

**CITY OF IOWA FALLS  
REGULAR MEETING  
JULY 21, 2014**

The Mayor and City Council of the City of Iowa Falls met in regular session on Monday, July 21, 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**

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

**APPROVAL OF MINUTES**

a. Messa moved and Davidson seconded to approve the minutes of the regular meeting of June 16, 2014.  
Vote: Messa, Davidson, Nissly, Thies and Wohlert voting aye.

b. Wohlert moved and Nissly seconded to approve the minutes of the special meeting of June 25, 2014.  
Vote: Wohlert, Nissly, Thies, Davidson and Messa voting aye.

**APPROVAL OF MONTHLY CLAIMS**

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

**CONSENT AGENDA**

Messa moved and Davidson seconded to approve the following items:

1. **Liquor License**

Class C Beer Permit for Casey's General Store – 1801 Washington Avenue.

2. **Depository Resolution and Investment Policy**

Resolution No. 2014-23 naming Depositories and approving the recommendation of staff making no changes in the Investment Policy.

3. **Destruction of City Records**

Resolution No. 2014-24 authorizing Destruction of General City Records.

4. **Airport Hangar Construction**

Pay Request #3 to King Construction, Inc. in the amount of \$93,832.12 for the Airport 4-Unit T-Hangar Construction.

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

**OLD BUSINESS**

5. **City Website**

a. Presentations were given by Practical Promotions and Northwest Communications.

Council Member Davidson left the meeting at this point.

b. Wohlert moved and Thies seconded to approve the having Practical Promotions design the city website.

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

6. **Downtown Alley Improvement Project**

a. Mayor Newgaard opened the public hearing on the proposed Bidding Requirements, Contract Documents and Estimate of Cost for the Downtown Alley Improvement Project. There were no oral or written comments. Mayor Newgaard closed the public hearing.

b. Nissly moved and Messa seconded to approve Resolution No. 2014-25 approving the Bidding Requirements, Contract Documents and Estimate of cost for the Downtown Alley Improvements Project.

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

c. Bids were received from the following: Absolute Concrete in the amount of \$556,909.50 and Smith-Gehrls, Inc. in the amount of \$590,914.25.

Council Member Davidson returned to the meeting at this point.

d. Nissly moved and Wohlert seconded to approve Resolution No. 2014-26 awarding the project to Absolute Concrete with a bid in the amount of \$556,909.50.

Roll Vote: Nissly, Wohlert, Davidson and Messa voting aye. Thies voting no.

e. Wohlert moved and Messa seconded to approve the Task Order with Fox Engineering.

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

7. **Street Vacation and Sale**

a. Mayor Newgaard opened the public hearing on the vacation and sale of a portion of North First Street between two pieces of property owned by Curt and Donna Ites at 1124 East Rocksylvania. There were no oral or written comments. Mayor Newgaard closed the public hearing.

b. Wohlert moved and Messa seconded to approve Resolution No. 2014-27 approving the vacation of that portion of North First Street which passes between Lot 1 and Block 13 and Lot 8 of Block 12, both in Rocksylvania Addition to the City of Iowa Falls, Iowa and approving sale of that real property.

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

8. **Sale of Property**

a. Mayor Newgaard opened the public hearing on the sale of the property at 135 South Stevens Street. There were no oral or written comments. Mayor Newgaard closed the public hearing.

b. Wohlert moved and Messa seconded to approve Resolution No. 2014-28 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 the City of Iowa Falls, Hardin County, Iowa (135 South Stevens Street).

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

9. **Pine Street Water Treatment Plant Improvements**

Thies moved and Nissly seconded to set the bid date and set the public hearing date and award of the bid for a special meeting on August 5, 2014 at 5:30 p.m. in the City Manager's office.

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

10. **136 East Rocksylvania**

Messa moved and Nissly seconded to approve the bid from Big Cat Excavating in the amount of \$12,200 subject to them showing proof of being certified in asbestos removal.

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

11. **Spec Building**

Messa moved and Nissly seconded to approve any of the following financing options: 1) Both the USDA Grant (\$360,000) and USDA Loan (\$231,200) are funded up to 80% of the total project, the remaining 20% could be funded by Corn Belt Power and Midland Power's revolving loan funds; 2) if only the grant is approved then use Midland and Corn Belt's revolving loan funds to make up the difference; 3) if only the pass-through loan is approved then use Midland

and Corn Belt's revolving loan funds to make up the difference; and 4) if neither the USDA grand nor loan applications are approved, then IFADC to apply for \$300,000 revolving loan funds from both Midland and Corn Belt for a total of \$600,000 in funding, then the community would need to come up with \$139,000 each from our revolving loan funds in case the REDL&G wouldn't be awarded.

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

## **NEW BUSINESS**

### **12. Ellsworth Municipal Hospital**

Messa moved and Davidson seconded to approve the request from the Iowa Falls Historical Society to place a rock with a memorial sign designating the spot where the Ellsworth Municipal Hospital was and honoring Eugene Ellsworth.

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

### **13. CDBG Grant Application**

Wohlert moved and Messa seconded to approve Resolution No. 2014-29 of concurrence and acceptance for Move Iowa Falls Forward, LLC to submit an application for CDBG 2008 Disaster Funds for Multi-Family Unit Production to provide Tax Increment Financing Funds for some of the projects and putting the amount of \$0 in Section 3.

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

### **14. Hotel/Motel Grants**

a. Nissly moved and Wohlert seconded to approve the grant to Hardin County Conservation in the amount of \$2,664 from tourism funds and \$336 from economic development funds for painting and flooring for the Calkins Museum Expansion Project.

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

b. Messa moved and Wohlert seconded to approve the grant to Scenic City Empress Boat Club, Inc. in the amount of \$2,664 from tourism funds and \$336 from economic development funds for the flood and restroom renovation project.

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

c. Nissly moved and Wohlert seconded to approve the grant to Friends of Calkins Nature Center in the amount of \$500 from tourism funds for the Barbecue and Bluegrass fundraiser.

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

d. Thies moved and Davidson seconded to approve the grant to Iowa Falls Municipal Airport in the amount of \$3,000 with 50% coming from tourism funds and 50% coming from economic development funds for the Airport Entrance Sign but if they do not receive the DOT funding the Hotel/Motel funding will not be awarded.

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

e. Messa moved and Thies seconded to approve Resolution No. 2014-30 establishing Hotel/Motel Tax Funding Advisory Board Bylaws.  
Roll Vote: Messa, Thies, Wohlert, Nissly and Davidson voting aye.

15. **Fire Department**

Wohlert moved and Nissly seconded to authorize advertising for the disposition of Fire Department equipment (the old fire truck).  
Roll Vote: Wohlert, Nissly, Thies, Davidson and Messa voting aye.

16. **2014 CDBG Housing Grant**

a. Messa moved and Thies seconded to approve the Iowa Economic Development Authority Community Development Block Grant Program Contract.  
Roll Vote: Messa, Thies, Wohlert, Messa and Davidson voting aye.

b. Thies moved and Nissly seconded to approve the Agreement between the City of Iowa Falls and Region Six Planning Commission for General Administrative Services for the 2014 CDBG Owner Occupied Rehabilitation Assistance Program.  
Roll Vote: Thies, Nissly, Wohlert, Davidson and Messa voting aye.

c. Nissly moved and Davidson seconded to approve the Agreement between the City of Iowa Falls and Region Six Planning Commission for Housing Technical Services for the 2014 CDBG Owner Occupied Rehabilitation Assistance Program.  
Roll Vote: Nissly, Davidson, Messa, Wohlert and Thies voting aye.

17. **Greenbelt Development and Marketing**

Wohlert moved and Messa seconded to approve Resolution No. 2014-31 committing the City of Iowa Falls, Iowa to establish and support a Regional Parks Program known as Greenbelt Development and Marketing.  
Roll Vote: Wohlert, Messa, Davidson, Nissly and Thies voting aye.

18. **City Garbage Collection Permit**

Wohlert moved and Thies seconded to place a moratorium on and further garbage compactors in the, those currently in use would be allowed, they are Hy-Vee, Campbell Supply and Wal-Mart and revise the currently licensing system adding a fee.  
Roll Vote: Wohlert, Thies, Nissly, Davidson and Messa voting aye.

19. **Employee Handbook**

Wohlert moved and Nissly seconded to table the Resolution approving the City of Iowa Falls Employee Handbook until the August meeting.  
Vote: Wohlert, Nissly, Thies, Davidson and Messa voting aye.

20. **Appliance Pickup**

Wohlert moved and Thies seconded to try and schedule a couple weekends for an appliance drop off at the street garage.

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

21. **Appointments**

a. Nissly moved and Wohlert seconded to approve the Mayor's appointment of Michael Rottink to the Library Board for a term to expire July 2018.

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

b. Messa moved and Davidson seconded to approve the appointment of Jody Anderson as City Manager for a one year term to end the third Monday of July 2015.

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

c. Thies moved and Wohlert seconded to approve the appointment of Jon Kies as City Clerk for a one year term to end the third Monday of July 2015.

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

d. Nissly moved and Wohlert seconded to approve the Mayor's appointment of Jon Kies as City Treasurer for a one year term to end the third Monday of July 2015.

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

e. Wohlert moved and Messa seconded to approve appointment of Jolene Liekweg as Deputy City Clerk for a one year term to end the third Monday of July 2015.

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

f. Wohlert moved and Thies seconded to approve the Mayor's appointment of Ron Kuhfus as Police Chief for a one year term to end the third Monday of July 2015.

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

g. Messa moved and Thies seconded to approve the appointment of Rick Gustin as Fire Chief for a one year term to end the third Monday of July 2015.

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

h. Wohlert moved and Nissly seconded to approve the appointment of Mike Holt as City Attorney for a one year term to end the third Monday of July 2015.

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

22. **Closed Session**

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

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

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

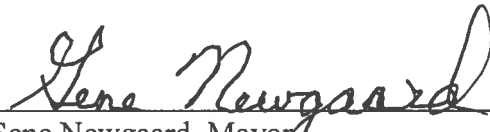
Roll Vote: Wohlert, Nissly, Thies, Davidson and Messa voting aye.

**ADJOURNMENT**

Wohlert moved and Nissly seconded to adjourn.

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

The meeting adjourned at 10:45 p.m.

  
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Gene Newgaard, Mayor

  
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Jon Kjes, City Clerk