

REGULAR COUNCIL MEETING

Thursday, July 22, 2026

2:00 PM

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

ALSO PRESENT: City Foreman Van Ginkel; Lance Roberts and Julio Munoz with FEH Design; Kelly Kielas, Justin Mulder, Jonah Warren; Sam Roberts, Jason Larsen, Sam Matthes, Keaton Grom, Rick Klueber, Tom Frey, Matt Graves, Dell Faber, Kim Nelson, Garrett Powell, Jeff Bucher, BJ Wilkinson, Anthony Diederich, Nick Olson, Landon Quandt, and Anders S.

The Mayor called the meeting to order.

The Mayor declared this was the time and place for a bid letting on the City Maintenance Facility project. Eighteen bids were received and read by Lance Roberts with FEH Design. Upon review by FEH Design, the low bid will be awarded at the August 6, 2026 council meeting.

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



Kevin Van Otterloo
Mayor



Attest: Tina Vande Kamp
City Clerk

REGULAR COUNCIL MEETING

Thursday, July 16, 2026

4:00 PM

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

ALSO PRESENT: City Attorney Cleveringa; Police Chief Warburton; City Foreman Van Ginkel; Rock Valley Chamber Director Feekes; Kristen Plueger with Pulse 712 Fitness; Janice Post; Library Board Member Dan De Groot; Parkview Event Center Director De Groot; and Rock Valley Bee Reporter Kelly Vander Pol.

The Mayor called the meeting to order.

The Pledge of Allegiance was recited.

On a motion by Kooima and a second by Van't Hul to approve the agenda as presented with one addition: 1) Motion to Approve Quote for Asbestos Inspection. All ayes, motion carried.

On a motion by Faber and a second by De Kam to accept the low bid for the Library Reconstruction project to Lloyd Companies. All ayes, motion carried.

On a motion by De Kam and a second by Kooima to approve a Rock Valley Chamber request to close 15th Street from Main Street to 17th Avenue on Saturday, August 8, 2026 from 7 AM to 9 PM for Rally in the Valley events. All ayes, motion carried.

On a motion by De Kam and a second by Kooima to approve a Rock Valley Chamber request to have bounce houses in the City Park on the boulevard with only stakes in the grass with a City Crew member marking out appropriate placement to avoid sprinkler system damage. All ayes, motion carried.

The Wastewater Treatment Facility Effluent Disaster project was reviewed.

The FEMA and flood recovery update was shared.

On a motion by Van't Hul and a second by De Kam the Council accepted a quote from Blohm Inspection Environmental Services LLC for asbestos inspection services on up to 125 properties. The original asbestos inspection agreement will be amended and brought back to the Council for approval. All ayes, motion carried.

On a motion by Faber and a second by Van't Hul to approve a three-year contract maintenance contract with Trane. All ayes, motion carried.

On a motion by Kooima and a second by Van't Hul to approve a request by the Parkview Event Center Director to increase rates and remove the basic package as presented. All ayes, motion carried.

Copier lease quotes were reviewed. No action was taken.

On a motion by De Kam and a second by Kooima to approve pickleball project funding as presented. All ayes, motion carried.

On a motion by Van't Hul and a second by Kooima to request the Sioux County Engineer's Office to conduct a speed study on K30/Elmwood Avenue/Main Street. All ayes, motion carried.

Janice Post was present to share concerns with fireworks and debris that isn't properly disposed of following usage. City Attorney Cleveringa stated an amendment to the current ordinance is not necessary as this concern is covered by a littering ordinance. Police Chief Warburton stated speaking with offending parties is the best policy and offered to navigate that conversation.

The Boulder Prairie Addition plat map was reviewed.

On a motion by Kooima and a second by Faber to approve the final payment for the Iowa Economic Development Authority's Downtown Housing Grant request in the amount not to exceed \$28,345. All ayes, motion carried.

EMC's Insurance premium policy refund was reviewed.

A pedestrian crossing on Highway 18 was presented for review and update.

The Iowa Department of Natural Resources operator certification compliance plan was shared.

A Resolution regarding public notices was tabled.

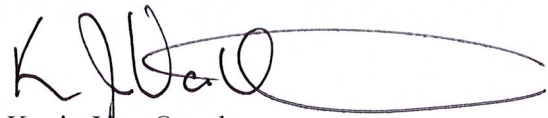
The Rock Valley Police Department's monthly report for June was reviewed.

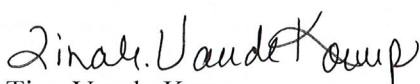
On a motion by De Kam and a second by Kooima to approve the June council meeting minutes as presented. All ayes, motion carried.

On a motion by Faber and a second by Van't Hul to approve the fiscal year 2026-27 tobacco permits as presented. All ayes, motion carried.

On a motion by Kooima and a second by Faber to approve an amendment to the legal services agreement to include hazardous mitigation. All ayes, motion carried.

On a motion by De Kam 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 2, 2026
4:00 PM

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

ALSO PRESENT: City Attorney Cleveringa; Police Chief Warburton; Economic Development Director Rosman; Recreation Director Eichmann; and Rock Valley Bee Reporter Kelly Vander Pol.

The Mayor called the meeting to order.

The Pledge of Allegiance was recited.

On a motion by Kooima and a second by De Kam to approve the agenda with two additions: 1) Motion to approve the temporary library lease renewal; and 2) Motion to approve the low bid for the demolition of a trailer at 1215 14th Street. All ayes, motion carried.

The Mayor declared this was the time and place for a public hearing on a proposed development agreement with VG Construction & Stone, LLC. The City Clerk stated no written comments were received. No oral comments were heard. Whereupon, the Mayor declared the public hearing closed.

The Mayor declared this was the time and place for a public hearing on a proposed development agreement with Schelling Construction, Inc. The City Clerk stated no written comments were received. No oral comments were heard. Whereupon, the Mayor declared the public hearing closed.

The Mayor declared this was the time and place for a public hearing on an application with the USDA Rural Development for Financial Assistance to develop a new city maintenance facility, new well and wastewater improvements. 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. 1101-26 entitled, "*Resolution Approving Development Agreement with VG Construction & Stone, LLC, Authorizing Annual Appropriation Tax Increment Incentives and Pledging Certain Tax Increment Revenues to the Payment of the Agreement*" 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.

Council member De Kam introduced Resolution No. 1102-26 entitled, "*Resolution Approving Development Agreement with Schelling Construction, Inc., Authorizing Annual Appropriation Tax Increment Incentives and Pledging Certain Tax Increment Revenues to the Payment of the Agreement*" 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.

Council member Van't Hul introduced Resolution No. 1103-26 entitled, "*Resolution Authorizing a USDA Grant Application for the City Maintenance Facility*" 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 Kooima introduced Resolution No. 1104-26 entitled, “*Resolution Authorizing USDA Grant Application for a New Well to Replace Well #6*” 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, De Kam and Kooima. NAYS: None. Whereupon, the Mayor declared the Resolution duly adopted.

Council member Koldenhoven introduced Resolution No. 1105-26 entitled, “*Resolution Authorizing a USDA Grant Application for Wastewater Improvements*” 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 De Kam introduced Resolution No. 1106-26 entitled, “*Resolution Approving Subaward Agreement for Residential Property Acquisition S860 HMPG*” 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.

The public water supply operation permit revision was reviewed.

On a motion by De Kam and a second by Faber to approve a request by the Rock Valley Chamber for street closures for Rally in the Valley and other events as follows: 15th Street from Main Street to 17th Avenue on July 11 from 8:30 am – 1:00 pm, 19th Avenue from 16th Street to 17th Street on August 7 from 3 – 10 pm, 14th Street from 22nd Avenue to Main Street and Main Street to 17th Street on August 8 from 10:45 am – 12:15 pm, 13th Street from Main Street to the property line of Koldy’s Sports Bar on August 8 from 9:00 am to 1:00 am and Main Street from 13th Street to midway between 13th and 14th Street on August 8 from 9:00 am – 5:00 pm. All ayes, motion carried.

A request by the Rock Valley Chamber to close Main Street from 13th Street to 15th Street for a Rally in the Valley event on August 8 was tabled pending additional information from the Rock Valley Chamber.

Council member Van’t Hul introduced Resolution No. 1107-26 entitled, “*Resolution to Hire a Deputy City Clerk*” 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.

Council member Faber introduced Resolution No. 1108-26 entitled, “*Resolution to Hire a Wastewater Operator*” 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 Van’t Hul introduced Resolution No. 1109-26 entitled, “*Resolution to Approve Employee Wages and Salaries for the fiscal year 2026-27*” 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.

The pickleball committee presented a potential layout for future pickleball courts at BiCentennial Park.

On a motion by Kooima and a second by Van't Hul to set a public hearing on a proposed zoning change. All ayes, motion carried.

An update on FEMA projects and reimbursements was reviewed.

On a motion by Van't Hul and a second by Kooima to approve a proposal from Caselle for a MiPay payroll software addition. All ayes, motion carried.

The Leanos Housing Development updated cost estimate was shared.

A proposal for a copy machine lease renewal was tabled pending additional proposals for comparison.

An inspection report from Iowa Finance Authority for Royal Ridge Apartment complex was reviewed.

On a motion by De Kam and a second by Faber to approve a Class E Retail Alcohol License renewal for JJ's Valley Mart. All ayes, motion carried.

On a motion by Van't Hul and a second by Kooima to approve a Special Class C Retail Alcohol License renewal for Grandstay Hotel. All ayes, motion carried.

On a motion by Faber and a second by De Kam to approve the March, April and May council meeting minutes. All ayes, motion carried.

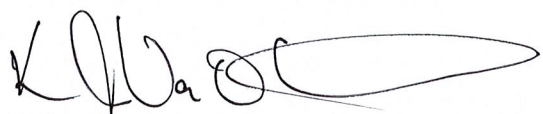
On a motion by Kooima and a second by De Kam to approve the Rock Valley Municipal Housing Authority May financial statements. All ayes, motion carried.

On a motion by De Kam and a second by Faber to approve the temporary library lease renewal through June 30, 2027. All ayes, motion carried.

On a motion by Kooima and second by Van't Hul to approve the low bid for a trailer demolition at 1215 14th Street. All ayes, motion carried.

On a motion by Faber and a second by De Kam 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 De Kam 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