



**AGENDA**  
**CITY OF CEDAR FALLS, IOWA**  
**REGULAR MEETING, CITY COUNCIL**  
**MONDAY, JUNE 4, 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 May 21, 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 2018 Public Sidewalk & Pedestrian Trail Improvement Project.
    - a. Receive and file proof of publication of notice of hearing. (Notice published May 25, 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 2018 Public Sidewalk & Pedestrian Trail Improvement Project.
- F. Old Business:
  - 1. Pass Ordinance #2923, 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 third & final consideration.
  - 2. Pass Ordinance #2924, amending Chapter 27, Utilities, of the Code of Ordinances, relative to sanitary sewer rates, upon its third & final consideration.
  - 3. Pass Ordinance #2925, amending Chapter 27, Utilities, of the Code of Ordinances, relative to storm water management rates, upon its third & final consideration.
  - 4. Pass Ordinance #2926, 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 second consideration.

5. Pass Ordinance #2927, amending Chapter 26, Traffic and Motor Vehicles, of the Code of Ordinances relative to establishing a 35 miles per hour speed limit on Greenhill Road from Hudson Road to West 27th Street, 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. Approve the recommendation of the Mayor relative to the appointment of MaraBeth Soneson to the Utilities Board of Trustees, term ending 08/31/2024.
  - b. Receive and file the Committee of the Whole minutes of May 21, 2018 relative to the following items:
    - (1) Utilities Board of Trustees Interview - MaraBeth Soneson.
    - (2) Visitors & Tourism Initiatives/Update.
    - (3) Speed limit on South Main Street-University Avenue to Greenhill Road.
    - (4) Bills & Payroll.
  - c. Receive and file the City Council Work Session minutes of May 14, 2018.
  - d. Receive and file Departmental Monthly Reports of April 2018.
  - e. Approve the following applications for cigarette/tobacco/nicotine/vapor permits:
    - (1) Dollar General Store, 2921 Center Street.
    - (2) Murphy USA, 518 Brandilynn Boulevard.
    - (3) SUDS, 2223 1/2 College Street.
    - (4) Up In Smoke, 2218 College Street.
  - f. Approve the following applications for beer permits and liquor licenses:
    - (1) Dollar General Store, 2921 Center Street, Class C beer & Class B wine - renewal.
    - (2) Kwik Star, 2019 College Street, Class C beer - renewal.
    - (3) Kwik Star, 7500 Nordic Drive, Class C beer & Class B wine - renewal.
    - (4) Chuck E. Cheese's, 5911 University Avenue, Class B beer - renewal.
    - (5) Applebee's Neighborhood Grill & Bar, 6301 University Avenue, Class C liquor - renewal.
    - (6) Los Cabos Mexican Restaurant, 112-114 Main Street, Class C liquor & outdoor service - renewal.
    - (7) Prime Mart, 2323 Main Street, Class E liquor - renewal.
    - (8) Target, 214 Viking Plaza Drive, Class E liquor - renewal.
    - (9) Fraternal Order of Eagles, 2125 West Lone Tree Road, Class C liquor & outdoor service - temporary expansion of outdoor service area. (June 22-24, 2018)
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 directing the advertisement for sale of \$6,585,000 General Obligation Bonds, Series 2018, and approving electronic bidding procedures and Official Statement.
  - b. Resolution approving and authorizing execution of an Engagement Letter with Eide Bailly,

LLP to perform the audit of FY18 financial statements and programs compliance.

- c. Resolution approving and authorizing execution of an Actuarial Services Agreement with SilverStone Group, Incorporated relative to Governmental Accounting Standards Board (GASB) 75.
- d. Resolution approving and authorizing execution of a Professional Service Agreement with Carlson Dettmann Consulting, LLC relative to a Job Classification Review, in conjunction with the City's pay plan study.
- e. Resolution approving and authorizing execution of a Professional Service Agreement with Carlson Dettmann Consulting, LLC relative to a Performance Development Program, in conjunction with the City's pay plan study.
- f. Resolution designating the dates and locations for the annual Sturgis Falls Celebration and Cedar Basin Jazz Festival Inc.
- g. Resolution approving and authorizing expenditure of funds for the purchase of two dump trucks.
- h. Resolution approving the Certificate of Completion and accepting the work of Municipal Pipe Tool Company, LLC for the 2017 Sanitary Sewer Rehabilitation Project.
- i. Resolution approving and authorizing execution of a Maintenance and Repair Agreement with CF Gateway Park, Inc. relative to a post-construction stormwater management plan on Lots 1 and 2 of Gateway Business Park at Cedar Falls I.
- j. Resolution approving and authorizing execution of Supplemental Agreement No. 7 with AECOM Technical Services, Inc. relative to the Downtown Levee Improvements Project.
- k. Resolution approving and accepting the contract and bond of K. Cunningham Construction Co. Inc. for the Center Street Recreational Trail Project.
- l. Resolution approving and authorizing execution of a Contract for Completion of Improvements with CF Gateway Park, Inc. relative to the final plat of Gateway Business Park at Cedar Falls I.
- m. Resolution approving and authorizing execution of a Professional Service Agreement with Clapsaddle-Garber Associates for 2018 construction observation and testing services relative to new subdivisions.
- n. Resolution approving and authorizing execution of Supplemental Agreement No. 1 with Clapsaddle-Garber Associates for construction observation and testing services relative to Gateway Business Park. (Contingent upon approval of Item G-2.m.)
- o. Resolution approving a Highway 20 Commercial Corridor Overlay Zoning District development site plan for construction of a hotel and conference center on Lot 1, Gateway Business Park at Cedar Falls I.
- p. Resolution approving and authorizing execution of a Developmental Procedures Agreement with CF Gateway Park, Inc. relative to public improvements in Gateway Business Park at Cedar Falls I.
- q. Resolution approving the final plat of Gateway Business Park at Cedar Falls I.
- r. Resolution approving and authorizing execution of a Rehabilitation Contract with To Jo

Construction Inc., relative to a Community Development Block Grant (CDBG) emergency repair project.

- s. Resolution approving and authorizing execution of a Rehabilitation Contract with Curran Plumbing Inc., relative to a Community Development Block Grant (CDBG) emergency repair project.
- t. Resolution setting June 18, 2018 as the date of public hearing on the City's FY18-19 Consolidated Annual Plan for the Community Development Block Grant (CDBG) & HOME Program.

H. Allow Bills and Payroll.

I. City Council Referrals.

J. City Council Updates.

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

L. Adjournment.