

# CITY OF Iowa Falls

*THE SCENIC CITY*



## **AGENDA**

Regular City Council Meeting  
Monday, August 21, 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 July 17, 2023
- b. Special Meeting of July 24, 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

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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. Special Class C Liquor License for Chuong Garden.
- b. Class C Liquor License for 502 Grill House.
- c. Class E Retail Alcohol License for Fareway.
- d. Class B Retail Alcohol License for Kwik Trip, Inc.

2. **Tax Abatement Applications**

- a. Tax Abatement Application for 1022 Sherman Street owned by Iowa Falls Community Investment Corporation.
- b. Tax Abatement Application for 1420 Georgetown Road owned by Iowa Falls Community Investment Corporation.

3. **CDBG-CV Program**

Payment to Wiggles and Giggles in the amount of \$4,111.26.

**OLD BUSINESS**

4. **Weavers Cove Well and Test Wells**

Consider approval of Change Order No. 2 for additional working days at the request of The Northway Corporation.

5. **Sale of 322 College**

- a. Public hearing on the sale of 322 College Avenue, currently owned by Ellsworth Municipal Hospital to Daralee LLC.
- b. Consider approval of a Resolution approving the sale of 322 College Avenue, currently owned by Ellsworth Municipal Hospital to Daralee LLC.

6. **Sale of Lots on Georgetown Road**

- a. Public hearing on the sale of Lots 1, 2, and 3 of Georgetown East First Addition to Iowa Falls, Hardin County, Iowa to Iowa Falls Investment Corporation.
- b. Consider approval of a Resolution approving the sale of Lots 1, 2, and 3 of Georgetown East First Addition to Iowa Falls Community Investment Corporation.

7. **River Road Utility and Roadway Improvements**

- a. Consider approval of Change Order No. 2 in the amount of \$13,288.00.
- b. Consider approval of Progress Payment #10 in the amount of \$263,038.65 to Gehrke, Inc.

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

Consider approval of Progress Payment #3 in the amount of \$500,170.60 to Cole Excavating, LLC.

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

Consider approval of Progress Payment #2 in the amount of \$88,739.50 to McDowell & Sons Contractors, Inc.

10. **Iowa Falls Water and Sewer Force Main Project**

- a. Consider approval of Early Release of Retainage letter from Vieth Construction.
- b. Consider approval of Progress Payment 12 (retainage) in the amount of \$50,955.29 to Vieth Construction.
- c. Consider approval of the Engineer's Statement of Completion.
- d. Consider approval of a Resolution accepting work of the contractor on the Iowa Falls Water and Sewer Force Main Project.

11. **Right of Way Services Agreement**

Consider approval of the Right of Way Services Agreement.

12. **Bridge over the Iowa River on South Avenue**

Consider approval of a Resolution establishing 28E Agreement between the City of Iowa Falls, Iowa and Hardin County, Iowa for the purpose of replacing Bridge over the Iowa River on South Avenue.

13. **Palisades Development**

Discussion and action in regard to Palisades Development LLC.

14. **Rehabilitate Runway 13/31**

Consider approval of Construction Administration/Observation Services for the Project in the amount of \$21,480.00.

15. **Albrights Bluff Facade Improvements**

Approve additional work for Albright's Bluff Facade Improvements.

16. **City Concrete Projects**

Review and consider approval of the proposal for small City concrete projects.

17. **Leaf and Brush Program**

Discussion and possible action.

**NEW BUSINESS**

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

a. Consider approval of a letter requesting an extension.

b. Set date for a public hearing on the project for the regular City Council meeting on September 18, 2023 at the 6:30 p.m. meeting.

19. **Pool Vacuum**

Consider approval of the purchase of a pool vacuum.

20. **Capital Improvement Program – Police Department**

Discuss and consider approval of new flooring in the police department with additional funds coming from Fund 78.

21. **National Rail Safety Week**

Approval of a Proclamation proclaiming September 18th to the 24th, 2023, National Rail Safety Week.

22. **Housing Committee**

Discuss and consider creating a Housing Committee.

23. **Legislative Update 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 fiscal management.

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 fiscal management.

d. Consider approval of an Ordinance amending the Code of Ordinances of the City of Iowa Falls, Iowa, by amending provisions pertaining to liquor licenses and cigarette and tobacco permits.

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 liquor licenses and cigarette and tobacco permits.

24. **Appointments**

Appointment, by the Mayor with Council approval, of Larry Phipps to fill a vacancy on the Board of Adjustment for a term to expire July 2027.

**PUBLIC COMMENT**

25. **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**