



AGENDA
CITY OF CEDAR FALLS, IOWA
CITY COUNCIL MEETING
MONDAY, MARCH 07, 2022
7:00 PM AT COMMUNITY CENTER, 528 MAIN STREET

Call to Order by the Mayor

Roll Call

Approval of Minutes

1. Regular meeting of February 21, 2022.

Agenda Revisions

Special Presentations

2. Proclamation recognizing March 8, 2022 as International Women's Day.

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

Special Order of Business

3. Public hearing on proposed FY23 Budget for the City of Cedar Falls.
 - a) Receive and file proof of publication of notice of hearing. (Notice published February 23, 2022)
 - b) Written communications filed with the City Clerk.
 - c) Staff comments.
 - d) Public comments.
 - e) Resolution approving and adopting the FY23 Budget for the City of Cedar Falls.
4. Continuation of the public hearing on a proposal to enter into an Agreement for Private Development and to consider conveyance of certain city-owned real estate to McWing, L.L.C.
 - a) Staff comments.
 - b) Public comments.
 - c) Resolution approving and authorizing execution of an Agreement for Private Development, and approving and authorizing execution of a Deed Without Warranty conveying certain city-owned real estate to McWing, L.L.C.
5. Public hearing on a proposal to enter into an Agreement for Private Development, and to consider conveyance of certain city-owned real estate to KL Iowa 01, L.L.C.
 - a) Receive and file proof of publication of notice of hearing. (Notice published February 25, 2022)
 - b) Written communications filed with the City Clerk.

- c) Staff comments.
 - d) Public comments.
 - e) Resolution approving and authorizing execution of an Agreement for Private Development, and approving and authorizing execution of a Quit Claim Deed conveying certain city-owned real estate to KL Iowa 01, L.L.C.
6. Public hearing on the proposed plans, specifications, form of contract & estimate of cost for the 2022 CDBG Sanitary Sewer Rehabilitation Project.
- a) Receive and file proof of publication of notice of hearing. (Notice published February 25, 2022)
 - b) Written communications filed with the City Clerk.
 - c) Staff comments.
 - d) Public comments.
 - e) Resolution approving and adopting the plans, specifications, form of contract & estimate of cost for the 2022 CDBG Sanitary Sewer Rehabilitation Project.
7. Public hearing on proposed amendments to Chapter 26, Zoning, of the Code of Ordinances relative to deleting all shared parking requirements in the Downtown Character District.
- a) Receive and file proof of publication of notice of hearing. (Notice published February 25, 2022)
 - b) Written communications filed with the City Clerk.
 - c) Staff comments.
 - d) Public comments.
 - e) Pass an ordinance amending Chapter 26, Zoning, of the Code of Ordinances relative to deleting all shared parking requirements in the Downtown Character District, upon its first consideration. (requires at least five aye votes).
8. Public hearing on proposed amendments to Chapter 26, Zoning, of the Code of Ordinances relative to increasing parking ratios in the Downtown Character District.
- a) Receive and file proof of publication of notice of hearing. (Notice published February 25, 2022)
 - b) Written communications filed with the City Clerk.
 - c) Staff comments.
 - d) Public comments.
 - e) Pass an ordinance amending Chapter 26, Zoning, of the Code of Ordinances relative to increasing parking ratios for residential mixed-use and multi-unit buildings in the Downtown Character District to one parking space per bedroom, upon its first consideration. (requires at least five aye votes)

OR

Pass an ordinance amending Chapter 26, Zoning, of the Code of Ordinances relative to increasing parking ratios for residential mixed-use and multi-unit buildings in the Downtown Character District to .75 parking spaces per bedroom, but not less than one parking space per unit, as recommended by the Planning & Zoning Commission, upon its first 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.)

9. Receive and file a communication from the Mayor relative to the appointment of Zachary Zippe as Student Liaison, term ending 04/30/2022.
10. Receive and file the City Council Work Session minutes of February 21, 2022 relative to the Public Safety Director Position and Public Safety Model.
11. Receive and file the 2021 Annual Reports of the Planning & Zoning Commission, Board of Adjustment, Historic Preservation Commission, Group Rental Committee/Board of Rental Housing Appeals, Housing Commission and Bicycle & Pedestrian Advisory Committee.
12. Receive and file Departmental Monthly Reports of January 2022.
13. Approve the following applications for beer permits and liquor licenses:
 - a) Pheasant Ridge Golf Course, 3205 West 12th Street, Class B beer & outdoor service - renewal.
 - b) Scoopskis, 1828 Waterloo Road, Class B beer & outdoor service - renewal.
 - c) Chilitos Mexican Bar and Grill, 1704 West 1st Street, Class C liquor - renewal.
 - d) Deringer's Public Parlor, 314 ½ Main Street, Class C liquor – renewal.
 - e) The Stuffed Olive and Roxxy, 314-316 Main Street, Class C liquor & outdoor service - renewal.
 - f) Happy's Wine & Spirits, 5925 University Avenue, Class E liquor - renewal.
 - g) Prime Mart, 2728 Center Street, Class E liquor – renewal.

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.)

14. Resolution approving and adopting certain revised Personnel Policies for the City of Cedar Falls.
15. Resolution levying a final assessment for costs incurred by the City to mow property located at 923 Ellen Street.
16. Resolution approving and authorizing submission of a Peace Officer Retention Bonus Grant application to the State of Iowa.
17. Resolution approving a C-2 Commercial Zoning District site plan for a storage facility to be located at 3717 Midway Drive.
18. Resolution approving and authorizing execution of Supplemental Agreement No. 2 to the Professional Service Agreement with Terracon Consultants, Inc. for an extension of the 2019 Construction Testing Services through the 2023 construction season.
19. Resolution receiving and filing the bids, and approving and accepting the low bid of Peterson Contractors, Inc., in the amount of \$3,266,189.70, for the 2022 Street Construction Project.
20. Resolution approving and accepting the contract and bond of Peterson Contractors, Inc. for the West Viking Road Industrial Park Phase V Project.
21. Resolution approving and authorizing execution of two Owner Purchase Agreements and one Tenant Purchase Agreement, and approving and accepting two Permanent Utility Easements and two Temporary Grading Easements, in conjunction with the Olive Street Box Culvert Replacement Project.
22. Resolution approving and authorizing execution of two Owner Purchase Agreements, and approving and accepting two Temporary Construction easements, in conjunction with the West 27th Street Reconstruction Project.

Allow Bills and Claims

23. Allow Bills and Claims for March 7, 2022.

City Council Referrals

City Council Updates

Staff Updates

Adjournment