

**CITY HALL  
CEDAR FALLS, IOWA, MARCH 21, 2022  
REGULAR MEETING, CITY COUNCIL  
MAYOR ROBERT M. GREEN PRESIDING**

The City Council of the City of Cedar Falls, Iowa, met in Regular Session, pursuant to law, the rules of said Council and prior notice given each member thereof, at 7:00 P.M. on the above date. Members present: Schultz, deBuhr, Kruse (via videoconference), Harding, Ganfield, Sires, Dunn. Absent: None.

- 53732 - It was moved by Harding and seconded by Schultz that the minutes of the Regular Meeting of March 7, 2022 be approved as presented and ordered of record. Motion carried unanimously.
- 53733 - The Mayor then asked if there were any agenda revisions. Administrative Supervisor Kerr noted a typo in item #17 on the Resolution Calendar referencing the bid amount and that it should read \$286,395.50, noting that the supporting materials in the meeting packet were correct.
- 53734 - Mayor Green read the following proclamations:
- Proclamation recognizing March 22, 2022 as March for Meals Day.
- Proclamation recognizing March 30, 2022 as Honey Bee Day. Mayor Green recorded a video talk with Iowa Honey Producers Association Director Edward St. John which will be posted to Social Media.
- 53735 - Craig Fairbanks, 405 Spruce Hills Drive, referenced a letter he provided to Council Members and the Mayor expressing concerns with the vinyl siding restriction being proposed downtown. He also commented on his approval of Accessory Dwelling Units.
- Rosemary Beach, 5018 Sage Road, referenced an article in the Visitor and Tourism Visitors Guide and would like to see the Seerley House saved and turned into a Museum Welcome Center.
- 52736 - It was moved by Harding and seconded by Ganfield that Ordinance #3006, 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, be passed upon its second consideration. Following due consideration by the Council, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Harding, Ganfield, Sires, Dunn, Schultz, deBuhr, Kruse. Nay: None. Motion carried.
- 53737 - It was moved by Harding and seconded by Ganfield that the following items on the Consent Calendar be received, filed and approved:

Approve the following recommendation of the Mayor relative to the appointment of members to Boards and Commissions:

a) Crystal Ford, Civil Service Commission, term expiring 04/04/2026.

Receive and file the City Council Committee of the Whole minutes of March 7, 2022 relative to the Infiltration & Inflow Reduction Program.

Receive and file the City Council Work Session minutes of March 7, 2022 relative to the Continuation of the Public Safety Model Discussion.

Receive and file a communication from the City Administrator relative to the appointment of an Acting Public Safety Director.

Approve the following applications for beer permits and liquor licenses:

a) Barn Happy, 11310 University Avenue, Class B native wine - renewal.

b) Social House, 2208 College Street, Class C liquor & outdoor service - renewal.

Motion carried unanimously.

53738 - It was moved by Harding and seconded by Ganfield to receive and file the City Council Committee of the Whole minutes of February 28, 2022 relative to Review of the FY2023 Budget. Following a question by Councilmember Sires, and response by Finance & Business Operations Director Rodenbeck, City Attorney Rogers called the question out of order. Motion then carried unanimously.

53739 - It was moved by Ganfield and seconded by Harding that the following resolutions be introduced and adopted:

Resolution #22,714, approving the recommendation of the Acting Public Safety Director and City Administrator relative to the appointment of an Acting Police Chief.

Resolution #22,715, approving and authorizing execution of a Master Service Agreement with IP Pathways, LLC, relative to providing data backup and disaster recovery services.

Resolution #22,716, approving and authorizing execution of a HOME Investment Partnership Program Consortium Cooperation Agreement with the City of Waterloo for FY2023-2025.

Resolution #22,717, approving and authorizing execution of three Service/Product Agreements relative to removal of hazardous trees on private property, and authorizing the City Operations & Maintenance Division Manager to approve individual property quotes.

Resolution #22,718, approving the Certificate of Completion and accepting the work of Peterson Contractors Inc. for the West 12th Street Reconstruction Project, and approving and authorizing the transfer of funds from the Street Construction Fund to the Street Improvement Fund.

Resolution #22,719, approving and accepting the contract and bond of Peterson Contractors, Inc. for the 2022 Street Construction Project.

Resolution #22,720, receiving and filing the bids, and approving and accepting the low bid of Municipal Pipe Tool Company, in the amount of \$ \$286,395.50, for the 2022 CDBG Sanitary Sewer Rehabilitation Project.

Resolution #22,721, approving and authorizing execution of a Revised Owner Purchase Agreement, and approving and accepting a Warranty Deed, in conjunction with the Olive Street Box Culvert Project.

Resolution #22,722, receiving and filing, and setting April 4, 2022 as the date of public hearing on the proposed plans, specifications, form of contract & estimate of cost for the College Hill Parking Lot Improvements Project.

Resolution #22,723, setting April 4, 2022 as the date of public hearing on a proposed amendment to Chapter 26, Zoning, of the Code of Ordinances relative to principal permitted uses in the M-1 Light Industrial District.

Following due consideration by the Council, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Harding, Ganfield, Sires, Dunn, Schultz, deBuhr, Kruse. Nay: None. Motion carried. The Mayor then declared Resolutions #22,714 through #22,723 duly passed and adopted.

- 53740 - It was moved by Harding and seconded by Ganfield that Ordinance #3007, amending Chapter 7, Building and Building Regulations, of the Code of Ordinances relative to discharge of stormwater or groundwater into the city sanitary sewer system, be passed upon its first consideration. Water Reclamation Manager Nyman gave a brief overview of the proposed amendment. Following a question by Councilmember Sires and response by Public Works Director Schrage, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Harding, Ganfield, Sires, Dunn, Schultz, deBuhr, Kruse. Nay: None. Motion carried.
- 53741 - It was moved by Dunn and seconded by Harding that the bills and claims of March 21, 2022 be allowed as presented, and that the Controller/City Treasurer be authorized to issue City checks in the proper amounts and on the proper funds in payment of the same. Upon call of the roll, the following named Councilmembers voted. Aye: Harding, Ganfield, Sires, Dunn, Schultz, deBuhr, Kruse. Nay: None. Motion carried.
- 53742 - It was moved by deBuhr and seconded by Harding to refer back to the Planning & Zoning Commission, Option 2 - adding an allowance for vinyl siding on any new single family dwelling, and Option 3 - adding an allowance for vinyl siding on any new residential buildings with less than 7 units, as presented in the downtown zoning presentation during the Council Work Session. Motion carried unanimously.

It was moved by Sires to have Community Security Solutions, LLC review the

PSO program. Following comments by City Administrator Gaines and City Attorney Rogers, Mayor Green ruled the referral out of order. Following comments by Councilmembers Sires, Schultz, Dunn and Harding, and Mayor Green, it was moved by Harding and seconded by Schultz to refer to the Committee of the Whole a discussion on the scope of a third party Public Safety review. Following questions and comments by Councilmembers Harding and Ganfield, and responses by Gaines and Mayor Green, Councilmember Harding withdrew the motion. It was then moved by Ganfield and seconded by Harding to refer to the Committee of the Whole a presentation of possible funding sources up to \$125,000 and at least three consulting firms, including Community Security Solutions, LLC, for the Public Safety review. Following comments and questions by Councilmembers Sires, Ganfield, Kruse, and deBuhr, and responses by Mayor Green, Rogers and Finance & Business Operations Director Rodenbeck, the motion carried 5-2, with Dunn and deBuhr voting Nay.

- 53743 - Councilmember Sires congratulated Kevin Tegtmeier on his retirement and thanked him for his 43 years of service with the Public Works Department.

Finance & Business Operations Director Rodenbeck responded to a question by Councilmember Sires regarding the Sartori Hospital interest.

Councilmember Ganfield recounted a discussion with UNI's President Nook about the Honors Cottage and challenges with costs to rehabilitate the building.

- 53744 - It was moved by Harding and seconded by Dunn to adjourn to 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. Upon call of the roll, the following named Councilmembers voted. Aye: Harding, Ganfield, Sires, Dunn, Schultz, deBuhr, Kruse. Nay: None. Motion carried.

The City Council adjourned to Executive Session at 7:57 P.M.

Mayor Green reconvened the Council meeting at 8:44 P.M.

- 53745 - It was moved by Harding and seconded by Ganfield that the meeting be adjourned at 8:45 P.M. Motion carried unanimously.

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Kim Kerr, Administrative Supervisor