

REGULAR COUNCIL MEETING

Tuesday, November 29, 2022

12:00 PM

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

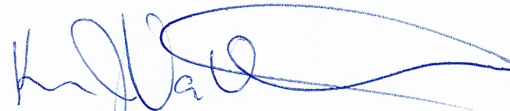
The Mayor called the meeting to order.

On a motion by Faber and a second by Koldenhoven to approve the agenda as presented. All ayes, motion carried.

Council member Koldenhoven introduced Resolution No. 861-22 entitled, "*Resolution Approving the Fiscal Year 21-22 Annual Financial Report*" and made a motion to adopt. Council member Faber seconded the motion. The roll was called and vote was, AYES: Koldenhoven, Faber and Granstra. NAYS: None. ABSENT: De Kam and Van't Hul. Whereupon, the Mayor declared the Resolution duly adopted.

On a motion by Faber and a second by Koldenhoven to approve the Fiscal Year 2022 Urban Renewal annual report. All ayes, motion carried.

On a motion by Faber and a second by Koldenhoven to adjourn. All ayes, motion carried.



Kevin Van Otterloo
Mayor



Attest:

Tina Vande Kamp
City Clerk

REGULAR COUNCIL MEETING
Thursday, November 17, 2022
4:00 PM

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

ALSO PRESENT: City Attorney Winterfeld; Police Chief Warburton; Economic Development Director Miller; City Foreman Van Ginkel; Prairie Meadows Addition Residents Jennifer Taylor, Bob Van Zanten, Kris Vande Hoef and Brenda Postma; students Rylan Boyd, Grace Van Roekel, McKenna DeWeerd and Amanda DeVries; 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 as presented. All ayes, motion carried.

The Mayor declared this was the time and place for a public hearing on a proposed Amendment No. 2 to the Rock Ridge Urban Renewal Plan. The Acting Clerk declared 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 TIF Incentives for Kooima Company, LLC Project. The Acting Clerk declared no written comments were received. No oral comments were heard. Whereupon, the Mayor declared the public hearing closed.

Council member Koldenhoven introduced Resolution No. 855-22 entitled, "*Resolution Determining an Area of the City to be an Economic Development Area, and that the Rehabilitation, Conservation, Redevelopment, Development, or a Combination Thereof, of Such Area is Necessary in the Interest of the Public Health, Safety or Welfare of the Residents of the City, Designating Such Area as Appropriate for Urban Renewal Projects; and Adopting Amendment No. 2 to the Rock Ridge Urban Renewal Plan*" and made a motion to adopt. Council member Faber seconded the motion. The roll was called and vote was, AYES: De Kam, Faber, Koldenhoven and Van't Hul. NAYS: None. ABSENT: Granstra. Whereupon, the Mayor declared the Resolution duly adopted.

Council member Faber introduced Ordinance No. 824-22, entitled "*Ordinance Amending Ordinance Nos. 400-10 and 496-20, Providing that General Property Taxes Levied and Collected Each Year on all Property Located Within the Amended Rock Ridge Urban Renewal Area, in City of Rock Valley, County of Sioux, State of Iowa, by and for the Benefit of the State of Iowa, City of Rock Valley, County of Sioux, Rock Valley Community School District, and Other Taxing Districts, Be Paid to a Special Fund for Payment of Principal and Interest on Loans, Monies Advanced to and Indebtedness, Including Bonds Issued or to be Issued, Incurred by the City in Connection with the Amended Rock Ridge Urban Renewal Area (Amendment No. 2 to the Rock Ridge Urban Renewal Plan)*" and made a motion to adopt and waive the three readings. Council member Van't Hul seconded the motion. All ayes, motion carried.

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Council member De Kam introduced Resolution No. 856-22 entitled, "*Resolution Approving TIF Incentives for Kooima Company, LLC Project*" and made a motion to adopt. Council member Koldenhoven seconded the motion. The roll was called and vote was, AYES: De Kam, Faber, Koldenhoven and Van't Hul. NAYS: None. ABSENT: Granstra. Whereupon, the Mayor declared the Resolution duly adopted.

Council member Van't Hul introduced Resolution No. 857-22 entitled, "*Resolution to Fix a Date for a Public Hearing on a Proposal to Enter into a Water Revenue Loan and Disbursement Agreement and to Borrow Money Thereunder in a Principal Amount not to Exceed \$2,000,000*" and made a motion to adopt. Council member De Kam seconded the motion. The roll was called and vote was, AYES: De Kam, Faber, Koldenhoven and Van't Hul. NAYS: None. ABSENT: Granstra. Whereupon, the Mayor declared the Resolution duly adopted.

Jennifer Taylor requested the Council consider adding street lighting along south Main Street (County Road K30) for vehicle and trail safety. The Mayor directed city staff to work with MidAmerican Energy to get a cost estimate for the lighting and report back to the Council at a future meeting.

City Administrator Van Maanen and City Foreman Van Ginkel discussed the permits from Iowa Department of Natural Resources and U.S. Army Corps of Engineers permits to straighten a portion of the Rock River Bypass. They also discussed a plan for completing the project, they will submit an estimated cost for the Council to consider at a future meeting.

On a motion by Koldenhoven and a second by Van't Hul to approve the employee health insurance renewal plan for 2023 as presented. All ayes, motion carried.

On a motion by De Kam and a second by Faber to approve the IDOT Annual City Street Finance Report. All ayes, motion carried.

A resolution to approve the Annual TIF Report was tabled until November 29, 2022.

Council member Koldenhoven introduced Resolution No. 858-22 entitled, "*Resolution to Approve the Annual TIF Debt Certification*" and made a motion to adopt. Council member Faber seconded the motion. The roll was called and vote was, AYES: De Kam, Faber, Koldenhoven and Van't Hul. NAYS: None. ABSENT: Granstra. Whereupon, the Mayor declared the Resolution duly adopted.

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

The Council reviewed the updated City park master plan submitted by Stockwell Engineering. The City will be placing the park concept on the City's website for review by the public.

The Council reviewed the progress meeting notes for the 2022 Water Project.

The Council reviewed the damage to a warning siren from high winds. The City is working with their insurance company to file a claim to replace the siren and pole.

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City Administrator Van Maanen gave an update on the challenges to the properties added to the FEMA Flood Map. Two properties have received a Letter of Map Amendment (LOMA) which removes them from the flood map. The City is waiting on base flood elevation information from the Iowa Department of Natural Resources to determine if the remaining 70 properties may qualify for a LOMA.

Chief of Police presented the RVPD's October activities report.

On a motion by Van't Hul and a second by Koldenhoven to approve the Rock Valley Municipal Housing Authority's October financials. All ayes, motion carried.

Council member Van't Hul introduced Resolution No. 859-22 entitled, "*Resolution Setting Public Hearing Regarding Tax Increment Financing Incentives for Kooima Company, LLC*" and made a motion to adopt. Council member De Kam 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.

The new competitive bid and quote thresholds that take effect January 1, 2023 were reviewed.

The water enterprise cash flow report was reviewed. This is a requirement of the State Revolving Loan Fund application process.

A proposal for cash flow analysis of the sanitary sewer and garbage enterprises was discussed. No action was taken.

The tobacco license suspension for a business was reviewed.

On a motion by Van't Hul and a second by De Kam to approve a request for staff to apply for a scholarship grant to the Iowa International League of Cities conference. All ayes, motion carried.

The Iowa Department of Transportation approval for a traffic study for intersections on Highway 18 was reviewed.

The Iowa Department of Transportation correspondence regarding a speed study on Highway 18 was discussed.


Potential Winterfeld Pond improvements were discussed.

Council member De Kam introduced Resolution No. 860-22 entitled, "*Resolution Setting Council Meeting Dates*" and made a motion to adopt. Council member Van't Hul seconded the motion. The roll was called and vote was, AYES: De Kam, Faber, Koldenhoven and Van't Hul. NAYS: None. ABSENT: Granstra. Whereupon, the Mayor declared the Resolution duly adopted.

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

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

A handwritten signature in black ink, appearing to read 'K. Van Otterloo', with a long horizontal flourish extending to the right.

Kevin Van Otterloo
Mayor

A handwritten signature in black ink, appearing to read 'T. Van Maanen', with a long horizontal flourish extending to the right.

Attest: Tom Van Maanen
Acting City Clerk

REGULAR COUNCIL MEETING
Thursday, November 3, 2022
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.

ALSO PRESENT: Police Chief Warburton; Recreation Director Rosman; Economic Development Director Miller; Fire Chief Eshuis; Kurt Kooima, Kurt Franje 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 as presented. All ayes, motion carried.

On a motion by Koldenhoven and a second by Van't Hul to approve the purchase of gutter guards on the Fire Station in an amount not to exceed \$1,785. AYES: Van't Hul, Faber and Koldenhoven. NAYS: None. ABSTAIN: De Kam. ABSENT: Granstra. Motion carried.

Fire Chief Eshius made a request to create a 501(c)3 for Fire Department donations. The City Administrator will work in cooperation with the City Attorney and City auditors to determine the need and process and will return with a recommendation.

The draft agreement for developers to construct apartment buildings was reviewed.

Council member Faber introduced Resolution No. 853-22 entitled, "*Resolution Regarding Dedication and Plat of Rock Ridge Third Addition*" 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.

Pay request #6 for the Rock Valley Swimming Pool project was reviewed. The pay request will be approved with the other city bills.

Correspondence with Iowa Department of Public Health regarding the family slide for the Rock Valley Swimming Pool project was discussed.

Pay request #4 for the Water System Improvement project was reviewed. The pay request will be approved with the other city bills.

Amendment #2 for Phase II of the Water System Improvement preliminary engineering report was reviewed. The City is applying for a forgivable loan to replace well #7.

Council member Van't Hul introduced Resolution No. 854-22 entitled, "*Resolution Setting Public Hearing Regarding Tax Increment Financing Incentives for Kooima Company, LLC*" and made a motion to adopt. Council member De Kam 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.

The new competitive bid and quote thresholds that take effect January 1, 2023 were reviewed.

The water enterprise cash flow report was reviewed. This is a requirement of the State Revolving Loan Fund application process.

A proposal for cash flow analysis of the sanitary sewer and garbage enterprises was discussed. No action was taken.

The tobacco license suspension for a business was reviewed.

On a motion by Van't Hul and a second by De Kam to approve a request for staff to apply for a scholarship grant to the Iowa International League of Cities conference. All ayes, motion carried.

The Iowa Department of Transportation approval for a traffic study for intersections on Highway 18 was reviewed.

The Iowa Department of Transportation correspondence regarding a speed study on Highway 18 was discussed.

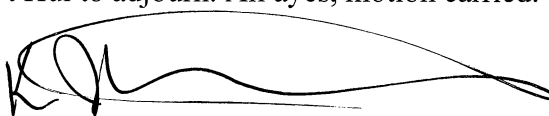
Potential Winterfeld Pond improvements were discussed.

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

DGR Engineering invoices were reviewed. The invoices will be approved with the other city bills.

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

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

A handwritten signature in black ink, appearing to read 'Kevin Van Otterloo', with a long, sweeping horizontal stroke extending to the right.

Kevin Van Otterloo
Mayor

A handwritten signature in black ink, appearing to read 'Tina Vande Kamp', with a stylized, cursive script.

Attest:

Tina Vande Kamp
City Clerk