

**CITY OF IOWA FALLS
REGULAR MEETING
NOVEMBER 20, 2023**

The Mayor and City Council of the City of Iowa Falls met in regular session on Monday, November 20, 2023 at 6:30 p.m. with Mayor Michael R. Emerson presiding over the meeting. Council Members Micah Cutler, Michelle Gritsch, Steve Klein, Roger Nissly and Bruce Thies were present. Also present was City Manager Jody Anderson.

ACCEPTANCE OF THE AGENDA

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

APPROVAL OF MINUTES

Klein moved and Gritsch seconded to approve the minutes from the Regular Meeting of October 16, 2023, Special Meeting of October 23, 2023 and the Special Meeting of November 9, 2023.
Roll Vote: Klein, Gritsch, Thies, Cutler and Nissly voting aye.

APPROVAL OF MONTHLY CLAIMS AND FINANCIALS

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

CONSENT AGENDA

Klein moved and Nissly seconded to approve the following items:

1. **Liquor License**
 - a. Class C Retail Alcohol License for The River Tap.
 - b. New Class B Retail Alcohol License for La Flor Mexican Store.

2. **CDBG-CV Program**

Payment to Wiggles and Giggles in the amount of \$3,035.19.

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

OLD BUSINESS

3. River Road Utility Extensions and Roadway Improvements

Cutler moved and Thies seconded to approve Progress Payment #13 in the amount of \$319,249.57 to Gehrke, Inc.

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

4. Palisades East – Grading and Public Improvements

Klein moved and Gritsch seconded to approve Progress Payment #6 in the amount of \$405,264.30 to Cole Excavating, LLC.

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

5. Heritage Estates – Grading and Public Improvements

a. Nissly moved and Thies seconded to approve Progress Payment #5 in the amount of \$278,247.40 to McDowell & Sons Contractors, Inc. with the funding coming from 20% LOST – Community Housing Program.

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

b. Klein moved and Thies seconded to defer approval of the repairs made to Floyd Avenue to the December 18, 2023 City Council meeting.

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

6. Heritage Care Center Building and Grounds

a. Thies moved and Cutler seconded to approve funding the demolition of the building from 20% LOST in the amount of \$47,848.00 with the funding coming from 20% LOST – Community Housing Program.

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

b. Cutler moved and Thies seconded to approve Change Order with McDowell & Sons Contractors in the amount of \$13,433.00 with funding coming from 20% LOST – Community Housing Program.

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

7. Goldfinch Estates II, LLC

a. Mayor Emerson opened the public hearing on the Development Agreement with Goldfinch Estates II, LLC. There were no oral or written comments. Mayor Emerson closed the public hearing.

b. Nissly moved and Klein seconded to approve the Development Agreement with Goldfinch Estates II, LLC.

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

8. **Palisades Land Development Company, LLC**

a. Mayor Emerson opened the public hearing on the Upper Palisades West Development Agreement to expand for residential development. There were no oral or written comments. Mayor Emerson closed the public hearing.

b. Klein moved and Thies seconded to approve the Upper Palisades West Development Agreement to expand for residential development.

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

c. Mayor Emerson opened the public hearing on approval of the final plat for Lower Palisades West. Kathy and John Ritzler of 2428 River Road shared their concerns and asked if the speed limit could be lowered on River Road. City Manager Jody Anderson reported that there could possibly be more street lights out in the area. Chris Weaver asked if the shoulder width could be widened. Robin Sampson, Manager of the Palisades Land Development Company stated that they have been working with the neighbors. There was no further public comment. Mayor Emerson closed the public hearing.

d. Nissly moved and Klein seconded to approve Resolution No. 2023-44 approving the Preliminary Plat of Palisades Estates, Plat 1, City of Iowa Falls, Hardin County, Iowa.

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

e. Cutler moved and Thies seconded to approve Resolution No. 2023-45 approving the Final Plat of Palisades Estates, Plat 1, City of Iowa Falls, Hardin County, Iowa.

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

9. **Heritage Estates Final Plat**

a. Mayor Emerson opened the public hearing on approval the final plat for Heritage Estates. Micah Cutler asked if the plat was the same as the previous one, it was reported that it was the same. There was no further comment. Mayor Emerson closed the public hearing.

b. Gritsch moved and Thies seconded to approve Resolution No. 2023-46 approving the Preliminary Plat of Heritage Estates, City of Iowa Falls, Hardin County, Iowa

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

c. Thies moved and Cutler seconded to approve Resolution No. 2023-47 approving the Final Plat of Heritage Estates, City of Iowa Falls, Hardin County, Iowa.
Roll Vote: Thies, Cutler, Nissly, Klein and Gritsch voting aye.

10. **Airport Rehabilitate Taxiway A**

a. Cutler moved and Gritsch seconded to approve payment to McClure in the amount of \$19,810.00 for the Rehabilitate Taxiway A – Design and Bidding Services.
Roll Vote: Cutler, Gritsch, Klein, Nissly and Thies voting aye.

b. Thies moved and Klein seconded to approve the Geotechnical Investigation for the Rehabilitate Taxiway A Project in the amount of \$7,250.00.
Roll Vote: Thies, Klein, Gritsch, Nissly and Cutler voting aye.

11. **1014 Main Street**

a. Thies moved and Nissly seconded to approve the cost of demolition of the structure at 1014 Main in the amount of \$15,712.50 with the funds coming from 20% LOST – Community Housing Program.
Roll Vote: Thies, Nissly, Cutler, Klein and Gritsch voting aye.

b. Mayor Emerson opened the public hearing on the sale of the vacant lot at 1014 Main Street. There were no oral or written comments. Mayor Emerson closed the public hearing.

c. Klein moved and Cutler seconded to approve Resolution No. 2023-48 approving the sale of the vacant lot at 1014 Main Street to Sarah and Sean Palmer for a purchase price of \$1,700.00.
Roll Vote: Klein, Cutler, Thies, Gritsch and Nissly voting aye.

NEW BUSINESS

12. **Offer to Purchase Property**

Klein moved and Nissly seconded to approve Resolution NO. 2023-49 tentatively approving the sale of 320 Talbott, 322 Talbott and 209 Estes to England Rentals and setting a public hearing for the December 18, 2023, Regular City Council meeting on the sale of the properties and to get costs to clear the 209 Estes property from the training burn.

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

13. **Meyer Municipal Aquatic Center**

Gritsch moved and Thies seconded to authorize staff to obtain bids for the electrical service work needed.

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

14. **CDBG Housing Upper Story Conversion**

a. Mayor Emerson opened the public hearing on the proposed project application for an Iowa Economic Development Authority CDBG Housing Upper Story Conversion for the Princess Grill and Pizzeria at 607 Washington Avenue. Marty Wymore with Region 6 reported that a building in downtown Iowa Falls located at 607 Washington Avenue has space in its upper story to be converted into housing units. More housing units are needed in the community, and this space in a downtown building is underutilized. The project will add two two-bedroom housing units, both of which will have rents that are affordable for LMI households. The total budget for the housing conversion project and CDBG admin is \$755,000. The CDBG request is \$600,000 (\$550,000 for construction and administration and \$50,000 for green items – solar panels). The building owner cash contribution is \$115,000, and city contribution is \$40,000. 100% of the funds will benefit LMI individuals. A community development and housing need assessment was prepared as part of the public hearing. There was no further comment. Mayor Emerson closed the public hearing.

b. Klein moved and Cutler seconded to approve Resolution No. 2023-50 to approve application for the Iowa Economic Development Authority Community Development Block Grant (CDBG) program for upper story housing conversion and to fund the City's share from CDBG LMI funds.

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

15. **Water Department**

Shannon Hazelton discussed the purchase of a different type of water meter.

16. **Annual Financial Reports**

a. Cutler moved and Gritsch seconded to approve the Annual Financial Report.

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

b. Gritsch moved and Nissly seconded to approve the Annual Urban Renewal Report.

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

c. Cutler moved and Thies seconded to approve Resolution No. 2023-51 directing the filing of certification under Iowa Code Section 403.19 for Iowa Falls Tax Increment Financing.

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

17. **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.

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

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

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

ADJOURNMENT


Thies moved and Nissly seconded to adjourn.

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

The meeting adjourned at 8:15 p.m.



Michael R. Emerson, Mayor


Kaci Elkin, City Clerk