

REGULAR COUNCIL MEETING
Thursday, August 6, 2020
4:00 PM

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

ALSO PRESENT: City Attorney Winterfeld; City Foreman Van Ginkel; and Economic Development Director Miller.

The Mayor called the meeting to order.

The Pledge of Allegiance was recited.

On a motion by Kooima and a second by Faber to approve the agenda with one addition to set September council meetings. All ayes, motion carried.

The Mayor declared this was the time and place for a public hearing on a proposed economic development grant agreement regarding tax-increment financing incentives for Kooima Ag, Inc. 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 a proposal to finance a street improvements project with a loan in an aggregate amount not to exceed \$350,000 and providing for publication of notice thereof. 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 the matter of the adoption of the proposed amendment No. 1 to the Rock Ridge Urban Renewal Plan. 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 in the matter of the adoption of the proposed amendment No. 4 to the Rock Valley Urban Renewal Plan. 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. 720-20 entitled, "*Resolution Approving Proposed Economic Development Grant Agreement Regarding Tax-Increment Financing Incentives for Kooima Ag, Inc.*" and made a motion to adopt. Council member Koldenhoven seconded the motion. The roll was called and vote was, AYES: Faber, Kooima, Koldenhoven and Granstra. NAYS: None. ABSENT: Van't Hul. Whereupon, the Mayor declared the Resolution duly adopted.

Council member Koldenhoven introduced Resolution No. 721-20 entitled, "*Resolution Instituting Proceedings to Take Additional Action for the Financing of Street Paving and Improvements, Alley Rehabilitation, and Sidewalk trail Improvement Projects from a Loan in a Total not to Exceed*

\$1,300,000” and made a motion to adopt. Council member Kooima seconded the motion. The roll was called and vote was: AYES: Granstra, Koldenhoven, Kooima and Faber. NAYS: None. ABSENT: Van’t Hul. Whereupon, the Mayor declared the Resolution duly adopted.

Council member Kooima introduced Resolution No. 722-20 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 an Area as Appropriate for Urban Renewal Projects; and Adopting Amendment No. 1 to the Rock Ridge Urban Renewal Plan*” and made a motion to adopt. Council member Koldenhoven seconded the motion. The County had questioned whether some of the land identified in the Amendment No. 1 to Rock Ridge UR Plan as being “removed” from the Rock Ridge URA was originally included in the Rock Ridge URA, but that to eliminate any discrepancy between the map and legal description of the original Rock Ridge URA and to confirm the City’s intent that such land should not be included in the Rock Ridge URA, the City has determined to move forward with the legal description that continues to identify that land as being “removed” from the Rock Ridge URA. The roll was called and vote was, AYES: Faber, Kooima, Koldenhoven and Granstra. NAYS: None. ABSENT: Van’t Hul. Whereupon, the Mayor declared the Resolution duly adopted.

Council member Faber introduced Ordinance No. 496-20 entitled, “*Ordinance Amending Ordinance No. 400-10, Providing that General Property Taxes Levied and Collected Each Year on All Property Located Within the Amended Rock Ridge Urban Renewal Area, in the 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 Indebtedness, Including Bonds Issued or to be Issued Incurred by the City in Connection With the Amended Rock Ridge Urban Renewal Area (Amendment No. 1 to the Rock Ridge Urban Renewal Plan)*” and made a motion to waive the three readings and adopt. Council member Koldenhoven seconded the motion. All ayes, motion carried.

Council member Kooima introduced Resolution No. 723-20 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. 4 to the Rock Valley Urban Renewal Plan*” and made a motion to adopt. Council member Koldenhoven seconded the motion. The roll was called and vote was, AYES: Faber, Kooima, Koldenhoven and Granstra. NAYS: None. ABSENT: Van’t Hul. Whereupon, the Mayor declared the Resolution duly adopted.

An update on capital projects was given by City Administrator Van Maanen. Paving on Rock Ridge Drive will begin next week. Paving on Main Street and 20th Street to the bridge will begin Monday. This will result in a 7 day detour of traffic. Construction on a playground in the East Meadows Addition is complete. The City Shop addition is near completion.

On a motion by Kooima and a second by Faber to approve a Class C Liquor License renewal application submitted by Koldy’s Sports Bar & Grill. AYES: Granstra, Kooima and Faber. NAYS: None. ABSENT: Van’t Hul. ABSTAIN: Koldenhoven. Motion carried.

Drain easement agreements were discussed. City Attorney will redraft the easements for the storm water drainage.

A variance to a building permit and a request to purchase part of the City's right-of-way was discussed. An additional request for a potential zoning change to a property was also discussed.

A grant reimbursement from FEMA for 2018 flood damage was reviewed.

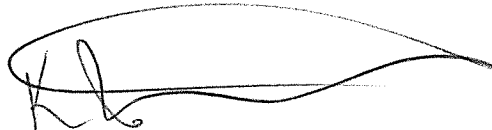
Correspondence with the Iowa Department of Natural Resources regarding the proposed flood maps was reviewed.

On a motion by Koldenhoven and a second by Kooima to approve the June Clerk's Report as presented. All ayes, motion carried.

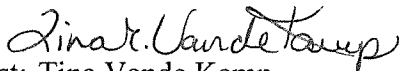
On a motion by Kooima and a second by Faber to approve the Rock Valley Ambulance Association, Fire Department, Municipal Housing Authority and City bills as presented. All ayes, motion carried.

Council member Kooima introduced Resolution No. 724-20 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 Koldenhoven seconded the motion. The roll was called and vote was, AYES: Faber, Kooima, Koldenhoven and Granstra. NAYS: None. ABSENT: Van't Hul. Whereupon, the Mayor declared the Resolution duly adopted.

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



Kevin Van Otterloo
Mayor



Attest: Tina Vande Kamp
City Clerk

SPECIAL COUNCIL MEETING
Wednesday, August 19, 2020
6:00 PM

PRESENT: Mayor Van Otterloo, Council members Granstra, Koldenhoven, Kooima, Faber and City Administrator Van Maanen. Absent: Van't Hul.

ALSO PRESENT: Abby, Vander Matten, Bob Van Zanten, Deb Kempema, Shelly Munneke, Bonnie DeRuyter and Mike Post.

The Mayor called the meeting to order.

The Pledge of Allegiance was recited.

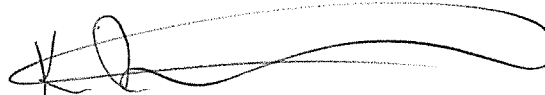
Mayor Van Otterloo explained that the City has created the Trail Committee and Beautification Committee based on the information that was learned from a community survey and the development of a Strategic Plan in 2020.

The City is asking the committees to suggest and prioritize projects that will improve the appearance and increase the amenities that are available in our community. These advisory committees will work directly with City Staff and the Council to develop and complete projects in Rock Valley.

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



Attest: Tom Van Maanen
City Administrator/Acting City Clerk



Kevin Van Otterloo
Mayor

REGULAR COUNCIL MEETING
Thursday, August 20, 2020
4:00 PM

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

ALSO PRESENT: City Attorney Winterfeld; City Foreman Van Ginkel; Police Chief Warburton; and Economic Development Director Miller. Miguel Gonzalez, David Honse and Doug Honse.

The Mayor called the meeting to order.

The Pledge of Allegiance was recited.

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

On a motion by Koldenhoven and a second by Faber to rescind the Notice to Remove Dangerous Animal. All ayes, motion carried. Miguel Gonzalez was present to appeal the Notice to Remove Dangerous Animal regarding his cat. The cat had escaped from his home through an open window and allegedly bit a young boy. Due to there being no adult witnesses and the animal appearing friendly the Notice was rescinded with the condition that the animal remains inside the home.

David and Doug Honse were present on behalf of the American Legion to request the flagpole at the old City Office be moved to either the Sports Complex or Central Park with the agreement that the American Legion members would maintain the raising and lowering of the flag and replacing the flag when needed. City Foreman Van Ginkel will look at removing the old flagpole and City Administrator Van Maanen will get an estimate for installing a new flagpole.

On a motion by Van't Hul and a second by Faber to accept the interest bid for the Series 2020 General Obligation Bond in the amount of \$1,300,000 of 1.95207%. The bid was submitted jointly by Peoples Bank and Premier Bank of Rock Valley. AYES: Van't Hul, Faber, Koldenhoven and Granstra. NAYS: None. ABSTAIN: Kooima. Motion carried.

Council member Granstra introduced Resolution No. 725-20 entitled, "*Resolution to Hire a City Utility Worker 1 for the City Utilities/Maintenance Department*" and made a motion to adopt. Council member Kooima seconded the motion. The roll was called and vote was, AYES: Granstra, Koldenhoven, Kooima, Faber and Van't Hul. NAYS: None. Whereupon, the Mayor declared the Resolution duly adopted.

Council member Koldenhoven introduced Resolution No. 726-20 entitled, "*Resolution Requesting Reimbursement form the Iowa COVID-19 Government Relief Fund*" and made a motion to adopt. Council member Kooima seconded the motion. The roll was called and vote was, AYES: Van't Hul, Faber, Kooima, Koldenhoven and Granstra. NAYS: None. Whereupon, the Mayor declared the Resolution duly adopted.

On a motion by Faber and a second by Granstra to approve the eighth and final pay request for the Sunrise Trails Phase 2 Project in the amount of \$156,944.82 submitted by Hulstein Excavating, Inc. of Edgerton, Minnesota. All ayes, motion carried.

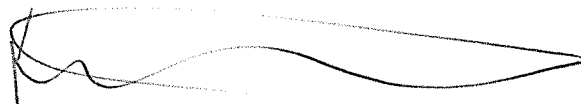
An update of capital projects was provided. Rock Ridge Road project had a second pour today and the final pour will be next Monday. Southern Trails project has been finalized. 17th Avenue and Fig sewer project is complete. No action was taken on a request for reimbursement above the City's standard connection rebate. 300th Street Sewer project will be going out to bid soon. North Main Street paving project is complete. Flood berms and trails project is near completion. The two large berms are completed and work is in progress on the Winterfeld berm. The trails are set to be paved next summer. DNR approval was received for the site location of a new well field. Storm ditch clean out is set to begin on Monday. An additional manhole was added to the Highway 18 sewer project. Annual jet vac maintenance of sewer lines is complete.

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

On a motion by Koldenhoven and a second by Faber to approve the July financial statements for Rock Valley Municipal Housing Authority. All ayes, motion carried.

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

On a motion by Kooima 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, August 28, 2020

11:15 AM

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

The Mayor called the meeting to order.

The Pledge of Allegiance was recited.

On a motion by Kooima and a second by Faber to approve the agenda with two additions: a Resolution to Untable the Resolution Instituting Proceedings to Take Additional Action for the Financing of Street Paving, Alley Rehabilitation and Sidewalk Trail Improvements Projects from a Loan in a Total Amount not to Exceed \$950,000 and a Resolution Instituting Proceedings to Take Additional Action for the Financing of Street Paving, Alley Rehabilitation and a Sidewalk Trail Improvements Projects from a Loan in a Total Amount not to Exceed \$950,000. All ayes, motion carried.

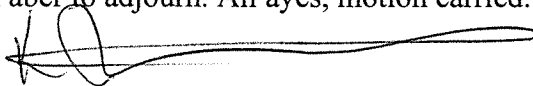
Council member Kooima introduced Resolution No. 727-20 entitled, "*Resolution Setting Public Hearing to Dispose of City-Owned Property.*" Council member Van't Hul seconded the motion. The roll was called and vote was, AYES: Van't Hul, Faber, Kooima and Koldenhoven. NAYS: None. ABSENT: Granstra. Whereupon, the Mayor declared the Resolution duly adopted.

Council member Kooima introduced Resolution No. 728-20 entitled, "*Resolution to Untable the Resolution Instituting Proceedings to Take Additional Action for the Financing of Street Paving, Alley Rehabilitation and Sidewalk Trail improvements Projects from a Loan in a Total Amount not to Exceed \$950,000.*" Council member Faber seconded the motion. The roll was called and vote was, AYES: Koldenhoven, Kooima, Faber and Van't Hul. NAYS: None. ABSENT: Granstra. Whereupon, the Mayor declared the Resolution duly adopted.

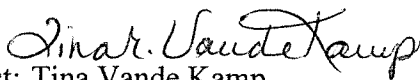
Council member Faber introduced Resolution No. 729-20 entitled, "*Resolution Instituting Proceedings to Take Additional Action for the Financing of Street Paving, Alley Rehabilitation and Sidewalk Trail improvements Projects from a Loan in a Total Amount not to Exceed \$950,000.*" Council member Kooima seconded the motion. The roll was called and vote was, AYES: Koldenhoven, Kooima, Faber and Van't Hul. NAYS: None. ABSENT: Granstra. Whereupon, the Mayor declared the Resolution duly adopted.

Council member Kooima introduced Resolution No. 730-20 entitled, "*Resolution Authorizing the Execution, Delivery and Securing of a Loan Agreement to Finance Street Paving and Improvement, Alley Rehabilitation and Sidewalk Trail Improvements Projects in the City with a Loan in the Aggregate Principal Amount of \$1,300,000.*" Council member Van't Hul seconded the motion. The roll was called and vote was, Van't Hul, Faber, Kooima and Koldenhoven. NAYS: None. ABSENT: Granstra. Whereupon, the Mayor declared the Resolution duly adopted.

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



Kevin Van Otterloo
Mayor



Attest: Tina Vande Kamp
City Clerk