

CITY OF Iowa Falls

THE SCENIC CITY

AGENDA

Regular City Council Meeting
Monday, May 20, 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 (by consent)

- a. Regular Meeting of April 15, 2024
- b. Special Meeting of May 7, 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

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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. **CDBG-CV Program**

Payment to Wiggles & Giggles Daycare in the amount of \$2,693.00.

2. **Assembly Park Restroom Project**

Pay Request #3 to Hoversten Construction in the amount of \$17,278.90.

3. **J.A.M. Concert**

a. Noise ordinance variance on Friday, May 24 from 12:00 noon until 11:30 p.m. for the music.

b. Resolution approving the closing of 5 parking spaces from 1:00 p.m. until 9:00 p.m. on Friday, May 24, 2024 for a vendor from Hy-Vee.

OLD BUSINESS

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

Consider approval of Pay Application #10 to Cole Excavating, LLC in the amount of \$678.75.

5. **Palisades Estate Plat 2**

Consider approval of Pay Application to Gehrke, Inc. in the amount of \$231,436.40.

6. **Heritage Estates – Grading and Public Improvements**

Consider approval of Pay Application #7 to McDowell & Sons Contractors, Inc in the amount of \$13,471.00 with the funds coming from Fund 73 Revolving Loan Fund and repaid by TIF.

7. **R&T Enterprises Development Agreement**

a. Public hearing on the proposal to enter into a Development Agreement with R&T Enterprises, Inc.

b. Consider approval of a Resolution approving and authorizing execution of a Development Agreement by and between the City of Iowa Falls and R&T Enterprises, Inc. (Entertainment Venue).

8. **Library Roof**

Discussion and action on moving forward with the roof replacement project.

9. **FY2023-2024 Budget Amendment**

- a. Public hearing on an amendment to the FY23-24 Budget.
- b. Consider approval of a Resolution amending the budget for the fiscal year ending June 30, 2024.

10. **2024 General Obligation Capital Loan Notes**

- a. Consider approval of a Resolution directing the Acceptance of a Proposal to Purchase \$4,500,000 (Subject to Adjustment) General Obligation Capital Loan Notes, Series 2024; and approving the Form and Authorizing Execution of a Note Purchase Agreement.
- b. Consider approval of a Resolution appointing Paying Agent, Note Registrar, and Transfer Agent, approving the Paying Agent and Note Registrar and Transfer Agent Agreement and authorizing the Execution of the Agreement.
- c. Consider approval of a Resolution approving and authorizing a form of Loan Agreement and authorizing and providing for the issuance, and levying a tax to pay the Notes; approval of the Tax Exemption Certificate and Continuing Disclosure Certificate.

NEW BUSINESS

11. **Fire Department**

Discuss and consider door entry/security system and computer upgrade.

12. **Airport**

Consider approval of spray foaming the shop walls in the amount of \$7,500.00 and purchasing a heater in the amount of \$5,982.02, this building houses the snow plow and tractor with the funds coming from 80% LOST.

13. **Ambulance**

Consider approval of the purchase of a stryker cot and system in the amount of \$50,159 and the difference of the \$3,260 for the ambulance, with the funding coming from General Fund, this was not included in the original quote.

14. **2023 Water Quality Report**

The 2023 Consumer Confidence Report – Water Quality Report for the Iowa Falls Water Department will not be mailed out to each individual water user, it will be posted on the following website <https://iowaccr.org/Iowa-Falls> .

15. **TIF Ordinance**

a. Consider approval on first reading an Ordinance amending Ordinance No. 647, 671, 725, 809, 822,886, 890, 948, 1038 and 1069 and providing that general property taxes shall no longer be divided **on certain property** located within the Iowa Falls Urban Renewal Area, in the City of Iowa Falls, County of Hardin, State of Iowa (removing "Amendment No. 3 Area", "Amendment No. 4 Area", and "Amendment No. 5 Area" from division of taxes only).

b. Consider approval of suspension of the rules and placing on third and final reading.

c. Consider approval on third and final reading an Ordinance amending Ordinance No. 647, 671, 725, 809, 822,886, 890, 948, 1038 and 1069 and providing that general property taxes shall no longer be divided **on certain property** located within the Iowa Falls Urban Renewal Area, in the City of Iowa Falls, County of Hardin, State of Iowa (removing "Amendment No. 3 Area", "Amendment No. 4 Area", and "Amendment No. 5 Area" from division of taxes only).

16. **No Parking on Cedar Street**

Discuss parking on Cedar Street by the cemetery.

17. **Fund Transfer**

Consider approval of the transfer of \$100,000 from General Fund to 20% LOST and earmarked for first payment to R&T Enterprises.

18. **Appointments**

a. Reappointment by the Mayor, with Council approval, of Kathy Rauscher to the Board of Adjustment for a term to expire May of 2029.

b. Appointment of Kaci Elkin as the Interim City Manager.

19. **Authorized Signers**

Consider approval of adding the Mayor and the five City Council Members as authorized signers on the Green Belt Bank accounts.

PUBLIC COMMENT

20. **Closed Session**

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

PUBLIC COMMENT

ADJOURNMENT