

**CITY OF IOWA FALLS
REGULAR MEETING
AUGUST 15, 2011**

The Mayor and City Council of the City of Iowa Falls met in regular session on Monday, August 15, 2011 with Mayor Jerrold Welden presiding over the meeting. Council Members Jody Anderson, David Hampe, Kurt Knudson and Mark Messa were present. Council Member Bruce Thies was absent.

ACCEPTANCE OF THE AGENDA

Anderson moved and Knudson seconded to accept the agenda as written.

Vote: Anderson, Knudson, Hampe and Messa voting aye.

APPROVAL OF MINUTES

Messa moved and Hampe seconded to approve the minutes of the Regular Meeting of July 18, 2011 and Special Meetings of July 20, 2011, July 26, 2011 and August 1, 2011.

Vote: Messa, Hampe, Knudson and Anderson voting aye.

APPROVAL OF MONTHLY CLAIMS

Knudson moved and Anderson seconded to approve the monthly claims.

Roll Vote: Knudson, Anderson, Messa and Knudson voting aye.

CONSENT AGENDA

Anderson moved and Hampe seconded to approve the following:

1. **Liquor License**

Approval of a Class E Liquor License for Fareway Stores, Inc.

2. **Noise Ordinance Variance**

Approval of a noise ordinance variance from 6:00 p.m. until 10:00 p.m. on Wednesday, October 5th for "The Called to Love Tour" concert in Estes Park.

3. **Housing Rehabilitation Grant**

Resolution No. 2011-43 to approve the City of Iowa Falls Community Development Block Grant Owner Occupied Housing Rehabilitation Contract for 125 S. Oak.

Roll Vote: Anderson, Hampe, Knudson and Messa voting aye.

OLD BUSINESS

4. Ellis Avenue Project

a. Mayor Welden opened the public hearing on the Proposed Assessment, Cost, and Boundaries of Properties Assessed covering the Ellis Avenue Street and Utility Reconstruction Project. John Gade, Fox Engineering, asked the Council for clarification on the following items: 1. Vacant lots – does the Council wish to assess the vacant lots and provide all services at the lot. Council agreed to leave that choice up to the property owner. 2. If a property has no basement, slab on grade or crawl space, would the storm sewer services connection need to be installed. Council agreed that it would not need to be installed. 3. How does the Council want to handle recently installed water and sewer service lines. The Council made no decision on this item at this time. Various members of the public had questions in regard to the Ellis Avenue Project. There being no further comments. Mayor Welden closed the public hearing.

b. Messa moved and Anderson seconded to approve Resolution No. 2011-44 entitled, A Resolution of Necessity pursuant to Section 384.42 of the Iowa Code covering the Ellis Avenue Street and Utility Reconstruction Project.
Roll Vote: Messa, Anderson, Knudson and Hampe voting aye.

c. Mayor Welden opened the public hearing on the plans, specifications, form of agreement, and estimated cost for public improvements covering the Ellis Avenue Street and Utility Reconstruction Project. Bill Rosener, Executive Vice President of the Asphalt Paving Association, Dave Rickens with Heartland Asphalt and John Beleisy, former Public Works Director of Des Moines encouraged the Council to take the bid for asphalt. There being no further public comment. Mayor Welden closed the public hearing.

d. Messa moved and Anderson seconded to approve Resolution No. 2011-45 approving plans, specifications, form of agreement, and estimated cost for public improvements covering the Ellis Avenue Street and Utility Reconstruction Project.
Roll Vote: Messa, Anderson, Knudson and Hampe voting aye.

e. Anderson moved and Knudson seconded to approve Resolution No. 2011-46 entitled A Resolution of Award of Project covering the Ellis Avenue Street and Utility Reconstruction Project and awarding the project to Geislinger & Sons Inc. using the HMA Alternate Bid in the amount of \$4,821,758.30 and to start the project as soon as the contractor is able subject to the appropriate bonds and insurance.
Roll Vote: Anderson, Knudson, Hampe and Messa voting aye.

f. Scott Stevenson with RUAN Securities discussed with the Council financing the project. The Council requested an additional \$200,000 be included for additional street projects.

5. Riverworks, LLC Lease of Land

a. Anderson moved and Knudson seconded to set the terms of the lease at \$600 for a period of 10 years due and payable at the commencement of the lease.
Vote: Anderson, Knudson and Messa voting aye, Hampe voting no.

b. Knudson moved and Messa seconded to approve Resolution No. 2011-47 tentatively approving lease of City property consisting of a portion of vacated Main Street described as follows, to-wit: Commencing at the northeast corner of Lot Two (2), Block Twenty-two (22), Original Town of Iowa Falls, Hardin County, Iowa, thence north on the east line of said Lot One (1) in said Block Twenty-Two (22), a distance of 13 feet and 8 inches from the point of beginning; thence north 30; thence east a distance of 6 feet; thence south parallel to the east line of said Lot One (1) 30 feet; thence west parallel to the north line of said Lot One (1) 6 feet to the point of beginning and setting the date for public hearing as September 19, 2011 at the 6:30 p.m. City Council meeting.

Roll Vote: Knudson, Messa and Anderson voting aye, Hampe voting no.

6. **Urban Renewal Plan – Hospital Project**

a. Mayor Welden opened the public hearing on the proposed Amendment No. 10 to the Iowa Falls Urban Renewal Plan in the City of Iowa Falls, State of Iowa. There were no oral or written comments. Mayor Welden closed the public hearing.

b. Knudson moved and Hampe seconded to approve Resolution No. 2011-48 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 Amendment No. 10 to the Iowa Falls Urban Renewal Plan.

Roll Vote: Knudson, Hampe, Messa and Anderson voting aye.

c. Messa moved and Knudson seconded to approve Resolution No. 2011-49 fixing date for a meeting on the proposition to authorize a Loan Agreement and the issuance of not to exceed \$2,000,000 General Obligation Urban Renewal Capital Loan Notes of Iowa Falls, State of Iowa to evidence the obligations of the City thereunder, and providing for publication of notice thereof.

Roll Vote: Messa, Knudson, Hampe and Anderson voting aye.

d. Mayor Welden appointed a sub-committee of Mark Messa, Jody Anderson, Jon Kies and himself to discuss the hospital project financing.

7. **Street Projects**

Knudson moved and Messa seconded to approve Blacktop Services' bid of \$12,950 to complete additional street work.

Roll Vote: Knudson, Messa, Anderson and Hampe voting aye.

NEW BUSINESS

8. **Pawnbrokers License**

Hampe moved and Anderson seconded to approve a Pawnbrokers License for Scenic City Pawn, LLC, the license shall be in effect through December 31, 2011.

Vote: Hampe, Anderson, Messa and Knudson voting aye.

9. **Mowing Invoice**

The request from Brian Meyer in regard to a mowing bill for 211 Sarah was denied.

10. **Railroad Street / Oak Street**

The Council asked George Vest, Chairman of Planning & Zoning to contact the Iowa Department of Transportation and ask that they do not construct the proposed curb bump-out on the south side of Railroad Street.

11. **Gas and Electric Franchise Fee**

Council directed that anyone that is currently paying the local option sales tax on their bills be assessed the franchise fee.

12. **Survey of City Property**

Anderson moved and Hampe seconded to approve the bid of not to exceed \$1,300 from Ryken Engineering for the survey of city property located at the south end of College Avenue.

Vote: Anderson, Hampe, Knudson and Messa voting aye.

13. **Boards and Commission Appointments**

a. Anderson moved and Knudson seconded to approve the Mayor's appointment of Erin Finnegan-Andrews to the Library Board for a four year term to expire July of 2015.

Vote: Anderson, Knudson, Hampe and Messa voting aye.

b. Knudson moved and Messa seconded to approve the Mayor's appointment of Doug Truex to the Revolving Loan Fund Loan Review Committee for a term to expire April 20, 2014.

Vote: Knudson, Messa, Anderson and Hampe voting aye.

ADJOURNMENT

Anderson moved and Knudson seconded to adjourn.

Vote: Anderson, Knudson, Hampe and Messa voting aye.

The meeting adjourned at 9:15 p.m.

Jerrold Welden, Mayor

Attest:

Jon Kies, City Clerk