

**REGULAR COUNCIL MEETING**  
**Thursday, October 31, 2024**  
**4:00 PM**

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

**ALSO PRESENT:** City Foreman Van Ginkel and Chip Schultz with Northland Securities.

The Mayor called the meeting to order.

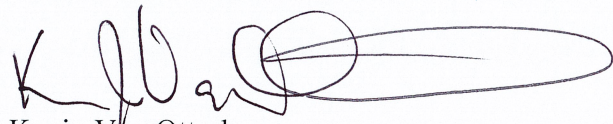
The Pledge of Allegiance was recited.

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

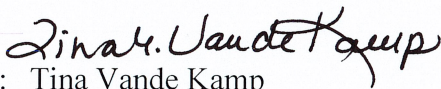
Council member Koldenhoven introduced Resolution No. 976-24 entitled, "*Resolution Authorizing the Use of a Preliminary Official Statement in Connection with the Sale of General Obligation Corporate Purpose Bonds, Series 2024C*" and made a motion to adopt. Council member Granstra seconded the motion. The roll was called and the 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 Faber and a second by Van't Hul to approve the sale of city-owned, flood-damaged equipment through Zomer Company online auction. 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, October 24, 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 Cleveringa; Police Officer Driese; City Foreman Van Ginkel; Recreation Director Rosman; Economic Development Director Miller; Al Vermeer; Chip Schulz with Northland Securities; 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 Granstra 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 a proposal to enter into a general Obligation Corporate Purpose Loan Agreement. The City Clerk state 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 proposed plans and specifications for Summit Drive Paving project. 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. 970-24 entitled, "*Resolution Taking Additional Action to Enter Into a General Obligation Corporate Loan Agreement and Authorizing the Use of a Preliminary Official Statement for the Sale of General Obligation Corporate Purpose Bonds, Series 2024C*" and made a motion to adopt. Council member Koldenhoven 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.

Council member Koldenhoven introduced Resolution No. 975-24 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: De Kam, Granstra, Koldenhoven and Faber. NAYS: None. ABSENT: Van't Hul. Whereupon, the Mayor declared the Resolution duly adopted.

The Iowa Department of Transportation report on Rock River at Highway 18 preliminary hydraulic assessment was reviewed.

Council member Faber introduced Resolution No. 971-24 entitled, "*Resolution to approve the Iowa Economic Development Authority Community Catalyst Disaster Grant 25-CTBF-DSTR-04*" and made a motion to adopt. Council member Granstra 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.

Council member Koldenhoven introduced Resolution No. 972-24 entitled, “*Resolution to Approve Subdivision Development Agreement*” and made a motion to adopt. Council member De Kam seconded the motion. The roll was called and vote was, AYES: De Kam, Granstra, Koldenhoven and Faber. NAYS: None. ABSENT: Van’t Hul. Whereupon, the Mayor declared the Resolution duly adopted.

Council member Granstra introduced Resolution No. 973-24 entitled, “*Resolution to Approve Multifamily Residential Subdivision Development Agreement*” 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.

Council member Koldenhoven introduced Resolution No. 974-24 entitled, “*Resolution to Approve Tax Increment Financing Agreement for Multifamily Residential Development*” and made a motion to adopt. Council member De Kam seconded the motion. The roll was called and vote was, AYES: De Kam, Granstra, Koldenhoven and Faber. NAYS: None. ABSENT: Van’t Hul. Whereupon, the Mayor declared the Resolution duly adopted.

On a motion by Faber and a second by Granstra to recognize the MRP Leasing, Upper Story Housing Grant 22-ARPDH-050 2022 project is completed and funds for the first draw for reimbursement in the amount of \$180,000.00 will be disbursed when the claim is approved through Iowa Economic Development Authority. All ayes, motion carried.

On a motion by De Kam and a second by Koldenhoven to approve a utility easement agreement with Calvin & Amber Zomer. All ayes, motion carried.

On a motion by Granstra and a second by Koldenhoven to approve a quit claim deed to vacate city property. All ayes, motion carried.

A request for proposals to hire appraisers for the FEMA Hazard Mitigation project was reviewed. City Administrator Van Maanen will return with contracts for Council’s review.

On a motion by Koldenhoven and a second by De Kam to accept the low bid submitted by West Branch Construction for the Well #10 project. All ayes, motion carried.

On a motion by Faber and a second by De Kam to approve the low bid submitted by Hulstein Excavating for the Summit Drive Paving project contingent upon the Iowa Department of Transportation’s approval. All ayes, motion carried.

On a motion by Koldenhoven and a second by Faber to approve hiring DGR Engineering for construction observation of the FEMA Trailer Park project. All ayes, motion carried.

Invoices associated with flood debris cleanup were discussed. The deadline for receiving flood debris cleanup invoices is set for November 1, 2024.

Architect opinions of probable cost of constructing City Shop and reconstructing the Library were reviewed.

Field order #3 for the City Park Improvement project was reviewed.

On a motion by De Kam and a second by Granstra to approve pay request #2 for the City Park Improvement project. All ayes, motion carried.

Winter plans for Rivers Bend Campground were discussed. The park will close on November 4.

Temporary services for Leanos Addition were discussed.

On a motion by Granstra and a second by De Kam to approve a temporary street closure on Main Street from 16<sup>th</sup> Street to 13<sup>th</sup> Street from 9:30 – 10:30 a.m. for a parade route for the Rock Valley Community School to celebrate being the recipient of the Blue Ribbon Award. All ayes, motion carried.

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

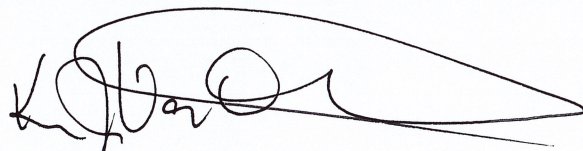
Curbside flood debris pickup was discussed. A plan will be developed to provide a final debris removal and then curbside removal will cease.

The winter parking ordinance was discussed. The ordinance remains the same with no street parking allowed from November 1 to April 1.

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

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.

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



Kevin Van Otterloo  
Mayor



Attest: Tina Vande Kamp  
City Clerk

**REGULAR COUNCIL MEETING**  
**Thursday, October 10, 2024**  
**4:00 PM**

**PRESENT:** Mayor Van Otterloo, Council members De Kam, Granstra, 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; Recreation Director Rosman; Chip Schulz with Northland Securities; 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 Koldenhoven and a second by De Kam to approve the agenda as presented. All ayes, motion carried.

The City Park project construction coordination meeting was discussed.

A motion to approve Pay Request #2 for the City Park project was tabled.

On a motion by Granstra and a second Van't Hul to approve an engagement letter with Dorsey & Whitney LLP for bonding council. All ayes, motion carried.

Council member Faber introduced Resolution No. 969-24 entitled, "*Resolution Setting the Date for a Public Hearing and Additional Action on Proposal to Enter into a General Obligation Corporate Purpose Loan Agreement and to Borrow Money Thereunder*" 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, Granstra and De Kam. NAYS: None. Whereupon, the Mayor declared the Resolution duly adopted.

Council member Granstra introduced Resolution No. 968-24 entitled, "*Resolution Approving Funds to Fill Gap in the City Park Project CAT Agreement*" and made a motion to adopt. Council member Koldenhoven 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 Faber and a second by Koldenhoven to approve a quote for expanding the Fire Department parking lot. All ayes, motion carried.

A development agreement for Valley Vue Addition was discussed. No action was taken.

An update on the 300<sup>th</sup> Street project was reviewed. Construction will begin on Monday, October 14 and include a road closure for an estimated two-week period.

On a motion by Van't Hul and Faber to approve a recommendation from the equipment committee to purchase a Rock Valley Police Department vehicle and to auction the current one of their vehicles. All ayes, motion carried.

On a motion by Faber and a second by Granstra to approve a recommendation from the equipment committee to purchase updated tasers for the Rock Valley Police Department. All ayes, motion carried.

Valley Vue Addition storm sewer discharge into Rogg Creek was discussed.

A check from EMC Insurance for the 2008 International was reviewed.

The EMC Insurance inland marine settlement offer was reviewed. The City will opt out of keeping flood impacted vehicles and equipment.

FEMA projects were reviewed.

The placing of debris on City streets and long-term parking were discussed. A social media post will be shared. This matter will be discussed at the next council meeting.

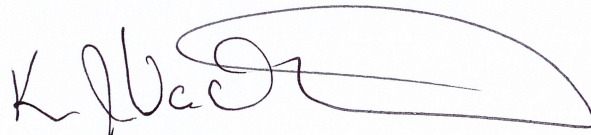
The September Police Department Activities report was reviewed.

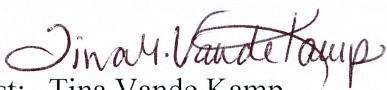
An invoice for the City Hall and Event Center roof repair was reviewed.

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

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 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