

**CITY OF IOWA FALLS
REGULAR MEETING
OCTOBER 18, 2021**

The Mayor and City Council of the City of Iowa Falls met in regular session on Monday, October 18, 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

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

APPROVAL OF MINUTES

Gritsch moved and Nissly seconded to approve the minutes of the regular meeting of September 20, 2021.
Vote: Gritsch, Nissly, Klein, Wohlert and Thies voting aye.

APPROVAL OF MONTHLY CLAIMS AND FINANCIALS

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

OLD BUSINESS

1. **Chris Weaver Letter**

Presentation of letter by Chris Weaver in regard to future plans in the City.

2. **Wastewater Treatment Plant Capacity Rerate**

Klein moved and Gritsch seconded to approve Task Order with FOX Engineering for the Wastewater Treatment Plant Capacity Rerate.
Roll Vote: Klein, Gritsch, Nissly, Wohlert and Thies voting aye.

3. **Cottrell Avenue CIPP Lining**

Wohlert moved and Nissly seconded to approve Pay Estimate to Municipal Pipe Tool in the amount of \$30,341.34.
Roll Vote: Wohlert, Nissly, Klein, Gritsch and Thies voting aye.

4. **2200 Block Alley Sewer Replacement**

Gritsch moved and Thies seconded to approve Pay Estimate to Williams Underground Services in the amount of \$45,942.00.

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

5. **River Wall Stabilization**

a. Mayor Newgaard opened the public hearing on proposed plans, specifications, form of contract and estimate of cost for the Emergency River Wall Stabilization Project. There was no public comment. Mayor Newgaard closed the public hearing.

b. Klein moved and Nissly seconded to approve Resolution No. 2021-49 approving Plans, Specifications, Form of Agreement and Opinion of Cost for Public Improvements.

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

c. Steve Kunz with Shuck-Britson reviewed the bids that were received.

d. Wohlert moved and Thies seconded to approve Resolution 2021-50 awarding the Contract for Public Improvements, authorizing execution of the Contract and authorizing execution of Notice of Award to Ramsey Companies of Minneapolis, Minnesota with 50% of the funding coming from Wastewater funds and 50% of the funds coming from 80% LOST.

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

6. **Development Agreement – Chem-Nut, Inc.**

a. Mayor Newgaard opened the public hearing on the proposal to enter into a Development Agreement with Chem-Nut, Inc. City Manager Anderson reported that Chem-Nut, Inc. is an ag supply company. There was no further comment. Mayor Newgaard closed the public hearing.

b. Wohlert moved and Klein seconded to approve Resolution No. 2021-51 approving and authorizing execution of a Development Agreement by and between the City of Iowa Falls and Chem-Nut Inc.

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

7. **South Drainage Project**

a. Nissly moved and Wohlert seconded to approve Resolution No. 2021-52 approving the Agreement with Wayne and Lisa Dewey.

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

b. Wohlert moved and Nissly seconded to refund 50% of the past wastewater fees if the sewer is connected by December 1, 2021.
Roll Vote: Wohlert, Nissly, Klein, Gritsch and Thies voting aye.

8. **Airport Projects**

a. Thies moved and Wohlert seconded to approve Pay Request in the amount of \$204,843.04 to Godbersen-Smith Construction Co. for the Construct Parallel Taxiway B Project.
Roll Vote: Thies, Wohlert, Nissly, Klein and Gritsch voting aye.

b. Wohlert moved and Klein seconded to approve payment in the amount of \$3,335.75 to Construction Materials Testing for the Construct Parallel Taxiway B Project.
Roll Vote: Wohlert, Klein, Gritsch, Nissly and Thies voting aye.

c. Thies moved and Wohlert seconded to approve payment to McClure Engineering in the amount of \$20,371.65 for the Construct Parallel Taxiway B Project.
Roll Vote: Thies, Wohlert, Nissly, Klein and Gritsch voting aye

d. Klein moved and Nissly seconded to approve the Pay Request in the amount of \$221,033.35 to Godbersen-Smith Construction Co. for the Rehabilitate Runway 13/31 Project.
Roll Vote: Klein, Nissly, Gritsch, Thies and Wohlert voting aye.

e. Wohlert moved and Nissly seconded to approve payment in the amount of \$11,002.50 to Construction Materials Testing for the Rehabilitate Runway 13/31 Project.
Roll Vote: Wohlert, Nissly, Klein, Thies and Gritsch voting aye.

f. Gritsch moved and Thies seconded to approve payment to McClure Engineering in the amount of \$36,622.97 for the Rehabilitate Runway 13/31 Project.
Roll Vote: Gritsch, Thies, Wohlert, Nissly and Klein voting aye.

NEW BUSINESS

9. **Community Development and Housing Needs Assessment**

a. Sarah Runkel, Community Planner with Region 6, read the Iowa Falls community Development and Housing Needs Assessment. Klein moved and Nissly seconded to approve the Iowa Falls Community Development and Housing Needs Assessment.
Roll Vote: Klein, Nissly, Gritsch, Thies and Wohlert voting aye.

b. Gritsch moved and Thies seconded to approve \$6,500 for Albright's Bluff from the Project Grant funds as outlined in the FY2021-2025 Grant Agreement between the City and IFADC, with the funds coming from TIF.

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

c. Nissly moved and Klein seconded to approve \$40,000 for Albright's Bluff from the Project Grant funds as outlined in the FY2021-2025 Grant Agreement between the City and Chamber/Main Street, with the funds coming from TIF.

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

d. Mayor Newgaard opened the public hearing on reviewing a \$50,000 Community Development Block Grant COVID-19 application to provide facade improvements for Albright's Bluff Event Center. Sarah Runkel, Community Planner with Region 6, explained the program and the application. There were no further comments. Mayor Newgaard closed the public hearing.

e. Klein moved and Gritsch seconded to approve Resolution No. 2021-52 to approve application for the Iowa Economic Development Authority Community Development Block Grant (CDBG) COVID Grant Program for Commercial Facade Assistance.

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

f. Wohlert moved and Gritsch seconded to approve a City Grant of \$5,000 from 20% LOST in support of the CDBG Funding.

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

g. Mayor Newgaard opened the public hearing on reviewing a \$147,000 Community Development Block Grant COVID-19 application to increase the number of staff at Wiggles and Giggles Daycare. Sarah Runkel, Community Planner with Region 6, explained the program and the application. There were no further comments. Mayor Newgaard closed the public hearing.

h. Nissly moved and Klein seconded to approve Resolution No. 2021-53 to approve application for the Iowa Economic Development Authority Community Development Block Grant (CDBG) COVID Grant Program for Childcare Program Assistance.

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

10. **Wastewater Treatment Department**

Thies moved and Wohlert seconded to approve the biosolids application for 2021 in the amount of \$24,675.

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

11. **Old City Hall Building**

Wohlert moved and Thies seconded to approve the Parks and Recreation using the old City Hall Building.

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

12. **Hotel/Motel Tax Funding**

a. Klein moved and Gritsch seconded to approve the requests from Iowa Falls Rugby Football Club Foundation in the amount of \$12,200 from Tourism Funds for the National Collegiate Rugby Regional Playoffs and Calkins Nature Center in the amount of \$1,290 from Tourism Development Funds for Rain Garden Installation.

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

b. The Council discussed setting a cap for reserve funds at \$75,000 for the Hotel/Motel fund. Council agreed to leave as it currently is.

13. **Sidewalk Program**

Council directed to have letters sent out to the property owners that have not repaired their sidewalks.

14. **Engagement Agreement – Annexation Matter**

Nissly moved and Wohlert seconded to approve the Engagement Agreement for the Annexation Matter with Ahlers & Cooney, PC. With an amount not to exceed \$20,000.

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

15. **Rental Inspections**

City Attorney Kali Adams, reviewed information she found in regard to inspections. Staff will check with the city insurance carrier to see if the city's insurance will increase if rental inspections are done.

16. **Appointment**

a. Nissly moved and Klein seconded to approve the appointment of Jim Herzog to the Planning & Zoning Commission filling a vacated term to expire in May of 2022.

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

b. Thies moved and Gritsch seconded to approve the appointment of Dave England to the Building Code Board of Appeals filling a vacated term to expire July of 2025.

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

17. **Liquor License**

a. Thies moved and Nissly seconded to approve a Class C Liquor License for The Five O Three.

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

b. Wohlert moved and Thies seconded to approve a Class C Liquor License for The River Tap.

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

18. **Closed Session**

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

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

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


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

ADJOURNMENT

Thies moved and Wohlert seconded to adjourn.

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

The meeting adjourned at 9:40 p.m.


Gene Newgaard, Mayor


Kaci Elkin, City Clerk