CITY OF IOWA FALLS
REGULAR MEETING
NOVEMBER 17, 2025

The City council of the City of Iowa Falls met in regular session on Monday November 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. Also present was City Manager Kaci Elkin.

ACCEPTANCE OF THE AGENDA

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

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

PUBLIC COMMENT

APPROVAL OF MINUTES

Nissly moved and Klein seconded to approve the minutes from the Regular meeting of October 20, 2025.

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

APPROVAL OF MONTHLY CLAIMS AND FINANCIALS

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

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

CONSENT AGENDA:

Nissly moved and Cutler seconded to approve the following items:

1. **Liquor License**

    a. Class B Retail Alcohol License for La Flor Mexican Store.

    b. Class C Retail Alcohol License for Red's Smokehouse.

2. **Tax Abatement Application**

    a. Tax abatement for Kathryn A. Gimer Living Trust for 2350 River Road.

    b. Tax abatement for Palisades Land Development Co. LLC for 2352 River Road.

    c. Tax abatement for Palisades Land Development Co. LLC for 2354 River Road.

    d. Tax abatement for Palisades Land Development Co. LLC for 2356 River Road.

e. Tax abatement for Palisades Land Development Co. LLC for 2358 River Road.

f. Tax abatement for Palisades Land Development Co. LLC for 2360 River Road.

g. Tax abatement for Palisades Land Development Co. LLC for 2362 River Road.

h. Tax abatement for Palisades Land Development Co. LLC for 2364 River Road.

3. **Street Closure**

Resolution No. 2025-42 closing Rocksylvania Ave from W 2nd Street to Commercial on November 24th, 2025 from 7:00 a.m. to 7:00 p.m. for work on the Union Pacific railroad track.

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

OLD BUSINESS

4. **Fire Department**

Thies moved and Nissly seconded to table the Fire Department moving $100,000 Meyer Donation to the Endowment fund for the Fire Department to a later date.

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

5. **Weaver's Cove & Test Wells**

a. Klein moved and Thies seconded to approve Resolution No. 2025-43 accepting the work.

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

b. Nissly moved and Cutler seconded to approve the Engineer's Statement of Completion.

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

c. Thies moved and Henry seconded to approve Pay App #6 to The Northway Corporation in the amount of $46,016.97 for retainage.

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

6. **Midland Power Extension to Goldfinch Trail**

Klein moved and Henry seconded to provide single phase power to Goldfinch Trail as per the development agreement.

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

7. **Elk Run Bridge**

Cutler moved and Thies seconded to approve payment to Shuck Britson in the amount of $11,000 for final engineering fees.

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

8. **Dougan's Landing Concrete project**

Nissly moved and Klein seconded to approve payment to Zee Handyman Services in the amount of $24,080 for Dougan's Landing concrete project.

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

NEW BUSINESS

9. **Capital Improvement Program**

Nissly moved and Cutler seconded to approve the Capital Improvement Program.

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

10. **Annual Financial Reports**

a. Klein moved and Nissly seconded to approve the Annual Financial Report.

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

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

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

c. Nissly moved and Klein seconded to approve the Street Finance Report.

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

d. Thies moved and Henry seconded to approve Resolution No. 2025-44 directing the filing of certification under Iowa Code Section 403.19 for Iowa Falls Tax Increment Financing.

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

11. **Employee Health Insurance Renewal**

Cutler moved and Klein seconded to approve the renewal of the employee health insurance plan through Wellmark Blue Cross Blue Shield with a -.38% decrease.

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

12. **Library CIP**

Cutler moved and Thies seconded to approve payment to Country Landscapes, Inc. in the amount of $19,429.63 for new landscaping at the Barlow Library with $15,000 coming from CIP and $4,429.63 coming from the Library gift account.

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

13. **Iowa Municipalities Worker's Compensation Association**

Nissly moved and Cutler seconded to approve payment to IMWCA in the amount of $37,010 for the 2024-2025 audit adjustment pending upon further review of classifications for employees.

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

PUBLIC COMMENT

14. **Closed session**

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

PUBLIC COMMENT

ADJOURNMENT

Klein moved and Nissly seconded to adjourn.

Meeting adjourned at 8:48 p.m.

Michael Emerson, Mayor

Amanda Ubben, City Clerk