



**AGENDA**  
**CITY OF CEDAR FALLS, IOWA**  
**REGULAR MEETING, CITY COUNCIL**  
**MONDAY, MARCH 19, 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 5, 2018.
- D. Agenda Revisions.
- E. Special Order of Business:
  1. Public hearing on a proposed Agreement for Private Development and conveyance of certain city-owned real estate to ACOH, L.L.C.
    - a. Receive and file proof of publication of notice of hearing. (Notice published March 9, 2018)
    - b. Written objections filed with the City Clerk.
    - c. Oral comments.
  2. Resolution approving and authorizing execution of an Agreement for Private Development and a Minimum Assessment Agreement with ACOH, L.L.C., and approving and authorizing execution of a Quit Claim Deed conveying title to certain real estate to ACOH, L.L.C.
  3. Resolution approving a Central Business District Overlay Zoning District site plan for construction of a new hotel at 10 Main Street.
  4. Public hearing on a proposed vacation of utility easements on Lots 2 & 4 in Auditor's Mill Company Plat.
    - a. Receive and file proof of publication of notice of hearing. (Notice published March 9, 2018)
    - b. Written objections filed with the City Clerk.
    - c. Oral comments.
  5. Resolution approving and authorizing vacation of utility easements on Lots 2 & 4 in Auditor's Mill Company Plat. (Contingent upon approval of Item E-3)
  6. Resolution approving and authorizing execution of a developmental procedures agreement with Hawkeye Hotels, Inc. relative to property located at the northwest corner of West 1st Street and Main Street. (Contingent upon approval of Item E-3)
  7. Resolution approving and authorizing execution of a Maintenance and Repair Agreement with Hawkeye Hotels, Inc. relative to a post-construction stormwater management plan for 10 Main

Street. (Contingent upon approval of Item E-3)

8. Public hearing on a proposed vacation and dedication of utility easements on Lots 32 and 33 of Pinnacle Prairie Business Center North.
  - a. Receive and file proof of publication of notice of hearing. (Notice published March 9, 2018)
  - b. Written objections filed with the City Clerk.
  - c. Oral comments.
9. Resolution approving and authorizing vacation and dedication of utility easements on Lots 32 and 33 of Pinnacle Prairie Business Center North.
10. Public hearing on a proposed vacation and conveyance of a portion of Dallas Drive right-of-way to John G. Investments, Inc.
  - a. Receive and file proof of publication of notice of hearing. (Notice published March 9, 2018)
  - b. Written objections filed with the City Clerk.
  - c. Oral comments.
11. Pass an ordinance vacating a portion of Dallas Drive right-of-way, upon its first consideration.
12. Public hearing on proposed amendments to the FY18-19 Annual Consolidated Plan and FY15-19 Consolidated Plan for the Community Development Block Grant and Home Programs.
  - a. Receive and file proof of publication of notice of hearing. (Notice published March 9, 2018)
  - b. Written objections filed with the City Clerk.
  - c. Oral comments.
13. Resolution approving amendments to the FY18-19 Annual Consolidated Plan and FY15-19 Consolidated Plan for the Community Development Block Grant and Home Programs.
14. Public hearing on the proposed adoption by reference of the 2017 Edition of the National Electrical Code and certain amendments thereto.
  - a. Receive and file proof of publication of notice of hearing. (Notice published March 9, 2018)
  - b. Written objections filed with the City Clerk.
  - c. Oral comments.
15. Pass an ordinance 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 first consideration.
16. Hearing on a proposed resolution adopting and levying the final schedule of assessments for the 2017 Sidewalk Assessment Project, Zone 8.
  - a. Oral comments.
17. Resolution adopting and levying the final schedule of assessments for the 2017 Sidewalk

## Assessment Project, Zone 8.

## 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 second consideration.

## 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. Receive and file the resignation of Craig Schwerdtfeger as a member of the Board of Adjustment.
  - b. Receive and file the Committee of the Whole minutes of March 5, 2018 relative to the following items:
    - (1) Cedar River Project.
    - (2) Golf Privatization Update.
    - (3) Bills & Payroll.
  - c. Approve and adopt action taken at the Committee of the Whole meeting of March 5, 2018 relative to the Cedar River Project.
  - d. Endorse the recommendations of the Library Board of Trustees, the Art & Culture Board and the Parks & Recreation Commission regarding use of the Berg and Ray Funds held by the Cedar Falls Community Foundation for the benefit of the Cedar Falls Public Library, the Hearst Center and the Recreation Center.
  - e. Receive and file a communication from the Civil Service Commission relative to a certified list for the position of Equipment Mechanic.
  - f. Receive and file the bids received for the 2018 Sanitary Sewer Rehabilitation Project.
  - g. Approve a request for street closures for the Shamrock Shuffle on April 14, 2018.
  - h. Approve and authorize execution of an Order Accepting Acknowledgment/Settlement Agreement relative to a Second Tobacco Violation regarding Casey's General Store, 2425 Center Street.
  - i. Approve the application of Hansen's Dairy, 123 East 18th Street, for a cigarette/tobacco/nicotine/vapor permit.
  - j. Approve the following applications for beer permits and liquor licenses:
    - (1) Barn Happy, 11310 University Avenue, Class B native wine - renewal.
    - (2) Mary Lou's Bar & Grill, 2719 Center Street, Class C liquor - renewal.
    - (3) Social House, 2208 College Street, Class C liquor & outdoor service - renewal.
    - (4) Cedar Basin Jazz Festival & Live to 9, Sturgis Park, Special Class B beer & outdoor service - 6-month permit.
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 deleting the pay for an employee in the position of PT-Administrative Clerk in the

Financial Services Division.

- b. Resolution deleting the pay for an employee in the position of Administrative Clerk in the Public Records Division.
- c. Resolution deleting the pay for an employee in the position of PT-Assistant Equipment Mechanic in the Public Works & Parks Division.
- d. Resolution deleting the pay for an employee in the position of Equipment Operator in the Public Works & Parks Division.
- e. Resolution deleting the pay for an employee in the position of PT-Transfer Station Laborer in the Public Works & Parks Division.
- f. Resolution establishing the pay for a new employee hired in the position of Planning & Community Services Manager in Community Development.
- g. Resolution approving and accepting the permanent transfers of \$3,400,000.00 from the Municipal Electric and Gas Utilities to the General Fund of the City of Cedar Falls, and \$30,000.00 from the Municipal Electric and Gas Utilities to the Economic Development Fund of the City of Cedar Falls.
- h. Resolution levying a final assessment for costs incurred by the City to mow and clear vegetation on the property located at 922 Douglas Street.
- i. Resolution approving and authorizing execution of an agreement with Waterloo-Cedar Falls Umpires Association relative to the provisions of umpiring services for the 2018 season.
- j. Resolution approving and accepting the low bid of Municipal Pipe Tool Company, LLC, in the amount of \$233,469.40, for the 2018 Sanitary Sewer Rehabilitation Project.
- k. Resolution approving and authorizing execution of a Professional Service Agreement with Robinson Engineering Company relative to the Castle Hill and Hartman Subwatershed Assessment Project.
- l. Resolution approving and authorizing execution of a PIC Clean Up Agreement with Tenmast Software relative to the Housing Choice Voucher (Section 8) Program.
- m. Resolution approving and authorizing execution of a Contract for Completion of Improvements with Jensen Carpentry, Inc. relative to construction of a driveway at 1522 Belle Avenue.
- n. Resolution approving a Central Business District Overlay Zoning District site plan for relocation of a building from the corner of 1st and Main Street to the southeastern corner of Lot 1 of River Place 1st Addition.
- o. Resolution setting April 2, 2018 as the date of 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.
- p. Resolution setting April 2, 2018 as the date of public hearing on the proposed sale 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.

H. Allow Bills and Payroll.

- I. City Council Referrals.
- J. City Council Updates.
- K. Executive Session to discuss Property Acquisition per Iowa Code Section 21.5(1)(j) to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property, following Public Forum.
- L. Public Forum. (Speakers will have one opportunity to speak for up to 5 minutes on topics germane to City business.)
- M. Adjournment.