

**CITY OF IOWA FALLS  
REGULAR CITY COUNCIL MEETING  
JUNE 21, 2021**

The Mayor and City Council of the City of Iowa Falls met in special session on Monday, June 21, 2021 with Mayor Gene Newgaard presiding over the meeting. Council Members Michelle Gritsch, Steve Klein, Roger Nissly, Bruce Thies and Rob Wohlert were present. Also present was City Manager Jody Anderson.

**ACCEPTANCE OF THE AGENDA**

Klein moved and Thies seconded to accept the agenda as written.  
Vote: Klein, Thies, Wohlert, Nissly and Gritsch voting aye.

**APPROVAL OF MINUTES (by Consent)**

Gritsch moved and Nissly seconded to approve the minutes of the Regular Meeting of May 17, 2021 and the Special Meeting of June 7, 2021  
Vote: Gritsch, Nissly, Klein, Thies and Wohlert voting aye.

**APPROVAL OF MONTHLY CLAIMS AND FINANCIALS**

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

**CONSENT AGENDA**

Thies moved and Wohlert seconded to approve the following:

1. **Liquor Licenses**

- a. Class B Native Wine Permit for Book Cellar & Coffee Attic.
- b. Class C Liquor License & Outdoor Service Area for the Elks Club.
- c. Class C Liquor License & Outdoor Service Area for Albright's Bluff.

2. **Cigarette Permits**

Cigarette Permits for Casey's General Stores at 1225 N Oak, 1801 Washington and 904 Washington, Dollar General, Fareway, Handi-Stop, Highland Golf Club, Hy-Vee, Kwik Star and Walmart.

3. **Greenbelt Christian Concert**

a. Resolution No. 2021-18 closing certain streets for the Greenbelt Christian Concert on Wednesday, September 1, 2021 around Estes Park.

b. Noise Ordinance variance for Estes Park to accommodate the music from noon Wednesday, September 1, 2021 through midnight.

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

**OLD BUSINESS**

4. **Union Cemetery**

Wohlert moved and Thies seconded to approve the request from the Union Cemetery Board for a \$55,000 contribution for resurfacing the roads in the cemetery with the funds coming from 20% LOST.

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

5. **Intersection & Roadway Improvements**

a. Wohlert moved and Nissly seconded to approve Progress Payment No. 7 in the amount of \$444.00 to Heartland Asphalt.

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

b. Thies moved and Klein seconded to approve Change Order 6 in the amount of a \$500.00 decrease.

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

c. Thies moved and Wohlert seconded to approve Progress Payment No. 8 in the amount of \$8,338.00 to Heartland Asphalt.

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

d. Klein moved and Nissly seconded to approve Resolution No. 2021-19 approving the Engineer's Statement of Final Completion.

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

6. **Iowa Falls Sidewalk Improvements (2020)**

a. Wohlert moved and Klein seconded to approve Change Order 2 (Adjustment of Quantities) in the amount of \$2,906.48.

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

b. Thies moved and Wohlert seconded to approve Payment No. 4 (Retainage) in the amount of \$15,477.90 to OEL Construction Services, Inc.

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

c. Thies moved and Gritsch seconded to approve Resolution No. 2021-20 approving the Engineer's Statement of Final Completion.  
Roll Vote: Thies, Gritsch, Klein, Nissly and Wohlert voting aye.

7. **High Street Water Main Improvements**

Klein moved and Wohlert seconded to approve FOX Engineering Task Order for High Street Water Main Improvements.  
Roll Vote: Klein, Wohlert, Thies, Nissly and Gritsch voting aye.

8. **Iowa Falls Force Main Improvements**

a. Gritsch moved and Klein seconded to approve the FOX Engineering Task Order for the Iowa Falls Force Main Improvements Projects.  
Roll Vote: Gritsch, Klein, Nissly, Thies and Wohlert voting aye.

b. Wohlert moved and Thies seconded to approve setting the bid date for July 12, 2021 at 1:00 p.m. in the City Hall, City Council Chambers, 901 Washington Avenue, Iowa Falls, Iowa for the Iowa Falls Force Main Improvements Project and scheduling a public hearing on the proposed Bidding Requirements, Contract Documents and Estimate of Cost of the project for the July 19, 2021 City Council Meeting to be held at 6:30 p.m. at the City Hall, City Council Chambers, 901 Washington Avenue, Iowa Falls, Iowa.  
Roll Vote: Wohlert, Thies, Klein, Gritsch and Nissly voting aye.

9. **Cottrell Avenue CIPP Lining Improvements**

a. Wohlert moved and Nissly seconded to approve the FOX Engineering Task Order for Cottrell Avenue CIPP Lining Improvements.  
Roll Vote: Wohlert, Nissly, Gritsch, Klein and Thies voting aye.

b. Wohlert moved and Thies seconded to approve setting the bid date for July 12, 2021 at 1:30 p.m. in the City Hall, City Council Chambers, 901 Washington Avenue, Iowa Falls, Iowa for the Cottrell Avenue CIPP Lining Improvements and scheduling a public hearing on the proposed Bidding Requirements, Contract Documents and Estimate of Cost of the project for the July 19, 2021 City Council Meeting to be held at 6:30 p.m. at the City Hall, City Council Chambers, 901 Washington Avenue, Iowa Falls, Iowa.  
Roll Vote: Wohlert, Thies, Klein, Gritsch and Nissly voting aye.

10. **2200 Block Alley Sewer Improvements**

a. Wohlert moved and Nissly seconded to approve the FOX Engineering Task Order for 2200 Block Alley Sewer Improvements.  
Roll Vote: Wohlert, Nissly, Gritsch, Klein and Thies voting aye.

b. Klein moved and Nissly seconded to approve setting the bid date for July 12, 2021 at 2:00 p.m. in the City Hall, City Council Chambers, 901 Washington Avenue, Iowa Falls, Iowa for the 2200 Block Alley Sewer Improvements and scheduling a public hearing on the proposed Bidding Requirements, Contract Documents and Estimate of Cost of the project for the July 19, 2021 City Council Meeting to be held at 6:30 p.m. at the City Hall, City Council Chambers, 901 Washington Avenue, Iowa Falls, Iowa.  
Roll Vote: Klein, Nissly, Gritsch, Thies and Wohlert voting aye.

#### 11. **Palisades Subdivision**

a. Nissly moved and Thies seconded to table conducting a wetland delineation review.

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

b. Gritsch moved and Nissly seconded to table conducting a desktop T/E (Threatened/Endangered Species) review.

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

c. Thies moved and Wohlert seconded to approve the Supplement to the Agreement for Services with Terracon.

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

#### 12. **Airport Projects**

a. Wohlert moved and Nissly seconded to approve Pay Request in the amount of \$360,433.27 to Godbersen-Smith Construction Co. for the Construct Parallel Taxiway B Project.

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

b. Klein moved and Thies seconded to approve payment to McClure Engineering in the amount of \$49,908.78 for the Construct Parallel Taxiway B Project.

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

c. Thies moved and Wohlert seconded to approve Pay Request in the amount of \$42,984.35 to Godbersen-Smith Construction Co. for the Rehabilitate Runway 13/31.

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

d. Gritsch moved and Nissly seconded to approve payment to McClure Engineering in the amount of \$35,742.70 for the Rehabilitate Runway 13/31.

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

#### 13. **RAGBRAI**

An update was given on RAGBRAI.

14. **EDA Flood Proofing Grant**

a. Wohlert moved and Nissly seconded to approve the Procurement Policy.  
Roll Vote: Wohlert, Nissly, Gritsch, Klein and Thies voting aye.

b. Thies moved and Klein seconded to approve the Agreement with Region 6 Resource Partners for EDA Grant Administrative Services.  
Roll Vote: Thies, Klein, Gritsch, Nissly and Wohlert voting aye.

c. Gritsch moved and Nissly seconded to approve the engineering contract for the flood mitigation program.  
Roll Vote: Gritsch, Nissly, Klein, Wohlert and Thies voting aye.

15. **EMS Building Renovations**

Wohlert moved and Gritsch seconded to approve expenditures being paid by 80% LOST.  
Roll Vote: Wohlert, Gritsch, Klein, Nissly and Thies voting aye.

16. **Solid Waste Collection Ordinance**

a. Wohlert moved and Klein seconded to approve on second reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, Iowa, by amending provisions pertaining to collection of solid waste.  
Roll Vote: Wohlert, Klein, Gritsch, Nissly and Thies voting aye.

b. Klein moved and Thies seconded to approve suspension of the rules and placing on third and final reading.  
Roll Vote: Klein, Thies, Wohlert, Nissly and Klein voting aye.

c. Wohlert moved and Nissly seconded to approve on third and final reading Ordinance No. 1147 amending the Code of Ordinances of the City of Iowa Falls, Iowa, by amending provisions pertaining to collection of solid waste.  
Roll Vote: Wohlert, Nissly, Gritsch, Klein and Thies voting aye.

17. **Tree Ordinance**

Wohlert moved and Thies seconded to approve on second reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, Iowa, by amending provisions pertaining to trees. Wohlert and Thies rescinded their motions.

Wohlert moved and Klein seconded to table approval of the ordinance.  
Roll Vote: Wohlert, Klein, Thies, Nissly and Gritsch voting aye.

18. **River Street Bridge Rehabilitation**

Wohlert moved and Thies seconded to approve Pay Application No. 4 in the amount of \$38,007.40 including the 3% retainage to Jasper Construction Services, Inc.  
Roll Vote: Wohlert, Thies, Klein, Gritsch and Nissly voting aye.

19. **South Drainage Project**

No action was taken on the agreement with Wayne and Lisa Dewey.

20. **River Road over Elk Run Bridge Project**

Wohlert moved and Gritsch seconded to approve additional engineering work with Shuck-Britson for the River Road over Elk Run bridge project.  
Roll Vote: Wohlert, Gritsch, Klein, Nissly and Thies voting aye.

**NEW BUSINESS**

21. **Alert Iowa**

Thomas Craighton, Hardin County Emergency Management Coordinator, presented the Alert Iowa Program.

22. **Fire Department**

Wohlert moved and Gritsch seconded to approve the change in the number of fire fighters from 36 to 40 members.  
Roll Vote: Wohlert, Gritsch, Thies, Klein and Nissly voting aye.

23. **407 Lincoln**

Thies moved and Gritsch seconded to approve the Extension of the Real Estate Contract with HJCK Properties for 407 Lincoln.  
Roll Vote: Thies, Gritsch, Klein, Nissly and Wohlert voting aye.

24. **Historic Jefferson Highway**

Jim Hammann, Chair of the Historic Preservation Commission, presented his request for the purchase and placement of signs along the Historic Jefferson Highway.

Gritsch moved and Wohlert seconded to approve the purchase and placement of descriptive signs along the Historic Jefferson Highway through Iowa Falls.  
Roll Vote: Gritsch, Wohlert, Thies, Klein and Nissly voting aye.

25. **Property**

Klein moved and Nissly seconded to approve Resolution No. 2021-21 approving the sale of property to Dan and Tracy Barnhart.

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

26. **Rezoning**

a. Thies moved and Wohlert seconded to approve on first reading an Ordinance amending the Zoning Classification of certain real property located within the city limits of the City of Iowa Falls.

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

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

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

c. Nissly moved and Thies seconded to approve on third and final reading Ordinance No. 1148 amending the Zoning Classification of certain real property located within the city limits of the City of Iowa Falls.

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

27. **Development Agreement**

Wohlert moved and Thies seconded to approve Resolution No. 2021-22 fixing date for a public hearing on the proposal to enter into a Development Agreement with Nimrod Meats, LLC and Damiano Holdings, LLC, and providing for publication of notice thereof.

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

28. **Police Department – Part-Time Employees**

Klein moved and Wohlert seconded to approve an increase in pay for the part-time officers, dispatchers and the custodian in the amount of \$0.50 per hour to take effect July 1, 2021.

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

29. **No Parking**

a. Nissly moved and Klein 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 under No Parking Zones.

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

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

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

c. Thies moved and Wohlert seconded to approve on third and final reading Ordinance No. 1149 amending the Code of Ordinances of the City of Iowa Falls, Iowa, by adding a new subsection under No Parking Zones.

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

30. **General Fund Reserves**

Nissly moved and Klein seconded to approve Resolution No. 2021-23 approving the transfer of general fund reserves larger than \$600,000 to be split 50% to each, to 20% LOST and 80% LOST funds.

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

31. **FY2021-2022 Annual Salaries**

Wohlert moved and Thies seconded to approve Resolution No. 2021-24 approving the annual salaries for FY2021-2022.

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

32. **Appointments**

a. Nissly moved and Gritsch seconded to approve the Mayor's appointment of Teresa Birdwell and Kevin Seidl to the Tree Board for terms to expire July 2024.

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

b. Wohlert moved and Klein seconded to approve the Mayor's appointment of Jerry Lehtola and Sarah Gilbert to the Library Board for terms to expire July 2025.

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

c. Wohlert moved and Thies seconded to approve the appointment of Beau Carpenter and Tim Skyles to the Airport Authority for terms to expire July 2025.

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

d. Nissly moved and Wohlert seconded to approve the appointment of Keith Robison to the Building Code Board of Appeals for a term to expire 2026.

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

e. Thies moved and Gritsch seconded to approve the appointment of Dominick Damiano to fill an unexpired term on the Planning & Zoning Commission with the term expiring May 2025.

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



33. **Closed Session**

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

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

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

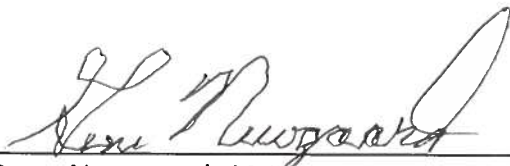
Roll Vote: Wohlert, Nissly, Gritsch, Klein and Thies voting aye.

**ADJOURNMENT**

Klein moved and Thies seconded to adjourn.

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

The meeting adjourned at 9:24 p.m.

  
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Gene Newgaard, Mayor

  
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Kaci Elkin, City Clerk