



AGENDA
CITY OF CEDAR FALLS, IOWA
CITY COUNCIL MEETING
MONDAY, MARCH 18, 2024
7:00 PM AT CITY HALL, 220 CLAY STREET

Call to Order by the Mayor

Roll Call

Pledge of Allegiance

Approval of Minutes

1. Approval of the minutes of the Regular City Council meeting of March 4, 2024.

Agenda Revisions

Public Forum. (Speakers will have one opportunity to speak for up to 5 minutes on topics relevant to City business.)

Staff Updates

Special Order of Business

2. Public hearing to consider entering into an Agreement for Private Development, and to consider conveyance of city-owned real estate to Blackhawk Properties, LLC.
 - a) Receive and file proof of publication of notice of hearing. (Notice published 03/09/2024)
 - b) Written communications filed with the City Clerk.
 - c) Staff comments.
 - d) Public comments.
 - e) Resolution approving and authorizing execution of an Agreement for Private Development and a Minimum Assessment Agreement; and approving and authorizing execution of a Deed Without Warranty, conveying certain city-owned real estate to Blackhawk Properties, LLC.
3. Public hearing on proposed amendments to Chapter 26, Zoning, of the Code of Ordinances relative to the City's floodplain regulations.
 - a) Receive and file proof of publication of notice of hearing. (Notice published 03/09/2024)
 - b) Written communications filed with the City Clerk.
 - c) Staff comments.
 - d) Public comments.
 - e) Pass an ordinance amending Chapter 26, Zoning, of the Code of Ordinances relative to the City's floodplain regulations, upon its first consideration.

Consent Calendar: (The following items will be acted upon by voice vote on a single motion without separate discussion, unless someone from the Council or public requests that a specific item be considered separately.)

4. Receive and file the Committee of Whole minutes of March 4, 2024 relative to the following items:
 - a) Diversity, Equity & Inclusion (DEI) Update.
 - b) Automated Refuse Collection Rates.
 - c) Cease Fire Update and Discussion.
5. Receive and file the following resignation of members from Boards and Commissions:
 - a) Jennifer Onuigbo, Human Rights Commission.
6. Approve the following recommendation of the Mayor relative to the appointment of members to Boards and Commissions:
 - a) Paul Lee, Civil Service Commission, term ending 04/01/2028.
7. Receive and file communications from the Civil Service Commission relative to the following certified lists:
 - a) Aquatics Recreation Programs Supervisor.
 - b) Planner II.
 - c) Public Safety Officer.
8. Approve the following applications for retail alcohol licenses:
 - a) Barn Happy, 11310 University Avenue, Special Class B retail native wine - renewal.
 - b) Chilitos Mexican Bar and Grill, 1704 West 1st Street, Class C retail alcohol - renewal.
 - c) Social House, 2208 College Street, Class C retail alcohol & outdoor service - renewal.
 - d) Second State Brewing, 203 State Street, Class C retail alcohol - temporary outdoor service/sidewalk café. (April 1 – November 15, 2024)
 - e) SingleSpeed Brewing Co., 128 Main Street, Class C retail alcohol, Special Class A beer - temporary outdoor service/sidewalk café. (April 1 – November 15, 2024)
 - f) The Pump Haus Pub & Grill, 311 Main Street, Class C retail alcohol - temporary outdoor service/sidewalk café. (April 1 – November 15, 2024)
 - g) Whiskey Road Tavern & Grill, 402 Main Street, Class C retail alcohol & outdoor service - temporary additional outdoor service/sidewalk café. (April 1 – November 15, 2024)
 - h) Wilbo, 118 Main Street, Class C retail alcohol - temporary outdoor service/sidewalk café. (April 1 – November 15, 2024)
 - i) Trigger Time Sims, 4302 University Avenue, Special Class C retail alcohol – new.

Resolution Calendar: (The following items will be acted upon by roll call vote on a single motion without separate discussion, unless someone from the Council or public requests that a specific item be considered separately.)

9. Resolution Calendar with items considered separately.
10. Resolution approving and accepting Quit Claim Deeds from Team Property Management, L.C. and OneNeck Data Center Holdings, LLC for the conveyance of approximately 2.5 feet along the Northern Boundary of Lot 1, Cedar Falls Technology Park Phase I.
11. Resolution levying a final assessment for costs incurred by the City to remove a tree from the property located at 307 N. Francis Street.
12. Resolution approving and authorizing execution of a Contract for 2024 City Initiative Day of Service with the Iowa Commission on Volunteer Service.
13. Resolution approving and authorizing execution of a Collaborative Program Agreement with the Black Hawk Tennis Club relative to providing Youth Tennis Lessons, in conjunction with the summer recreational programs.
14. Resolution approving and adopting 2023 Small Area Fair Market Rents (SAFMRs) payment standards for the Housing Choice Voucher Program relative to the Section-8 Housing Program.

15. Resolution approving and authorizing execution of a Service/Product Agreement for asbestos testing and clearance monitoring services with Hawkeye Environmental relative to property located at 1218 Cottage Row Road.
16. Resolution approving and authorizing execution of Amendment Number One to the Subaward Agreement with the Iowa Department of Homeland Security and Emergency Management Division (HSEMD) for an extension of the Building Resilient Infrastructure and Communities (BRIC) Program grant funding relative to Stormwater Resilience Planning.
17. Resolution approving and authorizing execution of a Storm Water Maintenance and Repair Agreement with Cedar Pak, LLC, relative to a post-construction stormwater management plan for the Casey's General Store located at 1620 West 1st Street.
18. Resolution receiving and filing, and approving and accepting the bid of Aspro, Inc. in the amount of \$1,023,036.30, being the only bid received for the 2024 Street Restoration Project.
19. Resolution receiving and filing the bids, and approving and accepting the low bid of Dave Schmitt Construction Co. in the amount of \$3,606,866.70, for the North Cedar Heights Area Reconstruction Project Phase 2.
20. Resolution approving and authorizing execution of six City of Cedar Falls Owner Purchase Agreements; and approving and accepting three Black Hawk County Permanent Easements, and approving and accepting seventeen Temporary Construction Easements, in conjunction with the West Viking Road Reconstruction and Trail Project.
21. Resolution receiving and filing, and setting April 1, 2024 as the date of public hearing, on the proposed plans, specifications, form of contract & estimate of cost for the West Viking Road Reconstruction and Trail Project.

Ordinances

22. Pass an ordinance adopting the Code of Ordinances for the City of Cedar Falls, upon its first consideration.
23. Pass an ordinance, amending Chapter 23, Traffic and Motor Vehicle, of the Code of Ordinances relative to the speed limit on certain portions of Center Street, upon its first consideration.

Allow Bills and Claims

24. Allow Bills and Claims for March 18, 2024.

Council Updates and Announcements

Council Referrals

25. Refer to Work Session a discussion on the future planning of the current Cedar Falls High School site and the Sartori/MercyOne hospital site.
26. Refer to Work Session or Committee of the Whole a discussion of the future land use map, Resilience Plan, and flood plain maps regarding future development planning and how we're addressing potential impacts on our waterways (especially Dry Run Creek and its watershed).

Adjournment