge of Allegiance was recited.

On a motion by De Kam and a second by Koldenhoven to approve the agenda with the following additions: 1) Motion to Approve the May Clerk's Report; 2) Motion to Change the Time of the August 8 council meeting to 12:00 p.m.; 3) Motion to Approve the Ambulance Association, Fire Department, Municipal Housing Authority and City bills; 4) Review Emergency Well Plans; 5) Review Vehicle Purchase Option; 6) Review Rivers Bend Campground for Emergency Housing; and 7) Resolution to Authorize the Mayor, City Administrator and City Clerk to Sign and Submit Necessary Paperwork for 2024 Flood Recovery Efforts with Insurance Companies.

The Mayor declared this was the time and place for a Public Hearing to Enter into a Loan Agreement to Borrow Money Thereunder in a Principal Amount not to Exceed \$10,000,000. The City Clerk stated no written comments were received. No oral comments were heard. Whereupon, the Mayor declared the Public Hearing closed.

Council member Koldenhoven introduced Resolution No. 953-24 entitled, "*Resolution to Enter Into a Loan Agreement to Borrow Money Thereunder in a Principal Amount not to Exceed \$10,000,000*" and made a motion to adopt. Council member Faber seconded the motion. The roll was called and vote was, AYES: Van't Hul, Faber, Koldenhoven and De Kam. NAYS: None. ABSENT: Granstra. Whereupon, the Mayor declared the Resolution duly adopted.

On a motion by De Kam and a second by Van't Hul to approve the Park Improvement Project Change Order #1 for the price increase, but not for the time extension. A new Change Order will be requested to state this. All ayes, motion carried.

Council member Koldenhoven introduced Resolution No. 945-24 to 949-24 entitled, "*Resolution Endorsing the Submission of a State Disaster Recovery New Housing Grant and Workforce Housing Tax Incentive Program Application to Iowa Economic Development Authority*" with Van Ginkel Construction (Res. No. 945-24), Valley Relief Homes, LLC (Res. No. 946-240, Riverview Apartment, LLC (Res. No. 947-24), Valley Vue Homes (Res. No. 948-24), Valley Vue II (Res. No. 950-24), Valley Vue I (Res. No. 952-24), Kyle Spaans (Res. No. 951-24) and Kapps Properties, LLC (Res. No. 949-24) and made a motion to adopt. Council member Faber seconded the motion. The roll was called and vote was, AYES: De Kam, Koldenhoven, Faber and Van't Hul. NAYS: None. ABSENT: Granstra. Whereupon, the Mayor declared the Resolution duly adopted.

Flood, FEMA and recovery efforts were discussed. City Administrator Van Maanen will schedule a call with FEMA Representative Terry Brown to discuss map of damaged homes. Temporary housing is constructed but awaiting FEMA approval. Intermediate housing is in the early planning stages. Economic Development Director Miller is working on addressing permanent housing needs. The City's water supply is running on two wells. Remaining wells continue to fail testing requirements and the City continues to treat and test the wells on a daily basis.

On a motion by Koldenhoven and a second by Van't Hul to approve a Class C Retail Alcohol permit for Cedar Rock Grill, Inc. All ayes, motion carried.

On a motion by Van't Hul and a second by De Kam to approve the May and June Financial Reports for Rock Valley Municipal Housing Authority. All ayes, motion carried.

Hiring a building inspector in partnership with Sioux County was discussed. City Administrator Van Maanen will schedule a meeting to continue conversations.

On a motion by Koldenhoven and a second by Van't Hul to change the time for the August 8 council meeting from 4 p.m. to 12 p.m. to accommodate for the community feed during Rally in the Valley. All ayes, motion carried.

On a motion by De Kam and a second by Koldenhoven to approve the May Clerk's Report as presented. All ayes, motion carried.

An option to purchase a service vehicle was discussed. No action was taken.

Lawn maintenance at flood-affected properties was discussed.

Rivers Bend Campground was discussed as being made available for flood victims to have temporary housing.

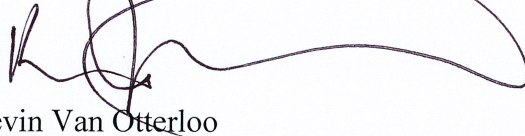
On a motion by Faber and a second by Koldenhoven to approve the Rock Valley Ambulance Service, Fire Department, Municipal Housing Authority and City bills as presented. All ayes, motion carried.

Council member Van't Hul introduced Resolution No. 954-24 entitled, "*Resolution Authorizing Mayor Van Otterloo, City Administrator Van Maanen and City Clerk Vande Kamp to Sign and Submit all necessary Papers, Letters, Forms, etc. to be Submitted by the City in Connection with the 2024 Flood Recovery Efforts with Insurance Companies, the State of Iowa and FEMA*" and made a motion to adopt. Council member Koldenhoven seconded the motion. The roll was called and vote was, AYES: Van't Hul, Faber, Koldenhoven and De Kam. NAYS: None. ABSENT: Granstra. Whereupon, the Mayor declared the Resolution duly adopted.

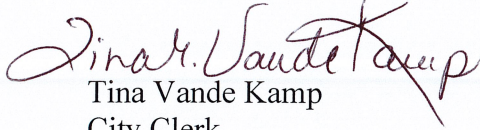
On a motion by Koldenhoven and a second by De Kam to enter into executive session.

On a motion by Koldenhoven and a second by DeKam to close the executive session.

On a motion by Faber and a second by Van't Hul to adjourn the meeting. All ayes, motion carried.



Kevin Van Otterloo  
Mayor



Attest:

Tina Vande Kamp  
City Clerk

**REGULAR COUNCIL MEETING**  
**Thursday, July 11, 2024**  
**4:00 PM**

PRESENT: Mayor Van Otterloo, Council members De Kam, Granstra, Koldenhoven, Faber and Van't Hul. City Administrator Van Maanen and City Clerk Vande Kamp.

ALSO PRESENT: City Attorney Cleveringa; Police Chief Warburton; City Foreman Van Ginkel; Economic Development Director Miller; Recreation Director Rosman; Jose Leanos and Kelly Vander Pol with the Rock Valley Bee.

The Mayor called the meeting to order.

The Pledge of Allegiance was recited.

On a motion by De Kam and a second by Granstra to approve the agenda as presented with one addition: 1) Resolution to Set Public Hearing for a Loan Agreement with Local Financial Institutes in a Principle Amount Not to Exceed \$10,000,000. All aye, motion carried.

Department reports on flood cleanup and recovery efforts were shared. The City has hired Thein Well to continue to shock and treat the wells in an effort to fully restore water service. Electric work is nearly complete at the campground. The road to the campground will be temporary repaired. Permanent replacement will come at a later time. The Police Department had vehicle and equipment damage that has been submitted to insurance company.

Jose Leanos was present to discuss a possible multi-phase residential housing project. A committee meeting will be held to discuss further.

Temporary housing options were discussed. The State of Iowa is working to establish temporary housing at Rivers Bend Campground for a short-term solution. Longer term temporary housing is still in the planning stages.

The Park Improvement project was discussed. The project will proceed as planned since it was financed prior to the flood and materials and equipment are already purchased by contractors.

On a motion by Faber and a second by Van't Hul to approve a Class C Retail alcohol license for Koldy's Sports Bar & Grill. AYES: Van't Hul, Faber, Granstra, De Kam. NAYS: None. ABSTAIN: Koldenhoven. Motion carried.

On a motion by De Kam and a second by Granstra to approve a Class E Retail alcohol license for JJ's Valley Mart. All ayes, motion carried.

The monthly Rock Valley Police Report was reviewed.

A discussion on contracting with a building inspector for flooded property inspections was held.

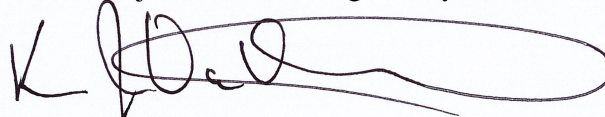
Council member De Kam introduced Resolution No. 941-24 entitled, "*Resolution to Set Public Hearing for a Loan Agreement with Local Financial Institutes in a Principle Amount Not to Exceed \$10,000,000*" and made a motion to adopt. Council member Koldenhoven seconded the motion. The roll

was called and vote was, AYES: De Kam, Granstra, Koldenhoven, Faber and Van't Hul. NAYS: None. Whereupon, the Mayor declared the Resolution duly adopted.

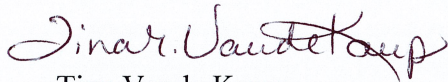
On a motion by Koldenhoven and a second by Faber to approve the Rock Valley Ambulance Service, Fire Department, Municipal Housing Authority and City bills as presented. All ayes, motion carried.

On a motion by Van't Hul and a second by Koldenhoven to approve pay request #3 from Van Holland Lawn for flood-related cleanup expenses in the amount not to exceed \$753,029.07. All ayes, motion carried.

On a motion by De Kam and a second by Granstra to adjourn the meeting. All ayes, motion carried.



Kevin Van Otterloo  
Mayor



Attest:

Tina Vande Kamp  
City Clerk

**REGULAR COUNCIL MEETING**  
**Wednesday, July 3, 2024**  
**4:00 PM**

PRESENT: Mayor Van Otterloo, Council members De Kam, Granstra (electronically), Koldenhoven, Faber and Van't Hul. City Administrator Van Maanen and City Clerk Vande Kamp.

ALSO PRESENT: City Attorney Cleveringa and City Foreman Van Ginkel.

The Mayor called the meeting to order.

The Pledge of Allegiance was recited.

On a motion by Koldenhoven and a second by De Kam to approve the agenda as presented with three additions: 1) To discuss the possible hiring of a building inspector; 2) To review flood-related expenditures to date; and 3: To approve a request from the Rock Valley Ambulance Service to purchase a demo model rig. All ayes, motion carried.

The Mayor declared this is the time and place for a public hearing on a Loan Agreement and the Issuance of a Taxable General Obligation Disaster Relief Loan Agreement Anticipation Project Note, Series 2024B in a Principal Amount not to Exceed \$3,000,000. The City Clerk stated no written comments were received. No oral comments were heard. Whereupon, the Mayor declared the public hearing closed.

Council member Van't Hul introduced Resolution No. 940-24 entitled, "*Resolution Authorizing a Loan Agreement and the Issuance of a Taxable General Obligation Disaster Relief Loan Agreement Anticipation Project Note, Series 2024B in a Principal Amount not to Exceed \$3,000,000*" and made a motion to adopt. Council member De Kam seconded the motion. The roll was called and vote was, AYES: De Kam, Granstra, Koldenhoven, Faber and Van't Hul. NAYS: None. Whereupon, the Mayor declared the Resolution duly adopted.

On a motion by Koldenhoven and a second by De Kam to approve the purchase of a demo model ambulance rig in an amount not to exceed \$295,000. All ayes, motion carried.

Mayor Van Otterloo excused himself from the meeting for a discussion on a flood-related bill that he has a conflict of interest with.

On a motion by Faber and a second by Koldenhoven to approve the flood-related bills pending Leon Freeman's approval. All ayes, motion carried.

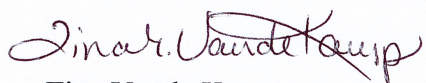
Mayor Van Otterloo rejoined the meeting.

A discussion was held on how to help flood victims with an inspection process to ensure their homes are safe to repair. Further review and correspondence with FEMA will take place.

On a motion by De Kam and a second by Koldenhoven to adjourn the meeting. All ayes, motion carried.



Kevin Van Otterloo  
Mayor



Attest:

Tina Vande Kamp  
City Clerk