

**CITY OF IOWA FALLS  
REGULAR MEETING  
MAY 15, 2023**

The Mayor and City Council of the City of Iowa Falls met in regular session with Mayor Pro-Tem Roger Nissly presiding over the meeting. Council Members Micah Cutler, Michelle Gritsch, Steve Klein and Bruce Thies were present. Mayor Michael R. Emerson was absent. Also present was City Manager Jody Anderson.

**ACCEPTANCE OF THE AGENDA**

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

**APPROVAL OF MINUTES**

Gritsch moved and Klein seconded to approved the minutes of the regular meeting of April 17, 2023 and the special meeting of May 2, 2023.  
Roll Vote: Gritsch, Klein, Nissly, Cutler and Thies voting aye.

**APPROVAL OF MONTHLY CLAIMS AND FINANCIALS**

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

**CONSENT AGENDA**

Cutler moved and Thies seconded to approve the following:

1. **Liquor License**

Class C Beer Permit for Handi-Stop.

2. **Greenbelt Christian Concert**

a. Resolution No. 2023-21 approving street closures on August 30, 2023 for the concert.

b. Noise ordinance variance in Estes Park to accommodate the music from noon on Wednesday, August 30, 2023 through midnight.

3. **Iowa Falls JAM**

Noise ordinance variance in Estes Park on Friday, May 26, 2023 from noon until 11:30 p.m. for the dance.

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

## **OLD BUSINESS**

### 4. **509 Depot**

The Council discussed the appeal from Chris Gardner, owner of Mr. Storage, in regard to the Board of Appeals decision requiring frost depth footings. The Council asked that the Board of Appeals meet again and have Mr. Gardner present at the meeting.

### 5. **River Road Utility and Roadway Improvements**

Klein moved and Cutler seconded to approve Pay Estimate #7 in the amount of \$149,230.07 to Gehrke, Inc.

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

### 6. **Bridge Replacement – River Road over Elk Run**

Thies moved and Gritsch seconded to approve Pay Application #7 in the amount of \$67,022.34 to Boomerang Corporation.

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

### 7. **Heritage Care Center Demolition**

a. Two quotes were received for the demolition. McDowell & Sons Contractors, Inc. for \$47,848 and Walker Reclaim and Demo LLC in the amount of \$149,900.

b. Klein moved and Cutler seconded to award the demolition project to McDowell & Sons in the amount of \$47,848.

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

### 8. **CDBG-CV Program**

a. Mayor Pro-Tem Nissly opened the public hearing on the status of the Community Development Block Grant – COVID for supplementing the wages and additional staff for Wiggles & Giggles Daycare. Kaci Elkin, City Clerk read the detailed status of funded activities for the project. There was no further comment and Mayor Pro-Tem Nissly closed the public hearing.

b. Cutler moved and Gritsch seconded to approve payment to Wiggles and Giggles in the amount of \$4,777.21.

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

9. **GIS Mapping**

Klein moved and Gritsch seconded to move the funding for this project from CIP to FY2023-2024 and to approve the proposal from Surveying and Mapping, LLC.

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

10. **2023 Street Improvements**

Cutler moved and Thies seconded to approve the proposal received from Heartland Asphalt, Inc. to include traffic control, two areas on Georgetown Road, S High Street and Depot Street for a total of \$164,925.02 with the funds coming from Road Use Tax and 80% LOST.

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

**NEW BUSINESS**

11. **Urban Revitalization Plan and Development Agreement**

a. Klein moved and Cutler seconded to approve the Engagement Letter with Ahlers Cooney for Amendment No. 1 to the Amended and Restated (2016) Urban Revitalization Plan and Development Agreement.

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

b. Thies moved and Gritsch seconded to approve Resolution No. 2023-22 fixing date for a public hearing for June 19, 2023 at the 6:30 meeting on the proposal to enter into a Development Agreement with England Commercial Rental, LLC, and providing for publication of notice thereof.

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

12. **Palisades Land Development Co. LLC**

Cutler moved and Klein seconded to approve Resolution No. 2023-23 expressing support for a multiple family housing development proposed by Palisades Land Development Co., LLC.

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

13. **Tree Keepers**

Klein moved and Gritsch seconded to approve the planting of four trees in front of City Hall.

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

14. **Fire Department**

Fire Chief Eisentrager requested that the purchase of equipment for the ranger with funds coming from 79-Fire Department Burn Fund be removed from the agenda.

15. **Police Department**

Thies moved and Cutler seconded to approve an increase in the part time pay rate for police officers and dispatchers to be what the entry level pay is for each position.

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

16. **Parks & Recreation**

Klein moved and Gritsch seconded to move truck to 24-25 and reallocate funds from 22-23 to 23-24 and use those funds for improvements to Assembly restrooms, the pool and other shelter updates.

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

17. **Ground Cover**

Klein moved and Cutler seconded to allow planting creeping phlox as a ground cover on hillsides and areas that are hard to mow.

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

18. **Employee Handbook**

Cutler moved and Thies seconded to approve the removal of Section XI Problem Resolution Procedures from the Employee Handbook.

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

19. **Appointments**

a. Thies moved and Klein seconded to approve the Mayor's appointment of Matt Pearce to the Board of Adjustment for a term to expire May of 2028.

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

b. Cutler moved and Gritsch seconded to approve the Mayor's reappointment of Madeleine Weeks and Dawn Parker to the Library Board for terms to expire July 2027.

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

20. **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 and to discuss union negotiations.

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

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

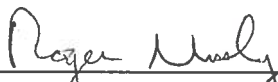
Roll Vote: Klein, Gritsch, Nissly, Cutler and Thies voting aye.

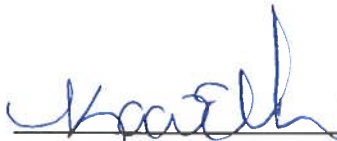
**ADJOURNMENT**

Cutler moved and Thies seconded to adjourn.

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

The meeting adjourned at 8:55 p.m.

  
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Roger Nissly, Mayor Pro-Tem

  
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Kaci Elkin, City Clerk