



**AGENDA  
CITY OF CEDAR FALLS, IOWA  
CITY COUNCIL MEETING  
MONDAY, AUGUST 05, 2019  
7:00 PM AT CITY HALL**

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**Call to Order by the Mayor**

**Roll Call**

**Approval of Minutes**

1. Regular Meeting of July 15, 2019.

**Administration of Oath to Public Safety Officers and Reserve Officers**

**Agenda Revisions**

**Special Order of Business**

2. Public hearing on proposed plans, specifications, form of contract & estimate of cost for the 2019 Sidewalk Assessment Project, Zone 2.
  - a) Receive and file proof of publication of notice of hearing. (Notice published July 19, 2019)
  - b) Written communications filed with the City Clerk.
  - c) Oral comments.
3. Resolution approving and adopting the plans, specifications, form of contract & estimate of cost for the 2019 Sidewalk Assessment Project, Zone 2.
4. Public hearing on the proposed vacation of a 15-foot wide pedestrian trail access easement along the southern border of the Western Home Campus between South Main Street and Prairie Parkway.
  - a) Receive and file proof of publication of notice of hearing. (Notice published July 19, 2019)
  - b) Written communications filed with the City Clerk.
  - c) Oral comments.
5. Resolution approving and authorizing the vacation of a 15-foot wide pedestrian trail access easement located along the southern border of the Western Home Campus between South Main Street and Prairie Parkway.
6. Public hearing on a proposed ordinance granting a partial property tax exemption to ACOH, LLC for construction of an industrial use manufacturing and office facility at 6601 Development Drive.
  - a) Receive and file proof of publication of notice of hearing. (Notice published July 19, 2019)
  - b) Written communications filed with the City Clerk.
  - c) Oral comments.

7. Pass an ordinance granting a partial property tax exemption to ACOH, LLC for construction of an industrial use manufacturing and office facility at 6601 Development Drive, upon its first consideration.
8. Public hearing on a proposed ordinance granting a partial property tax exemption to Buckeye Corrugated, Inc. for construction of an industrial use warehouse and production facility at 2900 Capital Way.
  - a) Receive and file proof of publication of notice of hearing. (Notice published July 19, 2019)
  - b) Written communications filed with the City Clerk.
  - c) Oral comments.
9. Pass an ordinance granting a partial property tax exemption to Buckeye Corrugated, Inc. for construction of an industrial use warehouse and production facility at 2900 Capital Way, upon its first consideration.
10. Public hearing on a proposed ordinance granting a partial property tax exemption to FN Investors, LLC for construction of an industrial use lab and office facility at 3019 Venture Way.
  - a) Receive and file proof of publication of notice of hearing. (Notice published July 19, 2019)
  - b) Written communications filed with the City Clerk.
  - c) Oral comments.
11. Pass an ordinance granting a partial property tax exemption to FN Investors, LLC for construction of an industrial use lab and office facility at 3019 Venture Way, upon its first consideration.

#### **Old Business**

12. Pass Ordinance #2949, amending certain sections of the Code of Ordinances relative to establishing regulations for events on public property, upon its third & final consideration.

#### **New Business**

**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.)

13. Receive and file the resignation of Evan Renfro as a member of the Library Board of Trustees.
14. Receive and file the Committee of the Whole minutes of July 15, 2019 relative to the following items:
  - a) River Gauge Update.
  - b) Snow removal requests on sidewalks/trails.
  - c) Bills & Payroll.
15. Receive and file the report of the July 22, 2019 Joint Meeting of the City Council & the Utilities Board of Trustees.
16. Receive and file Departmental Monthly Reports of June 2019.
17. Approve the request of Community Main Street for temporary signs for the Downtown Shuttle.
18. Approve the following special event related requests:
  - a) Street closures, Fondo Cedar Valley Bike Ride, August 17, 2019.
  - b) Parking variance, Campus Street, August 19-23, 2019.
  - c) Street closure, West 5th Street, August 31, 2019.
  - d) Scott Sterrett Memorial Half Marathon, September 7, 2019.
  - e) Closure of a portion of Municipal Lot G, Pear Fair & Oktoberfest, September 27-30, 2019.

19. Approve the following applications for cigarette/tobacco/nicotine/vapor permits:
  - a) Dollar General Store, 1922 Valley Park Drive.
  - b) Fleet Farm, 400 West Ridgeway Avenue.
  - c) Fleet Farm Fuel, 108 West Ridgeway Avenue.
  
20. Approve the following applications for beer permits and liquor licenses:
  - a) Vintage Iron, 104 Main Street, Class B native wine - renewal.
  - b) The Black Hawk Hotel/Bar Winslow/Farm Shed, 115-119 Main Street, Class B liquor, Class B wine & outdoor service - renewal.
  - c) Octopus, 2205 College Street, Class C liquor & outdoor service - renewal.
  - d) The Library, 2222 College Street, Class C liquor & outdoor service - renewal.
  - e) The Other Place, 4214 University Avenue, Class C liquor & outdoor service - renewal.
  - f) Texas Roadhouse, 5715 University Avenue, Class C liquor - change in ownership.
  - g) The Pump Haus Pub & Grill, 311 Main Street, Class C liquor & outdoor service - sidewalk café.
  - h) Community Main Street (FondoFest), Overman Park, Special Class C liquor & outdoor service - 5-day permit.

**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.)

21. Resolution approving and authorizing execution of an Easement Agreement, in conjunction with a sidewalk café at 311 Main Street.
  
22. Resolution approving and authorizing execution of an Agreement in Support of the Beau's Beautiful Blessings, Inc. relative to an FY20 Community Betterment Grant.
  
23. Resolution approving and authorizing execution of an Agreement in Support of the Cedar Falls Community Theatre, Inc. relative to an FY20 Community Betterment Grant.
  
24. Resolution approving and authorizing execution of an Agreement in Support of the Cedar Falls Historical Society relative to an FY20 Community Betterment Grant.
  
25. Resolution approving and authorizing execution of an Agreement in Support of the HusomeStrong Foundation relative to an FY20 Community Betterment Grant.
  
26. Resolution approving and authorizing execution of an Agreement in Support of the Volunteer Center of the Cedar Valley relative to an FY20 Community Betterment Grant.
  
27. Resolution approving and authorizing execution of an Agreement in Support of the Waterloo-Cedar Falls Symphony Orchestra Association relative to an FY20 Community Betterment Grant.
  
28. Resolution approving a Claim for Non-Residential Relocation Assistance Reimbursement, in conjunction with the West 1st Street Reconstruction Project.
  
29. Resolution approving and accepting the contract and bond of K. Cunningham Construction Company, Inc. for the South Main Street Parking Lot Project.
  
30. Resolution approving and authorizing execution of a Contract for Completion of Improvements with Western Home Independent Living Services, Inc. and approving an Escrow Agreement relative to the final plat of Western Home Communities Ninth Addition.
  
31. Resolution approving and authorizing execution of a Contract for Completion of Improvements with BJW Holdings, LLC relative to the final plat of Park Ridge Estates.
  
32. Resolution approving and authorizing execution of Supplemental Agreement No. 9 to the Professional Service Agreement with Snyder & Associates, Inc. for 2019 Engineering Services relative to the Northern Cedar Falls Drainage Study.
  
33. Resolution receiving and filing the bids, and approving and accepting the low bid of Minturn, Inc., in the amount of \$186,793.00, for the 2019 Bridge Maintenance Project.

34. Resolution approving the application for Traffic Safety Improvement Program (TSIP) Funding with the Iowa Department of Transportation relative to the Cedar Heights Drive and Greenhill Road Intersection Improvements.
35. Resolution approving and adopting revised Rules of Procedure for the Board of Adjustment.
36. Resolution approving the final plat of Park Ridge Estates Subdivision.
37. Resolution approving the final plat of Western Home Communities Ninth Addition.
38. Resolution approving the final plat of Greenhill Village Townhomes II, Phase I.
39. Resolution approving a Mixed Use Residential Zoning District site plan for a multi-unit residential development on Lot 1, Greenhill Village Townhomes II, Phase I. (contingent upon approval of final plat)
40. Resolution approving and accepting the low bid, and approving and authorizing execution of a Rehabilitation Contract with Brothers Construction Enterprises, Inc., relative to a HOME housing rehabilitation project.
41. Resolution approving and authorizing execution of an Assignment and Assumption Agreement by CV Properties 2, LLC to CV Commercial 2, LLC relative to a private development agreement for development of property located at 917 West 23rd Street.
42. Resolution approving a revised Highway 20 Commercial Corridor Overlay Zoning District site plan for construction of a restaurant and convenience store/gas station/automobile service station to be located on Lot 2 of Gateway Business Park at Cedar Falls I.
43. Resolution approving a PC-2, Planned Commercial Zoning District site plan for construction of a retail/professional office building at 918 Viking Road.
44. Resolution approving and authorizing the expenditure of funds to order pavers to complete the brick pattern for Peter Melendy Park and East 2nd Street sidewalk at MU2.
45. Resolution receiving and filing, and setting August 19, 2019 as the date of public hearing on, the proposed plans, specifications, form of contract & estimate of cost for the 2019 Peter Melendy Park Renovation Project.
46. Resolution setting August 19, 2019 as the date of public hearing to consider entering into a proposed Agreement for Private Development and to consider conveyance of certain city-owned real estate to Strickler Properties, L.C.

#### **Ordinances**

47. Pass an ordinance amending Ordinance No. 1923, 2122, 2461, 2696, 2785 and 2923, providing that general property taxes levied and collected each year on all property located within the amended Cedar Falls Unified Highway 58 Corridor Urban Renewal Area, by and for the benefit of the State of Iowa, City of Cedar Falls, County of Black Hawk, Cedar Falls Community School District, Hudson Community School District, Dike-New Hartford Community School District and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by the City in connection with Amendment No. 5 to the Cedar Falls Unified Highway 58 Corridor Urban Renewal Area, upon its first consideration.

#### **Allow Bills and Payroll**

48. Allow Bills and Payroll of August 5, 2019.

#### **City Council Referrals**

#### **City Council Updates**

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

**Adjournment**