



**AGENDA  
CITY OF CEDAR FALLS, IOWA  
CITY COUNCIL MEETING  
MONDAY, NOVEMBER 06, 2023  
7:00 PM AT CITY HALL, 220 CLAY STREET**

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**Call to Order by the Mayor**

**Roll Call**

**Pledge of Allegiance**

**Approval of Minutes**

1. Regular meeting of October 16, 2023.

**Agenda Revisions**

**Special Presentations**

**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 Amended and Restated Agreement for Private Development with McDonald Construction & Remodeling, LLC.
  - a) Receive and file proof of publication of notice of hearing. (Notice published 10/21/2023)
  - b) Written communications filed with the City Clerk.
  - c) Staff comments.
  - d) Public comments.
  - e) Resolution approving and authorizing execution of an Amended and Restated Agreement for Private Development and an Amended Minimum Assessment Agreement with McDonald Construction & Remodeling, LLC.
3. Public hearing on the City's FFY22 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) and HOME Programs.
  - a) Receive and file proof of publication of notice of hearing. (Notice published 10/19/2023)
  - b) Written communications filed with the City Clerk.
  - c) Staff comments.
  - d) Public comments.
  - e) Resolution approving and authorizing submission of the City's FFY22 Consolidated Annual

Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) and HOME Programs.

4. Public hearing a proposal to undertake a public improvement project for the Viking Road and Prairie Parkway Intersection Improvements Project, and to authorize acquisition of private property for said project.
  - a) Receive and file proof of publication of notice of hearing. (Notice published 10/21/2023)
  - b) Written communications filed with the City Clerk.
  - c) Staff comments.
  - d) Public comments.
  - e) Resolution approving a public improvement project for the Viking Road and Prairie Parkway Intersection Improvements Project, and authorizing acquisition of private property for said project.

### **Old Business**

5. Pass Ordinance #3044, granting a partial property tax exemption to KL Iowa 01, LLC for construction of a warehouse and manufacturing facility at 6313 Production Drive, upon its third & final consideration.
6. Pass Ordinance #3045, amending Chapter 26, Zoning, by removing Section 26-196E. Special Parking Standards, relative to allowing adjacent on-street parking to count towards shared parking requirements in the Downtown Character District (CD-DT), upon its second consideration. (requires 5 aye votes)

**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.)

7. Receive and file the Mayor's veto of Resolution #23,366, being a resolution rescinding Resolution #22,360 approving and adopting the Imagine College Hill! Vision Plan.
8. Receive and file communications from the Civil Service Commission relative to the following certified lists:
  - a) Information Systems Technician II.
  - b) Water Reclamation Supervisor.
9. Receive and file Departmental Monthly Reports of September 2023.
10. Receive and file the FY2023 Annual Comprehensive Financial Report.
11. Receive and file the FY2023 Annual City Street Finance Report.
12. Receive and file the Bi-Annual Report of Community Main Street relative to FY24 Self-Supported Municipal Improvement District (SSMID) funds and an FY24 Economic Development Grant.
13. Approve the application of J & M Displays, Inc. (Holiday Hoopla) for a fireworks display permit for November 24, 2023.
14. Approve the following applications for retail alcohol licenses:
  - a) Hansen's Dairy, 123 East 18th Street, Class B retail alcohol - renewal.
  - b) The Brown Bottle, 1111 Center Street, Class C retail alcohol & outdoor service - renewal.
  - c) Tony's La Pizzeria, 407 Main Street, Class C retail alcohol & outdoor service - renewal.
  - d) Five Corners Liquor & Wine, 809 East 18th Street, Class E retail alcohol - renewal.
  - e) Cedar Falls Community Theatre, 103 Main Street, Special Class C retail alcohol - new.
  - f) Grid Lounge, 100 East 2nd Street, 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.)

15. Resolution Calendar with items considered separately.
16. Resolution approving and adopting amendments to the City's Emergency Operations Plan.
17. Resolution approving and authorizing submission of the City's FY2023 Annual Urban Renewal Report.
18. Resolution authorizing certification of eligible expenses for reimbursement from the College Hill, Downtown, Pinnacle Prairie, South Cedar Falls, and Unified Tax Increment Financing Revenues.
19. Resolution approving and authorizing an inter-fund loan from the Tax Increment Financing (TIF) Bond Fund to the Tax Increment Financing (TIF) Fund relative to funding for the parking lot overlay project costs in the College Hill Urban Renewal Area.
20. Resolution approving and authorizing an inter-fund loan from the Stormwater Fund to the Tax Increment Financing (TIF) Fund relative to funding for the Olive Street Box Culvert project costs in the College Hill Urban Renewal Area.
21. Resolution approving and authorizing an inter-fund loan from the Tax Increment Financing (TIF) Bond Fund to the Tax Increment Financing (TIF) Fund relative to funding for the Prairie Parkway & Viking Road intersection improvements and Pinnacle Prairie round-a-bout intersection improvements in the Pinnacle Prairie Urban Renewal Area.
22. Resolution approving and authorizing an inter-fund loan from the Tax Increment Financing (TIF) Bond Fund to the Tax Increment Financing (TIF) Fund relative to funding for the Cyber Lane and Hudson & Ridgeway Avenue intersection improvements in the South Cedar Falls Urban Renewal Area.
23. Resolution approving and authorizing an inter-fund loan from the Economic Development Fund to the Tax Increment Financing (TIF) Fund relative to funding for the purchase of land and related expenses in the South Cedar Falls Urban Renewal Area.
24. Resolution approving and authorizing an inter-fund loan from the Street Repair Fund to the Tax Increment Financing (TIF) Fund relative to funding for the Main Street Reconstruction Project-6th & 7th Street portions in the Downtown Urban Renewal Area.
25. Resolution approving and authorizing an inter-fund loan from the Tax Increment Financing (TIF) Bond Fund to the Tax Increment Financing (TIF) Fund relative to funding for the West Viking Road, Industrial Park Expansion, and other administrative and legal fees in the Unified Urban Renewal Area.
26. Resolution levying a final assessment for costs incurred by the City to remove a tree from the property located at 821 Walnut Street.
27. Resolution approving and authorizing the expenditure of funds for renewal of a Microsoft Enterprise License relative to operating systems on the City's computer network servers.
28. Resolution approving and authorizing the expenditure of funds for a video playback server for Cable Television.
29. Resolution approving and accepting Bulletproof Vest Partnership (BVP) grant funding from the U.S. Department of Justice relative to replacement of police ballistic vests.
30. Resolution approving and authorizing execution of a Master Services and Purchasing Agreement for Agency with Axon Enterprises, Inc. relative to replacement of police body cameras and in-car cameras.

31. Resolution approving and authorizing a Service Agreement with TargetSolutions Learning, LLC, d/b/a Vector Solutions relative to training management software for Public Safety Services.
32. Resolution approving and authorizing the expenditure of funds for the purchase of two plow trucks for Public Works.
33. Resolution approving and authorizing execution of Supplemental Agreement No. 3 to the Professional Services Agreement with AECOM Technical Services, Inc. for surveying services relative to the Storm Water Study.
34. Resolution of support for Community Main Street, and approving and authorizing execution of a Main Street Iowa Program Continuation Agreement with Community Main Street (CMS) and the Iowa Economic Development Authority (IEDA) for the purpose of continuing the Main Street Iowa Program in Cedar Falls.
35. Resolution approving and authorizing execution of a Contract with Rally Appraisal, LLC for appraisal services relative to the Northern Cedar Falls Flood Buyout Program.
36. Resolution approving and authorizing execution of an Offer to Buy Real Estate and Acceptance for property located at 523 West 1st Street.
37. Resolution approving a College Hill Neighborhood (CHN) Overlay Zoning District site plan for construction of a new garage at 423 West 26th Street.
38. Resolution approving a College Hill Neighborhood (CHN) Overlay Zoning District site plan for construction of a new porch and siding at 2121 Walnut Street.
39. Resolution approving a HWY-1, Highway Commercial Zoning District site plan for construction of a retail center at 703 Brandilynn Boulevard.
40. Resolution approving and authorizing execution of a Rental Rehabilitation Contract with Daniels Home Improvement relative to a Community Development Block Grant (CDBG) Rental Rehabilitation Project at 915 West 4th Street; and approving and accepting a Real Estate Mortgage in conjunction with the project.
41. Resolution approving and adopting 2023 payment standards for the Housing Choice Voucher Program relative to the Section-8 Housing Program.
42. Resolution approving and authorizing execution of a Subrecipient Agreement for the Use of Federal HOME Investment Partnerships Funds with Iowa Heartland Habitat for Humanity relative to a project located at 2925 Sands Avenue; and approving and authorizing execution of a HOME Program Homebuyer Agreement in conjunction with the project.

#### **Allow Bills and Claims**

43. Allow Bills and Claims for November 6, 2023.

#### **Council Updates and Announcements**

#### **Council Referrals**

#### **Executive Session**

44. Executive Session to discuss Legal Matters per Iowa Code Section 21.5(1)(c) to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation.

#### **Adjournment**