

# CITY OF Iowa Falls

THE SCENIC CITY

## AGENDA

Regular City Council Meeting  
Monday, November 20, 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 October 16, 2023
- b. Special Meeting of October 23, 2023
- c. Special Meeting of November 9, 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

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**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. **Liquor License**

- a. Class C Retail Alcohol License for The River Tap.
- b. New Class B Retail Alcohol License for La Flor Mexican Store.

2. **CDBG-CV Program**

Payment to Wiggles and Giggles in the amount of \$3,035.19.

**OLD BUSINESS**

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

Consider approval of Progress Payment #13 in the amount of \$319,249.57 to Gehrke, Inc.

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

Consider approval of Progress Payment #6 in the amount of \$405,264.30 to Cole Excavating, LLC.

5. **Heritage Estates – Grading and Public Improvements**

a. Consider approval of Progress Payment #5 in the amount of \$278,247.40 to McDowell & Sons Contractors, Inc. with the funding coming from 20% LOST – Community Housing Program.

- b. Discuss and consider the repairs made to Floyd Avenue.

6. **Heritage Care Center Building and Grounds**

a. Consider approval of funding the demolition of the building from 20% LOST in the amount of \$47,848.00 with the funding coming from 20% LOST – Community Housing Program.

b. Consider approval of Change Order with McDowell & Sons Contractors in the amount of \$13,433.00 with funding coming from 20% LOST – Community Housing Program.

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 Land Development Company, LLC**

- a. Public hearing on the Upper Palisades West Development Agreement to expand for residential development.
- b. Consider approval of the Upper Palisades West Development Agreement to expand for residential development.
- c. Public hearing on approval of the final plat for Lower Palisades West.
- d. Consider approval of a Resolution approving the Preliminary Plat of Palisades Estates, Plat 1, City of Iowa Falls, Hardin County, Iowa.
- e. 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 on approval the final plat for Heritage Estates.
- b. Consider approval of a Resolution approving the Preliminary Plat of Heritage Estates, City of Iowa Falls, Hardin County, Iowa
- c. Consider approval of a Resolution approving the Final Plat of Heritage Estates, City of Iowa Falls, Hardin County, Iowa.

10. **Airport Rehabilitate Taxiway A**

- a. Consider approval of payment to McClure in the amount of \$19,810.00 for the Rehabilitate Taxiway A – Design and Bidding Services.
- b. Consider approval of the Geotechnical Investigation for the Rehabilitate Taxiway A Project in the amount of \$7,250.00.

11. **1014 Main Street**

- a. Consider approval of the cost of demolition of the structure at 1014 Main in the amount of \$15,712.50 with the funds coming from 20% LOST – Community Housing Program.
- b. Public hearing on the sale of the vacant lot at 1014 Main Street.
- c. Consider approval of a Resolution approving the sale of the vacant lot at 1014 Main Street to Sarah and Sean Palmer for a purchase price of \$1,700.00.

## **NEW BUSINESS**

### 12. **Offer to Purchase Property**

Consider approval of a Resolution tentatively approving the sale of 320 Talbott, 322 Talbott and 209 Estes to England Rentals and setting a public hearing for the December regular City Council meeting on the sale of the properties.

### 13. **Meyer Municipal Aquatic Center**

Consider approval of the purchase of a new pump for the pool.

### 14. **CDBG Housing Upper Story Conversion**

a. Public hearing on the proposed project application for an Iowa Economic Development Authority CDBG Housing Upper Story Conversion for the Princess Grill and Pizzeria at 607 Washington Avenue.

b. Consider approval of submitting the project application.

### 15. **Water Department**

Consider approval of the purchase of water meters.

### 16. **Annual Financial Reports**

a. Consider approval of the Annual Financial Report.

b. Consider approval of the Annual Urban Renewal Report.

c. Consider approval of a Resolution directing the filing of certification under Iowa Code Section 403.19 for Iowa Falls Tax Increment Financing.

## **PUBLIC COMMENT**

### 17. **Closed Session**

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

## **PUBLIC COMMENT**

## **ADJOURNMENT**