REGULAR COUNCIL MEETING
Thursday, June 18, 2026
4:00 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 Attorney Cleveringa; City Foreman Van Ginkel; Economic Development Director Rosman; Pool Manager Alyssa Van't Hul 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 Koldenhoven and a second by De Kam to approve the agenda as presented with one addition: 1) Resolution Setting Council Meeting Dates. All ayes, motion carried.

The Mayor declared this was the time and place for a public hearing on Urban Renewal Plan Amendment for 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.

The Mayor declared this was the time and place for a public hearing on Tax Increment Financing Agreements with Vonk Holdings, LLC and Kwik Trip, Inc. The City Clerk stated no written comments were received. No oral comments were heard. Whereupon, the Mayor declared the public hearing closed.

Mayor Kevin Van Otterloo announced it was the time and place for the public hearing on the Community Development Block Grant Disaster Recovery (CDBG-DR) Buyout/Demolition Application and the Community Development Housing Needs Assessment.

Public hearing was opened at 4:08 p.m.

This CDBG Application Public Hearing is being held to comply with Citizen Participation requirements of 24 CFR 570.486 and Section 507 and 508 of the Housing and Community Development Act of 1987.

The City intends to submit a CDBG-DR Non-Federal Match Program Voluntary Home Buyout and Demolition application to the Iowa Department of Economic Development Authority for matching funds for FEMA HMGP and PA grants to assist the City in the purchasing of up to 147 houses/ properties damaged as a result of the June 2024 flooding and for the demolition of the residential structure (homes). These properties will be owned by the City of Rock Valley and will be committed to open spaces. Many of the homes are beyond repair and/or have been flooded more than once in the past and this project will allow the residential property owners to relocate away from these flood prone properties.

The City intends on submitting the CDBG application to IEDA on or around July 1, 2026.

The total costs of the property buyouts and demolitions are estimated to be $35,236,700. The City is requesting CDBG-DR federal funds for its 15% local match requirement in the amount of $5,285,505. Other sources of funds will be FEMA federal funds in the amount of $26,427,525 and State of Iowa 10% match in the amount of $3,523,670. The estimated portion of federal CDBG funds to benefit low to moderate income persons are 64% or $3,382,723.

The proposed project will be limited to 147 residential properties previously identified by FEMA for buyout/demolition within the City of Rock Valley corporate limits and generally north of U.S. Highway 18 or 10th Street.

Due to the nature of this project no persons or businesses shall be displaced as a result of the recommended project. In the event that any persons or businesses are displaced as a result of the recommended project, the entities involved in the project will adhere to the requirements of the Uniform Relocation and Assistance and Acquisition Act of 1974, as amended. All properties purchased and residential structures demolished as a result of this project are voluntary in nature.

The City Council discussed and reviewed the Community Development and Housing Needs Assessment. Discussion was opened to the public for comments. No comments were heard. No written comments were received.

The public hearing was closed at 4:13 p.m.

Council member Faber introduced Resolution No. 1091-26 entitled, "*Resolution to Approve Urban Renewal Plan Amendment 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: Kooima, De Kam, Koldenhoven and Faber. NAYS: None. ABSENT: Van't Hul. Whereupon, the Mayor declared the Resolution duly adopted.

Council member De Kam introduced Resolution No. 1092-26 entitled, "*Resolution Approving Economic Development Agreement with Vonk Holdings, LLC*" and made a motion to adopt. Council member Koldenhoven seconded the motion. The roll was called and vote was, AYES: Faber, Koldenhoven, De Kam and Kooima. NAYS: None. ABSENT: Van't Hul. Whereupon, the Mayor declared the Resolution duly adopted.

Council member Koldenhoven introduced Resolution No. 1093-26 entitled, "*Resolution Approving Economic Development Agreement with Kwik Trip, Inc.*" 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, and Faber. NAYS: None. ABSENT: Van't Hul. Whereupon, the Mayor declared the Resolution duly adopted.

On a motion by Koldenhoven and a second by Faber to approve a request for additional deck chairs for the Rock Valley swimming pool in an amount not to exceed $14,360. All ayes, motion carried.

Council member Kooima introduced Resolution No. 1094-26 entitled, "*Resolution to Approve a Community Development and Housing Needs Assessment; to Authorize the Mayor, City Administrator and City Clerk to Execute and Sign Application and Related Materials; and Northwest Iowa Planning and Development Commission to help prepare and submit the Community Development Block Grant Application*" and made a motion to adopt. Council member De Kam seconded the motion. The roll was called and vote was, AYES: Faber, Koldenhoven, De Kam and Kooima. NAYS: None. ABSENT: Van't Hul. Whereupon, the Mayor declared the Resolution duly adopted.

Council member Kooima introduced Resolution No. 1095-26 entitled, "*Resolution Approving Loan Forgiveness and Replacement Bond and Loan and Disbursement Agreement*" and made a motion to adopt. Council member Koldenhoven seconded the motion. The roll was called and vote was, AYES: Kooima, De

Kam, Koldenhoven and Faber. NAYS: None. ABSENT: Van't Hul. Whereupon, the Mayor declared the Resolution duly adopted.

Council member Faber introduced Resolution No. 1096-26 entitled, "*Resolution Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with Schelling Construction, Inc., Including Annual Appropriation Tax Increment Payments*" and made a motion to adopt. Council member Kooima seconded the motion. The roll was called and vote was, AYES: Kooima, De Kam, Koldenhoven and Faber. NAYS: None. ABSENT: Van't Hul. Whereupon, the Mayor declared the Resolution duly adopted.

Council member Koldenhoven introduced Resolution No. 1097-26 entitled, "*Resolution Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with VG Construction & Stone, LLC, Including Annual Appropriation Tax Increment Payments*" and made a motion to adopt. Council member Kooima seconded the motion. The roll was called and vote was, AYES: Faber, Koldenhoven, De Kam and Kooima. NAYS: None. ABSENT: Van't Hul. Whereupon, the Mayor declared the Resolution duly adopted.

Council member De Kam introduced Resolution No. 1098-26 entitled, "*Resolution Approving Real Property from Rock Valley Economic Development Corporation for the Relocation of 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 and Faber. NAYS: None. ABSENT: Van't Hul. Whereupon, the Mayor declared the Resolution duly adopted.

Council member Kooima introduced Resolution No. 1099-26A, B & C entitled, "*Resolution Approving Application for Financial Assistance from USDA Rural Development*" and made a motion to adopt. Council member Faber seconded the motion. The roll was called and vote was, AYES: Faber, Koldenhoven, De Kam and Kooima. NAYS: None. ABSENT: Van't Hul. Whereupon, the Mayor declared the Resolution duly adopted.

The FEMA and flood recovery report was reviewed.

A letter sent to the Small Business Administration Office of Disaster Recovery was shared. The letter formally requested for a consultation meeting and that a liaison is assigned to assist the City.

The City maintenance facility and public library proposed bid dates were discussed. The plans and specifications are ready to be distribution. Bids on the Library will be due on July 15, 2026, and bids on the City Maintenance Facility July 22, 2026.

The cost estimate from FEH Design for the City maintenance facility was reviewed.

On a motion by Kooima and a second by Koldenhoven to approve the annual tax-increment financing payments as presented. All ayes, motion carried.

A housing development preconstruction meeting notes were reviewed.

On a motion by Koldenhoven 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.

Council member Koldenhoven introduced Resolution No. 1100-26 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 De Kam seconded the motion. The roll was called and vote was, AYES: Kooima, De Kam, Koldenhoven and Faber. NAYS: None. ABSENT: Van't Hul. Whereupon, the Mayor declared the Resolution duly adopted.

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

Kevin Van Otterloo
Mayor

Tina M. Vande Kamp

Attest: Tina Vande Kamp
City Clerk

REGULAR COUNCIL MEETING
Thursday, June 4, 2026
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; Economic Development Director Rosman; Kurt Franje 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. All ayes, motion carried.

A discussion with the Rock Valley Chamber regarding Rally in the Valley events was tabled.

An update on hiring a Wastewater Plant Operator and Deputy City Clerk was discussed.

Repair options for Riverview Drive were reviewed.

Flood mitigation options for the wastewater plant were reviewed.

Council member De Kam introduced Resolution No. 1086-26 entitled, "*Resolution Approving Legal Services Associated with the FEMA Home Buyout Program*" 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. 1087-26 entitled, "*Resolution Approving Demolition Services Associated with the FEMA Home Buyout Program*" and made a motion to adopt. Council member Koldenhoven 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. 1088-26 entitled, "*Resolution Approving FEH City Maintenance Facility Design Fee Amendment*" 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.

The timeline for bidding out the City Maintenance Facility project was discussed.

The Iowa Department of Natural Resources has approved a permit for the Sports Complex bridge and sent it to the Army Corps of Engineers.

On a motion by Koldenhoven and a second by Faber to approve a quote from A & K Electric, Inc. for security cameras in the city park in an amount not to exceed $8,370. All ayes, motion carried.

Council member De Kam introduced Resolution No. 1089-26 entitled, "*Resolution Setting Public Hearing for Tax Increment Financing Incentives for Kwik Trip, Inc.*" 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 Iowa Department of Transportation traffic control application for a pedestrian crossing for Highway 18 was submitted for approval.

Trail easements in Rock Valley Economic Development property acquisition was reviewed.

Rock Valley Police Department's May activity report was shared.

Ahlers analysis of tax increment financing under the 2026 property tax bill was reviewed.

On a motion by Kooima and a second by Van't Hul to approve the Rock Valley Municipal Housing Authority's April financial report. All ayes, motion carried.

On a motion by Koldenhoven and a second by Faber to approve reimbursement for Officer Kerr and K-9 Gus to attend a national competition in an amount not to exceed $1,515.18. All ayes, motion carried.

The resignation of Derek Dreise from the Emergency Management committee was accepted.

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

Kevin Van Otterloo
Mayor

Tina R. Vande Kamp

Attest: Tina Vande Kamp
City Clerk