

**REGULAR COUNCIL MEETING**  
**Thursday, September 10, 2020**  
**4:00 PM**

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

ALSO PRESENT: City Attorney Winterfeld; Police Chief Warburton; Economic Development Director Miller; City Foreman Van Ginkel and Josh Olsem and Bob Weerheim with Sunshine Foods.

The Mayor called the meeting to order.

The Pledge of Allegiance was recited.

On a motion by Granstra and a second by Kooima to approve the agenda as presented with one addition of a Resolution Setting Council Meeting Dates. All ayes, motion carried.

The Mayor declared this is the time and place for a public hearing on a proposal to dispose of city-owned property. 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. 731-20 entitled, "*Resolution To Dispose of City-Owned Property*" 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 and Granstra. NAYS: None. ABSENT: Koldenhoven. Whereupon, the Mayor declared the Resolution duly adopted.

On a motion by Kooima and a second by Van't Hul to approve a request from the Rock Valley Christian School to use the trails for a color run. All ayes, motion carried.

Council member Kooima introduced Resolution No. 732-20 entitled, "*Resolution Setting Public Hearing on Proposed Economic Development Grant Agreement Regarding Tax-Increment Financing Incentives for K & N Kustoms, LLC*" and made a motion to adopt. Council member Van't Hul seconded the motion. The roll was called and vote was, AYES: Granstra, Kooima, Faber and Van't Hul. NAYS: None. ABSENT: Koldenhoven. Whereupon, the Mayor declared the Resolution duly adopted.

Council member Faber introduced Resolution No. 733-20 entitled, "*Resolution to Approve Easement Agreement with Calvin and Amber Zomer*" 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 and Granstra. NAYS: None. ABSENT: Koldenhoven. Whereupon, the Mayor declared the Resolution duly adopted.

Council member Kooima introduced Resolution No. 734-20 entitled, "*Resolution to Approve Easement Agreement with Willard Wissink*" and made a motion to adopt. Council member Granstra seconded the motion. The roll was called and vote was, AYES: Granstra, Kooima, Faber and Van't Hul. NAYS: None. ABSENT: Koldenhoven. Whereupon, the Mayor declared the Resolution duly adopted.

The Parkview Event Center August summary was reviewed.

A proposed IT service contract with Premier Network Solutions, Inc. was discussed. No action was taken.

An Iowa Department of Natural Resources letter regarding effluent limits for NPDES Permit #8482001 was reviewed.

On a motion by Kooima and a second by Granstra to approve pay request #3 for the Rock Ridge Road Paving project in the amount of \$336,753.62. All ayes, motion carried.

On a motion by Faber and a second by Kooima to approve a pay request balance from pay request #6 for the Sunrise Trails project in the amount of \$15,750.00. All ayes, motion carried.

On a motion by Granstra and a second by Kooima to approve a pay request for the North Main Street Paving project in the amount of \$140,210.00. All ayes, motion carried.

On a motion by Kooima and a second by Van't Hul to approve a pay request for street repairs, sidewalks and gutter paving in the amount of \$33,559.83. All ayes, motion carried.

A review of the Trail Committee meeting was shared. Two trail extensions are prepared and will be paved next spring. The Trail Committee is looking at trail expansion options on the east side of town for next year.

The Rock Ridge Road Paving project daily observation reports were reviewed.

The Highway 18 & 10<sup>th</sup> Avenue Traffic Light project was discussed. Work continues on the entrances to Cenex and the traffic lights are scheduled to be installed in November.

A vehicle insurance claim from the Rock Valley Fire Department was reviewed.

The Rock Valley Police Department monthly report was reviewed.

AdvisorSmith report of that lists of safest cities in Iowa was shared. Rock Valley was ranked the 4<sup>th</sup> safest city in Iowa.

On a motion by Van't Hul and a second by Faber to approve a Class B Beer (BB) license 5-day permit request submitted by Cedar Rock Grill. All ayes, motion carried.

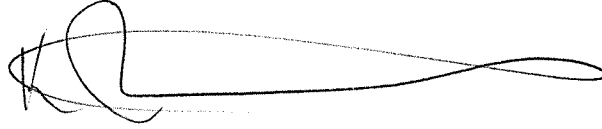
On a motion by Van't Hul and a second by Kooima to approve a Class C Liquor license renewal submitted by Rock River Lodging, LLC. All ayes, motion carried.

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


Council member Kooima introduced Resolution No. 735-20 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 Van't Hul seconded the motion. The roll was called

and vote was, AYES: Van't Hul, Faber, Kooima and Granstra. NAYS: None. Whereupon, the Mayor declared the Resolution duly adopted.

On a motion by Kooima 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 horizontal flourish extending to the right.

Kevin Van Otterloo  
Mayor

  
Attest: Tina Vande Kamp  
City Clerk

**REGULAR COUNCIL MEETING**  
**Thursday, September 24, 2020**  
**12:00 PM**

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

ALSO PRESENT: Police Chief Warburton; Economic Development Director Miller; City Foreman Van Ginkel; Fire Chief Brent Eshuis; Fire Department Officer Michael Van Driel; Fire Department Officer Matthew Laman; Josh Folkerts and Jessi Holtrop of Premier Network Solutions and Graham Forbes, Williams & Company P.C.

The Mayor called the meeting to order.

The Pledge of Allegiance was recited.

On a motion by Granstra and a second by Kooima to approve the agenda as presented with no changes. All ayes, motion carried.

Graham Forbes presented the Independent Auditor's Report for the year ending on June 30, 2019. On a motion by Kooima and a second by Faber to approve the audit report as presented. All ayes, motion carried.

Josh Folkerts and Jessi Holtrop presented a contract renewal for IT Services with Premier Network Solutions. On a motion by Koldenhoven and a second by Van't Hul to approve a three-year contract at annual average cost of \$15,666.67 per year. All ayes, motion carried.

Fire Chief Eshuis presented a quote to paint the Fire Station meeting room and kitchen and flooring for those rooms. The Council asked him to get a quote for lument flooring instead of carpet squares. The Fire Department will present a revised quote at a future Council meeting.

Council member Faber introduced Resolution No. 736-20 entitled, "*Resolution Setting a Public Hearing to Dispose of City-Owned Property*" and made a motion to adopt. Council member Kooima seconded the motion. The roll was called and vote was, AYES: Granstra, Faber, Koldenhoven, Kooima and Van't Hul. NAYS: None. Whereupon, the Mayor declared the Resolution duly adopted.

The Council reviewed a request from the Rock Valley Golf Course for the City to donate their driving range equipment as they plan on opening a driving range on their property. The Council is willing to discuss the transfer of equipment as long as the driving range will be open to the public and that the value of the equipment will be considered as the City's donation to the project. City Administrator Van Maanen was directed to set a public hearing on the proposal to dispose of City property.

The Council heard a recommendation to install an eight-foot trail on the south side of 14<sup>th</sup> Street from the Sports Complex to 31<sup>st</sup> Avenue. City Administrator Van Maanen was directed to email this proposal to the Trail Committee to see if they would make this recommendation to the Council. If this

is the Committee's recommendation to the Council, the City will make plans to have this project completed in 2021.

Development Director Miller presented a draft agreement between the City and Project Youth which would allow the City to provide grant funds that would allow Project Youth to construct a community daycare facility. A discussion followed; no changes to the document were requested.

Mayor Van Otterloo discussed the public meeting regarding the proposed changes to FEMA's flood map. The City will be getting the base flood elevation for each property that the Iowa Department of Natural Resources has indicated will be added to the flood map. The City will then check some of the base elevations to determine what properties should appeal the flood determination.

City Administrator Van Maanen provided an update on the various capital projects.

On a motion by Kooima and a second by Granstra to approve pay request #1 for the 10<sup>th</sup> Avenue/Highway 18 Traffic Signals Project in the amount of \$11,853.07. All ayes, motion carried.

The Council discussed some boring concerns that need to be resolved before the 300<sup>th</sup> Street Sewer Project is ready to be bid. A meeting with the engineer and a boring company will be setup to discuss how these issues may be resolved.

The Council reviewed the latest COVID-19 data for Sioux County.

On a motion by Koldenhoven and a second by Faber to approve a proposal to update the City's comprehensive housing study. Development Director Miller reported he has requested funding from MidAmerican Energy, Northwest Iowa REC and Premier Communications to fund the study. All ayes, motion carried.

On a motion by Granstra and a second by Van' Hul to approve the Rock Valley Ambulance Association, Fire Department, Municipal Housing Authority and City bill as presented. All ayes, motion carried.

On a motion by Kooima and a second by Van't Hul to adjourn until 4:00 PM. All ayes, motion carried.

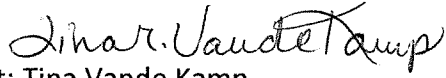
At 4:00 PM, the Mayor Pro Tem declared this is the time and place for a public hearing on a TIF Incentives for K&N Kustoms, LLC. The City Administrator stated no written comments were received. No oral comments were heard. Whereupon, the Mayor Pro Tem declared the public hearing closed.

Council member Faber introduced Resolution No. 737-20 entitled, "*Resolution Approving TIF Incentives for K&N Kustoms, LLC.*" and made a motion to adopt. Council member Koldenhoven seconded the motion. The roll was called and vote was, AYES: Faber, Granstra, Koldenhoven, Kooima and Van't Hul. NAYS: None. ABSENT: None. Whereupon, the Mayor Pro Tem declared the Resolution duly adopted.

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

A handwritten signature in black ink, consisting of a large, stylized 'K' followed by a long, sweeping horizontal line that tapers to the right.

Kevin Van Otterloo  
Mayor

A handwritten signature in black ink, written in a cursive style that reads 'Tina Vande Kamp'.

Attest: Tina Vande Kamp  
City Clerk