

CITY OF Iowa Falls

THE SCENIC CITY

MINDED 3-15-24 11:32 A.M.

AGENDA

Regular City Council Meeting
Monday, March 18, 2024
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. Special Meeting of February 20, 2024
- b. Regular Meeting of February 20, 2024
- c. Special Meeting of February 29, 2024

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
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**

Class B Retail Alcohol License for Handi Stop.

2. **CDBG-CV Program**

Payment to Wiggles & Giggles in the amount of \$3,300.29.

3. **IFA Prom Street Closures**

Resolution closing Railroad Street between Main Street and Stevens Street, Main Street from Railroad Street to the River and closing the municipal parking lot beginning at 2:00 p.m. on Saturday, April 27th for the Iowa Falls – Alden Prom.

4. **Riverbend Rally**

Resolution approving street closures and noise ordinance variances for Riverbend Rally, July 4th thru July 7th.

5. **Scenic City Cruisers Car Show**

Resolution closing streets for the Car Show on Labor Day, September 2nd.

OLD BUSINESS

6. **Rezoning – South High Street**

a. Public hearing on the rezoning of Lot 17 except the south 180 feet of Georgetown East First Addition from RM-Residential Multi-Family District to LI-Light Industrial District.

b. Consider approval on first reading an Ordinance amending the zoning classification of certain real property located within the city limits of the City of Iowa Falls, Iowa, from RM-Residential Multi-Family District to LI- Light Industrial 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 zoning classification of certain real property located within the city limits of the City of Iowa Falls, Iowa, from RM-Residential Multi-Family District to LI- Light Industrial District.

7. **Not to Exceed \$5,000,000 GO Capital Loan Notes**

- a. Public hearing on the authorization of a Loan Agreement and the issuance of Notes to evidence the obligation of the City thereunder.
- b. Consider approval of a Resolution instituting proceedings to take additional action for the issuance of not to exceed \$5,000,000 General Obligation Capital Loan Notes.

8. **Development Agreement with England Commercial Rentals RHM, LLC**

- a. Authorize City Manager to obtain a release of all restrictive covenants on the Palisades East Properties and have it signed and in hand prior to authorizing the Mayor and City Clerk to sign the Development Agreement with England Commercial Rentals RHM, LLC, this is a requirement for the Development Agreement to be signed.
- b. Public hearing on the proposal to enter into a Development Agreement with England Commercial Rentals RHM, LLC.
- c. Consider approval of a Resolution approving and authorizing execution of a Development Agreement by and between the City of Iowa Falls and England Commercial Rentals RHM, LLC.

9. **Palisades Land Development**

- a. Consider approval of reimbursement for Palisades Estates Plat 1 Construction Costs in the amount of \$239,283.01.
- b. Consider approval of reimbursement for Palisades Estates Plat 1 Design Costs in the amount of \$58,259.94.
- c. Consider approval of reimbursement for Palisades Estates Plat 2 Design Costs in the amount of \$34,718.32.
- d. Discuss setting a public hearing in regard to Palisades Development Agreement Plat 3.

10. **River Road – Water and Sewer Extensions**

Discussion and action in regard to water and sewer extensions.

11. **Glen Drive Bridge**

Discussion and possible action in regard to the project.

12. **Linear Park Sidewalk**

Discussion and possible action in regard to the project.

13. **Weaver's Cove & Test Wells**

Consider approval of Pay Request #3 in the amount of \$93,628.20 for The Northway Corporation.

14. **Palisades East Electric Service**

Discuss and consider extension of electrical service on Palisades East not to exceed \$385,000.

15. **Iowa Falls Airport – Rehabilitate Taxiway A Project**

- a. Public hearing on Iowa Falls Municipal Airport Rehabilitate Taxiway A Project regarding approval of plans, specifications, form of contract, and estimate of cost.
- b. Consider award of the contract for the taxiway project.
- c. Consider approval of two grant applications (one in the amount of \$355,163 and one in the amount of \$172,199) associated with the taxiway project as well as approval to sign and submit these grant applications.
- d. Consider approval of Task Order #2 with McClure for construction administration services for the taxiway project.
- e. Consider approval of CMT's QA Testing Agreement for the taxiway project.
- f. Consider approval of payment in the amount of \$10,632.50 to McClure for the Taxiway A Project.

NEW BUSINESS

16. **Sycamore Gardens**

Discuss and consider request from the Sycamore Gardens group to get water at the garden.

17. **Alley North of N First Street**

Discuss and consider request from Mike Kappel to acquire the alley north of his house at 908 N 1st Street.

18. **Trees**

- a. Discuss and consider a one-time species waiver for a donated tree project.
- b. Discuss and consider administrative fees related to dangerous or diseased trees on private property.

19. **Snow Removal Invoice**

Consider approval of Connect Property's request to void a bill they received for sidewalk snow removal.

20. **EMS Offset Iowa**

a. Consider approval on first reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, Iowa, by adding a new Chapter in regard to Emergency Medical Services.

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 adding a new Chapter in regard to Emergency Medical Services.

21. **Assembly Park Restrooms**

Review and consider bids received for the restrooms in Assembly Park.

22. **Fire Department**

a. Review and consider bids received for replacement of the pumps for the in-floor radiant heat and the pumps that serve the geothermal well field at the Fire Station.

b. Discuss and consider street closures for the Firemen's Convention.

23. **Iowa Public Information Board**

Consider approval of the informal resolution proposed by the Iowa Public Information Board in regard to the complaint from Brendan Chaney.

24. **Ellis Avenue Sidewalks**

Discussion and possible action in regard to the sidewalks on Ellis Avenue.

25. **Water and Sewer Ordinances**

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 water service system.

b. Consider approval on first reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, Iowa, by amending provisions pertaining to building sewers and connections.

c. Consider approval on first reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, Iowa, by amending provisions pertaining to sump pump and ground water standards.

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 water service system.

e. Consider approval on first reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, Iowa, by adding a new chapter in regard to cross connection and back flow presentation regulations.

26. **FY24-25 Budget**

Set public hearing date on the proposed property tax levy for April 1, 2024 at 5:30 p.m.

27. **City Manager**

a. Accept the City Manager's announcement of his retirement.

b. Form a hiring committee to begin the process of filling the City Manager's position.

PUBLIC COMMENT

28. **Closed Session**

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

PUBLIC COMMENT

ADJOURNMENT