



**AGENDA
CITY OF CEDAR FALLS, IOWA
CITY COUNCIL MEETING
MONDAY, DECEMBER 16, 2019
7:00 PM AT CITY HALL**

Call to Order by the Mayor

Roll Call

Approval of Minutes

1. Regular Meeting of December 2, 2019.

Agenda Revisions

Presentation by a Representative of the Cedar Falls Human Rights Commission

Special Order of Business

2. Public hearing on a proposal to take action on a petition requesting the recreation of the College Hill Self-Supported Municipal Improvement District (SSMID).
 - a) Receive and file proof of publication of notice of hearing. (Notice published December 6, 2019)
 - b) Written communications filed with the City Clerk.
 - c) Oral comments.
3. Pass an ordinance recreating the College Hill Self-Supported Municipal Improvement District (SSMID), upon its first consideration.
4. Public hearing on a proposed Agreement for Private Development with Prestige WW, L.L.C.
 - a) Receive and file proof of publication of notice of hearing. (Notice published December 6, 2019)
 - b) Written communications filed with the City Clerk.
 - c) Oral comments.
5. Resolution approving and authorizing execution of an Agreement for Private Development with Prestige WW, L.L.C.
6. Public hearing on a proposed Agreement for Private Development with River Place Properties II, L.C.
 - a) Receive and file proof of publication of notice of hearing. (Notice published December 6, 2019)
 - b) Written communications filed with the City Clerk.
 - c) Oral comments.
7. Resolution approving and authorizing execution of an Agreement for Private Development and a Minimum Assessment Agreement with River Place Properties II, L.C.

8. Public hearing on a proposed Agreement for Private Development and conveyance of certain city-owned property to The Vault LLC.
 - a) Receive and file proof of publication of notice of hearing. (Notice published December 6, 2019)
 - b) Written communications filed with the City Clerk.
 - c) Oral comments.
9. Resolution approving and authorizing execution of an Agreement for Private Development and a Minimum Assessment Agreement with The Vault LLC, and approving and authorizing execution of a Quit Claim Deed conveying title to certain city-owned real estate to The Vault LLC.

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.)

10. Approve the following recommendations of the Mayor relative to the appointment of members to Boards and Commissions:
 - a) Susan deBuhr, Board of Appeals, Boards of Electrical, Mechanical & Plumbing Appeals, terms ending 12/31/2020.
 - b) Jerry Bjerke, Board of Electrical Appeals, term ending 12/31/2023.
 - c) Julie Gardner, Board of Mechanical Appeals, term ending 12/31/2023.
 - d) Thomas Frazier, Housing Commission, term ending 12/31/2021.
 - e) Melissa Heston, Housing Commission, term ending 12/31/2021.
 - f) Patrick Phalen, Housing Commission, term ending 12/31/2021.
 - g) Gary Winterhof, Housing Commission, term ending 12/31/2021.
11. Receive and file the Committee of the Whole minutes of December 2, 2019 relative to the following items:
 - a) Grow Cedar Valley Update.
 - b) Naming City Streets.
 - c) Bills & Payroll.
12. Receive and file a communication from the Civil Service Commission relative to a certified list for the position of Maintenance Worker.
13. Receive and file the FY19 Annual Report of the Cedar Falls Human Rights Commission.
14. Receive and file the Recreation and Fitness Center, Operations and Facility Needs Assessment Study.
15. Approve the following applications for liquor licenses:
 - a) Huhot Mongolian Grill, 6301 University Avenue, Special Class C liquor - renewal.
 - b) Rancho Chico, 618 Brandilynn Boulevard #104, Class C Liquor - renewal.
 - c) The Brown Bottle, 1111 Center Street, Class C liquor & outdoor service - renewal.
 - d) Wild Hare American Bar and Grill, 2512 Whitetail Drive, Class C liquor & outdoor service - renewal.
 - e) Bani's, 2128 College Street, Class E liquor - renewal.
 - f) Hy-Vee Clubroom, 6301 University Avenue, Special Class C liquor - change in ownership.
 - g) Gourmet Garden, 5907 University Ave, Special Class C liquor - 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.)

16. Resolution establishing the 2020 pay for City of Cedar Falls elected officials, in compliance with the City's Code of Ordinances.

17. Resolution approving and adopting Summary Plan Descriptions for the City of Cedar Falls Employee Health Benefit Plan.
18. Resolution approving and adopting Summary Plan Description for the City of Cedar Falls Employee Dental Plan.
19. Resolution designating authorized signatories for financial accounts and vehicles of the City.
20. Resolution approving and adopting payment standards for the City's Section 8 Rental Assistance Program for 2020.
21. Resolution approving and adopting the recommendation of the Parks & Recreation Commission relative to a Recreation Fee Schedule to become effective April 28, 2020.
22. Resolution approving and authorizing expenditure of funds for the purchase of a leaf vacuum truck.
23. Resolution approving and authorizing execution of a Professional Service Agreement with Aerial Services, Inc. relative to 2020 Aerial Photography Acquisition.
24. Resolution approving and authorizing execution of a Supplement to Agreement for Private Development with Standard Distribution Co., and approving and accepting a Warranty Deed from Standard Distribution Co. conveying title to certain real estate to the City.
25. Resolution approving and authorizing execution of a Professional Service Agreement with Snyder & Associates, Inc. relative to the Union Road Recreation Trail - 12th Street to 27th Street Project.
26. Resolution approving and authorizing execution of Supplemental Agreement No. 1B to the Professional Service Agreement with Snyder & Associates, Inc. relative to the Downtown Streetscape and Reconstruction Project.
27. Resolution approving and authorizing expenditure of funds to order brick pavers for the Downtown Streetscape and Reconstruction Project.
28. Resolution approving and authorizing execution of a Storm Water Maintenance and Repair Agreement with Greenhill Village Senior Living, LLC relative to a post-construction stormwater management plan for Lot 1 of Greenhill Village Estates.
29. Resolution approving and authorizing execution of a Contract for Completion of Improvements with Greenhill Village Residential, LLC relative to the final plat of Greenhill Village Estates.
30. Resolution approving the preliminary plat of Greenhill Village Estates.
31. Resolution approving the final plat of Greenhill Village Estates.
32. Resolution approving a Mixed Use (MU) Residential Zoning District site plan for construction of a senior living facility to be located on Lot 1 of Greenhill Village Estates.
33. Resolution approving and authorizing execution of a Storm Water Maintenance and Repair Agreement with Terraces at West Glen, L.L.C. relative to a post-construction stormwater management plan for Terraces at West Glen First Addition.
34. Resolution approving and authorizing execution of a Contract for Completion of Improvements with Terraces at West Glen, L.L.C. relative to the final plat of Terraces at West Glen First Addition.
35. Resolution approving the final plat of Terraces at West Glen First Addition.
36. Resolution approving and authorizing execution of a R-P, Planned Residence Zoning District Developmental Procedures Agreement with Terraces at West Glen, L.L.C. relative to a residential retirement community development generally located at the southeast corner of Union Road and West 12th Street.

37. Resolution approving and authorizing execution of a Professional Service Agreement with Nagle Signs Inc. relative to the Cedar Falls Wayfinding Signage Project.
38. Resolution approving and accepting a Lien Notice and Special Promissory Note for property located at 921 West 11th Street relative to the Rental to Single Family Owner Conversion Incentive Program.
39. Resolution approving and accepting a Lien Notice and Special Promissory Note for property located at 912 West 14th Street relative to the Rental to Single Family Owner Conversion Incentive Program.
40. Resolution approving two occupancy permits prior to the acceptance of the public improvements in Sands Addition.
41. Resolution receiving and filing, and setting January 6, 2020 as the date of public hearing on, the proposed plans, specifications, form of contract & estimate of cost for the Downtown Streetscape and Reconstruction Project.
42. Resolution setting January 6, 2020 as the date of public hearing on the proposed rezoning from R-1, Residential District to C-1, Commercial District, of property located at 4911 University Avenue.

Allow Bills and Payroll

43. Allow Bills and Payroll of December 16, 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