

**CITY OF IOWA FALLS
REGULAR MEETING
MARCH 16, 2026**

The City council of the City of Iowa Falls met in regular session on Monday March 16, 2026 at 6:30 p.m. with Mayor Michael Emerson presiding over the meeting. Council members Bruce Thies, Gumaro Valencia, Roger Nissly, Steve Klein, and Dave Henry were present. Also present was City Manager Kaci Elkin.

ACCEPTANCE OF THE AGENDA

Thies moved and Nissly seconded to accept the agenda as written.

Roll vote: Thies, Nissly, Valencia, Klein, and Henry voting aye.

PUBLIC COMMENT

APPROVAL OF MINUTES (by consent)

Nissly moved and Klein seconded to approve the following items:

- a. Regular meeting of February 17, 2026.
- b. Special meeting of March 4, 2026.

Roll vote: Nissly, Klein, Thies, Valencia, and Henry voting aye.

APPROVAL OF MONTHLY CLAIMS AND FINANCIALS

Klein moved and Thies seconded to approve the monthly claims and financials.

Roll vote: Klein, Thies, Valencia, Nissly, and Henry voting aye.

CONSENT AGENDA:

Thies moved and Henry seconded to approve the following items:

1. **Liquor License**
 - a. Class C Retail Alcohol license for Apres Bar Co LLC.
 - b. Class C Retail Alcohol license for Hy-Vee.
 - c. Class E Retail Alcohol license for Wal-Mart.

Roll vote: Thies, Henry, Valencia, Nissly, and Klein voting aye.

OLD BUSINESS

2. **Princess Rehab Project**

a. Mayor Emerson opened the public hearing on the status of the Community Development Block Grant (CDBG) for the Princess Café Upper Story Housing Project. No written comment. City manager Kaci Elkin read the following update on the status of funds for the Community Development Block Grant.

A. A General Description of Accomplishments to Date

As of 03/16/2026, the following actions have been completed:

- Interior demolition
- All new mechanical and electrical systems installed
- Installation of drywall and insulation
- Pouring of gypcrete for floors
- Roof replacement and window replacement

B. A Summary of Expenditures to Date

- To date, \$407,624.10 has been expended for this project. \$325,202 from the CDBG and \$82,422.10 from local funding sources.

Total Project Budget:	\$755,000
CDBG Amount:	\$600,000
Local Funding:	\$155,000
Total Project Costs to Date:	\$407,624.10
CDBG Amount:	\$325,202
Local Funding:	\$82,422.10

C. A General Description of Remaining Work

- \$347,375.90 of the total project budget remains. \$274,798 in CDBG funds and \$72,577.90 in Local Funds.
- Remaining work on this project: Painting, floor finishes, shelving, trim work, and exterior work on the west and north walls of the building.

D. Any Changes Made to the Project

- There was 1 change order for this project:
 - Change Order 1: CO#1 - interior masonry repairs (+\$9,278)

b. Nissly moved and Thies seconded to approve Resolution No. 2026-11 to approve the status of funds for the Community Development Block Grant (CDBG) for the Princess Café Upper Story Housing Project.

Roll vote: Nissly, Thies, Valencia, Klein, and Henry voting aye.

C. Klein moved and Henry seconded to approve pay app #4 to Steege Construction, Inc in the amount of \$66,868.98.

Roll vote: Klein, Henry, Thies, Valencia, and Nissly voting aye.

3. **1003 Stevens**

Thies moved and Henry seconded to approve the amendment to the agreement with Jose Orozco-Lopez for 1003 Stevens St. to extend the construction requirement for a residential dwelling for an additional 36 months with a new competition deadline of March 16, 2029.

Roll vote: Thies, Henry, Valencia, Nissly, and Klein voting aye.

4. **Iowa Falls Municipal Airport drainage project**

a. Mayor Emerson opened the public hearing on the approval of the Plans, Specifications, Form of Contract and Estimate of Costs for the project entitled Rehabilitate Entrance Road and Terminal Building drainage.
No written comment. Austin Moran, project manager, from McClure spoke about the project.

b. Nissly moved and Henry seconded to approve Resolution No. 2026-12 to approve the Plans, Specs, Form of Contract, and Estimation of Costs for the Rehabilitate Entrance Road and Terminal Building drainage project.

Roll vote: Nissly, Henry, Thies, Valencia, and Klein voting aye.

c. Klein moved and Thies seconded to approve McClure's Recommendation of Award and Bid Tabulation for the project to Cole Excavating, LLC in the amount of \$216,503.

Roll vote: Klein, Thies, Valencia, Nissly, and Henry voting aye.

d. Nissly moved and Klein seconded to approve Resolution No. 2026-13 to approve Low Responsive Bid and Authorizing Execution of Contract.

Roll vote: Nissly, Klein, Thies, Valencia, and Henry voting aye.

e. Henry moved and Valencia seconded to approve Task Order #4 agreement for engineering services with McClure.

Roll vote: Henry, Valencia, Thies, Nissly, and Klein voting aye.

f. Klein moved and Nissly seconded to approve Resolution No. 2026-14 to approve authorizing the Execution of the Engineering Agreement.

Roll vote: Klein, Nissly, Thies, Valencia, and Henry voting aye.

g. Thies moved and Henry seconded to approve Resolution No. 2026-15 to approve the submittal of the FAA Grant Application.

Roll vote: Thies, Henry, Valencia, Nissly, and Klein voting aye.

h. Henry moved and Thies seconded to approve payment to McClure in the amount of \$6,436 for engineering fees.

Roll vote: Henry, Thies, Valencia, Nissly, and Klein voting aye.

5. **Hedden Property**

a. Mayor Emerson opened the public hearing on the approval of the City's assistance in purchasing property located in Iowa Falls, Iowa, referred to as the Hedden Property. The City's assistance would include assuming the role of guarantor of a portion of the obligation created under a certain debt instrument, namely a promissory note, used to finance the purchase of the property.

No written comment. Doug Truex spoke about the city's obligation in the purchase of the Hedden property.

b. Nissly moved and Henry seconded to approve Resolution No. 2026-16 to approve the City's assistance in purchasing property located in Iowa Falls, Iowa, referred to as the Hedden Property. The City's assistance would include assuming the role of guarantor of a portion of the obligation created under a certain debt instrument, namely a promissory note, used to finance the purchase of the property.

Roll vote: Nissly, Henry, Thies, Valencia, and Klein voting aye.

6. **Property Rehabilitation Program**

a. Mayor Emerson opened the public hearing on the sale of 116 Ohio Ave.
No written or oral comment.

b. Nissly moved and Klein seconded to approve Resolution No. 2026-17 approving the sale of 116 Ohio Ave.

Roll vote: Nissly, Klein, Thies, Valencia, and Henry voting aye.

c. Mayor Emerson opened the public hearing on the sale of 408 Park Ave.
No written or oral comment.

d. Nissly moved and Klein seconded to approve Resolution No. 2026-18 approving the sale of 408 Park Ave.

Roll vote: Nissly, Klein, Thies, Valencia, and Henry voting aye.

NEW BUSINESS

7. **Riverbend Rally 2026**

Klein moved and Nissly seconded to approve Resolution No. 2026-19 approving street closures and noise ordinance variances for Riverbend Rally 2026 from July 2, 2026 thru July 4, 2026.

Roll vote: Klein, Nissly, Thies, Valencia, and Henry voting aye.

8. **Street Closure request from The 503 Bar & Backyard**

Nissly moved and Thies seconded to approve Resolution No. 2026-20 closing Estes Street from Stevens Street to Oak Street and the alley West of the 503 located South of Estes Street on June 13, 2026 from 7 a.m. to 7 p.m.

Roll vote: Nissly, Thies, Valencia, Klein, and Henry voting aye.

9. **Airport Hangar Rent Fee Schedule**

Klein moved and Thies seconded to approve hangar rent increase for the Iowa Falls airport proposed by the Iowa Falls Airport Authority Board of an additional \$10 per hangar.

Roll vote: Klein, Thies, Valencia, Nissly, and Henry voting aye.

10. **Princess Café**

Thies moved and Henry seconded to allow walk-through scaffolding on the sidewalk in front of the Princess Café from March 27, 2026 to April 24, 2026.

Roll vote: Thies, Henry, Valencia, Nissly, and Klein voting aye.

11. **FY26-27 Budget**

a. Nissly moved and Henry seconded to set public hearing on the proposed property tax levy for a Special Meeting on April 1st, 2026 at 5:00 p.m.

Roll vote: Nissly, Henry, Thies, Valencia, and Klein voting aye.

b. Henry moved and Thies seconded to schedule second Special Meeting on April 1st, 2026 at 6:00 p.m.

Roll vote: Henry, Thies, Valencia, Nissly, and Klein voting aye.

c. Nissly moved and Klein seconded to schedule Special Meeting for Budget Workshop for 5:30 p.m. before the Regular City Council meeting on April 20th, 2026.

Roll vote: Nissly, Klein, Thies, Valencia, and Henry voting aye.

12. **2026 Street Improvements Program**

Nissly moved and Valencia seconded to approve the Street Improvements Program for up to \$550,000 with funds coming from Road Use Tax, TIF, and Water/Wastewater Cash.

Roll vote: Nissly, Valencia, Thies, Klein, and Henry voting aye.

13. **Junk, Junk Vehicles and Parked Vehicles Ordinance**

a. Consider approval on first reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, amending the provisions pertaining to Junk, Junk vehicles, and Parked Vehicles.

City council directed staff to change some of the verbiage in the ordinance and bring the item back to the April 20, 2026 council meeting.

b. Consider suspension of the rules and placing on third and final reading. No action.

c. Consider approval on third and final reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, amending the provisions pertaining to Junk, Junk vehicles, and Parked Vehicles. No action.

14. **Certified Local Government Annual Report**

Klein moved and Thies seconded to approve the City of Iowa Falls Certified Local Government Annual Report to remain a participant in the program for our Historic Preservation Committee.

Roll vote: Klein, Thies, Valencia, Nissly, and Henry voting aye.

15. **Appointments**

a. Nissly moved and Henry seconded to approve the appointment of Dave Hampe to the Property Maintenance Code Board of Appeals for a term to expire September, 2028.

Roll vote: Nissly, Henry, Thies, Valencia, and Klein voting aye.

b. Thies moved and Klein seconded to approve the appointment of Jerad Knott to the Board of Adjustment for a term to expire May, 2028.

Roll vote: Thies, Klein, Valencia, Nissly, and Henry voting aye.

c. Nissly moved and Henry seconded to approve the appointment of Brandi Levis to the Planning and Zoning Commission for a term to expire May, 2030.

Roll vote: Nissly, Henry, Thies, Valencia, and Klein voting aye.

16. **Closed session**

Thies moved and Klein seconded to approve going into closed session as allowed in Iowa Code Section 21.5.1.c to discuss pending litigation, and Iowa Code Section 21.5.1.j to discuss land acquisition and disposal.

Roll vote: Thies, Klein, Valencia, Nissly, and Henry voting aye.


PUBLIC COMMENT

ADJOURNMENT

Thies moved and Nissly seconded to adjourn.

Roll vote: Thies, Nissly, Valencia, Klein, and Henry voting aye.

Meeting adjourned at 8:15 p.m.



Michael Emerson, Mayor



Amanda Ubben, City Clerk