



**AGENDA**

Regular City Council Meeting  
Monday, May 18, 2015  
6:30 p.m.

R.W. Barlow Memorial Library  
Community Meeting Room  
921 Washington Avenue  
Iowa Falls, Iowa 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.)

**APPROVAL OF MINUTES**

- a. Regular Meeting of April 20, 2015
- b. Special Meeting of April 27, 2015
- c. Special Meeting of May 6, 2015

**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

PO Box 698  
315 Stevens Street  
Iowa Falls, Iowa 50126

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

**CONSENT AGENDA:** All items listed under the Consent Agenda (items #1 and #2) 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. **CDBG Housing Rehabilitation Grant**

Approval of a Resolution approving the City of Iowa Falls Community Development Block Grant Owner Occupied Housing Rehabilitation Contract for 416 Sherman.

2. **Noise Ordinance Variance**

a. Approval of a noise ordinance variance for Friday, May 22, 2015 from 6:00 p.m. until 11:30 p.m. in Estes Park for Iowa Falls JAM.

b. Approval of a noise ordinance variance for Friday, June 5, 2015 from 6:00 p.m. until 10:30 p.m. in Estes Park for a free dance sponsored by Lynn Allbee.

**OLD BUSINESS**

3. **Ackley Citizens Group**

Request from the Ackley Citizens Group to discuss the Grand JiVante Project.

4. **Rezoning**

a. Public hearing on the rezoning of certain real property located within the City limits of the City of Iowa Falls from Residential Multi Family District to Light Industrial District.

b. Consider approval on first reading an Ordinance amending the zoning classification of certain real property located within the City limits of the City of Iowa Falls, Iowa.

5. **Urban Animals**

a. Consider approval on second reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, Iowa by adding sections to the residential single-family district.

b. Consider approval on second reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, Iowa, by adding sections to the residential multi-family district.

c. Discuss and consider penalties for animals which are illegally in Iowa Falls.

6. **Riverside Drive Water & Sewer Extensions**

Consider approval of setting the bid date for 10:00 a.m. on Tuesday, June 9, 2015 with the bids to be received at City Hall and scheduling a hearing on the proposed Bidding Requirements, Contract Documents and Estimate of Cost for the project for the June 15, 2015 Council meeting.

7. **Downtown Alley Project**

- a. Consider approval of Change Order No. 2 in the amount of \$2,202.65.
- b. Consider approval of Pay Estimate No. 3 in the amount \$238,566.05 to Absolute Concrete.

8. **Ellsworth Municipal Hospital Site**

Discussion and consideration of the proposal from Neighborhood Investment Group 4IF.

9. **Downtown Streetscape Improvements**

- a. Consider approval of additional work to be done as required by the Iowa DOT in the amount of \$11,466.00.
- b. Consider approval of Pay Estimate No. 1 in the amount of \$256,729.17 to K. Cunningham Construction Co. Inc.

10. **Sale of Old Fire Truck**

Discuss and consider different options to sell the old fire truck.

11. **Airport Taxiway Grading/Drainage Project**

Consider approval to hold a public hearing on the proposed plans, specifications, form of contract, and estimate of cost related to the Iowa Falls Municipal Airport Partial Parallel Taxiway Grading/Drainage Improvements at the 6:30 p.m. Council meeting on June 15, 2015 at the R.W. Barlow Public Library, Community Meeting Room, 921 Washington Avenue, Iowa Falls, Iowa.

12. **FY2014-2015 Budget Amendment**

- a. Public hearing on amending the FY2014-2015 Budget.
- b. Consider approval of a Resolution amending the current budget for the fiscal year ending June 30, 2015.

13. **TIGER Grant**

- a. Consider approval of a Resolution to submit an application by the City of Iowa Falls, Iowa to FY 2015 TIGER Discretionary Grants Program.
- b. Consider approval of the Federal Wage Rate Certification.

**NEW BUSINESS**

14. **Ellis Avenue**

Discussion and action with Heartland Asphalt in regard to cracks in the asphalt on Ellis Avenue.

15. **Food Truck Guidelines**

Discuss and consider guidelines for food trucks.

16. **Hardin County Pager Project**

Consider approval of payment to Advantage Communications in the amount of \$134,208.00 for the purchase of 380 new WatchDog pagers for all Fire and EMS volunteers in Hardin County.

17. **Fitz Riverbend Park**

Consider approval of the Professional Services Agreement with WHKS for the Fitz Riverbend Park Enhancement Project.

18. **Loading Zones**

Consider approval on first reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, Iowa, by adding a new subsection to Passenger Zones and Loading Zones.

19. **Sale of City Owned Property**

Consider approval of a Resolution tentatively approving the sale of city property at 633 Bliss Boulevard to James W. Thoms and scheduling a public hearing on the sale.

20. **Crack Sealing**

Discuss and consider a crack sealing project.

21. **Street Sweeper**

Discuss and consider the purchase of a street sweeper.

22. **Cedar Street Lift Station Rehabilitation**

Consider approval of setting the bid date for 2:00 p.m. on Thursday, June 11, 2015, with the bids to be received at City Hall and scheduling a hearing on the proposed Bidding Requirements, Contract Documents and Estimate of Cost for the project for the June 15, 2015 Council meeting.

23. **Water/Wastewater Projects**

a. Discuss and approve moving forward with Water and Wastewater Bonds/Projects.

b. Consider approval of a Resolution fixing date for a meeting on the authorization of a Loan Agreement and the issuance of not to exceed \$1,500,000 Water Revenue Capital Loan Notes, of the City of Iowa Falls, State of Iowa, and providing for publication of notice thereof.

c. Consider approval of a Resolution fixing date for a meeting on the authorization of a Loan Agreement and the issuance of not to exceed \$1,700,000 Sewer Revenue Capital Loan Notes, of the City of Iowa Falls, State of Iowa, and providing for publication of notice thereof.

24. **Spec Building**

a. Review and consider tax exemption for speculative shell buildings.

b. Consider approval of the shared second Mortgage between the City of Iowa Falls, Corn Belt Power and Midland Power on the guarantee loans.

c. Consider approval of the Reimbursement Note by IFADC for guarantee loans to the City of Iowa Falls, Corn Belt and Midland Power.

d. Consider approval of the Development Agreement pertaining to the construction of the Spec Building.

e. Consider approval of the Limited Guaranty for Iowa Falls to guaranty repayment of 1/3rd of the Loans.

25. **Brooks Road**

Discussion on Brooks Road.

26. **Safety Manual**

Discuss City of Iowa Falls Safety Manual.

27. **USDA Intergovernmental Review Consultation Form**

Review and consider.

28. **Mediation Settlement**

Consider acceptance of the mediation settlement in the case of Jason and Heather Lang vs. Alex Pruisman and the City of Iowa Falls.

29. **Closed Session**

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

**PUBLIC COMMENT**

**ADJOURNMENT**