

REGULAR COUNCIL MEETING
Thursday, March 28, 2024
4:00 PM

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

ALSO PRESENT: City Attorney Winterfeld; Police Chief Warburton; Economic Development Director Miller; Justin Christensen with DRG Engineers; and Superintendent Van Voorst with Rock Valley Community School District.

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 as presented. All ayes, motion carried.

The Rock Valley Community School District school storm detention and timing for 19th Avenue Paving project was discussed.

A request for the City to manage the city-wide garage sales was discussed. The Rock Valley Bee has offered to take over the sales.

A proposed elevated walkway in the public right-of-way was discussed. No action was taken at this time..

Council member Granstra introduced Resolution No. 928-24 entitled, "*Resolution Setting Public Hearing for Proposed Zoning Changes*" and made a motion to adopt. Council member Faber seconded the motion. The roll was called and vote was, AYES: Faber, Koldenhoven, Granstra and De Kam. NAYS: None. ABSENT: Van't Hul. Whereupon, the Mayor declared the Resolution duly adopted.

Extending sanitary sewer and water services to a property were discussed. No action was taken.

The 2024 capital project bonding needs were discussed. City Administrator Van Maanen will proceed with the bonding process.

The Northwest Iowa Area Solid Waste Agency's rate increases were reviewed.

The School, County and City Budget Year Statement to Taxpayer's notice was reviewed.

The public restrooms at the Safety Complex were discussed. The Council requested that staff to return with an estimate for the cost of updating.

The Iowa League of Cities Legislative Update was shared.

The City Administrator report was discussed. The MidAmerican Energy's Trees Please program that the City participates in every year was reviewed. Fire damage to residential property was discussed. A

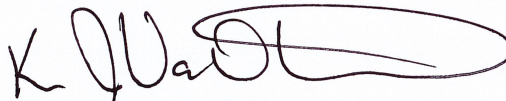
sewer extension for a possible housing development was reviewed. A request to hold mud volleyball on City property was approved.

On a motion by De Kam and a second by Granstra to approve the Rock Valley Municipal Housing Authority's February financial statements as presented. All ayes, motion carried.

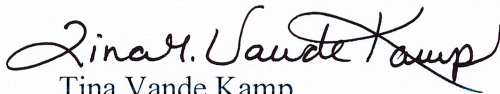
On a motion by Koldenhoven and a second by De Kam to approve the August, September, October, November and December Clerk's Reports as presented. All ayes, motion carried.

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



Kevin Van Otterloo
Mayor



Attest:

Tina Vande Kamp
City Clerk

REGULAR COUNCIL MEETING
Thursday, March 14, 2024
4:00 PM

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

ALSO PRESENT: City Attorney Winterfeld; Police Chief Warburton; City Foreman Van Ginkel; Economic Development Director Miller; Recreation Director Rosman; John Brown and Annie Dorhout with Stockwell Engineers; 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 De Kam and a second by Koldenhoven to approve the agenda as presented. All ayes, motion carried.

The Mayor declared this is the time and place for a public hearing for a Community Development Block Grant application to Iowa Economic Development Authority. City Administrator Van Maanen, then read the following, *"This CDBG Application Public Hearing is to comply with participation requirements of Section 508 of the Housing and Community Development Act of 1987. The City of Rock Valley will submit a Community Development Block Grant (CDBG) application to the Iowa Economic Development Authority (IEDA) by no later than April 1, 2024. The CDBG application will request Federal CDBG funds in the amount of \$352,000 to assist the City in making necessary improvements to the City's water system. This Project is Phase II Water System Improvements.*

This proposed project will replace Well #7 with a new Well #10. Water testing results for Well #7 confirms that it has a high concentration of Perfluorooctanesulfonic acid (PFOS), far exceeding the EPA advisory limit of 0.02 ppt (=0.02 ng/l), which exceeds the EPA interim limit by over 100 times what they deem as safe. Due to the discovery of the PFOS concentrations, Well #7 has been put into standby to be used only in emergencies. Unfortunately, Well #8 is also only used when water demands are not being met due to high concentrations of ammonia. It is necessary for the construction of a new Well #10 to replace Well #7 to meet the rising population and water demands. Without a new reliable and safe water source, the City will not be able to meet the population and water demands placed on the community due to an increasing population. This new Well #10 will help the City to meet the minimum required firm capacity requirements placed on the system by the Iowa DNR.

Generally, the proposed project will consist of constructing a new production Well #10 that will be approximately 60 to 100 feet deep. Approximately 1,200 feet of raw water pipeline will also be installed to connect the well to a chemical feed building. Well #10 may also require the construction of a berm to protect the well from contamination due to flood waters.

The proposed project is estimated to cost \$783,000.00 without engineering costs. To finance the proposed project the City is requesting \$352,000 CDBG Federal Funds from IEDA and the City is committed to use of a low-interest loan in the amount of \$431,000.00 from the Drinking Water State Revolving Fund (DWSRF) for the local match funds.

The portion of the \$352,000 Federal funds that will benefit low- and moderate-income persons (LMI) is estimated to be \$181,667 or 51.61%.

The project location will be north of 20th Street and east of the Winterfeld Boat and Fish Area, just outside City limits.

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.” The City Clerk stated no written comments were received. No oral comments were heard. Whereupon, the Mayor declared the public hearing closed.

Council member Granstra introduced Resolution No. 928-24 entitled, *“Resolution to Approve the Submission of a Community Development Block Grant (CDBG) Application for Phase II Water System Improvements for the Construction of a New Water Well #10 and to Authorize the Mayor and City Clerk to Execute and Sign Said Application and All Related Materials”* 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, Granstra and De Kam. NAYS: None. Whereupon, the Mayor declared the Resolution duly adopted.

On a motion by Van’t Hul and a second by Koldenhoven to approve the Community Development and Housing Needs of Low-to-Moderate Income Persons and made a motion to adopt. All ayes, motion carried.

On a motion by Koldenhoven and a second by Granstra to approve the Community Development Block Grant federal assurances. All ayes, motion carried.

Council member Koldenhoven introduced Resolution No. 926-24 entitled, *“Resolution Supporting the Park Renovation Project, Committing Financial Resources and Authorizing an Application to the Community Attraction and Tourism Application”* and made a motion to adopt. Council member Granstra 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 Granstra and a second by De Kam to set a public hearing on the proposed property tax levy. All ayes, motion carried.

A letter from the Corps of Engineers regarding a proposed boat ramp project was reviewed.

On a motion by Faber and a second by Van’t Hul to approve change order #3 for the 2023 Water System Improvement project. All ayes, motion carried.

The Iowa Association of Municipal Utilities 2023 dividend check was reviewed. Some changes in liability coverages were also discussed.

Correspondence with Sioux County Engineer regarding North Main Street and 28th Avenue resurfacing was shared. The County will participate in a cost share with the City.

On a motion by Faber and a second by Van't Hul to proceed with the North Main Street and 28th Avenue resurfacing project. All ayes, motion carried.

Council member De Kam introduced Resolution No. 927-24 entitled, "*Resolution Approving of Intergovernmental 28E Agreement Combined Law Enforcement Operations*" 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, Granstra and De Kam. NAYS: None. Whereupon, the Mayor declared the Resolution duly adopted.

On a motion by Granstra and a second by Van't Hul to authorize Rock Valley Police Department Officer Driese to teach ARIDE at a conference. All ayes, motion carried.

On a motion by Van't Hul and a second by Koldenhoven to authorize Rock Valley Police Department K9 and Officer Kerr to attend the annual K9 certification. All ayes, motion carried.

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

The Iowa League of Cities Legislative Link was reviewed.

On a motion by Koldenhoven and a second by De Kam to approve a Class E Retail alcohol license renewal application for Sunshine Foods. All ayes, motion carried.

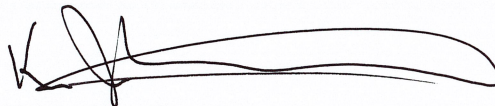
On a motion by Van't Hul and a second by Faber to approve a Class C Retail alcohol license application for The Overdraft Taproom LLC. All ayes, motion carried.

A quote for generator preventative maintenance was reviewed. No action was taken.

The City Administrator report was reviewed.

On a motion by Granstra 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.

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