

**CITY OF IOWA FALLS
REGULAR MEETING
JUNE 15, 2015**

The Mayor and City Council of the City of Iowa Falls met in regular session on Monday, June 15, 2015 with Mayor Gene Newgaard presiding over the meeting. Council Members Verv Davidson, Mark Messa, Roger Nissly, Bruce Thies and Rob Wohlert were present. Also present was City Manager Jody Anderson.

ACCEPTANCE OF THE AGENDA

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

APPROVAL OF MINUTES

a. Messa moved and Nissly seconded to approve the minutes of the Regular Meeting of May 18, 2015.

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

b. Nissly moved and Thies seconded to approve the minutes of the Special Meeting of June 4, 2015.

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

c. Wohlert moved and Davidson seconded to approve the minutes of the Special Meeting of June 11, 2015.

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

APPROVAL OF MONTHLY CLAIMS AND FINANCIALS

Messa moved and Thies seconded to approve the monthly claims and financials.

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

CONSENT AGENDA

Wohlert moved and Nissly seconded to approve the following items:

1. **Liquor Licenses**

- a. Class C Liquor License for Iowa Falls Elks Lodge #1674.
- b. Class B Beer Permit for Iowa Falls Chamber/Main Street.

2. **Cigarette Permits**

Cigarette permits for the following: Casey's General Stores at 1225 North Oak, 1801 Washington and 904 Washington, Dollar General, Fareway, Handi-Stop Food Mart, Hy-Vee Food Store, Rock C Store, Twin Coil Vapes, Wal-Mart and Woody's Railroad Street Tobacco & Spirits.

3. **Annual Salaries**

Resolution No. 2015-23 approving the 2015-2016 salaries.

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

OLD BUSINESS

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

a. Mayor Newgaard opened the public hearing on the Proposed Plans, Specifications, Form of Contract and Estimate of Cost for the Iowa Falls Municipal Airport Partial Parallel Taxiway Grading/Drainage Improvements. There were no oral or written comments. Mayor Newgaard closed the public hearing.

b. Messa moved and Davidson seconded to approve the Proposed Plans, Specifications, Form of Contract and estimate of Cost for the Iowa Falls Municipal Airport Partial Parallel Taxiway Grading/Drainage Improvements Project.
Roll Vote: Messa, Davidson, Nissly, Thies and Wohlert voting aye.

c. Davidson moved and Nissly seconded to approve disqualifying the bid from Peterson Contractors, Inc. from consideration for the Iowa Falls Municipal Airport Partial Parallel Taxiway Grading/Drainage Improvements Project due to not signing bid proposal which is a requirement in the Instruction to Bidders – Section 00100 OF THE Contract documents.
Roll Vote: Davidson, Nissly, Thies, Wohlert and Messa voting aye.

d. Messa moved and Thies seconded to approve award of the contract to McDowell and Sons Contractors, Inc. in the amount of \$122,134.00 for the Iowa Falls Municipal Airport Partial Parallel Taxiway Grading/Drainage Improvements Project, contingent on FAA Funding.
Roll Vote: Messa, Thies, Wohlert, Nissly and Davidson voting aye.

e. Thies moved and Davidson seconded to approve McClure Engineering Company's Amendment No. 6 for Construction Observation and Administrative Services associated with FAA Project AIP #3-10-0048-008 – Iowa Falls Municipal Airport Partial Parallel Taxiway Grading/Drainage Improvements in the amount of \$26,410.
Roll Vote: Thies, Davidson, Messa, Wohlert and Nissly voting aye.

f. Messa moved and Nissly seconded to approve FAA Grant Application for the Iowa Falls Municipal Airport Partial Parallel Taxiway Grading/Drainage Improvements Project – FAA Project AIP #3-10-0048-008, contingent on FAA Concurrence.
Roll Vote: Messa, Nissly, Thies, Wohlert and Davidson voting aye.

5. **Rezoning**

a. Thies moved and Wohlert seconded to approve on second reading an Ordinance amending the zoning classification of certain real property located within the City limits of the City of Iowa Falls, Iowa.

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

b. Wohlert moved and Thies seconded to suspend the rules and placing on third and final reading.

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

c. Thies moved and Nissly seconded to approve on third and final reading Ordinance No. 1063 amending the zoning classification of certain real property located within the City limits of the City of Iowa Falls, Iowa.

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

6. **Sale of City Owned Property**

a. Mayor Newgaard opened the public hearing on the sale of city property at 633 Bliss Boulevard to James W. Thoms. There were no oral or written comments. Mayor Newgaard closed the public hearing.

b. Messa moved and Davidson seconded to approve Resolution No. 2015-24 approving the sale of city property consisting of real property identified as a parcel described as Lot 3, Block 5 Bliss Riverside Park Addition to the City of Iowa Falls, Hardin County, Iowa subject to any easements in existence.

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

7. **Grand JiVante Sewer Extension**

a. Mayor Newgaard opened the public hearing on the Proposed Bidding Requirements, Contract Documents and Estimate of Cost for the project. Audrey Baldwin with the Thrift Store asked to be notified if access to the Thrift Store will be closed off. There were no further. Mayor Newgaard closed the public hearing.

b. Nissly moved and Thies seconded to approve Resolution No. 2015-24 approving Bidding Requirements, Contract Documents and Estimate of Cost for the Grand JiVante Sewer Extension.

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

c. Bids were received from Gehrke Inc. in the amount of \$110,580.85 and from Peterson Contractors, Inc. in the amount of \$130,600.00.

d. Messa moved to approve a Resolution awarding the contract for public improvements, authorizing execution of contract, and authorizing execution of Notice to Proceed. The motion died for lack of a second.

Thies moved and Wohlert seconded to table Resolution awarding the contract for public improvements, and authorizing execution of Notice to Proceed to the July 20, 2015 meeting. Roll Vote: Thies, Wohlert, Nissly, Davidson and Messa voting aye.

e. Nissly moved and Thies seconded to table the Resolution approving a Sanitary Sewer Easement for the Grand JiVante Sewer Extension Project to the July 20, 2015 meeting. Roll Vote: Nissly, Thies, Wohlert, Messa and Davidson voting aye.

8. **Cedar Street Lift Station Rehabilitation**

a. Mayor Newgaard opened the public hearing on the Plans, Specifications, Form of Agreement and Opinion of Cost for the Cedar Street Lift Station Project. There were no oral or written comments. Mayor Newgaard closed the public hearing.

b. Nissly moved and Thies seconded to approve Resolution No. 2015-26 approving Plans, Specifications, Form of Agreement, and Opinion of Cost for Public Improvements. Roll Vote: Nissly, Thies, Wohlert, Messa and Davidson voting aye.

c. Bids were received from Smith-Gehrls in the amount of \$123,000, Weidner Construction in the amount of \$148,000, Chyma's Machine & Welding in the amount of \$162,269 and CL Carroll in the amount of \$163,900.

d. Messa moved and Wohlert seconded to approve Resolution No. 2015-27 awarding contract for public improvements, authorizing execution of contract, and authorizing execution of Notice to Proceed to Smith-Gehrls in the amount of \$123,000. Roll Vote: Messa, Wohlert, Thies, Nissly and Davidson voting aye.

9. **Downtown Streetscape Improvements**

a. Wohlert moved and Thies seconded to approve Change Order No. 2 in the amount of \$1,760.00. Roll Vote: Wohlert, Thies, Nissly, Davidson and Messa voting aye.

b. Nissly moved and Wohlert seconded to approve Pay Estimate No. 2 in the amount of \$377,953.88 to K. Cunningham Construction Co. Inc. Roll Vote: Nissly, Wohlert, Thies, Davidson and Messa voting aye.

10. **Downtown Alley Project**

Wohlert moved and Messa seconded to approve Pay Request No. 4 in the amount of 87,467.78 to Absolute Concrete.

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

11. **Water/Wastewater Projects**

a. Mayor Newgaard opened the public hearing on the authorization of a Loan Agreement and the issuance of Notes to evidence the obligation of the City thereunder. There were no oral or written comments. Mayor Newgaard closed the public hearing.

b. Wohlert moved and Thies seconded to approve Resolution No. 2015-28 instituting proceedings to take additional action for the authorization of a Loan Agreement and the issuance of not to exceed \$1,500,000 Water Revenue Capital Loan Notes, Series 2015A. Roll Vote: Wohlert, Thies, Nissly, Davidson and Messa voting aye.

c. Mayor Newgaard opened the public hearing on the authorization of a Loan Agreement and the issuance of Notes to evidence the obligation of the City thereunder. There were no oral or written comments. Mayor Newgaard closed the public hearing.

d. Nissly moved and Wohlert seconded to approve Resolution No. 2015-29 instituting proceedings to take additional action for the authorization of a Loan Agreement and the issuance of not to exceed \$1,700,000 Sewer Revenue Capital Loan Notes, Series 2015B. Roll Vote: Nissly, Wohlert, Thies, Davidson and Messa voting aye.

12. **Fitz Riverbend Park**

The Council discussed the Professional Services Agreement with WHKS for the Fitz Riverbend Park Enhancement Project. No action was taken.

13. **TIGER Grant**

Cindy Litwiller, Executive Director of Iowa Falls Area development Corporation, reviewed the TIGER Grant application with the Council.

NEW BUSINESS

14. **Fox Engineering**

The Council discussed a possible task order and the projects to be included in the task order. No action was taken.

15. **Iowa Falls Citizen's Sign**

No action was taken on the lease or relocation of the Iowa Falls sign on South Oak Street.

16. **Firefighters Memorial**

Thies moved and Wohlert seconded to allow the Firefighter Memorial to be located on the Fire Station grounds and adding this to the city insurance coverage.

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

17. **Jefferson Highway Centennial Project**

Nissly moved and Thies seconded to approve Resolution No. 2015-30 endorsing an application to the Iowa Department of Transportation for the designation of the Jefferson Highway Byway as a State Heritage Byway.

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

18. **Speculative Shell Buildings**

a. Nissly moved and Messa seconded to approve on first reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, Iowa, by adding a new Section in regard to Speculative Shell Buildings.

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

b. Wohlert moved and Thies seconded to approve suspension of the rules and placing on third and final reading.

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

c. Thies moved and Wohlert seconded to approve on third and final reading Ordinance No. 1064 amending the Code of Ordinances of the City of Iowa Falls, Iowa, by adding a new Section in regard to Speculative Shell Buildings.

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

19. **Audit Services**

Wohlert moved and Messa seconded to approve the five year agreement for audit services with Cornwell, Frideres, Maher & Associates, PLC.

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

20. **Reimbursement Resolution**

Thies moved and Wohlert seconded to approve Resolution No. 2015-32 declaring an official intent under Treasury Regulation 1.150-2 to issue debt to reimburse the City for certain original expenditures paid in connection with specified projects.

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

21. **Investment Policy**

Nissly moved and Messa seconded to authorize the City Manager and the City Finance Officer to move funds into arbitrage investments and to let the Council know if this happens.

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

22. **Appointments**

Nissly moved and Wohlert seconded to approve the Mayor's appointment of Kelly Newgaard to the Library Board for a term to expire July 2019.

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

23. **Closed Session**

Wohlert moved and Thies seconded to go into closed session as allowed in Iowa Code Section 21.5.1.j to discuss land acquisition and disposal.

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

Messa moved and Thies seconded to go back into open session having taken no action in closed session.

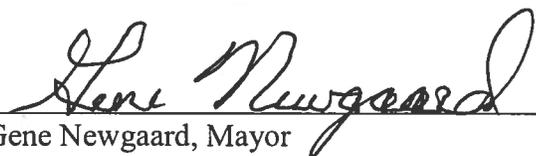
Roll Vote: Messa, Thies, Wohlert, Nissly and Davidson voting aye.

ADJOURNMENT

Wohlert moved and Nissly seconded to adjourn.

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

The meeting adjourned at 9:45 p.m.


Gene Newgaard, Mayor


Jon Kies, City Clerk