

CITY OF Iowa Falls

THE SCENIC CITY

AMENDED AGENDA

Regular City Council Meeting
Monday, October 16, 2023
6:30 p.m.



City Hall
City Council Chambers
901 Washington
Iowa Falls IA 50126

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ACCEPTANCE OF THE AGENDA

(Note – items may be added for discussion only; no action is permissible until the next regular City Council meeting or until a Special City Council meeting is called.)

PUBLIC COMMENT

(This is a time for the public to comment on items that are not on the agenda, no action can be taken on the items discussed. Please identify yourself and comment will be limited to 3 minutes.)

APPROVAL OF MINUTES (by consent)

- a. Regular Meeting of September 18, 2023
- b. Special Meeting of September 25, 2023

APPROVAL OF MONTHLY CLAIMS AND FINANCIALS

SPECIAL REPORTS

- a. Mayor's Report
- b. City Council's Report
- c. City Manager's Report
- d. Hardin County Solid Waste Commission
- e. Engineer's Report
- f. Department Reports
- g. Hansen Family Hospital
- h. Iowa Falls Chamber/Main Street
- i. Iowa Falls Area Development Corporation

PO Box 698
901 Washington Avenue
Iowa Falls, Iowa 50126

641.648.2527
Fax 641.648.3060
www.cityofiowafalls.com



CONSENT AGENDA: Items listed under the Consent Agenda are considered to be non-controversial by staff but not necessarily by the City Council. There will be no separate discussion of these items unless a request is made by staff, Council or a citizen prior to the time Council votes on the motion.

1. **CDBG-CV Program**

Payment to Wiggles and Giggles in the amount of \$2,501.85.

2. **Rock Run School "STEM Night"**

Resolution closing College Avenue from North Street to Siloam Avenue on Monday, October 23rd from 5pm to 8pm for "STEM Night" to allow for parking of two semis for the kids to go in and out of.

3. **Liquor License**

Consider approval of a 5-day Special Class C Retail Alcohol License for Top of Iowa Lucky Wife Wine Slushies at 523 Washington Avenue.

OLD BUSINESS

4. **River Road Utility Extensions and Roadway Improvements**

a. Consider approval of Progress Payment #11 in the amount of \$396,133.56 to Gehrke, Inc.

b. Consider approval of Amendment No. 1 to Task Order No. 8211-20A.1 with FOX Strand.

5. **Palisades East – Grading and Public Improvements**

a. Consider approval of Progress Payment #4 in the amount of \$219,044.03 to Cole Excavating, LLC.

b. Consider approval of Amendment No. 1 to Task Order No. 2022-4 with FOX Strand.

6. **Heritage Estates – Grading & Public Improvements**

a. Consider approval of Progress Payment #3 in the amount of \$102,595.25 to McDowell & Sons Contractors, Inc.

b. Discussion and action in regard to Floyd Avenue street work.

7. **Goldfinch Estates II, LLC**

a. Public hearing on the Development Agreement with Goldfinch Estates II, LLC.

- b. Consider approval of the Development Agreement with Goldfinch Estates II, LLC.

8. **Palisades LLC**

- a. Public hearing on amending the legal description for the original Development Agreement with Palisades West LLC.
- b. Consider approval of the amended legal description in the original Development Agreement with Palisades West LLC
- c. Public hearing on the for the Upper Palisades West Development Agreement to expand for residential development.
- d. Consider approval of the Upper Palisades West Development Agreement to expand for residential development.
- e. Public hearing on the approval of the final plat of Lower Palisades West.
- f. Consider approval of a Resolution approving the Preliminary Plat of Palisades Estates, Plat 1, City of Iowa Falls, Hardin County, Iowa.
- g. Consider approval of a Resolution approving the Final Plat of Palisades Estates, Plat 1, City of Iowa Falls, Hardin County, Iowa.

9. **Heritage Estates Final Plat**

- a. Public hearing to approve the final plat for Heritage Estates.
- b. Consider approval of a Resolution accepting Final Plat of Heritage Estates.

10. **Flood Proofing Water Supply & Wastewater Facility**

- a. Review bids received for the Flood Proofing Water Supply & Wastewater Facility.
- b. Consider acceptance of the bid and award of the project.

11. **North Park Cadet Trail**

Consider approval of payment to WHKS in the amount of \$38,570.06 for the North Park Cadet Trail Project.

12. **Albrights Bluff**

- a. Public hearing on the plans, specification, for of contract and estimated construction cost for the project.
- b. Consider award of the contract for the project.

c. Consider approval of payment to Studio Melee in the amount of \$1,000 for the project.

13. **Zoning**

a. Public hearing on amendments to the definition for public garage and permitted uses in Arterial Commercial District and General Commercial District.

b. Consider approval on first reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, Iowa, by adding a new Subsection to Arterial Commercial District.

c. Consider suspension of the rules and placing on third and final reading.

d. Consider approval on third and final reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, Iowa, by adding a new Subsection to Arterial Commercial District.

e. Consider approval on first reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, Iowa, by adding a new Subsection to General Commercial District.

f. Consider suspension of the rules and placing on third and final reading.

g. Consider approval on third and final reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, Iowa, by adding a new Subsection to General Commercial District.

h. Consider approval on first reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, Iowa, by adding a new Subsection to Light Industrial District.

i. Consider suspension of the rules and placing on third and final reading.

j. Consider approval on third and final reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, Iowa, by adding a new Subsection to Light Industrial District.

14. **Iowa Falls Airport**

a. Consider approval of 5-year On-Call Master Services Agreement with McClure, following consultant selection process with FAA.

b. Consider approval of Task Order No. 1 with the Rehabilitate Taxiway A Project with McClure (fall/winter of 2023 design, spring 2024 bid, April 1 FAA Grand deadline, construction fall 2024 or spring 2025).

c. Consider approval of Final Invoice for Reconstruct Runway 13/31 project.

d. Consider approval of Final invoice for Construct Taxiway A project.

15. **Leaf and Brush Pickup**

Discuss leaf and brush pickup.

NEW BUSINESS

16. **1014 Main Street**

a. Review and consider offer to purchase the lot at 1014 Main Street.

b. Consider approval of a Resolution tentatively approving the sale of the vacant lot at 1014 Main Street to Sarah and Sean Palmer for a purchase price of \$1,700.00, and setting a public hearing on the sale for the November 20, 2023 City Council meeting.

17. **Princess Pocket Park**

Consider approval of an extension of the Agreement for Lease of Real Property.

18. **Wastewater Department**

a. Consider approval of land application of biosolids proposal.

b. Consider approval of sanitary sewer rehabilitation projects.

19. **Estes Park Flower Gardens**

Consider request for funding for the care and purchase of flowers in Estes Park for 2024.

20. **Ordinance Revisions**

a. Consider approval on first reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, Iowa, by amending provisions pertaining to property maintenance code violations.

b. Consider suspension of the rules and placing on third and final reading.

c. Consider approval on third and final reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, Iowa, by amending provisions pertaining to property maintenance code violations.

d. Consider approval on first reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, Iowa, by amending provisions pertaining to junk, junk vehicles and parked vehicles.

e. Consider suspension of the rules and placing on third and final reading.

f. Consider approval on third and final reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, Iowa, by amending provisions pertaining to junk, junk vehicles and parked vehicles.

21. **Bluff Street**

a. Consider approval on first reading an Ordinance amending Ordinance No. 1140 vacating city property consisting of real property identified as a vacated portion of Bluff Street; located in Railroad Addition to the City of Iowa Falls, Hardin County, Iowa.

b. Consider suspension of the rules and placing on third and final reading.

c. Consider approval on third and final reading an Ordinance amending Ordinance No. 1140 vacating city property consisting of real property identified as a vacated portion of Bluff Street; located in Railroad Addition to the City of Iowa Falls, Hardin County, Iowa.

22. **Police Vehicle**

Consider approval of \$20,344.49 to equip the new police vehicle with the funds coming from Fund 76 to be repaid from the sale of the old vehicle and the K9 fund.

23. **Hotel/Motel Funding Application**

Consider approval of the application from the Cadet Basketball Club in the amount of \$5,408 from tourism funds.

PUBLIC COMMENT

24. **Closed Session**

Consider going into closed session as allowed in Iowa Code Section 21.5.1.j to discuss land acquisition and disposal and to discuss union negotiations.

PUBLIC COMMENT

ADJOURNMENT