

COMMITTEE OF THE WHOLE

City Hall – Council Chambers

January 4, 2021

The Committee of the Whole met at City Hall via teleconference at 5:00 p.m. on January 4, 2021, with the following Committee persons in attendance: Mayor Robert M. Green, Frank Darrah, Susan deBuhr, Kelly Dunn, Simon Harding, Daryl Kruse, Mark Miller, and Dave Sires. Staff members teleconferenced in from all City Departments. Andrew Wind with the *Waterloo Courier*, as well as members of the community teleconferenced in.

Mayor Green called the meeting to order and introduced the first item on the agenda, Downtown Vision Plan & Code Adoption Process. Karen Howard, Planning & Community Services Manager, gave an update on the review and adoption process for the new Downtown zoning code that is being developed to implement the Downtown Vision Plan, which was adopted in November of 2019. Ms. Howard provided an overview of the Downtown Vision Plan, the City Council project priorities, the community input process, and plan objectives. She explained that this plan is the basis for the new zoning. The new downtown zoning regulations are being prepared by the same consultant team as completed the vision plan and is currently being reviewed internally. Ms. Howard stated in February the draft zoning code will be rolled out to the community and Planning and Zoning Commission. There will be more than a month for public review and discussion at various work sessions with the Commission and stakeholders, including Community Main Street, before formal hearings by the Planning and Zoning Commission. She explained Council will be presented the Planning and Zoning Committee's recommendation to Committee of the Whole Committee in May. She stated two work sessions are planned for review of the zoning ordinance changes prior to formal hearing at Council with hopes to have the third and final ordinance reading by the second meeting in July.

Mayor Green opened it for council discussion. Ms. Howard, responding to questions from Council, stated the reason for the project is that the original 1970's ordinance has had a patchwork of amendments over the years, and there are many conflicts within the ordinance, so is in need of a substantial overhaul. She responded to questions regarding the variety of housing types that will be allowed by the new zoning. She explained parking was reviewed and recommendations from the parking study and the vision plan have been taken into consideration in developing the proposed zoning.

Mayor Green introduced item two, Special Events / Sturgis Falls Agreement. Chase Schrage Director of Public Works reviewed the Special Event Permit application process. He explained special event permits are only need when it involves the use of public property including but not limited to; street, right-of-way, parks, etc. Mr. Schrage stated that they are internally reviewed by multiple staff members and ultimately approved by the Financed and Business Operations Director. He stated this process is on a first come first serve basis. Mr. Schrage went on to review the Sturgis Falls Celebration agreement. He explained there has been an agreement in place between the City and the organization with various term lengths, with the most recent term is a 1-year term. He reviewed the existing contract terms, which includes language that the city agrees not to issue any beer or wine permits or liquor control licenses to any other

group or individuals for the parks or public properties mentioned in the agreement. The Sturgis Falls Event has been in place for nearly 45 years. Mr. Schrage reviewed a map of the area and the locations of the event. He stated the Sturgis Falls Board has brought forward some new proposed language to be included in the agreement: The City agrees not to issue any special event permits on City owned property located in the area shown on the following map. He said the area includes the downtown overlay area from Franklin to the Cedar River and 1st Street to 7th Street. He said special event permits only are necessary when it involves public property and the Sturgis Falls event is a 3-day event, most generally except for setup and tear down.

Mayor Green opened it up for public comment. Deanne Nelson with Eagleview Partners stated they hope to have an event on the newly constructed plaza at 2nd and State Streets. Kyle Henderson 1008 Eric Road stated he is a Board member of the Cedar Basin Jazz Committee and Live to 9. He stated he is in disagreement with the proposed language since it will limit any other events during the 3-day event. Pete Downs 3221 Abraham Drive stated he doesn't want to see competition during the 3-day event, the location of the plaza event could be conflicting with the other Sturgis Falls events at Gateway and Overman Parks, with overlapping music.

Mayor Green opened it for council discussion. Council conversation was for both for and against adding the language to the agreement. Mr. Schrage answered questions from the Council, stating that Sturgis does not use the entire mapped out area. Susan deBuhr motioned to direct staff to draft a Sturgis Falls Celebration contract including the proposed amended language to be included: The City agrees not to issue any special event permits on City owned property located within the area previously described. Daryl Kruse seconded the motion. Council further discussed, stating could there be a limit placed on the time of the special event to not conflict with other Sturgis events, primarily the Marine Band on Saturday evening and could Sturgis coordinate an event on the plaza. Motion failed 3 to 4 (Aye; deBuhr, Kruse, Sires. Nay; Darrah, Dunn, Harding, Miller). Mr. Schrage stated an agreement would be brought forward at a February Council Meeting.

Mayor Green moved on to the third item on the agenda Pavement & Alley Management Program. David Wicke City Engineer stated City staff examines and evaluates the pavement throughout the city each year and places the repair in a 5-year plan. He explained that alleys have been included in the 5-year plan. He explained this is updated each year, making adjustments as needed. Mr. Wicke stated the Local Option Sales Tax is used for restoration and reconstruction of City roadways, and alleys are funded by the Street Construction fund and Storm Water fund. He reviewed various streets planned for reconstruction for 2022. Mr. Wicke answered questions from council, stating staff will share the plans for each neighborhood and they will have discussions with Cedar Falls Utilities for any utilities repairs. Mr. Wicke introduced Matt Feuerhelm Principal Engineer. Mr. Feuerhelm reviewed the streets plan under the 2022 Restoration plan and also reviewed 2023 - 2026. He stated years 2023-2026 may change as needed. Mr. Wicke introduced Ben Claypool, Civil Engineer II who will review the Alley Management plan. Mr. Claypool explained we are making the Alley Management Program a formal process like the Pavement Management Program, creating a 5-year plan. He reviewed the various alleys slated for reconstruction in 2022

as well as 2023-2026. Mr. Wicke stated staff is recommending approval of the 2022 Pavement and Alley Management Plan to have staff proceed with final design. Mark Miller motioned for approval of the staff recommendation. Susan deBuhr seconded the motion. The motion carried unanimously.

There being no further discussion, Mayor Green adjourned the meeting at 7:05 p.m.

Minutes by Lisa Roeding, Controller/City Treasurer