

**CITY OF IOWA FALLS  
REGULAR MEETING  
NOVEMBER 21, 2022**

The Mayor and city Council of the City of Iowa Falls met in regular session on Monday, November 21, 2022 at 6:30 p.m. with Mayor Michael R. Emerson presiding over the meeting. Council Members Micah Cutler, Michelle Gritsch, Steve Klein and Bruce Thies were present. Council Member Roger Nissly was absent. Also present was City Manager Jody Anderson.

**ACCEPTANCE OF THE AGENDA**

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

**APPROVAL OF MINUTES**

Thies moved and Cutler seconded to approval of the following minutes, with the revision to the November 3, 2022 minutes that Cutler voted nay on item #2, Regular Meeting of October 17, 2022, Special Meeting of November 3, 2022, Special Meeting of November 10, 2022.

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

**APPROVAL OF MONTHLY CLAIMS**

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

**CONSENT AGENDA**

Klein moved and Gritsch seconded to approve the following:

1. **Liquor Licenses**

Class C Liquor License for The River Tap.

2. **CDBG-CV Program**

Payment to Wiggles and Giggles in the amount of \$5,193.66.

3. **Cigarette Permit**

Cigarette Permit for Oak Tobacco Inc. located at 830 South Oak Street.

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

## **OLD BUSINESS**

### 4. **Water & Sewer Force Main Improvements**

Thies moved and Cutler seconded to approve Progress Payment #9 to Vieth Construction Company in the amount of \$63,169.30.

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

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

Gritsch moved and Klein seconded to approve Progress Payment #5 to Gehrke Construction in the amount of \$561,336.68.

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

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

Thies moved and Cutler seconded to approve Progress Payment #4 to Boomerang Corporation in the amount of \$641,977.04.

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

### 7. **South Avenue Bridge**

a. Klein moved and Gritsch seconded to approve acceptance of the grant from the Iowa Department of Transportation and authorize staff to send a letter accepting the grant with a construction time from of FY2025-2026 and a 50/50 match with Hardin County for the project.

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

b. Klein moved and Thies seconded to table the discussion in regard to the City or County taking the lead on the project.

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

### 8. **Street Light**

Cutler moved and Thies seconded to deny the request for a street light at the intersection of Richmond Avenue and Whiting Avenue.

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

## **NEW BUSINESS**

### 9. **Development Agreement**

The Resolution setting a date for a public hearing on the approval of a Development Agreement with Chris Weaver was deferred.

10. **CDBG Revolving Loan Fund Housing Project**

Gritsch moved and Klein seconded to approve an amount not to exceed \$21,000 for windows at 620 Hickory.

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

11. **Annual Financial Reports**

a. Cutler moved and Thies seconded to approve Resolution No. 2022-75 adopting the City Street Finance Report.

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

b. Thies moved and Klein seconded to approve the Annual Urban Renewal Report.

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

c. Klein moved and Gritsch seconded to approve Resolution No. 2022-76 directing the filing of certification under Iowa Code Section 403.19 for Iowa Falls Tax Increment Financing.

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

12. **Employee Health Insurance**

Cutler moved and Thies seconded to execute the contract with Wellmark for employee health insurance.

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

13. **Security Cameras**

Klein moved and Thies seconded to approve the security cameras outside City Hall in the amount of \$5,524.60 from RW Sound with the funds coming from the General Fund.

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

14. **Closed Session**

Cutler moved and Gritsch seconded to go into closed session as allowed in Iowa Code Section 21.5.1.j to discuss land acquisition and disposal.

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

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

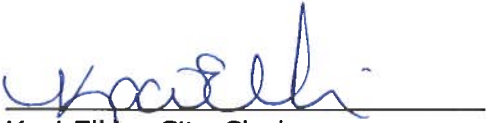
Roll Vote: Thies, Klein, Gritsch and Cutler voting aye.

**ADJOURNMENT**

Klein moved and Thies seconded to adjourn.  
Vote: Klein, Thies, Cutler and Gritsch voting aye.  
The meeting adjourned at 7:40 p.m.



Michael R. Emerson



Kaci Elkin, City Clerk