

**CITY OF IOWA FALLS
REGULAR MEETING
AUGUST 19, 2019**

The Mayor and City Council of the City of Iowa Falls met in regular session on Monday, August 19, 2019 with Mayor Gene Newgaard presiding over the meeting. Council Members Michelle Gritsch, Steve Klein, Roger Nissly, Bruce Thies and Rob Wohlert were present. Also present was City Manager Jody Anderson.

ACCEPTANCE OF THE AGENDA

Thies moved and Gritsch seconded to accept the agenda as written.
Vote: Thies, Gritsch, Klein, Nissly and Wohlert voting aye.

APPROVAL OF MINUTES

Gritsch moved and Nissly seconded to approve the minutes of the Regular Meeting of July 15, 2019 and Special Meeting of July 22, 2019.
Vote: Gritsch, Nissly, Thies, Wohlert and Klein voting aye.

APPROVAL OF MONTHLY CLAIMS AND FINANCIALS

Wohlert moved and Klein seconded to approve the monthly claims and financials.
Roll Vote: Wohlert, Klein, Gritsch, Thies and Nissly voting aye.

CONSENT AGENDA

Nissly moved and Wohlert seconded to approve the following:

1. **Liquor Licenses**

- a. Class C Liquor License for The 502 Grill House.
- b. Special Class C Liquor License (Beer/Wine) for Chuong Garden.
- c. Class E Liquor License for Fareway.
- d. Class C Beer Permit for Kwik Trip, Inc.

2. **Greenbelt Christian Concert**

- a. Resolution No. 2019-38 closing Stevens Street from Rocksylvaniana to Estes from 4:00 p.m. Wednesday, September 25 through midnight for bus parking and unloading of students attending the concert.
- b. Resolution No. 2019-39 closing Estes from Main to Stevens from 8:00 a.m. Wednesday, September 25 through midnight for pedestrian safety with access by police maintained at all times.
- c. Resolution No. 2019-40 closing the 6 parking spots on Main Street (leaving the spots reserved for post office customers open) between Estes and Rocksylvaniana from 6:00 a.m. until 9:00 p.m. on Wednesday, September 25 for food vendors.
- d. Noise ordinance variance for Estes Park on Wednesday, September 25 through midnight for the concert.

3. **Tax Abatement Application**

Tax Abatement Application for Tommy A. Everman at 2624 River Road.

Roll Vote: Nissly, Wohlert, Thies, Klein and Gritsch voting aye.

OLD BUSINESS

4. **Union Street Project**

Klein moved and Gritsch seconded to approve Progress Payment #2 in the amount of \$287,046.30 from Gehrke Inc.

Roll Vote: Klein, Gritsch, Wohlert, Thies and Nissly voting aye.

5. **East Rocksylvania Water Main Project**

Nissly moved and Klein seconded to move forward with the directional drilling option which would include final design for the project with an estimated cost of \$200,000.

Roll Vote: Nissly, Klein, Gritsch, Wohlert and Thies voting aye.

6. **River Oaks Neighborhood Sewer Lining**

Mitch Holtz with FOX Engineering discussed the sewers. Hydro Clean will be hired to televise the sewers in this area to get a closer look at their condition.

7. **Test Wells**

a. Klein moved and Nissly seconded to approve the Task Order with FOX Engineering for RPR Services for the Water Supply Test Well Project.

Roll Vote: Klein, Nissly, Thies, Wohlert and Gritsch voting aye.

b. Klein moved and Thies seconded to approve Pay Request #1 in the amount of \$73,820.70 from Rieschick Drilling Co.

Roll Vote: Klein, Thies, Nissly, Wohlert and Gritsch voting aye.

8. **Parallel Taxiway Project**

Thies moved and Gritsch seconded to approve Task Order No. 2 with McClure Engineering for Floodplain Review / Categorical Exclusion for the Parallel Taxiway Project at the Iowa Falls Municipal Airport.

Roll Vote: Thies, Gritsch, Klein, Nissly and Wohlert voting aye.

9. **Ellsworth Neighborhood Agreement**

Wohlert moved and Thies seconded to approve the mortgage and promissory note for a three-year time period.

Roll Vote: Wohlert, Thies, Nissly, Klein and Gritsch voting aye.

10. **Urban Renewal Plan**

a. Mayor Newgaard opened the public hearing on a proposed Amendment No. 15 to the Iowa Falls Urban Renewal Plan in the City of Iowa Falls, State of Iowa. There were no oral or written comments made. Mayor Newgaard closed the public hearing.

b. Wohlert moved and Klein seconded to approve Resolution No. 2019-41 determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Amendment No. 15 to the Iowa Falls Urban Renewal Plan. Roll Vote: Wohlert, Klein, Gritsch, Thies and Nissly voting aye.

11. **ITC Midwest LLC**

a. Mayor Newgaard opened the public hearing on granting a franchise to ITC Midwest LLC for a transmission system for electric power. There were no oral or written comments. Mayor Newgaard closed the public hearing.

b. Klein moved and Nissly seconded to approve on first reading an Ordinance granting to ITC Midwest LLC, a wholly owned subsidiary of ITC Holdings Corp., its successors and assigns (the "Company"), the right and franchise to acquire, construct, erect, maintain and operate in the City of Iowa Falls, Hardin County, Iowa, a transmission system for electric power and the right to erect and maintain the necessary poles, lines, wires, conduits and other appliances for the transmission of electric current along, under and upon the streets, avenues, alleys and public places in the City of Iowa Falls, Hardin County, Iowa; granting the right to erect and maintain upon the streets, avenues, alleys and public places, transmission lines through the City of Iowa Falls, Hardin County, Iowa, for the period of twenty-five (25) years; and granting the right of eminent domain. Roll Vote: Klein, Nissly, Thies, Wohlert and Gritsch voting aye.

c. Nissly moved and Wohlert seconded to approve suspension of the rules and placing on third and final reading. Roll Vote: Nissly, Wohlert, Thies, Gritsch and Klein voting aye.

d. Approval on third and final reading died for lack of a motion.

12. **City Property**

Wohlert moved and Thies seconded to award Zee Handyman Services the project and to have the 6" dual sided alternating, treated privacy fence in the amount of \$4,380 for the fence at 1003 Stevens Street.

Roll Vote: Wohlert, Thies, Nissly, Klein and Gritsch voting aye.

NEW BUSINESS

13. **Resident Requests**

a. The Council listened to the concerns Lisa Stubbe in regard to maintenance of the property next door to her.

b. Thies moved and Nissly seconded to monitor the situation in regard to no parking on one side of Custer from Cadet to Siloam. If needed signs should be placed for the duration of the Oak Street project.

Vote: Thies, Nissly, Klein, Gritsch and Wohlert voting aye.

c. Wohlert moved and Nissly seconded to approve the request from Ron & Kate Hornung to place a storage shed on city property in exchange for mowing Wild Cat Glen for as long as they own the property.

Roll Vote: Wohlert, Nissly, Thies, Gritsch and Klein voting aye.

d. The request from Sonny Lange to be able to drive gators and golf carts in the city limits died for lack of a motion.

14. **Water/Wastewater**

a. Nissly moved and Klein seconded to approve the of annual manhole rehabilitation not to exceed \$20,000 (CIP).

Roll Vote: Nissly, Klein, Gritsch, Thies and Wohlert voting aye.

b. Wohlert moved and Klein seconded to approve the purchase of an aluminum trail not to exceed \$3,550.

Roll Vote: Wohlert, Klein, Gritsch, Thies and Nissly voting aye.

15. **Storm Damaged Trees**

The Council discussed burning the piles of trees. It was suggested that notice be given to the public prior to burning.

16. **Ambulance**

Klein moved and Gritsch seconded to approve the use of 2019 GO Bond funds for the ambulance purchase and the purchase of any other ambulance equipment not to exceed the original \$1,000,000.

Roll Vote: Klein, Gritsch, Nissly, Thies and Wohlert voting aye.

17. **Library Roof**

Wohlert moved and Nissly seconded to go out for bids for a PVC roof.

Roll Vote: Wohlert, Nissly, Thies, Gritsch and Klein voting aye.

18. **River Barricade**

Klein moved to place a guardrail and see how that works. The motion died for lack of a second.

19. **Housing Rehabilitation Project**

a. Nissly moved and Thies seconded to approve Resolution No. 2019-42 to approve the City of Iowa Falls Community Development Block Grant Owner Occupied Housing Rehabilitation Contract for 704 1st Street Iowa Falls, Iowa 50126.

Roll Vote: Nissly, Thies, Wohlert, Gritsch and Klein voting aye.

b. Klein moved and Gritsch seconded to approve Resolution No. 2019-43 to approve the City of Iowa Falls Community Development Block Grant Owner Occupied Housing Rehabilitation Contract for 905 S 1st Street, Iowa Falls, Iowa 50126.
Roll Vote: Klein, Gritsch, Nissly, Thies and Wohlert voting aye.

20. **346 Sarah**

Thies moved and Wohlert seconded to go out for bids with the house to be removed within two months and offer a \$10,000 rebate once a house is built.
Roll Vote: Thies, Wohlert, Gritsch, Klein and Nissly voting aye.

21. **2019 Legislative Update**

a. Nissly moved and Klein seconded to approve on first reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, Iowa, by amending provisions pertaining to conflict of interest.
Roll Vote: Nissly, Klein, Gritsch, Wohlert and Thies voting aye.

b. Wohlert moved and Gritsch seconded to approve suspension of the rules and placing on third and final reading.
Roll Vote: Wohlert, Gritsch, Klein, Nissly and Thies voting aye.

c. Thies moved and Wohlert seconded to approve on third and final reading Ordinance No. 1134 amending the Code of Ordinances of the City of Iowa Falls, Iowa, by amending provisions pertaining to conflict of interest.
Roll Vote: Thies, Wohlert, Gritsch, Klein and Nissly voting aye.

d. Klein moved and Gritsch seconded to approve on first reading an Ordinance amending the Code or Ordinances of the City of Iowa Falls, Iowa, by amending provisions pertaining to solid waste control.
Roll Vote: Klein, Gritsch, Wohlert, Thies and Nissly voting aye.

e. Wohlert moved and Gritsch seconded to approve of suspension of the rules and placing on third and final reading.
Roll Vote: Wohlert, Gritsch, Klein, Nissly and Thies voting aye.

f. Thies moved and Nissly seconded to approve on third and final reading Ordinance No. 1135 amending the Code of Ordinances of the City of Iowa Falls, Iowa, by amending provisions pertaining to solid waste control.
Roll Vote: Thies, Nissly, Klein, Gritsch and Wohlert voting aye.

g. Nissly moved and Klein seconded to approve on first reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, Iowa, by amending provisions pertaining to operating budget preparation.
Roll Vote: Nissly, Klein, Gritsch, Thies and Wohlert voting aye.

h. Thies moved and Wohlert seconded to approve suspension of the rules and placing on third and final reading.
Roll Vote: Thies, Wohlert, Gritsch, Klein and Nissly voting aye.

i. Wohlert moved and Thies seconded to approve on third and final reading Ordinance No. 1136 amending the Code or Ordinances of the City of Iowa Falls, Iowa by amending provisions pertaining to operating budget preparation.
Roll Vote: Wohlert, Thies, Nissly, Klein and Gritsch voting aye.

22. **Compensation Committee**

Nissly moved and Wohlert seconded to approve increasing the City Manager's salary to \$75,000.
Roll Vote: Nissly, Wohlert, Thies, Klein and Gritsch voting aye.

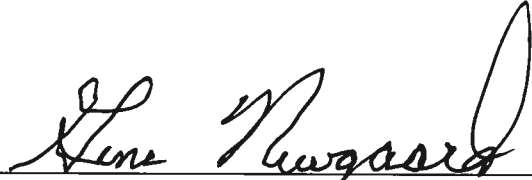
23. **Closed Session**

Wohlert moved and Nissly seconded to go 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 possible litigation.
Roll Vote: Wohlert, Nissly, Thies, Gritsch and Klein voting aye.

Klein moved and Nissly seconded to go back into open session having taken no action in closed session.
Roll Vote: Klein, Nissly, Thies, Wohlert and Gritsch voting aye.

ADJOURNMENT

Thies moved and Wohlert seconded to adjourn.
Vote: Thies, Wohlert, Gritsch, Klein and Nissly voting aye.



Gene Newgaard, Mayor



Kaci Elkin, City Clerk