



**AGENDA**

Regular City Council Meeting  
Monday, October 18, 2021  
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)**

Regular Meeting of September 20, 2021

**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

PO Box 698  
901 Washington Avenue  
Iowa Falls, Iowa 50126

641.648.2527  
Fax 641.648.3060  
[www.cityofiowafalls.com](http://www.cityofiowafalls.com)

## **OLD BUSINESS**

### 1. **Chris Weaver Letter**

Presentation of letter by Chris Weaver.

### 2. **Wastewater Treatment Plant Capacity Rerate**

Consider approval of the Task Order with FOX Engineering for the Wastewater Treatment Plant Capacity Rerate.

### 3. **Cottrell Avenue CIPP Lining**

Consider approval of Pay Estimate to Municipal Pipe Tool in the amount of \$30,341.34.

### 4. **2200 Block Alley Sewer Replacement**

Consider approval of Pay Estimate to Williams Underground Services in the amount of \$45,942.00.

### 5. **River Wall Stabilization**

a. Public hearing on proposed plans, specifications, form of contract and estimate of cost for the Emergency River Wall Stabilization Project.

b. Consider approval of a Resolution approving Plans, Specifications, Form of Agreement and Opinion of Cost for Public Improvements.

c. Review bid tab and Engineer's recommendation of award.

d. Consider approval of a Resolution awarding the Contract for Public Improvements, authorizing execution of the Contract and authorizing execution of Notice of Award.

### 6. **Development Agreement – Chem-Nut, Inc.**

a. Public hearing on the proposal to enter into a Development Agreement with Chem-Nut, Inc.

b. Consider approval of a Resolution approving and authorizing execution of a Development Agreement by and between the City of Iowa Falls and Chem-Nut Inc.

### 7. **South Drainage Project**

a. Consider approval of an agreement with Wayne and Lisa Dewey.

b. Consider request to repay all connection fees to Wayne and Lisa Dewey.

## 8. **Airport Projects**

- a. Consider approval of Pay Request in the amount of \$204,843.04 to Godbersen-Smith Construction Co. for the Construct Parallel Taxiway B Project.
- b. Consider approval of payment in the amount of \$3,335.75 to Construction Materials Testing for the Construct Parallel Taxiway B Project.
- c. Consider approval of payment to McClure Engineering in the amount of \$20,371.65 for the Construct Parallel Taxiway B Project.
- d. Consider approval of Pay Request in the amount of \$221,033.35 to Godbersen-Smith Construction Co. for the Rehabilitate Runway 13/31 Project.
- e. Consider approval of payment in the amount of \$11,002.50 to Construction Materials Testing for the Rehabilitate Runway 13/31 Project.
- f. Consider approval of payment to McClure Engineering in the amount of \$36,622.97 for the Rehabilitate Runway 13/31 Project.

## **NEW BUSINESS**

### 9. **Community Development and Housing Needs Assessment**

- a. Consider approval of the Iowa Falls Community Development and Housing Needs Assessment.
- b. Consider approval of \$6,500 for Albright's Bluff from the Project Grant funds as outlined in the FY2021-2025 Grant Agreement between the City and IFADC.
- c. Consider approval of \$40,000 for Albright's Bluff from the Project Grant funds as outlined in the FY2021-2025 Grant Agreement between the City and Chamber/Main Street.
- d. Public hearing on reviewing a \$50,000 Community Development Block Grant COVID-19 application to provide facade improvements for Albright's Bluff Event Center.
- e. Consider approval of a Resolution to approve application for the Iowa Economic Development Authority Community Development Block Grant (CDBG) COVID Grant Program for Commercial Facade Assistance.
- f. Consider approval of a City Grant of \$5,000 from 20% LOST in support of the CDBG Funding.
- g. Public hearing on reviewing a \$147,000 Community Development Block Grant COVID-19 application to increase the number of staff at Wiggles and Giggles Daycare.
- h. Consider approval of a Resolution to approve application for the Iowa Economic Development Authority Community Development Block Grant (CDBG) COVID Grant Program for Childcare Program Assistance.

10. **Wastewater Treatment Department**

Consider approval of biosolids application for 2021 in the amount of \$24,675.

11. **Old City Hall Building**

Discussion and action in regard to the use of the old City Hall Building.

12. **Hotel/Motel Tax Funding**

a. Consider approval of the requests from Iowa Falls Rugby Football Club Foundation in the amount of \$12,200 from Tourism Funds for the National Collegiate Rugby Regional Playoffs and Calkins Nature Center in the amount of \$1,290 from Economic Development Funds for Rain Garden Installation.

b. Discuss and approve setting a cap for reserve funds at \$75,000 for the Hotel/Motel fund.

13. **Sidewalk Program**

Discussion and possible action.

14. **Engagement Agreement – Annexation Matter**

Consider approval of an Engagement Agreement for the Annexation Matter with Ahlers & Cooney, PC.

15. **Rental Inspections**

Discuss

16. **Appointment**

a. Appointment, by the City Council, of Jim Herzog to the Planning & Zoning Commission filling a vacated term to expire in May of 2022.

b. Appointment, by the Mayor with City Council approval, of Dave England to the Dave England to the Building Code Board of Appeals filling a vacated term to expire July of 2025.

17. **Liquor License**

a. Consider approval of a Class C Liquor License for The Five O Three.

b. Consider approval of a Class C Liquor License for The River Tap.

## **PUBLIC COMMENT**

### 18. **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**