

CITY OF Iowa Falls

THE SCENIC CITY

AGENDA

Regular City Council Meeting
Monday, October 21, 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

Regular Meeting of September 16, 2024 and special meeting of September 26, 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
- i. 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 Licenses**

a. 5-day Special Class C Retail Alcohol License for Apres Bar Co LLC at 709 Ellsworth Avenue.

b. Class C Retail Alcohol License for The River Tap.

2. **Tax Abatement Application**

a. Tax Abatement for Iowa Falls Community Investment Corporation for 1022 Sherman Street.

b. Tax Abatement for Iowa Falls Community Investment Corporation for 420 Georgetown Road.

OLD BUSINESS

3. **Palisades Estates Plat 2**

a. Consider approval of a resolution to approve the final plat for Palisades Estates Plat 2.

b. Consider approval of pay application #6 to Gehrke, Inc. in the amount of \$625,675.13.

4. **Palisades Land Development**

Consider approval of reimbursement for Palisades Estates Plat 1 in the amount of \$71,422.21.

5. **Floodproofing Project**

Consider approval of pay application #2 to Tricon General Construction Inc. in the amount of \$238,934.50.

6. **Mother Kluckers Poultry Processing Center LLC**

a. Public hearing on the proposal to enter into a Development Agreement with Mother Kluckers Poultry Processing Center LLC.

b. Consider approval of a Resolution approving and authorizing execution of a Development Agreement by and between the City of Iowa Falls and Mother Kluckers Poultry Processing Center LLC.

7. **Palisades Estates Development Agreement Amendment**

a. Public hearing on the proposal of Palisades Estates Development Agreement Amendment.

b. Consider approval of a Resolution approving Palisades Estates Development Agreement Amendment.

8. **Heritage Estates Development Agreement Amendment**

a. Public hearing on the proposal of Heritage Estates Development Agreement Amendment.

b. Consider approval of a Resolution approving the Heritage Estates Development Agreement Amendment.

9. **Purchase Agreement for a portion of Grand JiVante**

a. Public hearing on the purchase Agreement for the West half of property located at the Grand JiVante site.

b. Consider approval of a Resolution approving the sale of the West half of property located at the Grand JiVante site.

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

Consider approval of pay application #4 to The Northway Corporation in the amount of \$328,050.67 from Water bond funds and water cash.

11. **R & T Enterprises Water Main**

Consider approval of pay application to McDowell & Sons for \$74,520 for water main at Top Flight Grille.

12. **Abandoned Connections**

Discuss and consider time-frame for abandoned connections to be shut off at the corporation.

13. **Street Garage Boiler**

a. Consider approval of Street Garage boiler repair in the amount of \$13,842.

b. Consider approval of Technical Memorandum #2 from Strand Associates regarding the Street Garage Hydronics System.

14. **Gas Extension**

a. Discuss and consider gas extension through Rosebud Farms to Palisades Development.

b. Consider and consider bid from Gehrke, Inc for Goldfinch Electric and Gas Easement project in the amount of \$62,500.

15. **Princess Upper Story Restoration**

a. Consider approval of CDBG Grant policies:

1. Affirmative action program
2. Policy on the prohibition of the use of excessive force
3. RARA- Residential and Anti-Displacement and Relocation Assistance Plan
4. Code of Conduct
5. Fair Housing Policy
6. Equal opportunity policy statement
7. Procurement policy
8. Certificate of compliance for CDBG procurement standards

b. Consider approval of a resolution adopting the Community Development block grant subrecipient policies and procedures.

c. Consider approval of an alternate signator form.

d. Consider approval of admin services contract.

NEW BUSINESS

16. **Larry Bahr**

Citizen requests to be on agenda.

17. **Property Rehabilitation Program**

Discuss and consider Property Rehabilitation Program proposals.

18. **Recycling Program**

Discuss and consider Recycling Program.

19. **Hotel/Motel Tax Funding Application**

Consider approval of funding for the following applications using Tourism Funds – Board Member Micah Cutler made the motion to approve funding Timbukbru in the amount of \$4,750 from Tourism for Celebration on River Street and combining the requests for Calkins Nature Center Indoor-Architectural Concept from Tourism and Economic Development for the remaining balance available from Tourism for \$24,156.23. Board member Adam Nederhoff seconded. All were in favor and the motion passed.

Due to conflict of interest, Larry Johnson was not able to vote on the following funding from Economic Development. With a lack of a quorum the board would like to recommend approving funding for Wiggles and Giggles in the amount of up to \$25,000 for materials and supplies. The board decided not to fund R&T Enterprises or Grandma Jane’s Playhouse this round.

20. **Tire Tags**

Discuss and consider price increase for tire tags.

21. **Pool drain covers**

Discuss and consider purchasing VGB pool drain covers.

22. **Shipping containers**

Discuss and consider current ordinance on shipping containers.

23. **Yard of the month program**

Discuss and consider implementing the yard of the month program.

PUBLIC COMMENT

24. **Closed session**

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

PUBLIC COMMENT

ADJOURNMENT