

# CITY OF Iowa Falls

THE SCENIC CITY

## AGENDA

Regular City Council Meeting  
**Tuesday, February 20, 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 January 15, 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 License**

- a. Class B Retail Alcohol License for Dollar General.
- b. Class E Retail Alcohol License for Casey's at 904 Washington Avenue.
- c. Class C Retail Alcohol License for Highland Golf Club.
- d. Class C Retail Alcohol License for Las Flores.
- e. Class E Retail Alcohol License for Walmart.
- f. Class E Retail Alcohol License for Hy-Vee.

2. **CDBG-CV Program**

Payment to Wiggles & Giggles in the amount of \$2,624.99.

3. **Street Light**

Resolution approving relocating one street light, one pole to the west of the current location in the alley behind 610 and 612 Washington Avenue.

**OLD BUSINESS**

4. **Tree Ordinance**

- a. Consider approval on first reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, Iowa, by amending provisions pertaining to trees.
- b. Consider 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, Iowa, by amending provisions pertaining to trees.

5. **GO Bonds**

- a. Discuss the issuance of bonds for various projects.
- b. Consider approval of a Resolution fixing date for a meeting on the authorization of a Loan Agreement and the issuance of not to exceed \$5,000,000 General Obligation Capital Loan Notes of the City of Iowa Falls, State of Iowa (for essential corporate purposes), and providing for publication of notice thereof.

6. **On-Call Engineering Services**

Consider approval of On-Call Engineering Services Task Orders 24-02, 24-03, 24-04, and 24-05 with Strand Associates, Inc. for On-Call Development Review, On-Call General

Engineering Services, On-Call Water Supply Engineering Services, and On-Call Wastewater Engineering Services for 2024.

7. **Utility Extension Feasibility Studies for Business Prospects**

Discussion and action in regard to authorizing Strand Associates to work with City Manager and IFADC Director to get cost estimates for business prospects.

8. **Palisades Estates Plat 2**

a. Consider approval of Task Order No. 24-01 with Strand Associates, Inc. for construction related services for the project.

b. Public hearing on approval of plans, specs and estimate of cost for Palisades Estates Plat 2 Construction.

c. Consider approval of a Resolution approving plans, specs and estimate of cost for Palisades Estates Plat 2 Construction.

d. Discussion and action on the acceptance or rejection of three bids that were non-conforming.

e. Review bid summary from Strand Associates.

f. Consider approval of a Resolution awarding contract for public improvements, authorizing execution of contract and authorizing execution of notice to proceed.

9. **River Road Utility Extensions & Roadway Improvements**

Consider approval of Pay Request #14 in the amount of \$85,333.37 to Gehrke, Inc.

10. **Palisades Land Co LLC**

Discussion and action in regard to duplexes being built.

11. **Preliminary Plats**

a. Consider approval on first reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, Iowa, by repealing Section 170.09, pertaining to Hearing on a Preliminary Plat.

b. Consider 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, Iowa, by repealing Section 170.09, pertaining to Hearing on a Preliminary Plat.

12. **Glen Drive Bridge**

Discussion and possible action regarding conceptual drawings and cost estimates for alternatives to improve the Glen Drive Bridge (Wildcat Glen).

13. **Linear Park Sidewalk**

Discussion and possible action regarding extending the Linear Park sidewalk (along Foster Boulevard) from Locust Street to Ellis Avenue.

14. **Gas Extension**

Discussion and action in regard to a gas extension through Rosebud Farms to Palisades Development – not to exceed \$600,000.

15. **Palisades East – Grading and Public Improvements**

Consider approval of Progress Payment #8 to Cole Excavating in the amount of \$62,222.04 which is an early release of retained funds.

16. **River Road Service Extensions**

Discussion and possible action regarding extending water/sewer services to residential properties along River Road.

17. **Development Agreement with England Commercial Rentals RHM, LLC**

Consider approval of a Resolution fixing date for a public hearing on the proposal to enter into a Development Agreement with England Commercial Rentals RHM, LLC, and providing for publication of notice thereof, for the March 18, 2024 City Council meeting.

18. **Iowa Falls Airport**

Consider setting date for a public hearing on Iowa Falls Municipal Airport Rehabilitate Taxiway A project regarding approval of plans, specifications, form of contract, and estimate of cost for the March 18, 2024, City Council meeting.

**NEW BUSINESS**

19. **Utility Bills**

a. Review and consider action in regard to Jim Lindsay's utility bill.

b. Review and consider request from Winfield United LLC to have their late fee in the amount of \$9.95 waived.

20. **Streets and Sanitation Department**

- a. Discussion and action in regard to street repairs.
- b. Discussion and action in regard to boiler repairs.
- c. Discuss and consider revisions to the leaf pickup program.
- d. Consider approval of the purchase of a new garbage truck.

21. **FY2022 Audit**

Consider approval of the FY2022 Audit.

22. **Albrights Bluff**

- a. Consider approval of final payment to Studio Melee in the amount of \$1,671.31.
- b. Consider approval of payback to the Iowa Economic Development Authority in the amount of \$257.00 payback for administrative fees and \$3,187.00 payback for architectural fees for a total of \$3,444.00.

23. **Police Department**

Discuss and consider authorizing staff to get quotes for body cams and car cameras.

24. **City Council Pictures**

Discussion and action.

**PUBLIC COMMENT**

**ADJOURNMENT**