

REGULAR COUNCIL MEETING

Thursday, July 24, 2025

4:00 PM

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

ALSO PRESENT: City Attorney Cleveringa; Police Chief Warburton; Development Director Miller; Rock Valley Bee Reporter Kelly Vander Pol; Steve De Ruyter; Galen Kats; and Chamber Board President Erica Techen.

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. All ayes, motion carried.

The Mayor declared this was the time and place for a public hearing on the establishment of the 2025 Rock Valley Urban Renewal Area. The City Clerk stated no written comments were received. No oral comments were heard. Whereupon, the Mayor declared the public hearing closed.

Council member Faber introduced Resolution No. 1028-25 entitled, "*Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and to Approve Urban Renewal Plan and Projects for the 2025 Rock Valley Urban Renewal Area*" and made a motion to adopt. Council member Kooima seconded the motion. The roll was called and vote was, AYES: Van't Hul, Faber, Koldenhoven, De Kam and Kooima. NAYS: None. Whereupon, the Mayor declared the Resolution duly adopted.

On a motion by Koldenhoven and a second by De Kam to approve a request from Steve De Ruyter to have up to 5 Clydesdale horses on pasture property (parcel number 3-22-351-021) he owns within City limits. All ayes, motion carried.

Galen Kats was present to discuss future plans for Rock Valley Gun Club.

Council member Koldenhoven introduced Ordinance No. 840-25 entitled, "*Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2025 Rock Valley Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa*" and made a motion to adopt and waive the three readings. Council member Kooima seconded the motion. All ayes, motion carried.

Council member De Kam introduced Resolution No. 1029-25 entitled, "*Resolution Approving a Contract with a Legal Firm for the FEMA 403 Program*" and made a motion to adopt. Council member Kooima seconded the motion. The roll was called and vote was, AYES: Kooima, De Kam, Koldenhoven, Faber and Van't Hul. NAYS: None. Whereupon, the Mayor declared the Resolution duly adopted.

Council member Koldenhoven introduced Resolution No. 1030-25 entitled, "*Resolution Approving a Contract with Demolition Company for the FEMA 403 Program*" and made a motion to adopt. Council member Van't Hul seconded the motion. The roll was called and vote was, AYES: Van't Hul, Faber,

Koldenhoven, De Kam and Kooima. NAYS: None. Whereupon, the Mayor declared the Resolution duly adopted.

Council member De Kam introduced Resolution No. 1031-25 entitled, "*Resolution Setting Public Hearing on Proposed Tax Abatement for Midwest Pro Manufacturing*" and made a motion to adopt. Council member Kooima seconded the motion. The roll was called and vote was AYES: Van't Hul, Faber, Koldenhoven, De Kam and Kooima. Council member Kooima seconded the motion. Whereupon, the Mayor declared the Resolution duly adopted.

Council member Van't Hul introduced the Resolution No. 1032-25 entitled, "*Resolution of the City Council of the Incorporated City of Rock Valley, Iowa, Fixing Regular Meetings of the City Council of Rock Valley, Iowa*" and made a motion to adopt. Council member Faber seconded the motion. The roll was called and vote was, AYES: Kooima, De Kam, 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 replacement and upgrade of the Police Department vehicle computers for an amount not to exceed \$21,620. All ayes, motion carried.

The FEMA reimbursement tracking information was shared.

Council member De Kam introduced Ordinance No. 841-25 entitled, "*Ordinance to Rezone a Parcel of Land from R-2 to C-1*" and made a motion to adopt and waive the three readings. Council member Koldenhoven seconded the motion. All ayes, motion carried.

On a motion by Faber and a second by Van't Hul to approve pay requests #2 and #3 for the Well #10 project. All ayes, motion carried.

A draft purchase agreement with Rock Valley Economic Development Corporation for the City Shop land was reviewed.

A resolution from the Northwest Iowa Solid Waste Agency regarding flood debris was reviewed.

A request to the Iowa Economic Development Authority for a time extension on the Valley Vue project was reviewed.

The Park Improvement project preliminary punch list inspection was discussed.

On a motion by Faber and a second by Koldenhoven to approve pay request #6 for the Park Improvement project in an amount not to exceed \$172,866.06. All ayes, motion carried.

On a motion by Kooima and a second by Van't Hul to approve change order #3 for the Park Improvement project in an amount not to exceed \$70,630.40. All ayes, motion carried.

Council member Koldenhoven introduced Resolution No. 1033-25 entitled, "*Resolution Approving a Rental Agreement with K & K Court LLC*" and made a motion to adopt. Council member De Kam seconded the motion. The roll was called and vote was, AYES: Van't Hul, Faber, Koldenhoven, De Kam and Kooima. NAYS: None. Whereupon, the Mayor declared the Resolution duly adopted.

Council member Kooima introduced Resolution No. 1034-25 entitled, "*Resolution Approving a Rental Agreement with Stonefield Industrial Condominiums*" and made a motion to adopt. Council member De Kam seconded the motion. The roll was called and vote was, AYES: Van't Hul, Faber, Koldenhoven, De Kam and Kooima. NAYS: None. Whereupon, the Mayor declared the Resolution duly adopted.

On a motion by De Kam and a second by Faber to approve a Special Class C Retail alcohol permit for Top of Iowa Lucky Wife. All ayes, motion carried.

On a motion by Kooima and a second by Faber to approve requests for road closures during Rally in the Valley. All ayes, motion carried.

On a motion by Koldenhoven and a second by De Kam to approve a funding request from the Rock Valley Chamber of Commerce. All ayes, motion carried.

Options for building additional pickleball courts within the community was discussed.

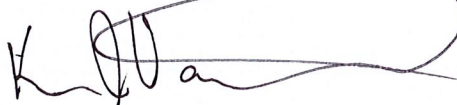
On a motion by Koldenhoven and a second by Kooima to approve the Rock Valley Ambulance Service, Fire Department, ACH, Municipal Housing Authority and City bills as presented. All ayes, motion carried.

On a motion by Van't Hul and a second by Koldenhoven to approve the Rock Valley Municipal Housing Authority bills and May financial statements. All ayes, motion carried.

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

Council member Kooima introduced Resolution No. 1035-25 entitled, "*Resolution Approving a Rental Agreement with Larch, LLC*" and made a motion to adopt. Council member De Kam seconded the motion. The roll was called and vote was, AYES: Kooima, De Kam, 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 Van't Hul to adjourn. All ayes, ~~motion carried.~~


Kevin Van Otterloo
Mayor


Attest: Tina Vande Kamp
City Clerk

REGULAR COUNCIL MEETING

Thursday, July 10, 2025

4:00 PM

PRESENT: Mayor Van Otterloo, Council members Kooima, De Kam, 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; Activities Director Rosman; Development Director Miller; Rock Valley Bee Reporter Kelly Vander Pol; Al Vermeer; Bruce Gerritsen; Frank Jager, Jr. and Nick Bonnett with Iseman Homes.

The Mayor called the meeting to order.

The Pledge of Allegiance was recited.

On a motion by De Kam and a second by Van't Hul to approve the agenda as presented. All ayes, motion carried.

Council member Faber introduced Resolution No. 1025-25 entitled, "*Resolution Authorizing and Approving a Loan and Disbursement Agreement and Providing for the Issuance and Securing the Payment of Water Revenue Bonds, Series 2025*" 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, De Kam, and Kooima. NAYS: None. Whereupon, the Mayor declared the Resolution duly adopted.

On a motion by Van't Hul and a second by De Kam to approve the City's 2030 Strategic Plan. All ayes, motion carried.

Requirements for a modular home foundation were discussed. No action was taken.

A letter of non-compliance from the Iowa Department of Natural Resources was reviewed. The necessary permit application has been submitted.

On a motion by Koldenhoven and a second by Faber to approve the resignation of Event Center Director Jacob Rosewall. All ayes, motion carried.

On a motion by Koldenhoven and a second by Van't Hul to approve pay request #4 for the Well #10 project. All ayes, motion carried.

The Council reviewed House File 706 regarding Open Records and Open Meeting Laws. Any newly elected or appointed board or council members will be required to take a course related to open records and meetings.

The Park Enhancement project was discussed. The Council discussed their disappointment that the contractor is not making significant progress on completing the project. Since May 2nd the contractor is paying a \$300 daily penalty for not completing the project on time.

Economic Development Director Miller provided an Economic Development report discussing water retention parcels, the proposed new city shop property and the plotting of Rock Ridge Addition #4.

On a motion by Van't Hul and a second by Koldenhoven to approve the hire of Adam Rosman as the Economic Development Director with a starting salary of \$85,000 annually. All ayes, motion carried.

On a motion by De Kam and a second by Kooima to approve grant funds to be disbursed to JN Holdings, Inc. in the amount not to exceed \$60,000. All ayes, motion carried.

FEMA projects and programs were reviewed.

Council member Koldenhoven introduced Resolution No. 1026-25 entitled, "*Resolution to Hire Klass Law Firm for Legal Services Related to the FEMA 403 Program*" and made a motion to adopt. Council member De Kam seconded the motion. The roll was called and vote was, AYES: Van't Hul, Faber, Koldenhoven, De Kam and Kooima. NAYS: None. Whereupon, the Mayor declared the Resolution duly adopted.

Council member Faber introduced Resolution No. 1027-25 entitled, "*Resolution to Hire a Contractor with the Lowest Qualified Proposal Acceptance from Iowa Department of Natural Resources for Demolition Services Related to the FEMA 403 Program*" and made a motion to adopt. Council member Van't Hul seconded the motion. The roll was called and vote was, AYES: Kooima, De Kam, Koldenhoven, Faber and Van't Hul. NAYS: None. Whereupon, the Mayor declared the Resolution duly adopted.

On a motion De Kam and second by Koldenhoven to approve a pay request for concrete work completed at Royal Ridge Apartments. All ayes, motion carried.

The Rock Valley Police Department's monthly activity report was reviewed.

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

A request to use the alley behind Cedar Rock Grill for business purposes was approved.

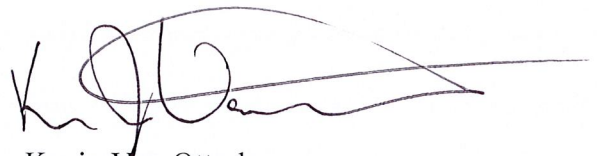
On a motion by Faber and a second by Koldenhoven to approve the March and April Clerk's reports as presented. All ayes, motion carried.

On a motion by Van't Hul and a second by De Kam to remove the former Billing Clerk because of her resignation and add the current Billing Clerk, Ashley Feekes, to the Fire Department and Ambulance Service accounts at Premier Bank. All ayes, motion carried.

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

On a motion by Koldenhoven and a second by Kooima to approve a street closure request on 15th Street between Main Street and 11th Avenue for a Street Market on Saturday, July 12th from 8:00 a.m. to 2:00 p.m. All ayes, motion carried.

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



Kevin Van Otterloo
Mayor

Attest:  Tina Vande Kamp
City Clerk