

**CITY OF IOWA FALLS
REGULAR MEETING
DECEMBER 18, 2023**

The Mayor and city Council of the City of Iowa Falls met in regular session on Monday, December 18, 2023, at 6:30 p.m. with Mayor Michael R. Emerson presiding over the meeting. Council Members Micah Cutler, Michelle Gritsch, Steve Klein, Roger Nissly and Bruce Thies were present. Also present was City Manager Jody Anderson.

ACCEPTANCE OF THE AGENDA

Thies moved and Gritsch seconded to accept the agenda.
Vote: Thies, Gritsch, Klein and Cutler voting aye.

APPROVAL OF MINUTES

Gritsch moved and Cutler seconded to approve the minutes of the Regular Meeting of November 20, 2023.
Vote: Gritsch, Cutler, Thies and Klein voting aye.

APPROVAL OF MONTHLY CLAIMS AND FINANCIALS

Klein moved and Thies seconded to approve the monthly claims and financials.
Roll Vote: Klein, Thies, Cutler and Gritsch voting aye.

OLD BUSINESS

1. **Offers to Purchase Real Estate**

a. Mayor Emerson opened the public hearing on the sale of 320 Talbott, 322 Talbott and 209 Estes. Council Member Roger Nissly joined the meeting via zoom at this point. Presentations were given by the following who submitted bids: Dave England with England Contracting, Marlys Williams with the Ruth Project, Augie Wachter, and John Vieth.

b. The Council reviewed the bids.

c. Cutler moved and Nissly seconded to approve Resolution No. 2023-51 approving the sale of 320 Talbott, 322 Talbott and 209 Estes to the Ruth Project in the amount of \$1,000.

Roll Vote: Cutler, Nissly, Klein, Gritsch and Thies voting aye.

2. **North Park Cadet Trail**

Thies moved and Klein seconded to approve payment to WHKS in the amount of \$32,000 for the final invoice.

Roll Vote: Thies, Klein, Gritsch, Cutler and Nissly voting aye.

3. **Albright's Bluff**

a. Mayor Emerson opened the public hearing on the plans, specification, form of contract and estimated construction cost for the project. There were no oral or written comments. Mayor Emerson closed the public hearing.

b. Klein moved and Cutler seconded to approve Resolution No. 2023-53 to reject the Albright's Bluff bid and to terminate the CDBG COVID Grant for the project.
Roll Vote: Klein, Cutler, Thies, Gritsch and Nissly voting aye.

c. Gritsch moved and Thies seconded to approve payment to Studio Melee in the amount of \$3,635.93 for the project with the funds coming from 80% LOST.
Roll Vote: Gritsch, Thies, Cutler, Klein and Nissly voting aye.

4. **Iowa Falls Municipal Airport**

a. Klein moved and Thies seconded to approve payment to McClure Engineering in the amount of \$15,397.50 for the Rehabilitate Taxiway A Project with the funds coming from Airport General Fund.
Roll Vote: Klein, Thies, Cutler, Gritsch and Nissly voting aye.

b. Cutler moved and Gritsch seconded to approve the Federal FY2025 CIP Application Package.
Roll Vote: Cutler, Gritsch, Klein, Nissly and Thies voting aye.

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

Klein moved and Gritsch seconded to approve Progress Payment #7 in the amount of \$122,236.74 to Cole Excavating, LLC.
Roll Vote: Klein, Gritsch, Thies, Cutler and Nissly voting aye.

6. **Heritage Estates – Grading and Public Improvements**

a. Cutler moved and Thies seconded to approve Progress Payment #6 in the amount of \$261,768.89 to McDowell & Sons Contractors, Inc. with the funding coming from Fund 73 Revolving Loan Fund and repaid by TIF.
Roll Vote: Cutler, Thies, Gritsch, Klein and Nissly voting aye.

b. Klein moved and Gritsch seconded to approve Change Order No. 1 in the amount of \$5,729.00 with the funding coming from Fund 73 Revolving Loan Fund and repaid by TIF.
Roll Vote: Klein, Gritsch, Thies, Cutler and Nissly voting aye.

c. Klein moved and Thies seconded to table approval of the repairs made on Floyd Avenue.
Roll Vote: Klein, Thies, Cutler, Nissly and Gritsch voting aye.

7. **Palisades Estates Plat 1**

Cutler moved and Gritsch seconded to approve the Agreement for Engineering Services from FOX Strand for Palisades Estates Plat 1 Observation with the funds coming from 80% LOST.

Roll Vote: Cutler, Gritsch, Klein, Nissly and Thies voting aye.

8. **Well Project**

Gritsch moved and Cutler seconded to approve and another round of acidizing and to perform air-shock development on the well for a cost of \$38,640.00 with the funds coming from the water bond.

Roll Vote: Gritsch, Cutler, Thies, Nissly and Klein voting aye.

NEW BUSINESS

9. **Rezoning Request**

Gritsch moved and Cutler seconded to approve the recommendation from Planning & Zoning on the request from Randy Jennings to have Lot 17, except the south 180 feet, Georgetown East First Addition rezoned from RM – Residential Multi Family Zoning to LI – Light Industrial Zoning, this would be contingent on the division of Lot 17 into Lot 17A (to stay RM) and 17B (to LI).

Roll Vote: Gritsch, Cutler, Thies, Klein and Nissly voting aye.

10. **1022 Sherman**

Subsidies for the purchase of this property were deferred until Spring.

11. **No Parking**

a. Klein moved and Cutler seconded to approve on first reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, Iowa, by adding a new subsection to no parking zones with the change from west to east.

Roll Vote: Klein, Cutler, Thies, Gritsch and Nissly voting aye.

b. Thies moved and Gritsch seconded to approve suspension of the rules and placing on third and final reading.

Roll Vote: Thies, Gritsch, Klein, Cutler and Nissly voting aye.

c. Cutler moved and Thies seconded to approve on third and final reading Ordinance No. 1193 amending the Code of Ordinances of the City of Iowa Falls, Iowa, by adding a new subsection to no parking zones with the change from west to east.

Roll Vote: Cutler, Thies, Gritsch, Klein and Nissly voting aye.

12. **Wildcat Glen/Glen Drive Bridge**

Cutler moved and Thies seconded to authorize staff and the engineer to come up with an estimate of cost for work to the bridge.

Roll Vote: Cutler, Thies, Gritsch, Klein and Nissly voting aye.

13. **Parks Department**

a. Gritsch moved and Klein seconded to approve reallocating funds scheduled for Oak Park Shelter to the tennis court project at Assembly Park.

Roll Vote: Gritsch, Klein, Nissly, Cutler and Thies voting aye.

b. Thies moved and Cutler seconded to rebid the project to try and receive more bids for electrical work at the pool.

Roll Vote: Thies, Cutler, Nissly, Klein and Gritsch voting aye.

c. Cutler moved and Gritsch seconded to approve the submittal of grants to the Schiller Foundation, Christian Women United and the IDNR.

Roll Vote: Cutler, Gritsch, Klein, Thies and Nissly voting aye.

14. **Street Department**

Cutler moved and Gritsch seconded to approve up to \$76,000 for the purchase of a 2024 truck and plow.

Roll Vote: Cutler, Gritsch, Klein, Thies and Nissly voting aye.

15. **GIS Mapping Program**

a. Cutler moved and Klein seconded to approve the purchase of additional equipment from Seiler Geospatial in the amount of \$7,066.65 for use with the GIS program with the funding split between Water and Wastewater cash.

Roll Vote: Cutler, Klein, Gritsch, Thies and Nissly voting aye.

b. Cutler moved and Gritsch seconded to approve of training and set-up for the above equipment from SAM, LLC. in the amount of \$3,500.00 with the funding split between Water and Wastewater cash.

Roll Vote: Cutler, Gritsch, Klein, Thies and Nissly voting aye.

16. **Water/Wastewater Certification Pay Incentives**

Thies moved and Klein seconded to approve the pay incentive schedule for Water and Wastewater employees obtaining certain certifications.

Roll Vote: Thies, Klein, Gritsch, Cutler and Nissly voting aye.

17. **Code Revisions**

Approval on first reading of the following ordinance was tabled due to some questions: an Ordinance amending the Code of Ordinances of the City of Iowa Falls, Iowa, by amending provisions pertaining to water service system, an Ordinance amending the Code of Ordinances of the City of Iowa Falls, Iowa, by amending provisions pertaining to building sewers and connections and an Ordinance amending the Code of Ordinances of the City of Iowa Falls, Iowa, by amending provisions pertaining to sump pump and ground water standards.

18. **FY24-25 Budget**

a. Cutler moved and Thies seconded to set date for a public hearing on the max tax levy for the January 15, 2024 City Council meeting.

Roll Vote: Cutler, Thies, Gritsch, Klein and Nissly voting aye.

b. Thies moved and Klein seconded to approve a 3% pay increase for non-union employees.

Roll Vote: Thies, Klein, Gritsch, Nissly and Cutler voting aye.

19. **Liquor Licenses**

a. Cutler moved and Gritsch seconded to approve the Class C Retail Alcohol License for Red's Smokehouse.

Roll Vote: Cutler, Gritsch, Klein, Nissly and Thies voting aye.

b. Thies moved and Gritsch seconded to approve the Special Class B Retail Native Wine License for Becky's Hallmark.

Roll Vote: Thies, Gritsch, Klein, Cutler and Nissly voting aye.

20. **Appointments**

a. Gritsch moved and Thies seconded to approve Resolution No. 2023-54 for appointment of a representative and alternate representative to serve on the Hardin County Sanitary Solid Waste Disposal Commission.

Roll Vote: Gritsch, Thies, Cutler, Klein and Nissly voting aye.

b. Klein moved and Thies seconded to appoint newly elected City Council member Dave Henry to the Hotel/Motel Tax Advisory Board replacing Michelle Gritsch for a term to expire February 20, 2025.

Roll Vote: Klein, Thies, Cutler, Nissly and Gritsch voting aye.

21. **Carnegie Endowment Fund**

Gritsch moved and Cutler seconded to approve the transfer of 20% LOST funds to the Carnegie Endowment Fund.

Roll Vote: Gritsch, Cutler, Thies, Klein and Nissly voting aye.

22. **Closed Session**

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

Roll Vote: Thies, Cutler, Klein, Gritsch and Nissly voting aye.

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

Roll Vote: Klein, Cutler, Thies, Nissly and Gritsch voting aye.

ADJOURNMENT

Gritsch moved and Thies seconded to adjourn.

Vote: Gritsch, Thies, Cutler, Klein and Nissly voting aye.

The meeting adjourned at 9:03 p.m.


Kaci Elkin, City Clerk


Michael R. Emerson, Mayor