

**CITY OF IOWA FALLS
REGULAR MEETING
MARCH, 17, 2025**

The City Council of the city of Iowa Falls met in regular session on Monday March 17, 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. City Manager Kaci Elkin was absent.

ACCEPTANCE OF THE AGENDA

Thies moved and Nissly seconded to accept the agenda.

APPROVAL OF MINUTES

Nissly moved and Klein seconded to approve the minutes of the Regular Meeting of February 18, 2025.

APPROVAL OF MONTHLY CLAIMS AND FINANCIALS

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

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

CONSENT AGENDA

Nissly moved and Cutler seconded to approve the following items:

1. **Liquor License**

- a. Class E Retail Alcohol License for Wal-Mart.
- b. Class C Retail Alcohol License for Princess Grill and Pizzeria.

2. **Riverbend Rally**

a. Resolution No. 2025-7 approving street closures, noise ordinance variances and allow alcoholic beverages/open containers in Estes Park at the beverage garden for Riverbend Rally from 3:00 p.m. July 3rd thru 12:00 a.m. July 6th, 2025.

3. **Wishes on Deck**

Resolution No. 2025-8 approving a variance to allow alcoholic beverages/ open containers at Legion Field from 8:00 a.m. June 22, 2025 to 12:00 a.m. June 23, 2025 for Wishes on Deck.

4. **Tax Abatement Application**

Tax Abatement for Bob and Rayanne Porter for 517 Cedar Street.

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

OLD BUSINESS

5. **NAMI Central Iowa**

The city council requested this item be placed on the April regular city council meeting for decision on a proposal for a Program Center.

NEW BUSINESS

6. **Vacation of alley**

Cutler moved and Nissly seconded to approve Resolution No. 2025-9 tentatively approving the vacation of alley between West First Street and West Second Street from South Second Street to South Third Street and setting a public hearing on the vacation for April 21, 2025 Regular council meeting.

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

7. **Snow removal invoice**

Cutler moved and Thies seconded to waive the snow removal invoice for Rhonda Wood.

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

8. **Rezoning- Goldfinch Trail**

a. Mayor Emerson opened the Public hearing on the rezoning of Goldfinch Trail from AG- Agricultural district to RS-Residential Single-Family district. No written comment. There was public comment in regard to potential water issues in Hidden Valley Drive area.

b. Nissly moved and Thies seconded to approve on first reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, amending the zoning classification of certain real property located within the city limits of the City of Iowa Falls, Iowa from AG- Agricultural district to RS Residential Single-family district.

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

c. Consider suspension of the rules and placing on third and final reading. This item was tabled and will be brought back to the April regular city council meeting.

d. Consider approval on third and final reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, amending the zoning classification of certain real property located within the city limits of the City of Iowa Falls, Iowa from AG- Agricultural district to RS Residential Single-family district.

This item was tabled and will be brought back to the April regular city council meeting.

9. **Snow removal Fee**

Klein moved and Henry seconded to approve increasing the fee to \$100 flat fee for sidewalk snow removal.

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

10. **Tree Dump**

City council decided to make no changes to the tree dump use. Citizens can make an appointment to drop off brush at the tree dump if it is outside of the April to September time frame.

11. **Sidewalk Zone Program**

Klein moved and Nissly seconded to approve the sidewalk zone program.

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

12. **FY25-26 Budget**

a. Nissly moved and Klein seconded to set public hearing date on the proposed property tax levy for a Special Meeting on April 1, 2025 at 5:45 p.m.

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

b. Thies moved and Henry seconded to schedule second Special Meeting on April 1st, 2025 at 6:30 p.m.

Roll vote: Thies, Henry, Cutler, 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 Council meeting on April 21st, 2025.

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

13. **Definitions Ordinance**

a. Klein moved and Thies seconded to approve on first reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, amending the provisions pertaining to definitions.

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

b. Consider suspension of the rules and placing on third and final reading.

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 definitions.

Nissly moved and Cutler seconded to table items b. and c. until the April regular city council meeting.

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

14. **AG-Agricultural District Ordinance**

a. Thies moved and Nissly seconded to approve on first reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, amending the provisions pertaining to AG-Agricultural District.

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

b. Consider suspension of the rules and placing on third and final reading.

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 AG-Agricultural District.

Klein moved and Henry seconded to table items b. and c. until the April regular city council meeting.

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

15. **LD-Limited Development District Ordinance**

a. Nissly moved and Klein seconded to approve on first reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, amending the provisions pertaining to Limited Development District.

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

b. Consider suspension of the rules and placing on third and final reading.

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 Limited Development District.

Nissly moved and Klein seconded to table items b. and c. until the April regular city council meeting.

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

16. **RS-Residential Single-Family District Ordinance**

a. Cutler moved and Thies seconded to approve on first reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, amending the provisions pertaining to Residential Single-Family District.

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

b. Consider suspension of the rules and placing on third and final reading.

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 Residential Single-Family District.

Thies moved and Cutler seconded to table items b. and c. until the April regular city council meeting.

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

17. **RM-Residential Multi-Family District Ordinance**

a. Thies moved and Nissly seconded to approve on first reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, amending the provisions pertaining to Residential Multi-Family District.

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

b. Consider suspension of the rules and placing on third and final reading.

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 Residential Multi-Family District.

Klein moved and Nissly seconded to table items b. and c. until the April regular city council meeting.

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

18. **MH-Mobile Home District Ordinance**

a. Henry moved and Nissly seconded to approve on first reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, amending the provisions pertaining to Mobile Home District.

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

b. Consider suspension of the rules and placing on third and final reading.

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 Mobile Home District.

Cutler moved and Henry seconded to table items b. and c. until the April regular city council meeting.

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

19. **AC-Arterial Commercial District Ordinance**

a. Nissly moved and Thies seconded to approve on first reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, amending the provisions pertaining to Arterial Commercial District.

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

b. Consider suspension of the rules and placing on third and final reading.

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 Arterial Commercial District.

Henry moved and Nissly seconded to table items b. and c. until the April regular city council meeting.

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

20. **NC-Neighborhood Commercial District Ordinance**

a. Nissly moved and Henry seconded to approve on first reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, amending the provisions pertaining to Neighborhood Commercial District.

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

b. Consider suspension of the rules and placing on third and final reading.

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 Neighborhood Commercial District.

Klein moved and Thies seconded to table items b. and c. until the April regular city council meeting.

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

21. **GC-General Commercial District**

a. Cutler moved and Henry seconded to approve on first reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, amending the provisions pertaining to General Commercial District.

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

b. Consider suspension of the rules and placing on third and final reading.

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 General Commercial District.

Thies moved and Nissly seconded to table items b. and c. until the April regular city council meeting.

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

22. **LI-Light Industrial District**

a. Klein moved and Nissly seconded to approve on first reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, amending the provisions pertaining to Light Industrial District.

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

b. Consider suspension of the rules and placing on third and final reading.

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 Light Industrial District.

Henry moved and Thies seconded to table items b. and c. until April regular city council meeting.

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

23. **HI-Heavy Industrial District**

a. Thies moved and Henry seconded to approve on first reading an Ordinance amending the Code of Ordinances of the City of Iowa Falls, amending the provisions pertaining to Heavy Industrial District.

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

b. Consider suspension of the rules and placing on third and final reading.

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 Heavy Industrial District.

Klein moved and Thies seconded to table items b. and c. until the April regular city council meeting.

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

24. **Arbor Day Proclamation**

Nissly moved and Thies seconded to Approve Proclamation for setting Arbor Day for April 18, 2025.

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

25. **1018 Rocksylvana**

Klein moved and Henry seconded to approve settlement agreement for 1018 Rocksylvana.

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

26. **Memorial Donation and Gift Policy**

Cutler moved and Nissly seconded to approve the Memorial Donation and Gift Policy including \$200 concrete fee for benches.

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

PUBLIC COMMENT

27. **Closed session**

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

Cutler moved and Thies seconded to approve coming out of closed session.

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

28. **ICAP payment for settlement of case number CVCV102096.**

Cutler moved and Klein seconded to approve settlement agreement discussed in closed session.

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

PUBLIC COMMENT

ADJOURNMENT

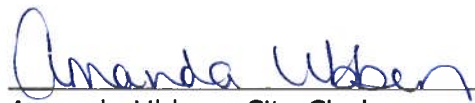
Thies moved and Nissly seconded to adjourn.

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

Meeting adjourned at 9:05 p.m.



Michael Emerson, Mayor



Amanda Ubben, City Clerk