

**Village of Rockland  
Regular Meeting  
August 8, 2023**

**Board Members Present:** President Jon Hohlfeld, Trustee Ole Mathison, Trustee Derek Millin, Trustee Bob Nielsen, Trustee Randy Rowell, Trustee Bob Rueckheim

**Absent:** Trustee Corey Wilson

**Support Staff Present:** Clerk/Treasurer Stephanie Rowell  
Public Works Employee Skylar Holzhausen

**Also Present:** Justin Birdd, Birdd Construction

Meeting called to order at 6:00 p.m. with President Jon Hohlfeld presiding.

**MINUTES:** The 7/18/23 minutes were approved as submitted.

**TREASURER’S REPORT:** The July Treasurer’s report was reviewed. Ole Mathison motioned and Randy Rowell seconded to approve the report. Motion carried.

**VOUCHERS:** The vouchers were reviewed. Bob Rueckheim motioned and Bob Nielsen seconded to approve payment of checks #13121-#13133 in the amount of \$3462.04. Motion carried.

**DEVELOPER’S AGREEMENT- BIRDD DEVELOPMENT:** The village board reviewed the developer’s agreement draft between Birdd Development and the Village of Rockland. Stephanie also had Dave Rasmussen with MSA review as well. Dave did not see any issues with it, it is pretty straight forward since the developer will be paying all of the costs associated with the development. The following changes/deletions were made to the original draft:

- 1) Page 2 – Strike “Village awards construction contract” in the timeline of paragraph 1. Strike the following sentences: Said Project or Development described therein shall be concluded by December 31, 2025. Strike “by December 31, 2030” in paragraph 2 under Construct Project or Development. (There will not be a timeframe on the construction since the developer will be paying all costs).
- 2) Page 3 – Add the following to the first paragraph “Obligation to Maintain and Repair Project or Development” : for three years after final approval. The developer will be responsible for the first 3 years, after 3 years the Village of Rockland would take over the public streets.
- 3) Page 6 – Strike the first paragraph A. Sale of Project or Development.

**MAINTENANCE DEPT.:** Skylar said they will be here crack sealing the streets in the next 1-2 weeks. The fan and heater for the WWTP that was ordered 6 months ago just shipped and they will coordinate with Schneider for installation. They will be hopefully starting Rockland Flooring project soon. Maxwell White will come and locate the pipe and we will dig it and cut the bottom of the manhole out to install the flume so the meter can be installed. Well #1 chlorine pump is acting up. The guy from Hawkins said its an older pipe in well #1 and will be getting us a quote on a new pump. The controller in the lift station on Black Oak Dr. isn’t operating correctly causing the light to come on. They plan to finish their tests for licensing by the end of the year. Skylar has completed wastewater certification and Isaac has completed water

certification. The board wants to see the generator getting exercised at all locations each month. They will make it a priority to get the electrical fixed at the WWTP. Skylar will call for quotes this week. It was also discussed that meters should not be estimated in the summer months. This causes issues with the bills due to the summer sprinkler credit.

**EMERGENCY LOAN:** The village has an emergency line of credit loan with River Bank. This needs to be renewed every year. Ole Mathison motioned and Bob Rueckheim seconded to renew the emergency line of credit loan in the amount of \$70,000.00 with River Bank. Motion carried.

**OPERATOR'S LICENSE:** Michael Mercer submitted an operator's license application for The Vault. The background check came back fine. Bob Rueckheim motioned and Derek Millin seconded to approve the operator's license for Michael Mercer for the period of August 9, 2023 through June 30, 2024. Motion carried.

**ADJOURNMENT:** Ole Mathison motioned and Bob Rueckheim seconded to adjourn. Meeting adjourned at 7:15 p.m.

Respectfully submitted,

Stephanie Rowell  
Village Clerk

**Rockland Water & Sewer Utility  
Board Meeting Minutes  
August 8, 2023**

**Board Members Present:** President Jon Hohlfeld, Trustee Ole Mathison, Trustee Derek Millin, Trustee Bob Nielsen, Trustee Randy Rowell, Trustee Bob Rueckheim

**Absent:** Trustee Corey Wilson

**Support Staff Present:** Clerk/Treasurer Stephanie Rowell  
Public Works Employee Skylar Holzhausen

**MINUTES:** The 7/18/2023 minutes were approved as submitted.

**TREASURER'S REPORT:** The July Treasurer's Report was reviewed. Randy Rowell motioned and Bob Rueckheim seconded to approve the report as submitted. Motion carried.

**VOUCHERS:** The vouchers were reviewed. Derek Millin motioned and Randy Rowell seconded to approve payment of checks #5306 - #5316 in the amount of \$36,859.21. Motion carried.

**ADJOURNMENT:** Randy Rowell motioned and Bob Rueckheim seconded to adjourn the meeting. Meeting adjourned at 7:25 p.m. Motion carried.

Respectfully submitted,

Stephanie Rowell  
Village Clerk

