



**AGENDA**  
**CITY OF CEDAR FALLS, IOWA**  
**REGULAR MEETING, CITY COUNCIL**  
**MONDAY, APRIL 2, 2018**  
**7:00 PM AT CITY HALL**

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- A. Call to Order by the Mayor.
- B. Roll Call.
- C. Approval of Minutes of the Regular Meeting of March 19, 2018.
- D. Agenda Revisions.
- E. Special Order of Business:
  - 1. Public hearing on proposed amendments to Chapter 29, Zoning, of the Code of Ordinances relative to removal of familial terminology to be in conformance with the Code of Iowa.
    - a. Receive and file proof of publication of notice of hearing. (Notice published March 23, 2018)
    - b. Written objections filed with the City Clerk.
    - c. Oral comments.
  - 2. Pass an ordinance amending Chapter 29, Zoning, of the Code of Ordinances relative to removal of familial terminology to be in conformance with the Code of Iowa, upon its first consideration.
  - 3. Public hearing on the proposed sale and conveyance of Lot 5, West Viking Road Industrial Park, Phase II to Midwest Development Co. and Skogman Homes and to consider entering into a proposed Real Estate Purchase Agreement with Midwest Development Co. and Skogman Homes.
    - a. Receive and file proof of publication of notice of hearing. (Notice published March 23, 2018)
    - b. Written objections filed with the City Clerk.
    - c. Oral comments.
  - 4. Resolution approving and authorizing execution of a Real Estate Purchase Agreement with Midwest Development Co., and approving and authorizing execution of a Quit Claim Deed conveying title to certain real estate to Midwest Development Co.
- F. Old Business:
  - 1. Pass Ordinance #2918, amending Chapter 6, Animals, of the Code of Ordinances relative to butchering and disposal of dead animals, upon its third & final consideration.
  - 2. Pass Ordinance #2920, vacating a portion of Dallas Drive right-of-way, upon its second consideration, or

- a. Suspend the rules requiring ordinances to be considered at three separate meetings (requires at least six aye votes), and
    - b. Pass the ordinance upon its third & final consideration.
  3. Resolution approving and authorizing execution of an Agreement for the vacation of Dallas Drive public right of way with John G. Investments, Inc., and approving and authorizing execution of a Quit Claim Deed conveying title to vacated right of way to John G. Investments, Inc. (Contingent upon approval of Item F-2.b.)
  4. Pass Ordinance #2921, amending Chapter 7, Buildings and Building Regulations, of the Code of Ordinances relative to the adoption by reference of the 2017 Edition of the National Electrical Code and certain amendments thereto, upon its second consideration.
  5. Remove from the table the motion by Wieland and second by Green to reconsider action taken relative to a Highway Corridor and Greenbelt (HCG) Overlay Zoning District site plan for construction of a convenience store/gas station and detached carwash on Lots 33 & 34 of Pinnacle Prairie Business Center North. (4515 Coneflower Parkway)
    - a. Resolution approving a Highway Corridor and Greenbelt (HCG) Overlay Zoning District site plan for construction of a convenience store/gas station and detached carwash on Lots 33 & 34 of Pinnacle Prairie Business Center North. (4515 Coneflower Parkway)
    - b. Resolution approving and authorizing execution of a Developmental Procedures Agreement with Greenhill Estates, Inc. relative to public improvements in the vicinity of the Greenhill Road and Coneflower Parkway intersection. (Contingent upon approval of Item F-5.a.)
    - c. Resolution setting April 16, 2018 as the date of public hearing on the proposed vacation and dedication of utility easements on Lots 33 & 34 of Pinnacle Prairie Business Center North. (Contingent upon approval of Item F-5.a.)
    - d. Resolution approving and authorizing execution of a Maintenance and Repair Agreement with Kwik Trip, Inc. relative to a post-construction stormwater management plan for 4515 Coneflower Parkway. (Contingent upon approval of Item F-5.a.)
- G. New Business:
1. 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.)
    - a. Approve the following recommendations of the Mayor relative to the appointment of members to Boards and Commissions:
      - (1) Jeff Thompson, Board of Mechanical Appeals, term ending 12/31/2021.
      - (2) Sue Armbrrecht, Civil Service Commission, term ending 04/04/2022.
      - (3) Patrick Phalen, Housing Commission, term ending 12/31/2019.
    - b. Receive and file the Committee of the Whole minutes of March 19, 2018 relative to the following items:
      - (1) Recognition of Board of Adjustment member Craig Schwerdtfeger.
      - (2) Water Reclamation Operations overview.
      - (3) 2018 PW/Parks Work Plan.
      - (4) Bills & Payroll.
    - c. Receive and file communications from the Civil Service Commission relative to certified lists for the following positions:

- (1) Fire Battalion Chief.
    - (2) Fire Captain.
    - (3) Public Safety Officer.
  - d. Receive and file Departmental Monthly Reports of February 2018.
  - e. Receive and file the plans, specifications, form of contract & estimate of cost for the 2018 Permeable Alley Project.
  - f. Receive and file the plans, specifications, form of contract & estimate of cost for the Campus Street Box Culvert Project.
  - g. Approve a request by Cedar Falls Utilities for a temporary variance from Section 18-74 of the Code of Ordinances, Prohibited noises generally, to allow painting of water tower to occur on Sundays.
  - h. Approve a request for a parking variance on Viking Road on April 14, 2018.
  - i. Approve the following applications for liquor licenses:
    - (1) The Horny Toad American Bar & Grille, 204 Main Street, Class C liquor - renewal.
    - (2) Buffalo Wild Wings, 6406 University Avenue, Class C liquor & outdoor service - change in ownership.
    - (3) Mary Lou's Bar & Grill, 2719 Center Street, Class C liquor - temporary outdoor service. (April 28-29, 2018)
    - (4) College Square Cinema, 6301 University Avenue, Special Class C liquor - new.
    - (5) Jorgensen Plaza (Table 1912, Diamond Event Center and Gilmore's Pub), 5307 Caraway Lane, Class C liquor - new.
2. 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.)
- a. Resolution approving and adopting a job classification for the position of Accountant in Finance & Business Operations.
  - b. Resolution approving and authorizing execution of a Professional Service Agreement with Dan Corbin, Inc. for quality assurance and control testing of aerial photography and LiDAR deliverables.
  - c. Resolution approving and authorizing execution of an Agreement for Wrecker/Towing/Storage Service with L&M Transmission & Towing.
  - d. Resolution approving and authorizing execution of an Agreement for Wrecker/Towing/Storage Service with The Rasmusson Company.
  - e. Resolution approving and authorizing execution of a First Amendment to Operating Agreement for Pheasant Ridge/Walters Golf Courses and Pro Shop with John J. Bermel.
  - f. Resolution approving and accepting the contract and bond of Municipal Pipe Tool Company, LLC for the 2018 Sanitary Sewer Rehabilitation Project.
  - g. Resolution approving and authorizing execution of Supplemental Agreement No. 1 to the Professional Service Agreement with Chosen Valley Testing, Inc. for construction services testing relative to a new Public Safety Building.
  - h. Resolution approving the Certificate of Completion and accepting the work of S.M. Hentges

& Sons Inc. for the Dry Run Creek Sanitary Sewer Improvements Project, Phase I.

- i. Resolution approving the Certificate of Completion and accepting the work of Peterson Contractors, Inc. for the Dry Run Creek Watershed Improvement Project, Phase I.
  - j. Resolution approving and authorizing execution of a Maintenance and Repair Agreement with Fareway Stores Inc. relative to a post-construction stormwater management plan for 4500 South Main Street.
  - k. Resolution approving and authorizing execution of a Maintenance and Repair Agreement with Sulentic-Fischels relative to a post-construction stormwater management plan for 200 West 1st Street.
  - l. Resolution approving the preliminary plat of Western Home Communities Eighth Addition.
  - m. Resolution approving the final plat of Western Home Communities Eighth Addition.
  - n. Resolution setting April 16, 2018 as the date of public hearing on the proposed plans, specifications, form of contract & estimate of cost for the 2018 Permeable Alley Project.
  - o. Resolution setting April 16, 2018 as the date of public hearing on the proposed plans, specifications, form of contract & estimate of cost for the Campus Street Box Culvert Project.
  - p. Resolution setting April 10, 2018 as the date of consultation and May 7, 2018 as the date of public hearing on a proposed Amendment No. 4 to the Cedar Falls Unified Highway 58 Corridor Urban Renewal Plan.
  - q. Resolution determining the necessity, and setting April 10, 2018 as the date of consultation and May 7, 2018 as the date of public hearing, on a proposed plan for the proposed South Cedar Falls Urban Renewal Area.
- H. Allow Bills and Payroll.
  - I. City Council Referrals.
  - J. City Council Updates.
  - K. Public Forum. (Speakers will have one opportunity to speak for up to 5 minutes on topics germane to City business.)
  - L. Adjournment.