

**CITY OF IOWA FALLS  
REGULAR MEETING  
DECEMBER, 16, 2024**

The City Council of the City of Iowa Falls met in regular session on Monday December 16, 2024 at 6:30 p.m. with Mayor Michael Emerson presiding over the meeting. Council members Bruce Thies, Micah Cutler, Roger Nissly, Steve Klein and Dave Henry were present. Also present was City Manager Kaci Elkin.

**ACCEPTANCE OF THE AGENDA**

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

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

**APPROVAL OF MINUTES**

Thies moved and Cutler seconded to approve the minutes of the Regular Meeting of November 18<sup>th</sup>, 2024 and the special meeting of November 18<sup>th</sup>, 2024.

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

**APPROVAL OF MONTHLY CLAIMS AND FINANCIALS**

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

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

**CONSENT AGENDA:**

Thies moved and Nissly seconded to approve the following item:

1. **Liquor License**

Native Wine Permit for Becky's Hallmark.

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

**OLD BUSINESS**

2. **Palisades Estates Plat 2**

Klein moved and Thies seconded to approve the early release of retainage to Gehrke Inc. in the amount of \$29,881.22.

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

3. **River Road Utility Extensions & Roadway Improvements**

a. Thies moved and Cutler seconded to approve pay application No. 18 to Gehrke Inc. in the amount of \$93,367.90.

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

b. Cutler moved and Nissly seconded to approve the early release of retainage to Gehrke Inc. in the amount of \$172,990.45.

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

4. **Goldfinch Trail Final plat**

a. Nissly moved and Klein seconded to approve Construction drawings for Goldfinch Trail.

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

b. Cutler moved and Nissly seconded to approve Resolution No. 2024-69 approving the final plat of Goldfinch Trail.

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

5. **NAMI Central Iowa**

The city council discussed the budget proposal for a Program Center and asked Roxanne Peterson to gather additional information and present it at the January regular city council meeting.

6. **Amendment to Mother Kluckers Poultry Processing Center LLC Development Agreement**

Thies moved and Klein seconded to approve Resolution No. 2024-70 amending Article I-A Preconditions Section 1-A.1 to March 1<sup>st</sup>, 2025.

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

7. **Annexation**

Klein moved and Cutler seconded to approve Resolution No. 2024-71 amending the annexation of Elizabeth Campbell and Cargill Inc. property.

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

## **NEW BUSINESS**

### 8. **Parking on Bliss Blvd**

The city council discussed options for parking on Bliss Blvd and requested the item to be brought back to the January council meeting.

### 9. **Pine Street Well #1**

Thies moved and Klein seconded to approve repairs to Pine Street Well #1 in the amount of \$59,637.45.

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

### 10. **1013 S 1<sup>st</sup> Street**

a. Mayor Emerson opened the Public hearing on the vacation of alleys at 1013 S 1<sup>st</sup> Street.

No public or written comment.

b. Thies moved and Nissly seconded to approve on first reading an Ordinance vacating city property consisting of real property identified as vacated alleys located in the Rocksylvaniana Addition to the City of Iowa Falls, Hardin County, Iowa.

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

c. Cutler moved and Klein seconded to suspend the rules and placing on third and final reading.

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

d. Nissly moved and Thies seconded to approve on third and final reading an Ordinance vacating city property consisting of real property identified as vacated alleys located in Rocksylvaniana Addition to the City of Iowa Falls, Hardin County, Iowa.

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

e. Cutler moved and Klein seconded to approve Resolution No. 2024-72 approving the vacation of alleys at 1013 S 1<sup>st</sup> Street.

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

11. **1022 Sherman**

a. Cutler moved and Nissly seconded to approve payment in the amount of \$88,333.85 coming from 20% LOST for the difference on the sale of 1022 Sherman.

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

b. Klein moved and Cutler seconded to approve Resolution No. 2024-73 tentatively approving the vacation of the S ½ of the vacated alley lying North and adjacent to said lot 21 at 1022 Sherman and setting a public hearing on the vacation for January 20, 2025 regular council meeting.

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

12. **Hotel/Motel**

a. Thies moved and Nissly seconded to approve Resolution No. 2024-74 amending the Hotel/Motel bylaws.

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

b. Nissly moved and Klein seconded to approve the revised application for Hotel/Motel funds.

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

13. **Airport Plow truck**

Thies moved and Cutler seconded to approve up to \$10,000 for a plow pickup coming from 80% LOST.

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

14. **VGB Pool drains**

Nissly moved and Thies seconded to approve the purchase of VGB pool drains in the amount of \$7,411.74 coming from 80% LOST. This is a CIP project.

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

15. **Appointments**

a. Klein moved and Nissly seconded to approve Resolution No. 2024-75 for appointment of Bruce Thies as representative and Kaci Elkin as alternate representative to serve on the Hardin County Sanitary Waste Disposal Commission.

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

b. Cutler moved and Thies seconded to approve the appointment of Jose Orozco to the planning and zoning commission for terms to expire May 2029.

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

c. Klein moved and Nissly seconded to approve the appointment of Keith Bowden to the Airport Authority for terms to expire July of 2028.

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

### **PUBLIC COMMENT**

#### 16. **Closed session**

Cutler moved and Nissly seconded to go 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: Cutler, Nissly, Thies, Klein and Henry voting aye.

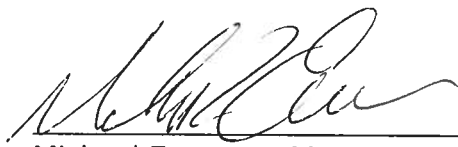
### **PUBLIC COMMENT**

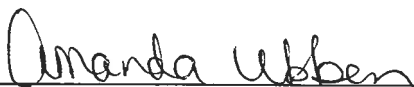
### **ADJOURNMENT**

Thies moved and Cutler seconded to adjourn.

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

Meeting adjourned at 8:08 p.m.

  
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Michael Emerson, Mayor

  
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Amanda Ubben, City Clerk