

REGULAR COUNCIL MEETING
Thursday, September 25, 2025
4:00 PM

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

ALSO PRESENT: City Attorney Cleveringa; Police Chief Warburton; Tori Steendam, Adriana Van Maanen 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 with three additions: 1) Resolution Setting Council Meeting Dates; 2) Review a Landlord Concern on a Local Property; and 3) Review a Request from the Rock Valley Post Office. All ayes, motion carried.

An update on FEMA meetings in Washington, D.C. was shared. City Officials met with several FEMA department heads to discuss the long-term disaster recovery and to encourage swift movement of required documentation.

The Community Disaster Loan (CDL) award notice was reviewed.

The estimated cost for the City Maintenance Facility was reviewed.

A letter from the Northwest Iowa Area Solid Waste Agency regarding asbestos debris was shared.

Council member Kooima introduced Resolution No. 1048-25 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: Van't Hul, Faber, Koldenhoven, De Kam and Kooima. NAYS: None. Whereupon, the Mayor declared the Resolution duly adopted.

Council member Faber introduced Resolution No. 1047-25 entitled, "*Resolution Setting Public Hearing for Tax Increment Financing Incentives for Peoples Bank*" 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.

Housing incentives for new construction in various developments were discussed.

The City Park Improvement project final inspection and punch list were reviewed.

On a motion by Faber and a second by Koldenhoven to approve pay request #7 for the City Park Improvement project, subject to the engineer's approval. All ayes, motion carried.

On a motion by Kooima and a second by Faber to approve pay request #7 for the Valley Vue Roads and Infrastructure project, subject to the engineer's approval. All ayes, motion carried.

On a motion by Koldenhoven and a second by De Kam to approve pay request #2 for the McGill Property Utility Extension project, subject to the engineer's approval. All ayes, motion carried.

An example of a developer agreement for infrastructure using tax increment financing was reviewed.

On a motion by Koldenhoven and a second by De Kam to approve Special Class C Retail Alcohol License renewal for Grandstay Hotel. All ayes, motion carried.

On a motion by De Kam and a second by Koldenhoven to approve a quote for a new rotating siren replacement. All ayes, motion carried. This will fix the disabled siren on 14th Street near the Creamery Creek.

A request to dispose of City property was discussed. No action was taken.

A request from the Rock Valley Post Office was discussed. The Council requests more information for continued conversations.

An ongoing maintenance issue with a landlord was discussed. City Attorney Cleveringa will draft a letter to the landlord.

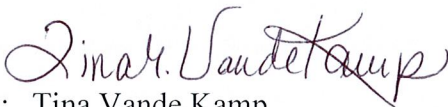
On a motion by De Kam and a second by Kooima to approve the August council meeting minutes as presented. All ayes, motion carried.

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



Kevin Van Otterloo
Mayor



Attest: Tina Vande Kamp
City Clerk

REGULAR COUNCIL MEETING
Thursday, September 11, 2025
4:00 PM

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

ALSO PRESENT: City Attorney Cleveringa; Police Chief Warburton; City Foreman Van Ginkel; Gerrit Bakker; and Sam Bonner with the Rock Valley Bee.

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) Review Pay Request #4 for the Summit Drive Paving Project. All ayes, motion carried.

The Mayor opened the Community Development Block Grant Status Hearing at 4:07 p.m.

This CDBG Status Hearing is being held to comply with the citizen participation requirements of Section 508 of the Housing and Community Development Act of 1987. Federal regulations require a hearing on the status of funded activities to be held during the project.

The City of Rock Valley was awarded \$352,000 in Community Development Block Grant (CDBG) funds from the Iowa Economic Development Authority (IEDA) on May 14, 2024, to construct a new water well No. 10 for the City's water source and supply.

An environmental review was completed, and IEDA released CDBG funds for construction activities on August 9, 2024. The City of Rock Valley awarded a construction contract to West Branch Construction, Boyden, Iowa, in the amount of \$752,459.38 by means of sealed bids and the construction contract is effective October 24, 2024.

As of September 9, 2024, the project engineer's summary of accomplishments completed to date include: Tying to the existing raw water main network, construction of PVC raw water main, well construction, well metering flood protection and meter vault construction, installation of power supply, controls, pressure testing, bacteriological testing, commissioning, surfacing, and seeding

Remaining work includes final cleanup and final paperwork.

As of July 31, 2025, West Branch Construction Pay Application No. 5 shows the value of work completed as \$624,644.22. CDBG Draw request No. 1, submitted September 5, 2025, to IEDA, for period ending June 30, 2025, shows the amount of funds expended to date is \$214,135 in Federal CDBG Funds and \$264,555.52 in local match funds. Local match funds consist of SRF Low-Interest loan funds. Of the federal funds expended, \$16,505 is for CDBG administration with Northwest Iowa Planning & Development Commission and \$197,630 for construction with West Branch Construction. All local match funds are applied to construction with West Branch Construction. CDBG funds remaining for the project are \$124,370 for construction activities and \$13,495 for CDBG administration.

The well No. 10 project is located north of 20th Street and east of the Winterfeld Boat and Fish Area, just outside City limits.

To date no changes have been made to the project's CDBG contracts budget, performance targets, activity schedules, project scope, location, objectives or beneficiaries.

Whereupon, the Mayor closed the Status Hearing at 4:13 p.m.

Council member Van't Hul introduced Resolution No. 1043-25 entitled, "*Resolution Approving Purchase Agreement with Rock Valley Economic Development Corp*" 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 and Kooima. NAYS: None. ABSENT: De Kam. Whereupon, the Mayor declared the Resolution duly adopted.

Gerrit Bakker was present to discuss a repair invoice for his property following flood the replacement of 300th Street.. The City will follow up with FEMA on this.

The City's bond capacity report was reviewed.

Flood expenses and FEMA reimbursement tracking reports were reviewed.

Council member Kooima introduced Resolution No. 1044-25 entitled, "*Resolution Approving Fiscal Year 2024-25 City Street Finance Report*" and made a motion to adopt. Council member Van't Hul seconded the motion. The roll was called and vote was, AYES: Kooima, Koldenhoven, Faber and Van't Hul. NAYS: None. ABSENT: De Kam. Whereupon, the Mayor declared the Resolution duly adopted.

The City Park Improvement project progress was discussed.

The preliminary pay request #7 for the City Park Improvement project was reviewed. No action was taken.

The Well #10 project including field order #1 was discussed.

Northwest Iowa Landfill's plan to increase fees of flood debris was shared.

Council member Faber introduced Resolution No. 1045-25 entitled, "*Resolution Approving Agreement with Rock Valley Chamber of Commerce*" 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 and Kooima. NAYS: None. ABSENT: De Kam. Whereupon, the Mayor declared the Resolution duly adopted.

A notice that the City's promissory note with the Iowa Economic Development Authority has been retired was shared.

The bidding schedule on the City Shop project was discussed.

A quote for asphalt repairs on city streets was reviewed.

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

On a motion by Kooima and a second by Faber to approve the Rock Valley Municipal Housing Authority's June and July financial statements as presented.

On a motion by Van't Hul and a second by Faber to approve a Class C retail alcohol license renewal application for The Lunch House. All ayes, motion carried.

On a motion by Faber and a second by Van't Hul to approve a Class C retail alcohol license renewal application for Cedar Rock Grill. All ayes, motion carried.

On a motion by Van't Hul and a second by Faber to approve the June and July council meeting minutes as presented. All ayes, motion carried.

On a motion by Kooima and a second by Faber to approve pay request #4 for the Summit Drive Paving project. All ayes, motion carried.

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

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

Kevin Van Otterloo
Mayor

A handwritten signature in dark ink, appearing to read 'Tina Vande Kamp', written in a cursive style.

Attest: Tina Vande Kamp
City Clerk