



**AGENDA
CITY OF CEDAR FALLS, IOWA
CITY COUNCIL MEETING
MONDAY, OCTOBER 21, 2024
7:00 PM AT CITY HALL, 220 CLAY STREET**

Call to Order by the Mayor

Roll Call

Pledge of Allegiance

Approval of Minutes

1. Regular meeting of October 7, 2024.

Agenda Revisions

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

Staff Updates

Special Order of Business

2. Public hearing on the application for voluntary annexation of certain real estate to the City of Cedar Falls.
 - a) Receive and file proof of publication of notice of hearing. (Notice published 10/03/24)
 - b) Written communications filed with the City Clerk.
 - c) Staff comments.
 - d) Public comments.
 - e) Resolution approving the voluntary annexation of property to the City of Cedar Falls which lies within two (2) miles of the corporate boundaries of the City of Hudson.
3. Public hearing on the City's FFY23 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) funded activities from July 1, 2023 through June 30, 2024.
 - a) Receive and file proof of publication of notice of hearing. (Notice published 10/03/24)
 - b) Written communications filed with the City Clerk.
 - c) Staff comments.
 - d) Public comments.
 - e) Resolution approving and authorizing submission of the City's FFY23 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) funded activities from July 1, 2023 through June 30, 2024.

4. Public hearing on proposed amendments to Chapter 26, Zoning, of the Code of Ordinances relative to allowing accessory dwelling units in all zoning districts that allow single-unit detached dwellings.
 - a) Receive and file proof of publication of notice of hearing. (Notice published 10/10/24)
 - 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 allowing accessory dwelling units in all zoning districts that allow single-unit detached dwellings, upon its first consideration.

Old Business

5. Pass Ordinance #3081, amending Chapter 19, Streets and Sidewalks, of the Code of Ordinances relative to work performed within city right-of-way or property, upon its third & final consideration.
6. Pass Ordinance #3082, repealing Section 3-46, painter's or erector's license, of Chapter 3, Advertising, and Section 7-93, Bond; guarantee of service, of Chapter 7, Buildings and Building Regulations, of the Code of Ordinances, upon its third & final consideration.
7. Pass Ordinance #3083, amending Chapter 7, Buildings and Building Regulations, of the Code of Ordinances relative to Insurance, and Chapter 25, Vehicles for Hire, of the Code of Ordinances relative to liability insurance required, upon its third & final consideration.
8. Pass Ordinance #3084, amending Chapter 7, Buildings and Building Regulations, of the Code of Ordinances relative to bond and issuance, Chapter 10, Garbage and Refuse, of the Code of Ordinances relative to unlawful dumping; filling on private land, and Chapter 13, Licenses and Business Regulations, of the Code of Ordinances relative to bond, upon its third & final consideration.

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 the City Council Committee of the Whole minutes of October 7, 2024 relative to the following items:
 - a) Animal Control Task Force Update.
 - b) Big Woods Campground Expansion.
10. Approve the following recommendations of the Mayor relative to the appointment of members to Boards and Commissions:
 - a) Tori Hale, Community Center & Senior Services Board, term ending 06/30/2027.
 - b) Timothy Kuhlmann, Historic Preservation Commission, term ending 03/31/2026.
11. Receive and file communication from the Civil Service Commission relative to the following certified list:
 - a) Public Safety Officer.
12. Receive and file revised bylaws for the Human Rights Commission.
13. Approve a request for a temporary sign at 410 Main Street with removal on October 21, 2025.
14. Approve the application of Greenleaf Tobacco & Vape, 6820 University Avenue, for a cigarette/tobacco/nicotine/vapor permit.
15. Approve the following applications for retail alcohol licenses:
 - a) Peppers Grill & Sports Pub, 620 East 18th Street, Class C retail alcohol - renewal.
 - b) SingleSpeed Brewing Co., 128 Main Street, Class C retail alcohol, Special Class A beer & outdoor

service - renewal.

c) Casey's General Store, 601 Main Street, Class E retail alcohol - renewal.

d) Fareway Store, 214 North Magnolia Drive, Class E retail alcohol - 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.)

16. Resolution Calendar with items considered separately.
17. Resolution approving and authorizing a form of Loan Agreement and authorizing and providing for the issuance of \$4,520,000 General Obligation Loan Notes, Series 2024, and levying a tax to pay said notes; and approving the Tax Exemption Certificate and Continuing Disclosure Certificate.
18. Resolution levying a final assessment for costs incurred by the City to mow the property located at 422 Performance Drive.
19. Resolution levying a final assessment for costs incurred by the City to mow the property located at 803-805 Tremont Street.
20. Resolution levying a final assessment for costs incurred by the City to mow the property located at 809 Tremont Street.
21. Resolution levying a final assessment for costs incurred by the City to mow the property located at 1309 State Street.
22. Resolution levying a final assessment for costs incurred by the City to mow the property located at 1603 Clay Street.
23. Resolution levying a final assessment for costs incurred by the City to remove a tree from the property located at 1937 Clay Street.
24. Resolution levying a final assessment for costs incurred by the City to mow the property located at 2013 Maplewood Drive.
25. Resolution levying a final assessment for costs incurred by the City to mow the property located at 2920 Valley High Drive.
26. Resolution levying a final assessment for costs incurred by the City to mow the property located at 3120 Homeway Drive.
27. Resolution approving and accepting a Warranty Deed for property located at 1709 East Ridgewood Drive relative to the North Cedar Heights Area Reconstruction Project.
28. Resolution approving additional funding relative to the Community Natatorium Project.
29. Resolution approving and authorizing execution of a Professional Service Agreement with Codametrics, Inc. relative to the College Hill Zoning Update Project.
30. Resolution approving an amendment to the PC-2, Planned Commercial Zoning District site plan for certain improvements located at 924 West Viking Road.
31. Resolution approving an amendment to the RP Planned Residence District Master Plan and site plan to reflect existing development and proposed construction of a building addition to be located north of Greenwood Cemetery and North Division Street (Riverview Ministries).
32. Resolution approving a Planned Residential (RP) Zoning District site plan amendment for the Creekside Condominium Development relative to landscaped retaining wall located at the intersection of Cedar Heights Drive and Valley High Drive.
33. Resolution approving the Certificate of Completion and accepting the work of Peterson Contractors, Inc. for the 2023 Street Construction Project, and approving and authorizing the transfer of funds

from the Street Construction Fund and Sanitary Sewer Rental Fund to the Street Repair Fund (LOST).

34. Resolution approving and authorizing execution of Supplemental Agreement No. 1 to the Professional Service Agreement with Foth Infrastructure & Environment, LLC relative to the Katoski Drive Box Culvert Replacement Project.
35. Resolution setting November 4, 2024 as the date of public hearing to consider vacating a utility easement at 1907 Valley High Drive.
36. Resolution setting November 4, 2024 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 Odell Collision Center, LLC.
37. Resolution setting November 4, 2024 as the date of public hearing on a proposed ordinance granting a partial property tax exemption to Amazon.com Services, LLC for a new industrial use warehouse facility constructed at 6417 Innovation Drive.
38. Resolution setting November 4, 2024 as the date of public hearing on a proposed ordinance granting a partial property tax exemption to Cedar Falls Partners, LLC for a new industrial use warehouse facility constructed at 6700 Innovation Drive.
39. Resolution setting November 4, 2024 as the date of public hearing on a proposed ordinance granting a partial property tax exemption to McDonald Construction & Remodeling, LLC for a new industrial use warehouse facility constructed at 1701 Rail Way.
40. Resolution receiving and filing, and setting November 4, 2024 as the date of public hearing on the proposed plans, specifications, form of contract & estimate of cost for the Seerley Park Improvements Project.

Ordinances

41. Pass an ordinance amending Ordinance No. 1923, 2122, 2461, 2696, 2785, 2923 and 2953, providing that general property taxes no longer be divided on certain property located within the amended Cedar Falls Unified Highway 58 Corridor Urban Renewal Area, upon its first consideration.

Allow Bills and Claims

42. Allow Bills and Claims for October 21, 2024.

Council Updates and Announcements

Council Referrals

Executive Session

43. 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.

Adjournment