

REGULAR MEETING, CITY COUNCIL
ROCK RAPIDS, IOWA
MONDAY, JAN 11, 2021 at 5:45 PM

The City Council met at the Forster Community Center with Mayor Jason Chase presiding. Present: Members Cody Hoefert, Tami Murray, Ed Reck, Rollie Vander Lee and Steve Wells. Absent: None. Also present: Deputy Clerk Des Kopp, Development Director Micah Freese, Jessica Jensen of NCP, Shawna and Bill Harmsen, and City Administrator Jordan Kordahl.

Pursuant to Notice published in the Lyon County Reporter on Dec 30, 2020, a public hearing was held at this time to consider a proposal to enter into a Preconstruction Agreement with the Iowa Department of Transportation (IDOT) regarding a pavement planing and grooving project within the city limits of the City of Rock Rapids, Iowa, said project to include placement of new manholes and risers to be performed by IDOT at the City's cost. The Clerk advised that no written comments had been filed. The Mayor then called for oral comments to the proposal. No objections were presented. There being no comments, oral or written, the Mayor declared the time for receiving oral and written comments be closed.

Moved by Wells, seconded by Reck and passed 5-0, to approve IDOT Agreement No. 2021-6-064 for Project Nos. STPN-009-1(52)--2J-60 and STPN-075-4(19)--2J-60 regarding a pavement planning and grooving project within the city limits of the City of Rock Rapids, said project to include placement of new manholes and risers to be performed by IDOT at the City's cost.

Pursuant to Notice published in the Lyon County Reporter on Dec 30, 2020, a public hearing was held at this time to consider a proposal to transfer funds in the amount of \$104,043 from the City General Fund to the Rock Rapids Development Corporation, pursuant to Chapter 15A, Code of Iowa. The Clerk advised that no written comments had been filed. The Mayor then called for oral comments to the proposal. No objections were presented. There being no comments, oral or written, the Mayor declared the time for receiving oral and written comments be closed.

Murray introduced Resolution No. 2021-01, Resolution Approving Contribution of Public Funds to Aid Economic Development, and moved its adoption. Motion seconded by Hoefert and passed 5-0 on roll call.

Moved by Hoefert, seconded by Wells and passed 5-0, to authorize a loan from the Revolving Loan Fund to Shawna and Bill Harmsen d/b/a Tattered Treasures the amount of \$27,000 payable over 7 years at 2.5 percent fixed rate.

Murray introduced Resolution No. 2021-02, Resolution to Identify Qualifying Projects and Purposes for Use of Non-Competitive Riverboat Funds, and moved its adoption. Motion seconded by Hoefert and passed 5-0 on roll call.

Hoefert introduced Resolution No. 2021-03, Resolution to Authorize Applications for the Purpose of Receiving Benefits from Lyon County Riverboat Foundation, and moved its adoption. Motion seconded by Wells and passed 4-0-1 (Reck abstaining) on roll call.

Moved by Hoefert, seconded by Murray and passed 5-0, to adjust the payrate for the Cemetery Sexton to \$500 per month effective January 1, 2021.

Moved by Reck, seconded by Vander Lee and passed 5-0, to approve the consent agenda:

- a) Minutes of the regular meeting of Monday, Dec 14, 2020.
- b) Claims: General \$85,301.64; Special \$40,642.25; Capital \$47,964.63; Total \$173,908.52.
- c) Re-appointments of Judy Gustafson to Cemetery Association and Bruce Eckenrod and Rhonda Menning to Tree Board for terms of three years ending January 31, 2024.

Moved by Hoefert and passed 5-0 to adjourn at 5:57 PM.

Receipts for the month of December, 2020 totaled \$219,666.76.

Jason Chase, Mayor

ATTEST:

Jordan Kordahl, Clerk

REGULAR MEETING, CITY COUNCIL
ROCK RAPIDS, IOWA
MONDAY, JAN 25, 2021 at 5:45 PM

The City Council met at the Forster Community Center with Mayor Jason Chase presiding. Present: Members Tami Murray, Ed Reck, Rollie Vander Lee and Steve Wells. Absent: Cody Hoefert. Also present: Deputy Clerk Des Kopp, Development Director Micah Freese, Jessica Jensen of NCP, Scott Van Aartsen of KIWA, and City Administrator Jordan Kordahl.

Pursuant to notice published in the Lyon County Reporter on Jan 6, 2021, a public hearing was held at this time concerning the proposed maximum property tax levy. The Clerk advised that no written comments had been filed. The Mayor then called for oral comments and none were presented. The Mayor then declared the time for receiving oral and written comments be closed.

Wells introduced Resolution No. 2021-04, Resolution for Approval of FY-2022 Maximum Property Tax Dollars, and moved its adoption. Motion seconded by Reck and passed 4-0 on roll call.

Moved by Murray, seconded by Vander Lee and passed 4-0, to receive and place on file the 2020 Bridge Inspection and Rating from Calhoun-Burns and Associates, Inc for the following Bridges: FHWA No. 009981 located at North Union St; FHWA No. 009990 located at North Boone St; FHWA No. 010000 located at East St; FHWA No. 502520 located at North 2nd Ave.

Moved by Wells, seconded by Reck and passed 4-0, to grant preliminary approval of the Capital Improvement Program and to schedule the public hearing for the next regular meeting.

Vander Lee introduced Resolution No. 2021-05, Resolution to Approve Tax Abatement Applications, and moved its adoption. Motion seconded by Murray and passed 4-0 on roll call.

Moved by Murray, seconded by Vander Lee and passed 4-0, to approve the consent agenda:

- a) Minutes of the regular meeting of Monday, Jan 11, 2021.
- b) Claims: General \$135,945.13; Special \$28,148.09; Capital \$11,902.47; Total \$175,995.69.
- c) Licenses: Dollar General, Fiesta Brava, Liquor Locker, Sporty's.

Moved by Wells and passed 4-0 to adjourn at 6:03 PM.

Jason Chase, Mayor

ATTEST:

Jordan Kordahl, Clerk

REGULAR MEETING, CITY COUNCIL
ROCK RAPIDS, IOWA
MONDAY, FEB 08, 2021 at 5:45 PM

The City Council met at the Forster Community Center with Mayor Pro Tem Ed Reck presiding. Present: Members Cody Hoefert, Tami Murray, Rollie Vander Lee and Steve Wells. Absent: Mayor Jason Chase. Also present: Development Director Micah Freese, City Engineer Gary Kurth, Jessica Jensen of NCP, and City Administrator Jordan Kordahl.

Pursuant to notice published in the Lyon County Reporter on January 27, 2021, a public hearing was held at this time concerning the plans, specifications, form of contract, and estimated cost for the construction of the Union Street Retention Pond and Work Incidental Thereto within the corporate limits of the City of Rock Rapids. The Clerk advised that no written comments had been filed. The Mayor Pro Tem then called for oral comments and none were presented. The Mayor Pro Tem then declared the time for receiving oral and written comments be closed.

Vander Lee introduced Resolution No. 2021-06, Resolution to Defer Action Concerning the Construction of the Union Street Retention Pond and Work Incidental Thereto, and moved its adoption. Motion seconded by Wells and passed 4-0 on roll call.

Member Hoefert left the meeting at 6:20 PM.

Pursuant to Notice published in the Lyon County Reporter on February 3, 2021, a public hearing was held at this time concerning the Fiscal Years 2022 to 2026 Capital Improvement Program. The Clerk advised that no written comments had been filed. The Mayor Pro Tem then called for oral comments. No objections were presented. There being no objections, oral or written, the Mayor Pro Tem declared the time for receiving oral and written comments be closed.

Murray introduced Resolution No. 2021-07, Resolution to Adopt Fiscal Years 2022 to 2026 Capital Improvement Program, and moved its adoption. Motion seconded by Wells and passed 3-0 on roll call vote.

Vander Lee introduced Resolution No. 2021-08, Resolution to Approve Tax Abatement Application, and moved its adoption. Motion seconded by Murray and passed 3-0 on roll call vote.

Moved by Vander Lee, seconded by Wells and passed 3-0, to approve the consent agenda:

- a) Minutes of the regular meeting of Monday, Jan 25, 2021.
- b) Claims: General \$40,438.31; Special \$21,040.55; Capital \$325.20; Total \$61,804.06.
- c) License renewal for Details.

Moved by Wells and passed 3-0 to adjourn at 6:25 PM.

Receipts for the month of January, 2021 totaled \$104,686.60.

Ed Reck, Mayor Pro Tem

ATTEST:

Jordan Kordahl, Clerk

REGULAR MEETING, CITY COUNCIL
ROCK RAPIDS, IOWA
MONDAY, FEB 22, 2021 at 5:45 PM

The City Council met at the Forster Community Center with Mayor Jason Chase presiding. Present: Members Cody Hoefert, Ed Reck, Rollie Vander Lee and Steve Wells. Absent: Tami Murray. Also present: Deputy Clerk Des Kopp, City Engineer Gary Kurth, Jessica Jensen of NCP, Scott Van Aartsen of KIWA, Carmen Austin of De Noble, Austin & Company PC, and City Administrator Jordan Kordahl.

Moved by Vander Lee, seconded by Wells and passed 4-0, to defer until March 08, 2021 the following matters concerning the Union Street Retention Pond and Work Incidental Thereto: (a) action concerning adoption of the plans, specifications, form of contract and estimated cost as the plans, specifications, form of contract and estimated cost for the construction of said project; (b) action concerning making award of contract for the construction of said project.

Member Hoefert left the meeting at 6:34 PM.

Moved by Reck, seconded by Wells and passed 3-0, to receive and file the Independent Auditor's Reports from De Noble, Austin & Co PC as of and for year ended June 30, 2020.

Moved by Wells, seconded by Vander Lee and passed 3-0, to set March 22, 2021 as the date for the public hearing concerning the Annual City Budget and Property Tax Levy for the fiscal year ending June 30, 2022.

Wells introduced and moved to pass the 1st reading of Ordinance No. 712, entitled, AN ORDINANCE AMENDING THE MUNICIPAL CODE OF ROCK RAPIDS, IOWA BY AMENDING TITLE IV, CHAPTER 3, ARTICLE 22, ADDING A NEW SECTION 22.26, SIDEWALK CAFES. Motion seconded by Reck and passed 3-0 on roll call.

Moved by Reck, seconded by Vander Lee and passed 3-0, to approve the consent agenda:

- a) Minutes of the regular meeting of Monday, Feb 08, 2021.
- b) Claims: General \$115,465.14; Special \$32,635.40; Capital \$11,458.80; Total \$159,559.34.
- c) License renewals for Sunshine Foods and VFW.

Moved by Wells and passed 3-0 to adjourn at 6:53 PM.

Jason Chase, Mayor

ATTEST:

Jordan Kordahl, Clerk

REGULAR MEETING, CITY COUNCIL
ROCK RAPIDS, IOWA
MONDAY, MARCH 8, 2021 at 5:45 PM

The City Council met at the Forster Community Center with Mayor Jason Chase presiding. Present: Members Cody Hoefert, Tami Murray, Ed Reck, Rollie Vander Lee and Steve Wells. Absent: None. Also present: Deputy Clerk Des Kopp, Public Works Director Bret Huisman, Development Director Micah Freese, City Engineer Gary Kurth, Jordan Menning, and City Administrator Jordan Kordahl.

Murray introduced Resolution No. 2021-09, RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATED COST FOR THE CONSTRUCTION OF THE UNION STREET RETENTION POND AND WORK INCIDENTAL THERETO, and moved its adoption. Motion seconded by Hoefert and passed 3-2 on roll call (Reck and Vander Lee voting No).

Whereupon, there was received and filed the City Administrator or his designee's report of the bids received on Feb 4, 2021 at 11:00 AM and opened pursuant notice duly posted for construction of the Union Street Retention Pond and Work Incidental Thereto, in accordance with the plans and specifications now adopted, as follows:

Report of Opening of Construction Bids

A public meeting was held at 11:00 o'clock AM on Thursday, Feb 4, 2021 at the Council Chambers, 310 South 3rd Ave, Rock Rapids, Iowa, presided over by the City Administrator of the City of Rock Rapids, State of Iowa. Present were City Engineer Gary Kurth and City Administrator Jordan Kordahl.

The City Administrator thereupon announced that a purpose of this meeting was to receive, open and tabulate bids for the construction of the Union Street Retention Pond and Work Incidental Thereto, in accordance with the plans and specifications heretofore filed with the Clerk of the City. The following bids were thereupon received, opened, inspected and tabulated, to wit:

<u>Name and Address of Bidder</u>	<u>Total Bid</u>
605 Companies, Inc of Sioux Falls, SD	\$231,293.00
Vander Pol Excavating of Orange City, IA	\$276,848.50
Reker Construction & Aggregate of Adrian, MN	\$286,168.00
Cleveringa Excavating of Alton, IA	\$293,920.00
JNC Construction, LLC of Clearfield, IA	\$340,439.23
Midwest Contracting, LLC of Marshall, MN	\$344,444.00
RMS Drainage & Excavating of Tea, SD	\$360,509.56
Henning Construction, Inc of Adrian, MN	\$360,795.00
Dakota Contractors, Inc of Harrisburg, SD	\$395,409.65
First Rate Excavate of Sioux Falls, SD	\$410,136.50
Hulstein Excavating, Inc of Edgerton, MN	\$453,736.00
MLS Landscaping & Design, Inc of Granville, IA	\$585,810.00

Hoogendoorn Construction of Canton, SD
Bainbridge Construction of Kingsley, IA

\$586,222.65
\$716,695.00

Whereupon the City Administrator declared that all bids have been received and that the City Council will consider and act on the bids at its meeting as provided in the notice of bids heretofore posted.

Jordan Kordahl, City Administrator

(End of Report)

Murray introduced Resolution No. 2021-10, RESOLUTION MAKING AWARD OF CONTRACT FOR THE CONSTRUCTION OF THE UNION STREET RETENTION POND AND WORK INCIDENTAL THERETO, and moved its adoption. Motion seconded by Hoefert and passed 4-1 on roll call (Reck voting No).

Hoefert moved to pass the 2nd reading of Ordinance No. 712, entitled, AN ORDINANCE AMENDING THE MUNICIPAL CODE OF ROCK RAPIDS, IOWA BY AMENDING TITLE IV, CHAPTER 3, ARTICLE 22, ADDING A NEW SECTION 22.26, SIDEWALK CAFES. Motion seconded by Reck and passed 5-0 on roll call.

Wells introduced Resolution No. 2021-11, RESOLUTION TO ACKNOWLEDGE GRANT FUNDING FROM LYON COUNTY RIVERBOAT FOUNDATION, and moved its adoption. Motion seconded by Reck and passed 5-0 on roll call.

Moved by Hoefert, seconded by Wells and passed 5-0, to approve renewal of lease to Archery Club of 1.26 acres in Libbey & Holliday Addition, subject to certain conditions and restrictions.

By unanimous consent, the Council accepted the ongoing commitment by Avera Rock Rapids Hospital to provide health care services to low-income individuals who are not entitled to benefits under Title XVIII of the Social Security Act or eligible for assistance under the State plan of Title XIX of the Social Security Act.

Moved by Wells, seconded by Hoefert and passed 5-0, to approve the consent agenda:

- a) Minutes of the regular meeting of Monday, Feb 22, 2021.
- b) Claims: General \$61,122.15; Special \$17,756.48; Capital \$25,008.61; Total \$103,887.24.
- c) Affordable Housing grant for Maria Huber at 304 South Marshall Street.
- d) Re-appointment of Dave Sieperda to Planning and Zoning Commission for three-year term ending April 1, 2024.

Moved by Wells and passed 3-0 to adjourn at 6:45 PM.

Receipts for the month of February, 2021 totaled \$239,026.50.

Jason Chase, Mayor

ATTEST:

Jordan Kordahl, Clerk

REGULAR MEETING, CITY COUNCIL
ROCK RAPIDS, IOWA
MONDAY, MARCH 22, 2021 at 5:45 PM

The City Council met at the Forster Community Center with Mayor Jason Chase presiding. Present were Members Cody Hoefert, Tami Murray, Ed Reck, Rollie Vander Lee, and Steve Wells. No one was absent. Also present were Deputy Clerk Des Kopp, Public Works Director Bret Huisman, Development Director Micah Freese, Jessica Jensen of NCP, and City Administrator Jordan Kordahl.

Wells moved to pass the 3rd reading, final passage and adoption of Ordinance No. 712, entitled, AN ORDINANCE AMENDING THE MUNICIPAL CODE OF ROCK RAPIDS, IOWA BY AMENDING TITLE IV, CHAPTER 3, ARTICLE 22, ADDING A NEW SECTION 22.26, SIDEWALK CAFES. Motion seconded by Murray and passed 5-0 on roll call.

Pursuant to Notice published in the Lyon County Reporter on March 3, 2021, a public hearing was held at this time concerning the Annual City Budget and Property Tax Levy for the fiscal year ending June 30, 2022, as set forth in the Notice of Public Hearing Budget Estimate. The Clerk advised the Mayor and the Council that no written comments had been filed. The Mayor then called for oral comments. No objections were presented. There being no objections, oral or written, the Mayor declared the time for receiving oral and written comments be closed.

Hoefert introduced Resolution No. 2021-12, RESOLUTION ADOPTING BUDGET AND TAX LEVY FOR THE FISCAL YEAR ENDING JUNE 30, 2022, and moved its adoption. Motion seconded by Wells and passed 5-0 on roll call.

Wells introduced Resolution No. 2021-13, RESOLUTION TO AUTHORIZE APPLICATION FOR THE PURPOSE OF RECEIVING BENEFITS FROM LYON COUNTY RIVERBOAT FOUNDATION, and moved its adoption. Motion seconded by Vander Lee and passed 5-0 on roll call.

Moved by Murray, seconded by Reck and passed 5-0, to approve the consent agenda:

- a) Minutes of the regular meeting of Monday, March 8, 2021.
- b) Claims: General \$31,170.20; Special \$31,307.58; Capital \$31,486.61; Total \$93,964.39.

Moved by Wells and passed 5-0 to adjourn at 5:52 PM.

Jason Chase, Mayor

ATTEST:

Jordan Kordahl, Clerk

REGULAR MEETING, CITY COUNCIL
ROCK RAPIDS, IOWA
MONDAY, APRIL 12, 2021 at 5:45 PM

The City Council met at the Forster Community Center with Mayor Jason Chase presiding. Present were Members Cody Hoefert, Ed Reck, Rollie Vander Lee, and Steve Wells. Tami Murray was absent. Also present were Deputy Clerk Des Kopp, Public Works Director Bret Huisman, Development Director Micah Freese, Scott Van Aartsen of KIWA, and City Administrator Jordan Kordahl.

Moved by Reck, seconded by Hoefert and passed 4-0, to approve an application from DKOI Digital Signs for an 80 square foot sign, 16 feet above grade, to replace the existing sign at the location of 801 First Avenue subject to approval from Iowa Department of Transportation.

Moved by Hoefert, seconded by Wells and passed 4-0, to approve to approve the Construction Contract Documents, including the Construction Agreement dated March 8, 2021, the Construction Performance Bond and Payment Bond each in the amount of \$231,293, the Certificate of Insurance dated March 15, 2021 and the Contractors Proposal, provided by 605 Companies, Inc for the Union Street Retention Pond Project.

Moved by Hoefert, seconded by Wells and passed 4-0, to approve the Emergency Services Agreement with County Fair Assoc regarding firefighting services for the 2021 racing season.

Moved by Wells, seconded by Vander Lee and passed 4-0, to approve applications from Greg Popkes for 30-foot curb cuts at 501 Sunset Court, 502 Sunset Court and 510 Sunset Court.

Moved by Wells, seconded by Reck and passed 4-0, to acknowledge receipt of letter from FEMA, dated March 24, 2021, giving notice of the final flood hazard determination for the City of Rock Rapids, Lyon County, Iowa, and that the new Flood Insurance Rate Map (FIRM) will become effective on September 24, 2021, and that this community is required, as a condition of continued eligibility in the National Flood Insurance Program (NFIP), to adopt or show evidence of adoption of floodplain management regulations that meet the standards of Paragraph 60.3(d) of certain NFIP regulations (44 CFR 59, etc.) by the effective date of the FIRM.

Moved by Reck, seconded by Wells and passed 4-0, to approve purchase order for one new JD 1570 Terrain Cut Commercial Front Mower with 72-inch Fastback Commercial Rear Discharge Deck from C&B Operations, LLC of Luverne, MN at price of \$18,300 net of trade-in allowance for 2012 JD 1445 Mower (alternate price quote for identical equipment net of same trade-in: \$23,000 from AgriVision Equipment Group, LLC of Doon, IA).

Moved by Wells, seconded by Reck and passed 4-0, to approve the consent agenda:

- a) Minutes of the regular meeting of Monday, March 22, 2021.
- b) Claims: General \$89,125.77; Special \$13,023.61; Capital \$11,160.35; Total \$113,309.73.
- c) License renewal for Union Jack's.

Moved by Hoefert and passed 4-0 to adjourn at 6:13 PM.

Receipts for the month of March, 2021 totaled \$185,224.94.

Jason Chase, Mayor

ATTEST:

Jordan Kordahl, Clerk

REGULAR MEETING, CITY COUNCIL
ROCK RAPIDS, IOWA
MONDAY, APRIL 26, 2021 at 5:45 PM

The City Council met at the Forster Community Center with Mayor Jason Chase presiding. Present were Members Cody Hoefert, Tami Murray, Ed Reck, Rollie Vander Lee, and Steve Wells. No one was absent. Also present were Deputy Clerk Des Kopp, Jessica Jensen of NCP, Scott Van Aartsen of KIWA, Sydney Wells, and City Administrator Jordan Kordahl.

Moved by Murray, seconded by Reck, and passed 5-0, to approve an Agreement with IDOT for Maintenance and Repair of Primary Roads in Municipalities for a five-year term ending June 30, 2026 pursuant to Chapter 28E, Code of Iowa and Chapter 150, Iowa Administrative Code.

Moved by Hoefert, seconded by Vander Lee and passed 5-0, to approve lease of 4,027 square feet of land at the Airport to Brian and Kameron Gradert d/b/a Crop Dusters for a term of 20 years ending April 25, 2041 at the starting rate of \$0.10 (ten cents) per square foot per year.

Moved by Hoefert, seconded by Wells and passed 5-0, to approve a Letter of Engagement for services to be performed by Ahlers & Cooney, PC in connection with the proposed South 15th Avenue Urban Renewal Plan.

Moved by Wells, seconded by Murray and passed 5-0, to approve plans by Rock Rapids Municipal Utilities to demolish the train depot located to the east of the City Office building.

Moved by Wells, seconded by Vander Lee and passed 5-0, to approve the appointment of Hoefert and Murray to represent the City at the School Board Team for Partnership Meeting.

Moved by Murray, seconded by Wells and passed 5-0, to schedule the Public Hearing on Amendment of the current FY-2021 City Budget for Monday, May 10, 2021 at 5:45 PM.

Reck introduced Resolution No. 2021-14, RESOLUTION TO REQUEST THE ASSISTANCE OF THE STAFF OF THE NORTHWEST IOWA PLANNING AND DEVELOPMENT COMMISSION, and moved its adoption. Motion seconded by Murray and passed 5-0 on roll call.

Moved by Hoefert, seconded by Wells and passed 5-0, to approve the consent agenda:

- a) Minutes of the regular meeting of Monday, April 12, 2021.
- b) Claims: General \$72,116.79; Special \$42,411.18; Capital \$11,302.24; Total \$125,830.21.
- c) License renewals for Rapid Speedway and Casey's.

Meeting adjourned at 6:00 PM.

Jason Chase, Mayor

ATTEST:

Jordan Kordahl, Clerk

REGULAR MEETING, CITY COUNCIL
ROCK RAPIDS, IOWA
MONDAY, MAY 10, 2021 at 5:45 PM

The City Council met at the Forster Community Center with Mayor Pro Tem Ed Reck presiding. Present were Members Cody Hoefert, Rollie Vander Lee, and Steve Wells. Absent were Mayor Jason Chase and Member Tami Murray. Also present were Development Director Micah Freese and City Administrator Jordan Kordahl.

Hoefert introduced Resolution No. 2021-15, RESOLUTION AMENDING THE CURRENT BUDGET FOR THE FISCAL YEAR ENDING JUNE 30, 2021, and moved its adoption. Motion seconded by Wells and passed 3-0 on roll call.

Moved by Hoefert, seconded by Vander Lee and passed 3-0, to approve a Letter of Engagement for services to be performed by Ahlers & Cooney, PC in connection with Amendment No. 1 to the Forster Urban Renewal Plan, Amendment No. 1 to the Hawkins Urban Renewal Plan, and related economic development activities, in accordance with Chapter 403, Code of Iowa.

Moved by Wells, seconded by Hoefert and passed 3-0, to approve a request from Ransom Church to block off one block of South 3rd Avenue, from Carroll Street to Adams Street, on Saturday, June 5th subject to providing adequate notice to Law Enforcement and Fire Dept.

Wells Resolution No. 2021-16, RESOLUTION TO REQUEST EMERGENCY GRANT FUNDING FROM LYON COUNTY RIVERBOAT FOUNDATION, and moved its adoption. Motion seconded by Hoefert and passed 3-0 on roll call.

Moved by Hoefert, seconded by Wells and passed 3-0, to reschedule the next three regular meetings from May 24, June 14 and June 28 to May 17, June 7 and June 21 respectively.

Moved by Wells, seconded by Hoefert and passed 3-0, to approve the consent agenda:

- a) Minutes of the regular meeting of Monday, April 26, 2021.
- b) Claims: General \$90,487.57; Special \$33,165.90; Debt \$475,375.00; Total \$599,028.47.
- c) License renewal for 1889 Lounge.
- d) Affordable Housing Grant for Robin Terhaar at 208 South Adams Street.

Moved by Wells to adjourn at 6:10 PM.

Receipts for the month of April, 2021 totaled \$897,974.36.

Ed Reck, Mayor Pro Tem

ATTEST:

Jordan Kordahl, Clerk

REGULAR MEETING, CITY COUNCIL
ROCK RAPIDS, IOWA
MONDAY, MAY 17, 2021 at 5:45 PM

The City Council met at the Forster Community Center with Mayor Jason Chase presiding. Present were Members Cody Hoefert, Tami Murray, Ed Reck, Rollie Vander Lee, and Steve Wells. No one was absent. Also present were Deputy Clerk Des Kopp, Development Director Micah Freese, and City Administrator Jordan Kordahl.

Hoefert introduced Resolution No. 2021-17, RESOLUTION SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 2 TO THE ROCK RAPIDS DISTRICT III URBAN RENEWAL PLAN IN THE CITY OF ROCK RAPIDS, STATE OF IOWA, and moved its adoption. Motion seconded by Murray and passed 5-0 on roll call.

Hoefert left the meeting at 6:05 PM.

Moved by Murray, seconded by Reck and passed 4-0, to approve the consent agenda:

- a) Minutes of the regular meeting of Monday, May 10, 2021.
- b) Claims: General \$20,095.17; Special \$42,783.11; Capital \$1,125.00; Total \$64,003.28.

Wells introduced Resolution No. 2021-18, RESOLUTION SETTING SALARIES & WAGES, and moved its adoption. Motion seconded by Murray and passed 4-0 on roll call.

Moved by Murray and passed 4-0 to adjourn at 6:55 PM.

Jason Chase, Mayor

ATTEST:

Jordan Kordahl, Clerk

REGULAR MEETING, CITY COUNCIL
ROCK RAPIDS, IOWA
MONDAY, JUNE 07, 2021 at 5:45 PM

The City Council met at the Forster Community Center with Mayor Jason Chase presiding. Present: Members Cody Hoefert, Tami Murray, Ed Reck, and Steve Wells. Absent: Rollie Vander Lee. Also present: Deputy Clerk Des Kopp, Development Director Micah Freese, Utility Manager Jim Hoye, Jessica Jensen of NCP, and City Administrator Jordan Kordahl.

Reck introduced and moved to pass the 1st reading of Ordinance No. 713, entitled, AN ORDINANCE AMENDING THE MUNICIPAL CODE OF ROCK RAPIDS, IOWA BY REPEALING TITLE VI, CHAPTER 6, ARTICLE 8 AND ADOPTING A NEW TITLE VI, CHAPTER 6, ARTICLE 8 IN LIEU THEREOF, CONCERNING FLOODPLAIN MANAGEMENT. Motion seconded by Wells and passed 4-0 on roll call.

The Council received the following price quotes on paving of 10-foot-wide concrete, quoted per linear foot for Cemetery project and lump sum for Trail project, to wit:

<u>Name and Address</u>	<u>Cemetery</u>	<u>Trail</u>
Bosler Concrete LLC, Alvord, IA	\$57.00	
Double J Concrete LLC, Rock Rapids, IA	\$48.50	\$39,770
Mulder Concrete Inc, George, IA	\$43.00	\$36,900

Moved by Hoefert, seconded by Murray and passed 4-0, to award to Cemetery project to Mulder Concrete Inc.

Moved by Murray, seconded by Hoefert and passed 4-0, to award the Trail project to Mulder Concrete Inc.

Moved by Murray, seconded by Reck and passed 4-0, to approve a Residential Demolition Program application from Dee and George Klocko for 910 South 3rd Avenue.

Moved by Wells, seconded by Reck and passed 4-0, to approve an application by Rock River Brewery to extend its Sidewalk Café out into the street, subject to certain conditions.

Moved by Reck, seconded by Murray and passed 4-0, to accept transfer of Lot Eleven (11) in the Hairpin First Addition from Rock Rapids Development Corporation and to authorize payment of \$17.00 to Austin, Haberkorn, Kippley and Wippert, PLC to cover the recording fee.

Hoefert introduced Resolution No. 2021-19, RESOLUTION FIXING DATE FOR A PUBLIC HEARING ON THE PROPOSAL TO ENTER INTO A DEVELOPMENT AGREEMENT WITH BRAD LEUTHOLD AND MICHELLE LEUTHOLD D/B/A SIMPLY SAID, AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF, and moved its adoption. Motion seconded by Wells and passed 4-0 on roll call.

Moved by Reck, seconded by Wells and passed 4-0, to contract with Calhoun-Burns and Associates, Inc for the 2021 Bridge Inspection Program, consisting of routine visual inspection of the bridge identified as FHWA #502520 at North 2nd Avenue, for a price of \$500 lump sum.

Moved by Murray, seconded by Hoefert and passed 4-0, to approve the consent agenda:

- a) Minutes of the regular meeting of Monday, May 17, 2021.
- b) Claims: General \$150,838.29; Special \$24,866.62; Capital \$1,322.55; Total \$177,027.46.
- c) License renewals for Casey's, RR Brewing Company, RR Firefighters Association.
- d) Cigarette Permits for Casey's, Dollar General, Junction 9-75, Liquor Locker, Todd's.
- e) Re-appointment of Doug Van't Hof to Airport Commission for term of six years ending June 1, 2027.

Moved by Wells and passed 4-0 to adjourn at 6:13 PM.

Receipts for the month of May, 2021 totaled \$165,345.49.

Jason Chase, Mayor

ATTEST:

Jordan Kordahl, Clerk

REGULAR MEETING, CITY COUNCIL
ROCK RAPIDS, IOWA
MONDAY, JUNE 21, 2021 at 5:45 PM

The City Council met at the Forster Community Center with Mayor Jason Chase presiding. Present: Members Cody Hoefert, Tami Murray, Ed Reck, and Rollie Vander Lee. Absent: Steve Wells. Also present: Deputy Clerk Des Kopp, Development Director Micah Freese, Public Works Director Bret Huisman, Utility Manager Jim Hoye, Scott Van Aartsen of KIWA, and City Administrator Jordan Kordahl.

The Council received the following price quotes on new Jaws of Life equipment for Fire Dept: Heiman Fire Equipment \$34,343.88; MacQueen Emergency Equipment (formerly Allegiant) \$33,350.50 (including added Pulling Attachment Set, which is itemized at \$984.00 but included in the price quote). Moved by Hoefert, seconded by Murray and passed 3-0-1 (Reck abstaining), to approve purchase of the unit from MacQueen Emergency Equipment at \$33,350.50.

ORDINANCE NO. 713, CONCERNING FLOODPLAIN MANAGEMENT

Moved by Murray, seconded by Reck and passed 4-0 on roll call, to pass the 2nd reading of Ordinance No. 713, entitled, AN ORDINANCE AMENDING THE MUNICIPAL CODE OF ROCK RAPIDS, IOWA BY REPEALING TITLE VI, CHAPTER 6, ARTICLE 8 AND ADOPTING A NEW TITLE VI, CHAPTER 6, ARTICLE 8 IN LIEU THEREOF, CONCERNING FLOODPLAIN MANAGEMENT.

Moved by Hoefert, seconded by Vander Lee and passed 4-0, to enter into a contract with Dawn Vanden Top and Dan Aeschliman for Maintenance of the Forster Community at \$1,500 per month for a probationary period of 90 days, \$1,800 per month for the remaining nine months of the first year, and \$1,900 per month starting year two, effective June 15, 2021.

This being the time and place fixed for a public hearing on the matter of the adoption of the proposed Amendment No. 2 to the Rock Rapids District III Urban Renewal Plan, the Mayor first asked for the report of the City Administrator, or his delegate, with respect to the consultation held with the affected taxing entities to discuss the proposed Amendment. The Council was informed that the consultation was duly held as ordered by the Council, and that no written recommendations were received from affected taxing entities. The report of the City Administrator, or his delegate, with respect to the consultation was placed on file for consideration by the Council.

The Mayor then asked the City Clerk whether any written objections had been filed with respect to the proposed Amendment, and the City Clerk reported that no written objections thereto had been filed. The Mayor then called for any oral objections to the adoption of the Amendment No. 2 to the Rock Rapids District III Urban Renewal Plan and none were made. The public hearing was then closed.

Hoefert introduced Resolution No. 2021-20, 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. 2 TO THE ROCK RAPIDS DISTRICT III URBAN RENEWAL PLAN, and moved its adoption. Motion seconded by Reck and passed 4-0 on roll call.

ORDINANCE NO. 714, CONCERNING TAX INCREMENT FINANCING

Murray introduced and moved to pass the 1st reading of Ordinance No. 714, entitled, AN ORDINANCE AMENDING ORDINANCE NOS. 614 AND 660, PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL PROPERTY LOCATED WITHIN THE AMENDED ROCK RAPIDS DISTRICT III URBAN RENEWAL AREA, IN CITY OF ROCK RAPIDS, COUNTY OF LYON STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF ROCK RAPIDS, COUNTY OF LYON, CENTRAL LYON COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY THE CITY IN CONNECTION WITH THE AMENDED ROCK RAPIDS DISTRICT III URBAN RENEWAL AREA (**AMENDMENT NO. 2 TO THE ROCK RAPIDS DISTRICT III URBAN RENEWAL PLAN**). Motion seconded by Vander Lee and passed 4-0 on roll call.

Moved by Murray, seconded by Vander Lee and passed 4-0 on roll call, to waive the 2nd reading of said Ordinance No. 714.

Moved by Murray, seconded by Vander Lee and passed 4-0 on roll call, that said Ordinance No. 714 be adopted.

The Mayor announced that this was the time and place for the public hearing and meeting on the matter of the proposal to approve and authorize execution of a Development Agreement by and between the City of Rock Rapids and Brad Leuthold and Michelle Leuthold d/b/a Simply Said, and that notice of the proposed action by the Council to enter into said Agreement had been published pursuant to the provisions of Section 362.3, Code of Iowa.

The Mayor then asked the Clerk whether any written objections had been filed by any City resident or property owner to the proposed action. The Clerk advised the Mayor and the Council that no written objections had been filed. The Mayor then called for oral objections and none were made. Whereupon, the Mayor declared the time for receiving oral and written objections to be closed.

Vander Lee introduced Resolution No. 2021-21, RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROCK RAPIDS AND BRAD LEUTHOLD AND MICHELLE LEUTHOLD D/B/A SIMPLY SAID, and moved its adoption. Motion seconded by Hoefert and passed 4-0 on roll call.

Moved by Murray, seconded by Vander Lee and passed 4-0, to approve renewal of the contract with Regional Transit Authority, Inc / Rides for transportation services for the year ending June 30, 2022 at a contract cost of \$1,000 per month less passenger revenue collected.

Moved by Vander Lee, seconded by Hoefert and passed 4-0, to approve the consent agenda:

- a) Minutes of the regular meeting of Monday, June 7, 2021.
- b) Claims: General \$52,157.79; Special \$8,499.71; Capital \$1,239.60; Total \$61,897.10.

Moved by Hoefert and passed 4-0 to adjourn at 6:05 PM.

Jason Chase, Mayor

ATTEST:

Jordan Kordahl, Clerk

REGULAR MEETING, CITY COUNCIL
ROCK RAPIDS, IOWA
MONDAY, JULY 12, 2021 at 5:45 PM

The City Council met at the Forster Community Center with Mayor Jason Chase presiding. Present: Members Cody Hoefert, Tami Murray, Ed Reck, Rollie Vander Lee, and Steve Wells. Absent: None. Also present: Development Director Micah Freese, City Engineer Gary Kurth, Utility Manager Jim Hoye, and City Administrator Jordan Kordahl.

Murray left the meeting at 6:50 PM.

Hoefert introduced Resolution No. 2021-22, RESOLUTION CONCERNING NON-COMPETITIVE PROPOSAL PROCUREMENT FOR VERTICAL INFRASTRUCTURE WORK, and moved its adoption. Motion seconded by Reck and passed 4-0 on roll call.

ORDINANCE NO. 713, CONCERNING FLOODPLAIN MANAGEMENT

Moved by Wells, seconded by Reck and passed 4-0 on roll call, to pass the 3rd reading, final passage and adoption of Ordinance No. 713, entitled, AN ORDINANCE AMENDING THE MUNICIPAL CODE OF ROCK RAPIDS, IOWA BY REPEALING TITLE VI, CHAPTER 6, ARTICLE 8 AND ADOPTING A NEW TITLE VI, CHAPTER 6, ARTICLE 8 IN LIEU THEREOF, CONCERNING FLOODPLAIN MANAGEMENT.

Wells left the meeting at 7:05 PM.

Hoefert introduced Resolution No. 2021-23, RESOLUTION NAMING DEPOSITORIES, and moved its adoption. Motion seconded by Vander Lee and passed 3-0 on roll call.

Reck introduced Resolution No. 2021-24, RESOLUTION AUTHORIZING INTERFUND TRANSFERS, and moved its adoption. Motion seconded by Vander Lee and passed 3-0 on roll call.

Reck introduced Resolution No. 2021-25, RESOLUTION AUTHORIZING TRANSFERS TO RESERVE ACCOUNTS, and moved its adoption. Motion seconded by Hoefert and passed 3-0 on roll call.

Reck introduced Resolution No. 2021-26, RESOLUTION TO APPLY FOR CORONAVIRUS LOCAL FISCAL RECOVERY FUNDS, and moved its adoption. Motion seconded by Vander Lee and passed 3-0 on roll call.

Moved by Hoefert, seconded by Reck and passed 3-0, to contract with Pearson Bros, Inc of Hanover, MN for seal coating at \$1.64 per square yard.

Moved by Reck, seconded by Hoefert and passed 3-0, to approve the consent agenda, with removal of appointment to the Utility Board of Trustees, as follows:

- a) Minutes of the regular meeting of Monday, June 21, 2021.
- b) Claims: General \$120,180.94; Special \$153,056.34; Debt \$1,000.00; Permanent \$1,054.00; Total \$275,291.28.
- c) License renewal for Liquor Locker.
- d) Appointment of Laureen Schram and re-appointment of Terry Tausz to Library Board for term of six years ending July 1, 2027.

Meeting adjourned at 7:45 PM.

Jason Chase, Mayor

ATTEST:

Jordan Kordahl, Clerk

REGULAR MEETING, CITY COUNCIL
ROCK RAPIDS, IOWA
MONDAY, JULY 26, 2021 at 5:45 PM

The City Council met at the Forster Community Center with Mayor Jason Chase presiding. Present: Members Tami Murray, Ed Reck, and Steve Wells. Absent: Cody Hoefert and Rollie Vander Lee. Also present: Deputy Clerk Des Kopp, Development Director Micah Freese, Utility Manager Jim Hoye, Scott Van Aartsen of KIWA, Wayne and Judy Feikema, and City Administrator Jordan Kordahl.

Moved by Murray, seconded by Wells and passed 3-0, to approve the proposal by the Ballpark Advisory Board for miscellaneous concrete work at Borman Forster Ballfields.

Moved by Wells, seconded by Reck and passed 3-0, to approve a Storefront Incentive application for Lyon REC at 116 South Marshall Street.

Moved by Reck, seconded by Wells and passed 3-0, to approve the consent agenda:

- a) Minutes of the regular meeting of Monday, July 12, 2021.
- b) Claims: General \$59,402.93; Special \$23,954.10; Capital \$191.00; Total \$83,548.03.
- c) Appointment of Shari Kastein to Utility Board of Trustees for term of six years ending August 31, 2027.

Moved by Wells, seconded by Reck and passed 3-0, to adjourn the meeting at 5:55 PM.

Receipts for the month of June, 2021 totaled \$187,668.05.

Jason Chase, Mayor

ATTEST:

Jordan Kordahl, Clerk

SPECIAL MEETING, CITY COUNCIL
ROCK RAPIDS, IOWA
MONDAY, AUGUST 2, 2021 at 5:45 PM

The City Council met at the Forster Community Center with Mayor Jason Chase presiding. Present were Members Cody Hoefert, Tami Murray, Ed Reck, and Steve Wells. Absent was Rollie Vander Lee. Also present: Development Director Micah Freese, City Engineer Gary Kurth, and City Administrator Jordan Kordahl.

Moved by Reck, seconded by Hoefert and passed 4-0, to approve concrete removal, finish grading and seeding at the City's cost to allow for repairs to North Davis Street.

Moved by Murray, seconded by Wells and passed 4-0, to approve spot repair on Davis Street, Davis Court and South 10th Avenue.

Moved by Reck, seconded by Murray and passed 4-0, approve submission of offer for position of Deputy Clerk.

Moved by Reck, seconded by Wells and passed 4-0, to adjourn the meeting at 6:35 PM.

Jason Chase, Mayor

ATTEST:

Jordan Kordahl, Clerk

REGULAR MEETING, CITY COUNCIL
ROCK RAPIDS, IOWA
MONDAY, AUGUST 9, 2021 at 5:45 PM

The City Council met at the Forster Community Center with Mayor Jason Chase presiding. Present: Members Cody Hoefert, Ed Reck, Rollie Vander Lee, and Steve Wells. Absent: Tami Murray. Also present: Deputy Clerk Des Kopp, Development Director Micah Freese, and City Administrator Jordan Kordahl.

Moved by Hoefert, seconded by Wells and passed 4-0, to approve renewal of the Investment Policy.

Moved by Hoefert, seconded by Wells and passed 4-0, to approve the consent agenda:

- a) Minutes of the regular meeting of July 26 and the special meeting of August 2, 2021.
- b) Claims: General \$280,655.98; Special \$9,371.48; Capital \$719.45; Total \$290,746.91.
- c) Appointments to Library Board as follows: Amy Sieperda for a term of six years ending 07/01/2027 (replacing Dean Shelly); Chelsea Hunt for the remainder of a term ending 07/01/2023 (replacing Jessica Harman).

Moved by Hoefert, seconded by Reck and passed 4-0, to authorize investigating options concerning restructuring of clerical functions in the administrative office and the library.

Moved by Reck and passed 4-0 to adjourn the meeting at 7:00 PM.

Jason Chase, Mayor

ATTEST:

Jordan Kordahl, Clerk

REGULAR MEETING, CITY COUNCIL
ROCK RAPIDS, IOWA
MONDAY, AUG 23, 2021 at 5:45 PM

The City Council met at the Forster Community Center with Mayor Jason Chase presiding. Present: Members Tami Murray, Ed Reck, Rollie Vander Lee, and Steve Wells. Absent: Cody Hoefert. Also present: Deputy Clerk Des Kopp, Development Director Micah Freese, Jessica Jensen of New Century Press, and City Administrator Jordan Kordahl.

Moved by Murray, seconded by Wells and passed 4-0, to Supplemental Agreement No. 1 with Calhoun-Burns & Associates, Inc for Final Design Phase Services for the East Street Bridge over Tom Creek Replacement Project, identified as Project No. BRM-SWAP-6542(607) - - SD – 60, at a total price of \$52,500 lump sum.

Moved by Vander Lee, seconded by Wells and passed 3-0-1 (Reck abstaining), to approve a loan of \$50,000 from the Revolving Loan Fund to Nick Beyenhof for purchase of Rock Rapids Machine & Welding for a term of seven years at 2.5 percent secured by 2nd lien on real estate.

Moved by Wells, seconded by Vander Lee and passed 4-0, to approve the consent agenda:

- a) Minutes of the regular meeting of August 9, 2021.
- b) Claims: General \$65,176.87; Special \$19,852.05; Capital \$1,312.78; Total \$86,341.70.
- c) License renewal for Corral Lanes.
- d) Cigarette Permit for Gurman, Inc.

Moved by Murray and passed 4-0 to adjourn the meeting at 5:53 PM.

Receipts for the month of July, 2021 totaled \$138,120.12.

Jason Chase, Mayor

ATTEST:

Jordan Kordahl, Clerk

REGULAR MEETING, CITY COUNCIL
ROCK RAPIDS, IOWA
MONDAY, SEPT 13, 2021 at 5:45 PM

The City Council met at the Forster Community Center with Mayor Jason Chase presiding. Present: Members Cody Hoefert, Tami Murray, Rollie Vander Lee, and Steve Wells. Absent: Ed Reck. Also present: Deputy Clerk Des Kopp, Joe Vander Zee representing Rock Rapids Kiwanis, Lisa Vande Stouwe representing Atlas of Lyon County, and City Administrator Jordan Kordahl.

Moved by Wells, seconded by Vander Lee and passed 4-0, to approve a request for authorization to substitute one six-inch sanitary sewer service line for two four-inch lines to serve twin homes when the main is on the opposite side of the street, subject to the following conditions: (a) installation of vertical cleanout at the “Y” intersection of the two four-inch lines with the six-inch line; (b) documentation of shared obligation to be provided with each sales transaction.

Moved by Murray, seconded by Hoefert and passed 4-0, to approve an Engagement Agreement for services to be performed by Ahlers & Cooney, PC in connection with the City’s adoption of Amendment No. 2 to the Rock Rapids Residential Urban Revitalization Plan.

Murray introduced Resolution No. 2021-27, RESOLUTION TO AUTHORIZE APPLICATIONS FOR THE PURPOSE OF RECEIVING BENEFITS FROM LYON COUNTY RIVERBOAT FOUNDATION and moved its adoption. Motion seconded by Wells and passed 4-0 on roll call.

Moved by Murray, seconded by Hoefert and passed 4-0, to approve the following applications for Storefront Incentive grant funding: Corral Lanes, 114 North Story Street; Atlas of Lyon County, 112 First Avenue and 113 First Avenue.

Moved by Hoefert, seconded by Wells and passed 4-0, to approve the consent agenda:

- a) Minutes of the regular meeting of Monday, August 23, 2021.
- b) Claims: General \$112,990.22; Special \$57,598.29; Capital \$49,402.32; Total \$219,990.83.
- c) Licenses for Gurman, Inc and Rock River Brewery.

Moved by Wells and passed 4-0 to adjourn the meeting at 6:27 PM.

Receipts for the month of August, 2021 totaled \$311,726.49.

Jason Chase, Mayor

ATTEST:

Jordan Kordahl, Clerk

REGULAR MEETING, CITY COUNCIL
ROCK RAPIDS, IOWA
MONDAY, SEPT 27, 2021 at 5:45 PM

The City Council met at the Forster Community Center with Mayor Jason Chase presiding. Present: Members Cody Hoefert, Ed Reck, Tami Murray, and Rollie Vander Lee. Absent: Steve Wells. Also present: Deputy Clerk Des Kopp, Development Director Micah Freese, Jessica Jensen of NCP, Scott Van Aartsen of KIWA, and City Administrator Jordan Kordahl.

Hoefert introduced Resolution No. 2021-28, RESOLUTION DETERMINING THE NECESSITY AND FIXING DATE FOR A PUBLIC HEARING ON THE MATTER OF THE ADOPTION OF A PROPOSED AMENDMENT NO. 2 TO THE ROCK RAPIDS RESIDENTIAL URBAN REVITALIZATION PLAN FOR THE ROCK RAPIDS RESIDENTIAL URBAN REVITALIZATION AREA, and moved its adoption. Motion seconded by Vander Lee and passed 4-0 on roll call.

Murray introduced Resolution No. 2021-29, RESOLUTION TO SCHEDULE PUBLIC HEARING CONCERNING APPLICATION FOR DOWNTOWN HOUSING GRANT PROGRAM, and moved its adoption. Motion seconded by Reck and passed 4-0 on roll call.

Hoefert introduced Resolution No. 2021-30, RESOLUTION TO AUTHORIZE GRANT APPLICATION TO FORSTER CHARITABLE TRUST, and moved its adoption. Motion seconded by Vander Lee and passed 4-0 on roll call.

Moved by Murray, seconded by Hoefert and passed 4-0, to approve an application by Melissa and Maria Oolman d/b/a Luxe on First for Storefront Incentive grant at 109 First Avenue.

Moved by Hoefert, seconded by Reck and passed 4-0, to approve the consent agenda:

- a) Minutes of the regular meeting of Monday, Sept 13, 2021.
- b) Claims: General \$48,869.50; Special \$5,447.60; Capital \$3,352.02; Total \$57,669.12.
- c) Affordable Housing grant for Nicholas Sanchez at 612 South 2nd Avenue East.

Moved by Murray and passed 4-0 to adjourn the meeting at 6:00 PM.

Jason Chase, Mayor

ATTEST:

Jordan Kordahl, Clerk

REGULAR MEETING, CITY COUNCIL
ROCK RAPIDS, IOWA
MONDAY, OCT 11, 2021 at 5:45 PM

The City Council met at the Forster Community Center with Mayor Jason Chase presiding.
Present: Members Cody Hoefert, Tami Murray, Ed Reck, Rollie Vander Lee, and Steve Wells.
Absent: None. Also Present: Deputy Clerk Des Kopp, Development Director Micah Freese,
Scott Van Aartsen of KIWA, Richard Reitsma, and City Administrator Jordan Kordahl.

Moved by Hoefert, seconded by Murray and passed 5-0, to approve the non-standard specs for the Highway 9/75 Traffic Signal Improvements project and to contract with Wayne Meyer Electric for the construction of said project.

Pursuant to Notice published in the Lyon County Reporter on Oct 6, 2021, a public hearing was held at this time concerning a proposed application to Iowa Economic Development Authority for a Downtown Housing Grant to support the development of upper floor housing at 202 First Ave. The Clerk advised the Mayor and the Council that no written comments had been filed. The Mayor then called for oral comments. No objections were presented. There being no objections, oral or written, the Mayor declared the time for receiving oral and written comments be closed.

Murray introduced Resolution No. 2021-31, RESOLUTION TO AUTHORIZE GRANT APPLICATION TO IEDA FOR DOWNTOWN HOUSING GRANT PROGRAM, and moved its adoption. Motion seconded by Hoefert and passed 5-0 on roll call.

Moved by Wells, seconded by Reck and passed 5-0, to receive and place on file the 2021 Bridge Inspection and Rating from Calhoun-Burns and Associates, Inc for the following Bridge: FHWA No. 502520 located at North 2nd Avenue in Island Park.

Moved by Hoefert, seconded by Vander Lee and passed 5-0, to approve an application by Ryan Ackerman d/b/a Rock River Eye Care, PC for Storefront Incentive grant at 502 First Avenue.

Moved by Murray, seconded by Wells and passed 5-0, to approve the consent agenda:

- a) Minutes of the regular meeting of Monday, Sept 27, 2021.
- b) Claims: General \$58,718.18; Special \$32,628.88; Capital \$14,875.00; Total \$106,222.06.

Moved by Wells and passed 5-0 to adjourn the meeting at 6:06 PM.

Receipts for the month of September, 2021 totaled \$377,000.73.

Jason Chase, Mayor

ATTEST:

Jordan Kordahl, Clerk

REGULAR MEETING, CITY COUNCIL
ROCK RAPIDS, IOWA
MONDAY, OCT 25, 2021 at 5:45 PM

The City Council met at the Forster Community Center with Mayor Jason Chase presiding. Present: Members Cody Hoefert, Tami Murray, Ed Reck, Rollie Vander Lee, and Steve Wells. Absent: None. Also Present: Development Director Micah Freese, Jessica Jensen of NCP, Scott Van Aartsen of KIWA, City Administrator Jordan Kordahl, and several other visitors.

Moved by Wells, seconded by Hoefert and passed 5-0, to approve Certificate for Payment #1 to 605 Companies, Inc in the amount of \$33,404.85 for the Union Street Retention Pond Project.

This being the time and place fixed for a public hearing on the matter of the adoption of Amendment No. 2 to the Rock Rapids Residential Urban Revitalization Plan, the Mayor asked the City Clerk whether any written objections had been filed with respect to the proposed Amendment. The City Clerk reported that no written objections had been filed. The Mayor then called for any oral objections to the adoption of the Plan and none were made. The public hearing was closed.

Murray introduced Resolution No. 2021-32, RESOLUTION ADOPTING AMENDMENT NO. 2 TO THE ROCK RAPIDS RESIDENTIAL URBAN REVITALIZATION PLAN FOR THE ROCK RAPIDS RESIDENTIAL URBAN REVITALIZATION AREA, and moved its adoption. Motion seconded by Reck and passed 5-0 on roll call.

Pursuant to notice published in the Lyon County Reporter on October 13, 2021, a public hearing was held at this time concerning the plans and specifications for the construction of Sanitary Sewer Main Replacement and Work Incidental Thereto for the City of Rock Rapids. The Clerk advised that no written comments had been filed. The Mayor then called for oral comments and none were presented. The Mayor then declared the time for receiving oral and written comments be closed.

Wells introduced Resolution No. 2021-33, RESOLUTION ADOPTING PLANS AND SPECIFICATIONS FOR THE CONSTRUCTION OF SANITARY SEWER MAIN REPLACEMENT AND WORK INCIDENTAL THERETO and moved its adoption. Motion seconded by Reck and passed 5-0 on roll call.

At this time the Council considered the bids received on Oct 20, 2021 on the construction of Sanitary Sewer Main Replacement and Work Incidental Thereto, as follows:

<u>Name and Address of Bidder</u>	<u>Total Bid</u>
Solsma Excavating & Tiling of Hospers, IA	\$ 77,092.50
Vander Pol Excavating, LLC of Orange City, IA	\$104,210.00
First Rate Excavate, Inc of Sioux Falls, SD	\$140,850.00

Moved by Wells, seconded by Reck and passed 5-0, to award the project to Solsma Excavating & Tiling in the amount of \$77,092.50.

Murray introduced Resolution No. 2021-34, RESOLUTION APPROVING STREET FINANCE REPORT, and moved its adoption. Motion seconded by Wells and passed 5-0 on roll call.

Moved by Hoefert, seconded by Wells and passed 5-0, to approve renewal of Wellmark Blue Cross Blue Shield of Iowa group insurance, Benefit Code “EQZ/TML – Preferred”, through TrueNorth Companies LC for the 2022 calendar year.

Moved by Reck, seconded by Murray and passed 5-0, to approve the consent agenda:

- a) Minutes of the regular meeting of Monday, Oct 11, 2021.
- b) Claims: General \$54,359.07; Special \$5,750.15; Debt \$66,325.00; Capital \$49,453.78; Total \$175,888.00.
- c) License renewal for WarKru, LLC.
- d) Appointment of Leroy Stuerman to Planning & Zoning Commission for the remainder of a three-year term ending April 1, 2024.

Moved by Wells and passed 5-0 to adjourn the meeting at 7:04 PM.

Jason Chase, Mayor

ATTEST:

Jordan Kordahl, Clerk

REGULAR MEETING, CITY COUNCIL
ROCK RAPIDS, IOWA
MONDAY, NOV 08, 2021 at 5:45 PM

The City Council met at the Forster Community Center with Mayor Jason Chase presiding. Present: Members Ed Reck, Rollie Vander Lee, and Steve Wells. Absent: Cody Hoefert and Tami Murray. Also Present: Deputy Clerk Des Kopp, Jessica Jensen of NCP, Scott Van Aartsen of KIWA, and City Administrator Jordan Kordahl.

Moved by Wells, seconded by Vander Lee and passed 3-0, to approve the following final contract documents concerning the 2020 (South 2nd Avenue) Paving and Utility Improvements Project: (a) Certificate for Payment #5-Final in the amount of \$63,857.36 to Vander Pol Excavating, LLC; (b) Engineer's Statement of Final Completion and Owner's Acceptance of Contract Construction; (c) Certificate of Contractor and Indemnity Agreement; (d) Waiver and Release of Lien from four subcontractors and/or suppliers.

Council Member Cody Hoefert arrived at 5:52 PM.

Moved by Wells, seconded by Hoefert and passed 4-0, to approve the FY 2021 Annual Financial Report.

Moved by Wells, seconded by Reck and passed 4-0, to approve the FY 2021 Annual Urban Renewal Report.

Moved by Reck, seconded by Vander Lee and passed 4-0, to approve purchase of new Tomcat Sport 26" floor scrubber at price of \$9,471 from Benchmark Products LLC.

Hoefert introduced Resolution No. 2021-35, RESOLUTION TO ACKNOWLEDGE GRANT FUNDING FROM THE DOROTHY E MCCORMACK CHARITABLE TRUST, and moved its adoption. Motion seconded by Vander Lee and passed 4-0 on roll call.

Moved by Hoefert, seconded by Wells and passed 4-0, to approve the consent agenda:

- a) Minutes of the regular meeting of Monday, Oct 25, 2021.
- b) Claims: General \$61,199.17; Special \$29,296.20; Capital \$8,450.00; Total \$98,945.37.
- c) Appointment of Brendan Metzger as Ex-Official on the Utility Board of Trustees for a two-year term ending August 31, 2023.
- d) Application by Lyon County Sno-Lyons for Lineal Snowmobile Trail.

Moved by Wells and passed 4-0 to adjourn the meeting at 6:15 PM.

Receipts for the month of October, 2021 totaled \$810,362.28.

Jason Chase, Mayor

ATTEST:

Jordan Kordahl, Clerk

REGULAR MEETING, CITY COUNCIL
ROCK RAPIDS, IOWA
MONDAY, NOV 22, 2021 at 5:45 PM

The City Council met at the Forster Community Center with Mayor Jason Chase presiding. Present: Members Cody Hoefert, Tami Murray, Ed Reck, Rollie Vander Lee, and Steve Wells. Absent: None. Also Present: Deputy Clerk Des Kopp, Public Works Director Bret Huisman, Development Director Micah Freese, Jessica Jensen of NCP, Scott Van Aartsen of KIWA, City Administrator Jordan Kordahl, and the following visitors: Steve Hoffman, Marlene Mellema, Gary Radtke, Sheri Radtke, James Roemen, Arlene Van Wyhe, and Virginia Verdoorn.

Pursuant to Notice published in the Lyon County Reporter on Nov 10, 2021, a public hearing was held at this time to consider the Preliminary Plat of Mill Pond Second Addition to the City of Rock Rapids. The Clerk advised that no written comments had been filed. The Mayor then called for oral comments.

Steve Hoffman inquired about truck traffic on city streets. He voiced concern for safety of children walking on the streets to and from school, as there are no sidewalks on either Mill Pond Road or South Tama Street. He said that he would prefer that the contractors use the gravel road for construction equipment. He also inquired as to whether sidewalks will be installed in the new development as well as in the existing Mill Pond addition. Response from City: Developer has been advised to direct traffic away from developed area as much as possible; Sidewalks are not included in current development plans, and installation of sidewalks in existing development would be the responsibility of the property owners. Ed Reck stated that the City should require sidewalk in the preliminary plat. There being no further comments, the Mayor declared that the time for receiving oral and written comments be closed.

Hoefert introduced Resolution No. 2021-36, RESOLUTION GIVING CONDITIONAL APPROVAL OF PRELIMINARY PLAT OF MILL POND SECOND ADDITION, CITY OF ROCK RAPIDS, IOWA, and moved its adoption. Motion seconded by Murray and passed 4-1 (Reck voting No) on roll call.

Pursuant to Notice published in the Lyon County Reporter on November 10, 2021, a public hearing was held at this time to consider the Preliminary Plat of Sunset Court Phase 2 in the City of Rock Rapids. The Clerk advised that no written comments had been filed. The Mayor then called for oral comments.

Gary Radtke presented written and oral comments on behalf of the Heritage Estates Association complex consisting of nine condominium units that adjoin the subject property to the north. Comments summarized as follows: They had envisioned higher end homes on this prime land, but they also understand the City's desire to create more affordable housing. As with Phase 1 of the Sunset Court addition, this project could take three years to complete depending on sales. They (Association) meticulously maintain their property and want to ensure that the City and the developer respect their property during construction and utility work. They requested the following: (a) that the contractors avoid driving on their private lane off of South Bradley; (b) that the developer uses South 6th Ave rather than South Bradley for project entry and exit to

control traffic flow and avoid bringing mud on to the street; (c) installation of a staked fabric barrier to control dirt and debris from entering their property; (d) that the builder provide adequate dumpsters for building debris; (e) assurance that the developer and the City will mow and control weed growth on vacant lots and easements. Visitors were informed that these comments will be forwarded to the developer. There being no further comments, the Mayor declared that the time for receiving oral and written comments be closed.

Wells introduced Resolution No. 2021-37, RESOLUTION GIVING CONDITIONAL APPROVAL OF PRELIMINARY PLAT OF SUNSET COURT PHASE 2, CITY OF ROCK RAPIDS, IOWA, and moved its adoption. Motion seconded by Vander Lee and passed 5-0 on roll call.

Wells introduced Resolution No. 2021-38, RESOLUTION ACCEPTING THE 2020 PAVING & UTILITY IMPROVEMENTS, and moved its adoption. Motion seconded by Hoefert and passed 5-0 on roll call.

Reck introduced Resolution No. 2021-39, RESOLUTION ORDERING PREPARATION OF FINAL PLAT AND SCHEDULE OF ASSESSMENTS FOR THE 2020 PAVING & UTILITY IMPROVEMENTS, and moved its adoption. Motion seconded by Murray and passed 5-0 on roll call.

Hoefert introduced Resolution No. 2021-40, RESOLUTION ADOPTING AND LEVYING FINAL SCHEDULE OF ASSESSMENTS, AND PROVIDING FOR THE PAYMENT THEREOF FOR THE 2020 PAVING & UTILITY IMPROVEMENTS, and moved its adoption. Motion seconded by Wells and passed 5-0 on roll call.

Wells introduced Resolution No. 2021-41, RESOLUTION TO APPROVE TIF CERTIFICATIONS, and moved its adoption. Motion seconded by Vander Lee and passed 4-0-1 (Hoefert abstaining) on roll call.

Moved by Wells, seconded by Murray and passed 5-0, to approve agreement with Lyon County to have joint precincts for Precincts 3 and 4 in accordance with Chapter 49.6, Code of Iowa, to take effect January 15, 2022.

Moved by Hoefert, seconded by Reck and passed 5-0, to acknowledge receipt of election certifications as follows: Mayor for 2-year term – Jason Chase; City Council for 4-year term – Cody Hoefert and Ed Reck; City Council for 2-year term – Rollie Vander Lee.

Murray introduced Resolution No. 2021-42, RESOLUTION TO ACKNOWLEDGE GRANT FUNDING FROM LYON COUNTY RIVERBOAT FOUNDATION, and moved its adoption. Motion seconded by Reck and passed 5-0 on roll call.

Hoefert introduced Resolution No. 2021-43, RESOLUTION TO ACKNOWLEDGE GRANT FUNDING FROM FORSTER CHARITABLE TRUST, and moved its adoption. Motion seconded by Wells and passed 5-0 on roll call.

Hoefert introduced Resolution No. 2021-44, RESOLUTION CONCERNING ANNUAL GIFT TO EMPLOYEES, and moved its adoption. Motion seconded by Wells and passed 5-0 on roll call.

Moved by Murray, seconded by Reck and passed 5-0, to cancel the 2nd regular December meeting and schedule the next regular meeting for Monday, January 10, 2022 at 5:45 PM.

Moved by Murray, seconded by Wells and passed 4-0-1 (Hoefert abstaining), to approve the consent agenda:

- a) Minutes of the regular meeting of Monday, Nov 08, 2021.
- b) Claims: General \$51,476.58; Special \$115,132.87; Capital \$75,297.46; Total \$241,906.91.
- c) License renewal for Junction 9-75.
- d) Application by Bill Meinerts for 57-foot curb cut at 104 Crestview Drive.

Moved by Murray and passed 5-0 to adjourn the meeting at 6:45 PM.

Jason Chase, Mayor

ATTEST:

Jordan Kordahl, Clerk

REGULAR MEETING, CITY COUNCIL
ROCK RAPIDS, IOWA
MONDAY, DEC 13, 2021 at 5:45 PM

The City Council met at the Forster Community Center with Mayor Jason Chase presiding. Present were Members Cody Hoefert, Rollie Vander Lee and Steve Wells. Absent were Ed Reck and Tami Murray. Also Present were Deputy Clerk Des Kopp, Development Director Micah Freese, Scott Van Aartsen of KIWA and City Administrator Jordan Kordahl.

Moved by Hoefert, seconded by Wells and passed 3-0, to approve Change Order #4 for an increase of \$15,409.00 and Payment #16-Final in the amount of \$33,315.00 to Christensen Bros Inc from Capital Projects for the North Union Bridge Replacement Project.

Moved by Wells, seconded by Hoefert and passed 3-0, to approve to approve the Construction Contract Documents, including the Construction Agreement dated October 25, 2021, the Construction Performance Bond and Payment Bond each in the amount of \$77,092.50, the Certificates of Insurance dated November 4, 2021 and the Quote Form provided by Solsma Excavating & Tiling for the Sanitary Sewer Main Replacement Project.

Pursuant to notice published in the Lyon County Reporter on December 8, 2021, a public hearing was held at this time concerning the proposed new precinct boundaries to take effect January 15, 2022 in and for the City of Rock Rapids. The Clerk advised that no written comments had been filed. The Mayor then called for oral comments. No objections were presented. There being no objections, oral or written, the Mayor declared the time for receiving oral and written comments be closed.

Moved by Wells, seconded by Vander Lee and passed 3-0, to approve a letter to IDOT requesting that the North 2nd Avenue Bridge over Rock River Overflow, FHWA No. 502520, be added to the priority listing of candidates for Iowa cities' share of bridge replacement funding.

Moved by Hoefert, seconded by Vander Lee and passed 3-0, to approve the consent agenda:

- a) Minutes of the regular meeting of Monday, Nov 22, 2021.
- b) Claims: General \$99,734.23; Special \$38,230.37; Capital \$69,805.82; Total \$207,770.42.

Council Member Ed Reck arrived at 6:26 PM.

ORDINANCE NO. 715, CONCERNING VOTING PRECINCTS

Hoefert introduced and moved to pass the 1st reading of Ordinance No. 715, entitled, AN ORDINANCE AMENDING THE MUNICIPAL CODE OF ROCK RAPIDS, IOWA BY AMENDING TITLE I, CHAPTER 1, ARTICLE 5 – ELECTIONS, BY REPEALING SECTION 5.10 AND ADDING A NEW SECTION 5.10 RELATING TO THE ESTABLISHMENT OF VOTING PRECINCTS. Motion seconded by Vander Lee and passed 4-0 on roll call.

Moved by Hoefert, seconded by Vander Lee and passed 4-0 on roll call, to waive the 2nd and 3rd readings of said Ordinance No. 715.

Moved by Hoefert, seconded by Vander Lee and passed 4-0 on roll call, that said Ordinance No. 715 be adopted.

Moved by Hoefert and passed 4-0 to adjourn the meeting at 6:32 PM.

Receipts for the month of November totaled \$271,597.93.

Jason Chase, Mayor

ATTEST:

Jordan Kordahl, Clerk