

**CITY OF IOWA FALLS  
REGULAR MEETING  
FEBRUARY 18, 2025**

The City Council of the city of Iowa Falls met in regular session on Tuesday February 18, 2025 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.

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

**APPROVAL OF MINUTES**

Cutler moved and Nissly seconded to approve the minutes of the Regular Meeting of January 20, 2025.

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

**APPROVAL OF MONTHLY CLAIMS AND FINANCIALS**

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

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

**CONSENT AGENDA:**

Nissly moved and Thies seconded to approve the following items:

1. **Liquor License**
  - a. Class C Retail Alcohol License for Plaza Vera Cruz.
  - b. Class C Retail Alcohol License for Highland Gold Club.
  - c. Class C Retail Alcohol License for Las Flores.
  - d. Class E Retail Alcohol License for Hy-Vee.
2. **Device Retailer License**
  - a. Device Retailer license for Rock C Liquor Wine and tobacco.
  - b. Device Retailer license for Oak Tobacco Inc.

3. **Street Closure**

a. Resolution No. 2025-2 closing River St from Railroad St to Washington Ave, including the city parking lot and lawn from 12:15 a.m. July 5, 2025 to 9:00 a.m. July 6, 2025 for a Celebration and to allow alcoholic beverages/open containers in this location from 8:00 a.m. July 5, 2025 to 12:00 a.m. July 6, 2025.

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

**OLD BUSINESS**

4. **Goldfinch Trail**

a. Mayor Emerson opened the Public hearing on the bidding requirements, contract documents and estimate of cost for public improvements.  
No written or public comment.

b. Klein moved and Cutler seconded to approve Resolution No. 2025-3 approving bidding requirements, contract documents and estimate of cost for public improvements.

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

c. Nissly moved and Klein seconded to Review and consider bid summary from Strand Associates, qualifications from Peterson Contractors, Inc. and discussion of awarding Goldfinch Trail Subdivision project with a base bid of \$946,154.55.

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

d. Cutler moved and Thies seconded to approve Resolution No. 2025-4 awarding contract for public improvements, authorizing execution of contract and authorizing execution of notice to proceed.

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

e. Cutler moved and Nissly seconded to set public hearing on the rezoning of Goldfinch Trail from AG-Agricultural District to RS-Residential Single-Family District for the March 17, 2025 Regular Council Meeting.

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

5. **Heritage Estates Street Lights**

a. Discussion on street light placement for Heritage Estates.

b. Klein moved and Thies seconded to approve Resolution No. 2025-5 approving street lights in Heritage Estates.

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

6. **Nimrod Meats, LLC**

Nissly moved and Thies seconded to approve Resolution No. 2025-6 approving and authorizing execution of a First Amendment to the development agreement.

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

7. **Princess Upper Story Restoration**

Thies moved and Cutler seconded to approve required development agreement for the IEDA grant for Princess Upper Story Restoration project.

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

**NEW BUSINESS**

8. **Strand Associates**

a. Cutler moved and Thies seconded to approve Task Order No. 25-01 for on-call Development Review Services.

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

b. Thies moved and Nissly seconded to approve Task Order No. 25-02 for on-call General Engineering Services.

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

c. Klein moved and Cutler seconded to approve Task Order No. 25-03 for on-call Water Engineering Services.

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

d. Thies moved and Cutler seconded to approve Task Order No. 25-04 for on-call Wastewater Engineering Services.

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

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9. **2025 Street Program**

Klein moved and Thies seconded to approve streets to be included in the street program not to exceed \$550,000.

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

10. **Sidewalk Program**

City council directed city staff to begin looking at sidewalks that need repair once weather permits.

11. **Greenbelt Humane Society**

Thies moved and Cutler seconded to approve funding for Greenbelt Humane Society for \$2,500 coming from 20% LOST for the stray cat program.

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

12. **Bill Riley Bandshell**

Klein moved and Thies seconded to approve up to \$30,000 for repairs and maintenance to the Bill Riley bandshell coming from 80% LOST.

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

**PUBLIC COMMENT**

13. **Closed session**

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

**PUBLIC COMMENT**


**ADJOURNMENT**

Klein moved and Nissly seconded to adjourn.

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

Meeting adjourned at 7:43 p.m.

  
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Michael Emerson, Mayor

  
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Amanda Ubben, City Clerk