



**AGENDA
CITY OF CEDAR FALLS, IOWA
CITY COUNCIL MEETING
MONDAY, OCTOBER 04, 2021
7:00 PM AT CITY HALL**

The City is providing in-person and electronic options for this meeting in accordance with the Governor's Proclamation of Disaster Emergency regarding meetings and hearings. The City encourages in-person attendees to follow the latest CDC guidelines to reduce the risk of COVID-19 transmission.

The meeting will be accessible via video conference and the public may access/participate in the meeting in the following ways:

- a) By dialing the phone number +13126266799 or +19292056099 or +12532158782 or +13017158592 or +13462487799 or +16699006833 and when prompted, enter the meeting ID (access code) 962 7287 1738.
- b) iPhone one-tap: +13126266799,,96272871738# or +19292056099,,96272871738#
- c) Join via smartphone or computer using this link: <https://zoom.us/j/96272871738>.
- d) View the live stream on Channel 15 YouTube using this link: <https://www.youtube.com/channel/UCCzeig5nIS-dIEYisqah1uQ> (view only).
- e) Watch on Cedar Falls Cable Channel 15 (view only).

To request to speak when allowed on the agenda, participants must click "Raise Hand" if connected by smartphone or computer, or press *9 if connected by telephone. All participants will be muted by the presiding officer when not actually speaking.

Call to Order by the Mayor

Roll Call

Approval of Minutes

1. Regular Meeting of September 20, 2021.

Agenda Revisions

Special Presentations

2. Proclamation recognizing October 11, 2021 as Indigenous Peoples Day.
3. Proclamation recognizing October 2021 as Breast Cancer Awareness Month.

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

Special Order of Business

4. Public hearing on a proposed amendment to the Future Land Use Map by changing the designation from Office & Business Park to Medium Density Residential, and on the proposed rezoning from C-1, Commercial District to R-P, Planned Residence District of property located in the vicinity of Cedar Heights Drive and Valley High Drive.
 - a) Receive and file proof of publication of notice of hearing. (Notice published September 24, 2021)
 - b) Written communications on file with the City Clerk.

- c) Staff comments.
- d) Public comments.
- e) Resolution approving an amendment to the Future Land Use Map by changing the designation from Office & Business Park to Medium Density Residential of property located west of Cedar Heights Drive and north of Greenhill Road.
- f) Pass an ordinance amending Section 26-118 of the Code of Ordinances by removing certain property located in the vicinity of Cedar Heights Drive and Valley High Drive from the C-1, Commercial District, and placing the same in the R-P, Planned Residence District, upon its first consideration.
- g) Resolution approving and authorizing execution of an R-P, Planned Residential Zoning District Developmental Procedures Agreement with LG Companies, LLC and Heartland Development of Cedar Valley, Inc., and approving an R-P District site plan relative to a residential condominium development.

Old Business

- 5. Pass Ordinance #2989, amending Section 26-118 of the Code of Ordinances by removing certain property located west of Cedar Heights Drive and north of Huntington Road from the A-1, Agricultural District and R-1, Residential Zoning District, and placing the same in the MU, Mixed Use Residential Zoning District, upon its third & final consideration.
- 6. Resolution approving and authorizing execution of a Second Amended and Restated Mixed Use Zoning District Developmental Procedures Agreement with Oster Partners, L.P. and Greenhill Estates, Inc., and approving the updated Pinnacle Prairie Master Plan.

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.)

- 7. Approve the following recommendation of the Mayor relative to the appointment of members to Boards and Commissions:
 - a) Cathy Showalter, Civil Service Commission, term ending 04/07/2025.
- 8. Receive and file the Committee of the Whole minutes of September 20, 2021 relative to the following items:
 - a) Cedar Falls Economic Development Corp.
 - b) Political Campaigning on City Property.
 - c) Wastewater Facility Project and ARPA Funds.
- 9. Receive and file the Departmental Monthly Reports of August, 2021.
- 10. Approve the following Order Accepting Acknowledgment/Settlement Agreement:
 - a) Casey's General Store, 601 Main Street, First tobacco violation.
- 11. Approve the following applications for beer permits and liquor licenses:
 - a) Metro Mart, 103 Franklin Street, Class C beer - renewal.
 - b) Murphy USA, 518 Brandilynn Boulevard, Class C beer - renewal.
 - c) The Landmark, 107 Main Street, Class C liquor & outdoor service - renewal.
 - d) Casey's General Store, 601 Main Street, Class E liquor - renewal.
 - e) Fareway Store, 214 North Magnolia Drive, 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.)

12. Resolution levying a final assessment for costs incurred by the City to remove a hazardous tree on the property located at 1305 W 19th Street.
13. Resolution levying a final assessment for costs incurred by the City to mow the property located at 2012 Vine Street.
14. Resolution levying a final assessment for costs incurred by the City to remove a hazardous tree on the property located at 2404 Royal Drive.
15. Resolution approving and authorizing execution of an Agreement with Berry, Dunn, McNeil & Parker, LLC for professional services relative to the selection process for replacement of the City's financial software.
16. Resolution approving and authorizing execution of a contract for renewal of the CLEAR for Law Enforcement Plus subscription with West Publishing Corporation relative to investigations and background checks conducted by the Public Safety Services Department.
17. Resolution receiving and filing the bids, and approving and accepting the low bid of Boulder Contracting, LLC, in the amount of \$161,197.60, for the 2021 Street Patching Project.
18. Resolution approving and authorizing execution of an Acknowledgement and Reimbursement Agreement with the Iowa Economic Development Authority (IEDA) for the Certified Site Program relative to expansion of the Cedar Falls Industrial Park.
19. Resolution approving and authorizing execution of an Agreement to Enhance Economic Development in Cedar Falls with the Cedar Falls Economic Development Corporation.
20. Resolution approving and authorizing a Change Order to the Rehabilitation Contract with Tojo Construction Inc. relative to a HOME Housing Rehabilitation Project at 2512 Cedar Heights Drive.
21. Resolution approving and adopting the Housing Rehabilitation Program for Rental Rehabilitation Projects, in conjunction with the FY19-23 Community Development Block Grant (CDBG) and HOME Consortium 5-Year Plan.
22. Resolution approving and authorizing submission of a grant agreement to the Iowa Homeland Security and Emergency Management Division (HSEMD) for the Voluntary Property Acquisition Program funded through the Hazard Mitigation Grant Program, and authorizing the local match relative to the Northern Cedar Falls Buyout Program.
23. Resolution approving the Boe Minor Subdivision Plat.
24. Resolution setting October 18, 2021 as the date of public hearing on the proposed rezoning from R-1, Residence District and C-2, Commercial District to C-2, Commercial District of property located at 5424 University Avenue.
25. Resolution receiving and filing, and setting October 18, 2021 as the date of public hearing on the proposed plans, specifications, form of contract & estimate of cost for the City Hall Remodel Project.
26. Resolution setting October 18, 2021 as the date of public hearing on the proposed adoption by reference the 2021 International Building Code, 2021 International Residential Code, 2021 International Mechanical Code, 2021 Uniform Plumbing Code, 2021 National Fuel Gas Code and 2020 National Electrical Code, and associated revisions to Chapter 7, Buildings and Building Regulations of the Code of Ordinances.
27. Resolution setting October 18, 2021 as the date of public hearing on the proposed adoption by reference the 2021 International Fire Code, and associated revisions to Chapter 9, Fire Prevention and Protection of the Code of Ordinances.

Allow Bills and Claims

28. Allow Bills and Claims of October 4, 2021.

City Council Referrals

City Council Updates

Staff Updates

Adjournment