

**CITY OF IOWA FALLS
SPECIAL MEETING
OCTOBER 13, 2015**

The Mayor and City Council met in special session on Tuesday, October 13, 2015 with Mayor Gene Newgaard presiding over the meeting. Council Members Verv Davidson, Mark Messa, Roger Nissly and Bruce Thies were present. Council Member Rob Wohlert was absent. Also present was City Manager Jody Anderson.

ACCEPTANCE OF THE AGENDA

Thies moved and Nissly seconded to accept the agenda.
Vote: Thies, Nissly, Davidson and Messa voting aye.

GENERAL BUSINESS

1. **Jennings Lake Business Park**

John Gade, Fox Engineering, presented options to deal with the drainage problems. The Council agreed to move forward with the project to raise road in Jennings Lake Business Park.

2. **Streetscape Relief Grant Program**

Messa moved and Thies seconded to approved granting 20% LOST Downtown Business Retail Grants in the amount of \$1,500 to the 22 retail businesses affected by the Downtown Streetscape Project.

Roll Vote: Messa, Thies, Nissly and Davidson voting aye.

3. **Downtown Streetscape Project**

a. The Council discussed the Streetscape Project and the projected timelines. The Council wanted to try and get the Main Street intersection done yet this season if possible.

b. Messa moved and Nissly seconded to take the second clock out of the project.

Roll Vote: Messa, Nissly, Thies and Davidson voting aye.

4. **Street Projects**

The Council discussed street projects for 2016. Thies moved and Messa seconded to approve the following streets for the 2016 Street Projects: Brooks Road from River to Lawler; repair road and storm sewers near Cargill truck entrance; Fremont and Crescent; north ½ block of Stevens Street by City Hall; Road and culverts at the Missouri crossing on South 3rd Street; raise the road project on Greenfield Avenue; city sidewalks around town; the intersection of Pierce and Fremont and crack sealing around town.

Vote: Thies, Messa, Nissly and Davidson voting aye.

5. **Parking**

A resident has requested removing three parking spots on Washington Avenue at the intersection of Fremont. The Council discussed the request, no action was taken.

6. **Sidewalk Replacement**

The sidewalk in front of the Police Department will be included in the 2016 Street Program.

7. **Golf Carts**

Nissly moved and Davidson seconded to not address allowing golf carts on city streets.
Vote: Nissly, Davidson, Thies and Messa voting aye.

8. **Urban Renewal Plan – Amendment No. 13**

a. Mayor Newgaard opened the public hearing on a proposed Amendment No. 13 to the Iowa Falls Urban Renewal Plan. There were no oral or written comments. Mayor Newgaard closed the public hearing.

b. Nissly moved and Thies seconded to approve Resolution No. 2015-66 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. 13 to the Iowa Falls Urban Renewal Plan.

Roll Vote: Nissly, Thies, Messa and Davidson voting aye.

c. Messa moved and Nissly seconded to approve on first reading an Ordinance amending Ordinances Nos. 647, 671, 725, 809, 822, 853, 886, 890, 948, and 1038 providing that general property taxes levied and collected each year on all property located within the amended Iowa Falls Urban Renewal Area, in the City of Iowa Falls, County of Hardin, State of Iowa, by and for the benefit of the State of Iowa, City of Iowa Falls, County of Hardin, Iowa Falls Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by the City in connection with the amended Iowa Falls Urban Renewal Area (Amendment No. 13 to the Iowa Falls Urban Renewal Plan).

Roll Vote: Messa, Nissly, Thies and Davidson voting aye.

d. Messa moved and Thies seconded to suspend the rules and place on third and final reading.

Roll Vote: Messa, Thies, Nissly and Davidson voting aye.

e. Thies moved and Nissly seconded to approve on third and final reading Ordinance No. 1069 amending Ordinances Nos. 647, 671, 725, 809, 822, 853, 886, 890, 948, and 1038

providing that general property taxes levied and collected each year on all property located within the amended Iowa Falls Urban Renewal Area, in the City of Iowa Falls, County of Hardin, State of Iowa, by and for the benefit of the State of Iowa, City of Iowa Falls, County of Hardin, Iowa Falls Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by the City in connection with the amended Iowa Falls Urban Renewal Area (Amendment No. 13 to the Iowa Falls Urban Renewal Plan).
Roll Vote: Thies, Nissly, Davidson and Messa voting aye.

9. **Ellsworth Neighborhood Development Urban Renewal Plan**

a. Mayor Newgaard opened the public Hearing on the proposed Ellsworth Neighborhood Development Urban Renewal Plan. There were no oral or written comments. Mayor Newgaard closed the public hearing.

b. Nissly moved and Thies seconded to approve Resolution No. 2015-67 determining an area of the City to be a blighted 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 Ellsworth Neighborhood Development Urban Renewal Plan.

Roll Vote: Nissly, Thies, Messa and Davidson voting aye.

c. Messa moved and Davidson seconded to approve on first reading an Ordinance providing that general property taxes levied and collected each year on all property located within the Ellsworth Neighborhood Development Urban Renewal Area, in the City of Iowa Falls, County of Hardin, State of Iowa, by and for the benefit of the State of Iowa, City of Iowa Falls, County of Hardin, Iowa Falls Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by the City in connection with the Ellsworth Neighborhood Development Urban Renewal Area (the Ellsworth Neighborhood Development Urban Renewal Plan).

Roll Vote: Messa, Davidson, Nissly and Thies voting aye.

d. Nissly moved and Thies seconded to suspend the rules and place on third and final reading.

Roll Vote: Nissly, Thies, Messa and Davidson voting aye.

e. Messa moved and Thies seconded to approve on third and final reading Ordinance No. 1070 providing that general property taxes levied and collected each year on all property located within the Ellsworth Neighborhood Development Urban Renewal Area, in the City of Iowa Falls, County of Hardin, State of Iowa, by and for the benefit of the State of Iowa, City of Iowa Falls, County of Hardin, Iowa Falls Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by the City in connection with the

Ellsworth Neighborhood Development Urban Renewal Area (the Ellsworth Neighborhood Development Urban Renewal Plan).

Roll Vote: Messa, Thies, Nissly and Davidson voting aye.

f. Mayor Newgaard opened the public hearing on a proposal to enter into a Development Agreement with Ellsworth Neighborhood Investment Group, LLC, which includes the potential transfer of the City's interest in real property. There were no oral or written comments. Mayor Newgaard closed the hearing.

g. Nissly moved and Messa seconded to approve Resolution No. 2015-68 making final determination on potential transfer of interests in real property and approving the authorizing execution of a Development Agreement by and between the City of Iowa Falls and Ellsworth Neighborhood Investment Group, LLC.

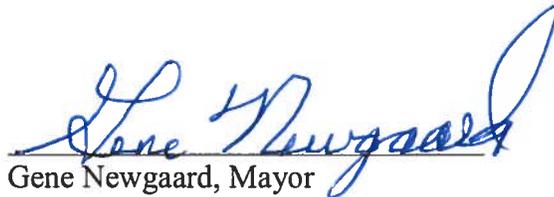
Roll Vote: Nissly, Messa, Thies and Davidson voting aye.

ADJOURNMENT

Thies moved and Nissly seconded to adjourn.

Vote: Thies, Nissly, Messa and Davidson voting aye.

The meeting adjourned at 7:10p.m.


Gene Newgaard, Mayor

Attest:


Page Hansen, City Clerk