



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

- A. Call to Order by the Mayor.
- B. Roll Call.
- C. Approval of Minutes of the Regular Meeting of April 16, 2018.
- D. Agenda Revisions.
- E. Special Order of Business:
 1. Public hearing on the proposed plans, specifications, form of contract & estimate of cost for the Center Street Recreational Trail Project.
 - a. Receive and file proof of publication of notice of hearing. (Notice published April 20, 2018)
 - b. Written objections filed with the City Clerk.
 - c. Oral comments.
 2. Resolution approving and adopting the plans, specifications, form of contract & estimate of cost for the Center Street Recreational Trail Project.
 3. Public hearing on a proposed Agreement for Private Development and conveyance of certain city-owned real estate to CRMS, L.L.C.
 - a. Receive and file proof of publication of notice of hearing. (Notice published April 20, 2018)
 - b. Written objections filed with the City Clerk.
 - c. Oral comments.
 4. Resolution approving and authorizing execution of an Agreement for Private Development and a Minimum Assessment Agreement with CRMS, L.L.C., and approving and authorizing execution of a Quit Claim Deed conveying title to certain real estate to CRMS, L.L.C.
 5. Public hearing on a proposed Agreement for Private Development and conveyance of certain city-owned real estate to FN Investors, L.L.C.
 - a. Receive and file proof of publication of notice of hearing. (Notice published April 20, 2018)
 - b. Written objections filed with the City Clerk.
 - c. Oral comments.

6. Resolution approving and authorizing execution of an Agreement for Private Development and a Minimum Assessment Agreement with FN Investors, L.L.C., and approving and authorizing execution of a Quit Claim Deed conveying title to certain real estate to FN Investors, L.L.C.
7. Public hearing on a proposed Agreement for Private Development and conveyance of certain city-owned real estate to Schuerman Construction, Inc.
 - a. Receive and file proof of publication of notice of hearing. (Notice published April 20, 2018)
 - b. Written objections filed with the City Clerk.
 - c. Oral comments.
8. Resolution approving and authorizing execution of an Agreement for Private Development and a Minimum Assessment Agreement with Schuerman Construction, Inc., and approving and authorizing execution of a Quit Claim Deed conveying title to certain real estate to Schuerman Construction, Inc.
9. Public hearing on the proposed Amendment No. 4 to the Cedar Falls Unified Highway 58 Corridor Urban Renewal Plan.
 - a. Receive and file proof of publication of notice of hearing. (Notice published April 26, 2018)
 - b. Written objections filed with the City Clerk.
 - c. Oral comments.
10. Resolution determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting Amendment No. 4 to the Cedar Falls Unified Highway 58 Corridor Urban Renewal Plan.
11. Pass an ordinance 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, in the City of Cedar Falls, 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, 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 the amended Cedar Falls Unified Highway 58 Corridor Urban Renewal Area (Amendment No. 4 to the Cedar Falls Unified Highway 58 Corridor Urban Renewal Plan), upon its first consideration.
12. Public hearing on a proposed plan for the proposed South Cedar Falls Urban Renewal Area.
 - a. Receive and file proof of publication of notice of hearing. (Notice published April 26, 2018)
 - b. Written objections filed with the City Clerk.
 - c. Oral comments.
13. Resolution determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the South Cedar Falls Urban Renewal Plan.

14. Pass an ordinance providing that general property taxes levied and collected each year on all property located within the South Cedar Falls Urban Renewal Area in the City of Cedar Falls, County of Black Hawk, State of Iowa, 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, 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 the South Cedar Falls Urban Renewal Area, upon its first consideration.
15. Public hearing on proposed amendments to the City's FY18 Budget.
 - a. Receive and file proof of publication of notice of hearing. (Notice published April 20, 2018)
 - b. Written objections filed with the City Clerk.
 - c. Oral comments.
16. Resolution approving and adopting amendments to the City's FY18 Budget.
17. Public hearing on the proposed issuance of not to exceed \$5,800,000.00 General Obligation Bonds (for Essential Corporate Purposes).
 - a. Receive and file proof of publication of notice of hearing. (Notice published April 20, 2018)
 - b. Written objections filed with the City Clerk.
 - c. Oral comments.
18. Resolution instituting proceedings to take additional action for the issuance of not to exceed \$5,800,000.00 General Obligation Bonds (for Essential Corporate Purposes).
19. Public hearing on the proposed issuance of not to exceed \$550,000.00 General Obligation Bonds (for a General Corporate Purpose).
 - a. Receive and file proof of publication of notice of hearing. (Notice published April 20, 2018)
 - b. Written objections filed with the City Clerk.
 - c. Oral comments.
20. Resolution instituting proceedings to take additional action for the issuance of not to exceed \$550,000.00 General Obligation Bonds (for a General Corporate Purpose).
21. Public hearing on the proposed issuance of not to exceed \$350,000.00 General Obligation Bonds (for General Corporate Purposes).
 - a. Receive and file proof of publication of notice of hearing. (Notice published April 20, 2018)
 - b. Written objections filed with the City Clerk.
 - c. Oral comments.
22. Resolution instituting proceedings to take additional action for the issuance of not to exceed \$350,000.00 General Obligation Bonds (for General Corporate Purposes).

F. Old Business:

1. Pass Ordinance #2922, 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 third & final 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. Approve the recommendation of the Mayor relative to the appointment of Jacob Madden as Student Liaison, term ending 04/30/2019.
 - b. Receive and file the Committee of the Whole minutes of April 16, 2018 relative to the following items:
 - (1) Sewer Rate Study.
 - (2) Stormwater Rate Study.
 - (3) Highway 58/Viking Road Update.
 - (4) Bills & Payroll.
 - c. Receive and file the City Council Work Session minutes of April 30, 2018.
 - d. Receive and file the City Council Goal Setting Report of November 13, 2017 and November 15, 2017, and Organizational Effectiveness Report of March 26, 2018.
 - e. Receive and file Departmental Monthly Reports of March 2018.
 - f. Receive and file the Bi-Annual Report of College Hill Partnership relative to FY18 Self-Supported Municipal Improvement District (SSMID) Funds and an FY18 Economic Development Grant.
 - g. Receive and file the FY18 Report of Mill Race Center for Entrepreneurship and Innovation relative to an FY18 Economic Development Grant.
 - h. Receive and file the bids received for the 2018 Permeable Alley Project.
 - i. Receive and file the bids received for the Campus Street Box Culvert Project.
 - j. Approve a request for a temporary variance from Section 7-415 of the Code of Ordinances, Moving of certain buildings prohibited; safety of route, to allow a building exceeding 34 feet to be moved from 10 East Main Street to 310 East 4th Street.
 - k. Approve a request for temporary signs for the College Hill Arts Festival, June 12-17, 2018.
 - l. Approve the following applications for cigarette/tobacco/nicotine/vapor permits:
 - (1) Fareway Stores, 214 North Magnolia Drive.
 - (2) Happy's Wine & Spirits, 5925 University Avenue.
 - (3) Hy-Vee Food Store, 6301 University Avenue.
 - (4) Hy-Vee Gas, 6527 University Avenue.
 - (5) King Star, 2228 Lincoln Street.
 - (6) Metro Mart, 103 Franklin Street.
 - (7) Music Station, 1420 West 1st Street.
 - (8) Prime Mart, 2323 Main Street.
 - (9) The Landmark, 107 Main Street.
 - (10) Wal-Mart, 525 Brandilynn Boulevard.

- m. Approve the following applications for beer permits and liquor licenses:
 - (1) Tobacco Outlet Plus, 4116 University Avenue, Class C beer - renewal.
 - (2) Hy-Vee Clubroom, 6301 University Avenue, Special Class C liquor - renewal.
 - (3) Berk's Main Street Pub, 207 Main Street, Class C liquor - renewal.
 - (4) Suds & Suds Circle Pizza, 2223 1/2 College Street, Class C liquor & outdoor service - renewal.
 - (5) Sturgis Falls Celebration, Island Park Beach House, Class B beer & outdoor service - 5-day permit.
 - (6) Sturgis Falls Celebration, Gateway Park, Special Class C liquor & outdoor service - 5-day 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 approving and adopting the FY19 City Council Goals & Objectives.
 - b. Resolution approving and authorizing execution of a Notice of Termination and a 28E Agreement for Cooperative Operation of the Island Park Beach House with the North Shore Boat Club.
 - c. Resolution approving and authorizing an Agreement for Beverage and Vending Services with Atlantic Bottling Company relative to providing beverages at recreational facilities.
 - d. Resolution approving and authorizing the purchase of a wide area mower from Deike Implement.
 - e. Resolution approving and authorizing execution of a Contract with Laser Line Striping relative to 2018 pavement marking services.
 - f. Resolution approving and authorizing expenditure of funds for repair and replacement of the influent pump station electrical system at the Water Reclamation Facility.
 - g. Resolution approving the Certificate of Completion and accepting the work of Municipal Pipe Tool Company, LLC for the 2016 Sanitary Sewer Rehabilitation Project.
 - h. Resolution approving and authorizing execution of two Easement Contracts, and approving and accepting two Permanent Easements and three Temporary Easements, in conjunction with the Campus Street Box Culvert Project.
 - i. Resolution approving and accepting nineteen Warranty Deeds and nineteen Temporary Easements, in conjunction with the Center Street Recreational Trail Project.
 - j. Resolution approving and authorizing execution and delivery of Quit Claim Deeds conveying title to certain vacated right-of-way to Geisler Rentals, LLC and Aaron & Jolene Carolan, in conjunction with completion of the Dry Run Creek Watershed Improvement Project.
 - k. Resolution approving and accepting a Permanent Utility Easement, in conjunction with the Highway 58 & Viking Road Project.
 - l. Resolution approving the Certificate of Completion and accepting the work of Mike Dolan Concrete & Masonry, Inc. for the 2015 Public Sidewalk Repair, Pedestrian Ramp and Patching Project.
 - m. Resolution approving and accepting completion of public improvements in Wild Horse Third

Addition.

- n. Resolution approving and authorizing execution of Supplemental Agreement No. 6 with AECOM Technical Services, Inc. relative to the Downtown Levee Improvements Project.
 - o. Resolution approving and authorizing execution of a Maintenance and Repair Agreement with Hawkeye Hotels, Inc. relative to a post-construction stormwater management plan for property located at the northwest intersection of Main Street and West 1st Street.
 - p. Resolution approving and authorizing execution of a Maintenance and Repair Agreement with Buckeye Corrugated, Inc. relative to a post-construction stormwater management plan for 2900 Capital Way.
 - q. Resolution approving and accepting the low bid of Benton's Sand & Gravel, Inc., in the amount of \$67,418.73, for the 2018 Permeable Alley Project.
 - r. Resolution approving and accepting the low bid of Peterson Contractors, Inc., in the amount of \$317,558.60, for the Campus Street Box Culvert Project.
 - s. Resolution approving and authorizing execution of a Professional Service Agreement with Snyder & Associates, Inc. relative to the Greenhill Road Traffic Study.
 - t. Resolution approving and authorizing execution of a lease with Community Main Street Inc. relative to relocating an office building for Community Main Street.
 - u. Resolution approving a College Hill Neighborhood Overlay Zoning District site plan for a detached garage and driveway improvements at 1926 Tremont Street.
 - v. Resolution approving the preliminary plat of River Place 4th Addition.
 - w. Resolution approving the final plat of River Place 4th Addition.
 - x. Resolution approving an amendment to the Central Business District Overlay Zoning District site plan relative to an MU2 development in the 100 block of East 2nd Street.
 - y. Resolution approving and authorizing submission of a High Quality Jobs Program Business Financial Assistance Application to the Iowa Economic Development Authority on behalf of Baird Mounting Systems/Threads.
3. Pass an ordinance amending Chapter 27, Utilities, of the Code of Ordinances, relative to sanitary sewer rates, upon its first consideration.
 4. Pass an ordinance amending Chapter 27, Utilities, of the Code of Ordinances, relative to storm water management rates, upon its first consideration.
- 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.