

**CITY OF IOWA FALLS  
REGULAR MEETING  
JUNE 16, 2014**

The Mayor and City Council of the City of Iowa Falls met in regular session on Monday, June 16, 2014 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**

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

**APPROVAL OF MINUTES**

a. Nissly moved and Wohlert seconded to approve the minutes of the Regular Meeting of May 19, 2014.

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

b. Messa moved and Davidson seconded to approve the minutes of the Special Meeting of June 2, 2014.

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

**APPROVAL OF MONTHLY CLAIMS**

Nissly moved and Thies seconded to approve the monthly claims.  
Roll Vote: Nissly, Thies, Wohlert, Messa and Davidson voting aye.

**CONSENT AGENDA**

Messa moved and Nissly seconded to approve the following with the correction of the Mayor and Council Member names in item #3.

1. **Liquor License**

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, Wal-Mart and Woody's Railroad Street Tobacco & Spirits.

3. **Annual Salaries**

Resolution No. 2014-14 approving the 2014-2015 salaries.

4. **Noise Ordinance Variance**

Noise ordinance variance for Shawna Birchmier and Nate Forsyth on June 28, 2014 from 8:00 p.m. until midnight at Highland Golf Club for a band playing at a wedding reception.

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

**OLD BUSINESS**

5. **Downtown Alley Improvements Project**

Nissly moved and Wohlert seconded to set the bid date for July 15, 2014 at 1:00 p.m. in the City Manager's office and set the public hearing date for July 21, 2014 at the 6:30 p.m. City Council meeting for the proposed Downtown Alley Improvements Project.

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

6. **Brooks Road Water Main Project**

Nissly moved and Thies seconded to approve the Task Order with FOX Engineering for the Water Main Project on Brooks Road, to be funded with Water Department Cash.

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

7. **2014 Street Projects**

Messa moved and Nissly seconded to approve the bid from Heartland Asphalt for the River Street from Iowa to Union and city parking lot projects and to accept the concrete bid from Heartland Asphalt for the South River Street and Industrial Park Road intersection repair, using 80% LOST until the GO funds are received.

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

8. **Alley and Street Vacation and Sale**

Nissly moved and Wohlert seconded to approve Resolution No. 2014-15 tentatively approving the sale of a portion of North First Street between the two currently owned lots of Curt and Donna Ites.

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

9. **Urban Renewal Plan Amendment**

a. Mayor Newgaard opened the public hearing on the proposed Amendment #12 to the Iowa Falls Urban Renewal Plan in the City of Iowa Falls, State of Iowa. There was no oral or written comment. Mayor Newgaard closed the public hearing.

b. Nissly moved and Davidson seconded to approve Resolution No. 2014-16 determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Amendment No. 12 to the Iowa Falls Urban Renewal Plan.

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

10. **Development Agreement**

a. Mayor Newgaard opened the public hearing on the proposal to enter into a Development Agreement with Metal Tech Industries, Inc. and Life Holding Company, LLC and an Economic Development Assistance Contract with Metal Tech Industries, Inc., Life Holding Company, LLC and the Iowa Economic Development Authority. There were no oral or written comments. Mayor Newgaard closed the public hearing.

b. Thies moved and Wohlert seconded to approve Resolution No. 2014-17 approving and authorizing execution of a Development Agreement by and between the City of Iowa Falls, Metal Tech Industries, Inc. and Life Holding Company, LLC and an Economic Development Assistance Contract with Metal Tech Industries, Inc., Life Holding Company, LLC and the Iowa Economic Development Authority.

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

11. **Jones Park Pedestrian Trail and Bridge**

Wohlert moved and Nissly seconded to approve Change Order No. 1 in the amount of \$7,000 for revised sidewalk slopes, railing, and detectable warning stripes at the pool driveway and Rocksylvana Bridge intersection.

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

12. **CDBG Revolving Loan Fund**

a. Mayor Newgaard opened the public hearing on the Addendum to the CDBG Revolving Loan Fund. There were or oral or written comments. Mayor Newgaard closed the public hearing.

b. Wohlert moved and Thies seconded to approve Resolution No. 2014-18 approving an addendum to the Iowa Falls Economic Development Revolving Loan Fund Supplemental Program CDBG Funding.

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

13. **Pedestrian Walkway**

Wohlert moved and Messa seconded to accept the bid from England Contracting in the amount of \$28,380 for an 8' wide sidewalk to the hospital with the hospital paying ½ of the cost and the city funds coming from 20% LOST funds.

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

14. **506 and 508 Washington**

There has been an offer accepted on the building and grant funds are being applied for.

15. **Hospital/Clinic Buildings**

Discussion was held in regard to the old hospital and clinic buildings.

## **NEW BUSINESS**

### **16. Sale of Property**

Thies moved and Nissly seconded to approve Resolution No. 2014-19 tentatively approving sale of city property consisting of real property identified as that portion of Bliss Riverside Park Addition beginning 16 feet south of the southeast corner of Lot 11 in Block 1; thence south 46 feet; thence west 89 feet; thence northeast 99 feet to the point of beginning in Iowa Falls, Hardin County, Iowa subject to reservation of an easement for existing and future utilities (135 South Stevens Street) and setting the public hearing on the sale for the July 21, 2014 Council meeting.

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

### **17. Central Iowa Christian Concert**

a. Nissly moved and Wohlert seconded to approve Resolution No. 2014-20 closing Stevens Street from Rocksylvania Avenue to Estes Street from 4:00 p.m. Wednesday, October 1, 2014 through midnight for bus parking and unloading of students attending the concert.

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

b. Thies moved and Davidson seconded to approve Resolution No. 2014-21 closing Estes Street from Main Street to Stevens Street from 10:00 a.m. on October 1, 2014 through midnight for pedestrian safety with access by police maintained at all times. Also, no parking on either side of Estes Street between Main Street and Stevens Street. We request Estes become a one-way street traveling west from Stevens Street to Main Street for emergency vehicles and bank traffic only.

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

c. Nissly moved and Davidson seconded to approve Resolution No. 2014-22 prohibiting parking on the west side of Main Street from Estes Street to Rocksylvania Avenue from noon on Wednesday, October 1, 2014 through midnight for food vendors.

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

d. Davidson moved and Wohlert seconded to approve a variance to the noise ordinance for Estes Park to accommodate the music from noon Wednesday, October 1, 2014 through midnight.

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

### **18. Leaf Vac**

Wohlert moved and Messa seconded to approve the purchase of a leaf vac from Elliott Equipment in the amount of \$21,100.00.

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

### **19. Snow Plow Truck**

Messa moved and Wohlert seconded to approve the purchase of a snow plow truck from O'Halloran International in the amount of \$141,242.00.

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

20. **City Website**

A presentation on various website proposals was given by Tanner Lascheid. Two firms will be contacted to make presentations at the July City Council meeting.

21. **Future Development**

City Manager Anderson discussed a possible development that may need to have water and sewer brought to the site.

22. **Hotel/Motel Grants**

a. Wohlert moved and Thies seconded to approve the grant application for Iowa Falls Housing Committee in the amount of \$13,000 for their Comprehensive Housing Market Study and Residential Development Strategy for the City of Iowa Falls.

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

b. Messa moved and Nissly seconded to approve the request from Iowa Falls Chamber/Main Street for a six month extension on the Project FaceLift Grant.

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

23. **Zoning District Regulations**

a. Wohlert moved and Thies seconded to approve on first reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, Iowa, by amending provisions pertaining to supplementary district regulations.

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

b. Messa moved and Wohlert seconded to suspend the rules and place the Ordinance on third and final reading.

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

c. Nissly moved and Thies seconded to approve on third and final reading Ordinance No. 1050 amending the Code of Ordinances of the City of Iowa Falls, Iowa, by amending provisions pertaining to supplementary district regulations.

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

24. **Finance Committee**

City Manager Anderson reviewed the top 10 projects and possible funding options.

25. **Appointments**

a. Messa moved and Wohlert seconded to approve the appointment by the Mayor of Brad Cutler to the Library Board for a term to expire July 2018.

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

b. Messa moved and Nissly seconded to approve the appointment of Jeremy Heem to the Airport Authority filling a vacated term to expire July 2015.  
Roll Vote: Messa, Nissly, Thies, Wohlert and Davidson voting aye.

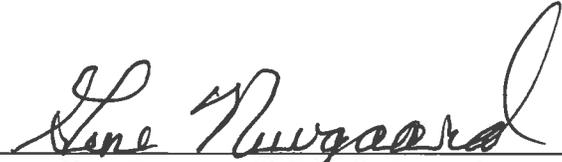
26. **Closed Session**

Thies moved and Wohlert seconded to go into closed session as allowed in Iowa Code Section 21.5.1.j to discuss land acquisition.  
Roll Vote: Thies, Wohlert, Nissly, Davidson and Messa voting aye.

Wohlert moved and Thies seconded to go back into open session having taken no action in closed session.  
Roll Vote: Wohlert, Thies, Nissly, Davidson and Messa voting aye.

**ADJOURNMENT**

Wohlert moved and Nissly seconded to adjourn.  
Vote: Wohlert, Nissly, Thies, Davidson and Messa voting aye.  
The meeting adjourned at 9:00 p.m.

  
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Gene Newgaard, Mayor

Attest:

  
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Jon Kies, City Clerk