

# CITY OF Iowa Falls

THE SCENIC CITY

## AGENDA

Regular City Council Meeting  
Monday, September 16, 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 August 19, 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 Top of Iowa Lucky Wife, LLC at 523 Washington Avenue.
- b. Class C Retail Alcohol License for The Five O Three.
- c. Class E Retail Alcohol License for Rock C Liquor & Wine & Tobacco.
- d. Class C Retail Alcohol License for Plaza Vera Cruz Mexican Restaurant.

2. **Street Closure**

- a. Resolution closing Fischer Avenue from Washington Avenue to Linden Avenue from 9:00 am to 6:00 pm on October 6<sup>th</sup>, 2024 for a block party.
- b. Noise Ordinance variance from 9:00 am to 6:00 pm on October 6<sup>th</sup>, 2024 for a block party.

3. **Rock Run School "STEM" Night**

Resolution closing College Avenue from North Street to Siloam Avenue from 5:30 pm to 7:00 pm on October 15<sup>th</sup>, 2024 for Rock Run STEM night to allow for parking of two semis for the kids to go in and out of.

**OLD BUSINESS**

4. **Palisades Estates Plat 2**

Consider approval of Pay application to Gehrke, Inc in the amount of \$279,019.93.

5. **Palisades Estates Townhomes**

- a. Consider approval of revised townhome renderings.
- b. Consider approval of final plat.

6. **Palisades Land Development**

- a. Consider approval of reimbursement for Palisades Estates Plat 1 in the amount of \$2,634.59.
- b. Consider approval of reimbursement for Palisades Estates Plat 3 in the amount of \$1,109.96.

7. **Urban Renewal Plan Amendment**

a. Public hearing on the proposed Amendment No. 16 to the Iowa Falls Urban Renewal Plan in the City of Iowa Falls, State of Iowa.

b. Approve a Resolution adding proposed urban renewal projects to the list to be undertaken within the Urban Renewal Area. No land is being added or removed from the Urban Renewal Area by this amendment.

8. **England Commercial Rentals RHM, LLC**

Consider approval of first benchmark payment of \$700,000 to England Commercial Rentals RHM, LLC.

9. **Floodproofing Project**

Consider approval of pay application #1 to Tricon General Construction Inc. for \$259,863 with funds coming from water/wastewater funds.

10. **Pool concrete Project**

Consider approval of Change Order #1 of \$3,318.56 to King Construction for extra concrete with funds coming from 80% LOST.

**NEW BUSINESS**

11. **Iowa Falls Housing Trust Fund**

Consider approval of a resolution to approve a local match of \$20,491 from CDBG Revolving Loan Fund for the Region 6 Housing Trust fund 2025 Application.

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

Consider approval of a Resolution fixing date for a public hearing on the proposal to enter into a development Agreement, with Mother Kluckers Poultry Processing Center LLC, and providing for publication of notice thereof, for the October 21, 2024 City Council meeting.

13. **Meyer Purchase Agreement**

Consider approval of Meyer purchase agreement of \$200,000 plus closing costs with funds coming from water/waste water cash.

14. **Railroad St- water issues**

Discuss and consider water issues at 615 Railroad.

15. **Property Maintenance Code**

Discuss and consider Chapter 164: Property Maintenance Code.

16. **Abandoned Connections**

Discuss and consider abandoned connections ordinance.

17. **Property Maintenance Code Ordinance**

- a. Consider approval on first reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, amending the provisions to Property Maintenance Code Violations.
- 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 the Code of Ordinances of the City of Iowa Falls, amending the provisions to Property Maintenance Code Violations.

18. **Pedestrian's Right-of-way Ordinance**

- a. Consider approval on first reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, amending the provisions to Pedestrian's Right-of-way.
- 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 the Code of Ordinances of the City of Iowa Falls, amending the provisions to Pedestrian's Right-of-way.

19. **Publication of Minutes Ordinance**

- a. Consider approval on first reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, amending the provisions to Publication of Minutes.
- 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 the Code of Ordinances of the City of Iowa Falls, amending the provisions to Publication of Minutes.

20. **Adult Establishment Nuisances Ordinance**

- a. Consider approval on first reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, adding a new section pertaining to adult establishment nuisances.
- 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 the Code of Ordinances of the City of Iowa Falls, adding a new section pertaining to adult establishment nuisances.

21. **Bond Requirements Ordinance**

a. Consider approval on first reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, amending the provisions to bond requirements.

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 the Code of Ordinances of the City of Iowa Falls, amending the provisions to bond requirements.

22. **Electronic Meetings Ordinance**

a. Consider approval on first reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, amending the provisions to electronic meetings.

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 the Code of Ordinances of the City of Iowa Falls, amending the provisions to electronic meetings.

23. **Fire Officials Authority to Cite Violations Ordinance**

a. Consider approval on first reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, amending the provisions to fire officials authority to cite violations.

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 the Code of Ordinances of the City of Iowa Falls, amending the provisions to fire officials authority to cite violations.

24. **Operating Budget Preparation Ordinance**

a. Consider approval on first reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, amending the provisions to operating budget preparation.

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 the Code of Ordinances of the City of Iowa Falls, amending the provisions to operating budget preparation.

25. **Property Rehabilitation Program**

Discuss and consider approval of rehabilitation program for city acquired properties.

26. **Parking Regulations Ordinance**

a. Consider approval on first reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, amending the provisions to no parking on North Street.

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 the Code of Ordinances of the City of Iowa Falls, amending the provisions to no parking on North Street.

27. **Halloween Trick or Treat**

Set date and time for Halloween Trick or Treat.

28. **Appointments**

a. Appointment, by the Mayor with City Council approval, of Daryl Wiese to the Historic Preservation Committee for terms to expire October 2027.

b. Appointment, by the Mayor with City Council approval, of James Hammann, Committee chair, to the Historic Preservation Committee for terms to expire October 2027.

c. Appointment, by the Mayor with City Council approval, of Tim Smith to the Historic Preservation Committee for terms to expire October 2027.

d. Appointment, by the Mayor with City Council approval, of Jessica Lara to the Historic Preservation Committee for terms to expire October 2027.

**PUBLIC COMMENT**

29. **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**