

February 18, 2026

Mayor Wentz called to order the regular meeting of the Rockwell City Council at 5:00 p.m. on Wednesday, February 18, 2026. All Council members were present. Also present were Jon Roberts, Zach Laudner and Chief Brunstein.

Worley moved to approve the minutes of the previous meeting. Motion seconded by Meyer, carried unanimously.

Mayor Wentz stated that there is a request from a resident to waive the trailer parking ordinance to allow for his trailer to be out March 10<sup>th</sup>. Koob noted the only concern is if we get snow. Chief Brunstein stated that the resident would move the trailer if there was snow forecasted. Koob moved to waive the trailer ordinance to March 10, 2026, with the stipulation that trailers would be moved 24 hours prior to snow. Motion seconded by Worley, carried unanimously.

Mayor Wentz read Ordinance 1-2026:

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF ROCKWELL, IOWA 2023 BY AMENDING TITLE III-COMMENTS AND PROTECTION, CHAPTER 1 OFFENSES PERTAINING TO NEGLECTED VACANT PROPERTY.

BE IT ENACTED by the City Council of the City of Rockwell, Iowa, as follows, to-wit:

1. Purpose and Intent. The purpose and intent of this section is to establish a neglected vacant property registration and abatement program to serve as a mechanism for protecting the public's health, safety and welfare; to enhance communications between the city and private property owners; to prevent public and private nuisances and potential fire hazards; and to provide for the administration and procedures required to carry out the provisions of this section
2. Applicability. This article shall apply to all of the following: any parcel, lot or property located in all Zoning Districts.
3. Definitions. For the purpose of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning:
  - Building. A building or structure designed for business use or human use or occupancy.
  - City. The designated agents authorized to administer and enforce this chapter and section.
  - Responsible party. An owner, occupant, entity, or person acting as an agent for the owner who has direct or indirect control or authority over the building or real property upon which the building is located; and any party having a legal or equitable interest in the property, responsible party may include, but is not limited to, a realtor, service provider, mortgagor, leasing agent, management company or similar person or entity.
  - Neglected Vacant Building. Any building or portion of a building which is vacant for 180 days and meets any one or more of the following conditions:
    - a. Unoccupied and unsecured.
    - b. Unoccupied and has housing and or building code violations specifically identified by City staff.
    - c. Unoccupied and declared dangerous or unsafe under this code.
    - d. Any building that meets any of the criteria of abandoned building under Iowa Code Section 657A.10B and would be subject to a petition for title under that Code section in a court of law.

4. Neglected Vacant Property Policy. The City shall develop a vacant property policy outlining the process for registration, inspection and disposition of vacant properties subject to the provisions of this section. Said policy shall be approved by resolution of the City Council.
5. Neglected Vacant Property Registration. The owner of or responsible party for any vacant property must register said neglected vacant property with the city pursuant to the neglected vacant building policy.
  - (A) Registration required. The owner shall register an abandoned building with the City not later than 30 calendar days after any building in the city becomes abandoned or vacant as defined in this chapter.
  - (B) Information. The registration shall include the following information:
    - a. A description of the premises, including address;
    - b. The names and addresses and current phone numbers of the owner or owners;
    - c. The name and addresses of all known lien holders and all other parties with an ownership interest in the building;
    - d. The name of the agent designated to act on the behalf of an out-of-town property owner to accept legal processes and notices, and to authorize repairs as required; and
    - e. The period of time the building is expected to remain vacant and or a plan and timetable to comply with applicable city codes.
    - f. Fees. The owner of a neglected vacant building shall pay a registration fee and administrative fee of \$25.00 each year.
  - (C) Terms of Registration.
    - a. Registration term. Every license issued under this chapter shall expire on the one-year anniversary of the date of issuance.
    - b. Application for renewal. Upon application, a registration may be renewed and remain effective for successive periods of one calendar year unless sooner revoked at any time by the designated City Code staff for noncompliance with any applicable provisions of this code.
    - c. Transfer to new owner. Registrations may be transferred from one person or business to another, provided notice of the transfer is given in writing within five working days of the transfer to the City.
    - d. Nontransferable. Registration shall not be transferable from one building to another.
    - e. Notification of city of transfer or disposal. Every person or business holding a registration shall give notice in writing to the City within five working days after having transferred or otherwise disposed of the legal control of the registered building. Such notice shall include the name and address and current phone numbers of the persons or businesses succeeding to the ownership of control of such registered building.
6. Penalties. Any owner or responsible party who violates any section of this section or an adopted vacant building policy is subject to the penalty as adopted by the Council. The civil penalty for a first offense is \$1,500.00. The civil penalty for a second or greater offense is \$3,000.00 each. Said remedies are not exclusive and nothing in this section is intended to limit, prevent, or impair other remedies or civil penalties available to the city under this code or state law.

7. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.
8. Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of unconstitutional.
9. When Effective. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed and adopted this 18<sup>th</sup> day of February, 2026.

City of Rockwell, Iowa

By: Larry Wentz, Mayor

Attest: Lorna Weier, City Clerk

Koob moved to approve Ordinance 1-2026 as set forth in this ordinance. Motion seconded by Ditsworth. Mayor Wentz asked for roll call vote: Aye; Koob, Worley, Meyer, Ditsworth and Emhoff. Motion carries unanimously.

Koob moved to waive the second and third readings of Ordinance 1-2026. Motion seconded by Emhoff, carried unanimously.

Mayor Wentz asked Laudner about the skid loader. Laudner noted they have had a couple of demo skid loaders to try and have another coming.

Due to fire call, Roberts and Laudner left the meeting.

Mayor Wentz reported on the Emergency Management board meeting.

Meyer reported on the E911 board meeting.

Emhoff reported on the Landfill board meeting.

Emhoff also noted grant opportunities for the REDC with matching funds by the City.

Emhoff asked about a property out of city limits. Koob stated that would go to the county, Department of Public Health.

Mayor Wentz noted a request for a stop sign, he explained to the resident that this requires a traffic study and cannot be placed to control traffic speed.

With no further business, Emhoff moved to adjourn the meeting. Motion seconded by Koob, carried unanimously.

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Larry Wentz, Mayor

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Lorna Weier, City Clerk