

REGULAR COUNCIL MEETING
Thursday, July 9, 2020
4:00 PM

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

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 Koldenhoven to approve the agenda with one addition to approve a request to post a job opening. All ayes, motion carried.

The Mayor declared this was the time and place for a public hearing on a proposal to finance street paving, alley rehabilitation and sidewalk trail improvements projects with a loan in an aggregate amount not to exceed \$950,000, 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 a proposed economic development grant agreement regarding tax-increment financing incentives for VHK Investments, LLC dba Rienk, 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 proposed economic development grant agreement regarding tax-increment financing incentives for DWL Holdings, LLC dba DWK Products, Inc. The City Clerk state no written comments were received. No oral comments were heard. Whereupon, the Mayor declared the public hearing closed.

A resolution instituting proceedings to take additional action for the financing of street paving, alley rehabilitation and sidewalk improvements projects from a loan in a total amount not to exceed \$950,000 was tabled.

Council member Faber introduced Resolution No. 711-20 entitled, "*Resolution Approving Economic Development Grant Agreement Regarding Tax-Increment Financing Incentives for VHK Investments, LLC dba Rienk, Inc.*" and made a motion to adopt. Council member Koldenhoven 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 Koldenhoven introduced Resolution No. 712-20 entitled, "*Resolution Approving Economic Development Grant Agreement Regarding Tax-Increment Financing Incentives for DWK Holdings, LLC dba DWK Products, Inc.*" and made a motion to adopt. 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. 713-20 entitled, "*Resolution Setting Public Hearing on Proposed Economic Development Grant Agreement Regarding Tax-Increment Financing Incentives for E & E Properties and Investments, LLC. And D & D Global, Inc.*" and made a motion to adopt. Council member Koldenhoven 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 Koldenhoven introduced Resolution No. 714-20 entitled, "*Resolution Setting Dates of a Consultation and a Public Hearing on a Proposed Amendment No. 1 to the Rock Ridge Urban Renewal Plan in the City of Rock Valley, State of Iowa*" and made a motion to adopt. 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 Kooima introduced Resolution No. 715-20 entitled, "*Resolution Setting Dates of a Consultation and a Public Hearing on a Proposed Amendment No. 4 to the Rock Valley Urban Renewal Plan in the City of Rock Valley, State of Iowa*" and made a motion to adopt. Council member Koldenhoven 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.

Area town tax levies were reviewed. Rock Valley currently has the third lowest tax levy of surrounding cities.

City Administrator Van Maanen gave a capital project update. Final stamp set plans are complete for the daycare center project and they have been sent the Iowa Fire Marshall for final approval. 14th Street paving project is partially poured. Rock Ridge Road project has water, sewer and storm sewer is complete. Dirt work on relocating two trails near the KIWANIS Bridge. These trails will be poured in 2021. The Council requested the City engineer be present at the next meeting to discuss dirt work on the Van Engen property.

Facebook postings regarding the City were discussed.

A request to remove one parking spot on the north side of 15th street near the intersection of 15th Street and Main Street was approved. There is a safety hazard as backing up from this spot causes vehicles to enter into the crosswalk space.

An update on Rock Valley Economic Development projects was provided.

An update on Parkview Event Center events and staffing was provided.

On a motion by Koldenhoven and a second by Faber to approve a request to pay for the new banners on Main Street. All ayes, motion carried.

The creation of a trail committee and a beautification committee including members of the public was discussed. The goal of these committees to have interested people work together to provide fresh ideas, fundraising and improvements to the City's trail system, parks and the business district.

The resignation of the Rock Valley Ambulance Association's paramedic was accepted.

Rock Valley Police Department's June report was reviewed.


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

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


On a motion by Van't Hul and a second by Kooima to approve the job posting for a Water Department Worker. All ayes, motion carried.

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

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

REGULAR COUNCIL MEETING
Thursday, July 23, 2020
4:00 PM

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

ALSO PRESENT: City Attorney Winterfeld; City Foreman Van Ginkel; Economic Development Director Miller; Ambulance Association President Paul Vande Waerdt; and Merlyn Sandbulte.

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 with one addition to approve a request to post a job opening. All ayes, motion carried.

The Mayor declared this was the time and place for a public hearing on a proposed economic development grant agreement RE TIF incentives for E&E Properties and Investments, LLC. and D&D Global, Inc. The City Administrator reported that no written comments were received. No oral comments were heard. Whereupon, the Mayor declared the public hearing closed.

Council member Faber introduced Resolution No. 716-20 entitled, "*Resolution Approving Economic Development Grant Agreement RE TIF Incentives for E&E Properties and Investments, LLC. And D&D Global, Inc.*" and made a motion to adopt. Council member Kooima seconded the motion. The roll was called and the vote was, AYES: Granstra, Faber, Koldenhoven and Kooima. NAYS: None. ABSENT: Van't Hul. Whereupon, the Mayor declared the Resolution duly adopted.

Council member Koldenhoven introduced Resolution No. 717-20 entitled, "*Resolution Setting a Public Hearing on a Proposed Economic Development Grant Agreement RE TIF Incentive for Kooima Ag, Inc.*" and made a motion to adopt. Council member Kooima seconded the motion. The roll was called and the vote was, AYES: Granstra, Faber, Koldenhoven and Kooima. NAYS: None. ABSENT: Van't Hul. Whereupon, the Mayor declared the Resolution duly adopted.

Council member Kooima introduced Resolution No. 718-20 entitled, "*Resolution Approving Interim Loan and Disbursement Agreement with Iowa Finance Authority in an Amount not to Exceed \$922,300*" and made a motion to adopt. Council member Granstra seconded the motion. The roll was called and the vote was, AYES: Granstra, Faber, Koldenhoven and Kooima. NAYS: None. ABSENT: Van't Hul. Whereupon, the Mayor declared the Resolution duly adopted.

Council member Faber introduced Resolution No. 719-20 entitled, "*Resolution Calling 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*" and made a motion to adopt. Council member Kooima seconded the motion. The roll was called and the vote was, AYES: Granstra, Faber, Koldenhoven and Kooima. 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 approve pay request number 2 in the amount of \$80,380.88 for the Rock Ridge Road Paving improvement project. All ayes, motion carried.

On a motion by Faber and a second by Koldenhoven to approve pay request number 3 and final pay request in the amount of \$27,967.10 for the Rock Ridge Road Paving improvement project.. All ayes, motion carried.

On a motion by Granstra and a second by Koldenhoven to approve an invoice in the amount of \$47,324.51 from the Sioux County Engineer's Office for the City's share of the bridge repair. All ayes, motion carried.

On a motion by Koldenhoven and a second by Faber to approve in invoice in the amount \$34,890.00 from C&J Construction for concrete wall and floor work on the City Shop addition. All ayes, motion carried.

On a motion by Faber and a second by Kooima to approve in invoice in the amount \$128,000.00 from C&J Construction for paving 14th Street and an alley. All ayes, motion carried.

The Council reviewed the proposed layout for East Meadows 5th Addition and the estimated cost of the proposed project. The Council directed the City Engineer to draft a change order to the Rock Ridge Road project.

The Council discussed a proposed resolution with a property owner regarding the 17th Avenue/Fig Avenue project. The City will work with DGR Engineering to resolve the issue with the property owner.

The Council reviewed a request for additional grant funds for a property to connect to the City sewer system and for a property to connect to the City sewer system on 17th Street. The Council directed the City Administrator to gather more information on these two requests and they tabled the requests until the next Council meeting.

On a motion by Faber and a second by Koldenhoven to approve proposal from Visu-Sewer to grout fifty-one water infiltration problem areas in the City's sewer system. All ayes, motion carried.

The Council reviewed a water consumption report that showed water usage exceeded 1,000,000 gallons per day nine out of fourteen days between July 6th and July 20th.

The Council reviewed a request for a full reimbursement of a deposit for the Park View Event Center after a wedding reception was cancelled because of COVID-19. The Event Center Coordinator was directed to follow the existing policy regarding cancellations.

The Council discussed the reimbursement the City received from FEMA for the 10th Avenue sewer replacement project.

A letter from the Iowa Department of Natural Resources regarding nitrates levels was discussed. The City will now be submitting monthly monitoring reports for nitrates at the source/entry points.

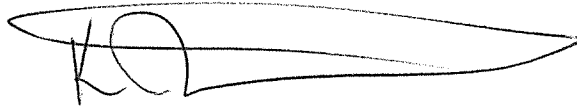
On a motion by Kooima and a second by Koldenhoven to approve proposal for an EAP services program for the employees. All ayes, motion carried.

On a motion by Koldenhoven and a second by Granstra to approve Cedar Rock Grill's Class C Liquor License renewal application. All ayes, motion carried.

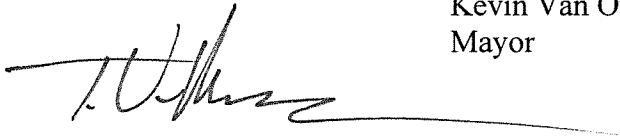
The Council reviewed the Rivers Bend Campground financial reports. April through June 2020 was \$83,086 which is up 21.32% from 2019.

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



Kevin Van Otterloo
Mayor



Attest: Tom Van Maanen
City Administrator/Acting City Clerk

REGULAR COUNCIL MEETING
Thursday, July 30, 2020
12:00 PM

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

ALSO PRESENT: Economic Development Director Miller.

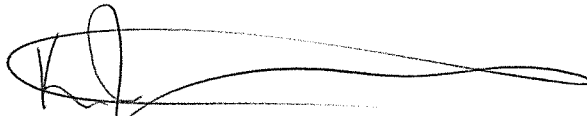
The Mayor called the meeting to order.

The Pledge of Allegiance was recited.

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

On a motion by Van't Hul and a second by Koldenhoven to approve an amendment to the Rock Ridge Road Paving project. All ayes, motion carried.

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



Kevin Van Otterloo
Mayor


Attest: Tina Vande Kamp
City Clerk