



AGENDA
CITY OF CEDAR FALLS, IOWA
REGULAR MEETING, CITY COUNCIL
MONDAY, NOVEMBER 5, 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 October 15, 2018.
- D. Agenda Revisions.
- E. Old Business:
 - 1. Pass Ordinance #2932, granting a partial property tax exemption to Standard Distribution Co. for construction of a warehouse addition at 317 Savannah Park Drive, upon its third & final consideration.
 - 2. Pass Ordinance #2933, amending Section 29-107 of the Code of Ordinances by removing property located in the southwest corner of Highway 58 and West Ridgeway Avenue from A-1, Agricultural District, and placing the same in HWY-1, Highway Commercial District, subject to certain conditions, upon its third & final consideration.
 - 3. Resolution approving a Highway 20 Commercial Corridor Overlay Zoning District site plan for construction of a retail and convenience store to be located in the southwest corner of Highway 58 and West Ridgeway Avenue, subject to certain conditions.
 - 4. Pass Ordinance #2934, amending Section 29-107 of the Code of Ordinances by removing property located at the north end of Lakeshore Drive from A-1, Agricultural District, and placing the same in R-1, Residence District, upon its third & final consideration, OR
 - a. Defer final consideration of the ordinance until the Park Ridge Estates preliminary plat is presented for consideration by City Council.
- F. 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 temporary reappointment of Brian Arntson to the Planning & Zoning Commission, term ending 11/30/2018.
 - b. Receive and file the Committee of the Whole minutes of October 15, 2018 relative to the following items:
 - (1) Community Main Street Presentation.
 - (2) College Hill Partnership Presentation.
 - (3) Bicycle & Pedestrian Advisory Committee Presentation.

- (4) Bills & Payroll.
 - c. Receive and file communications from the Civil Service Commission relative to certified lists for the following positions:
 - (1) Land Surveyor.
 - (2) Maintenance Worker.
 - (3) Planner II.
 - d. Receive and file Departmental Monthly Reports of September 2018.
 - e. Receive and file the Bi-Annual Report of Community Main Street relative to FY19 Self-Supported Municipal Improvement District (SSMID) Funds & an FY19 Economic Development Grant.
 - f. Receive and file the Bi-Annual Report of College Hill Partnership relative to FY19 Self-Supported Municipal Improvement District (SSMID) Funds and an FY19 Economic Development Grant.
 - g. Approve a request for a street closure on Viking Road on November 22, 2018.
 - h. Approve the following applications for beer permits and liquor licenses:
 - (1) Casey's General Store, 5908 Nordic Drive, Class C beer & Class B wine - renewal.
 - (2) Clarion Inn, 5826 University Avenue, Class B liquor - renewal.
 - (3) Figaro Figaro, 419 Main Street, Class C Liquor & outdoor service - renewal.
 - (4) Tony's La Pizzeria, 407 Main Street, Class C liquor & outdoor service - renewal.
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 authorizing certification of eligible expenses for reimbursement from the Downtown, College Hill, Pinnacle Prairie and Unified Tax Increment Financing Revenues.
 - b. Resolution approving and authorizing an inter-fund loan from the Tax Increment Financing (TIF) Bond Fund to the Tax Increment Financing (TIF) Fund relative to funding for the Prairie Parkway & Viking Road Signalization Project in the Pinnacle Prairie Urban Renewal Area.
 - c. Resolution approving and authorizing an inter-fund loan from the Tax Increment Financing (TIF) Bond Fund to the Tax Increment Financing (TIF) Fund relative to funding for legal fees and incentive payments in the Downtown Urban Renewal Area.
 - d. Resolution approving and authorizing an inter-fund loan from the Tax Increment Financing (TIF) Bond Fund to the Tax Increment Financing (TIF) Fund relative to funding for Highway 58 Corridor Improvements, Industrial Park Street Patching, and administrative and legal fees related to the Unified Urban Renewal Area.
 - e. Resolution approving and authorizing an inter-fund loan from the General Fund to the Tax Increment Financing (TIF) Fund relative to funding for personnel costs to support the Unified Urban Renewal projects and planning in the Unified Urban Renewal Area.
 - f. Resolution approving and authorizing an inter-fund loan from the Economic Development Fund to the Tax Increment Financing (TIF) Fund relative to funding for the purchase of land in the Unified Urban Renewal Area.
 - g. Resolution approving and authorizing an inter-fund loan from the Street Improvement Fund to the Tax Increment Financing (TIF) Fund relative to funding for the University Avenue

Reconstruction Project - Phase 3 in the Unified Urban Renewal Area.

- h. Resolution approving and authorizing submission of the City's FY18 Annual Urban Renewal Report.
- i. Resolution approving and authorizing execution of a replacement Quit Claim Deed conveying title to a portion of vacated alley located in Lincoln Park Addition to Michael and Jeanette Geisler.
- j. Resolution approving and authorizing execution of an FY19 Cooperative Agreement with the Iowa Civil Rights Commission.
- k. Resolution renaming Cedar Falls Recreation and Community Center to Recreation and Fitness Center.
- l. Resolution approving and accepting a Permanent Utility Easement, in conjunction with the University Avenue Reconstruction Project - Phase 2.
- m. Resolution approving and authorizing execution of twenty Owner Purchase Agreements and fifteen Tenant Purchase Agreements, and approving and accepting one Warranty Deed, nineteen Owner's Temporary Grading Easements and six Public Utility Easements, in conjunction with the West 1st Street Reconstruction Project.
- n. Resolution approving and authorizing execution of Supplemental Agreement No. 3 to the Standard Consultant Contract with IIW, P.C. for construction engineering services relative to the West 20th Street Bridge Replacement Project.
- o. Resolution approving the partial release of retainage funds to S.M. Hentges & Sons, Inc. for the Dry Run Creek Sanitary Sewer Improvements Project, Phase 2.
- p. Resolution approving and accepting completion of public improvements in Autumn Ridge Eighth Addition.
- q. Resolution approving the Certificate of Completion and accepting the work of Peterson Contractors, Inc. for the Greenhill Road Extension Project.
- r. Resolution approving and authorizing execution of a Storm Water Maintenance and Repair Agreement with Redeemer Church relative to a post-construction stormwater management plan for 815 Orchard Drive.
- s. Resolution approving and authorizing execution of a Storm Water Maintenance and Repair Agreement with FN Investors, LLC relative to a post-construction stormwater management plan for 3019 Venture Way.
- t. Resolution approving and authorizing execution of a Storm Water Maintenance and Repair Agreement with Cedar Brook Dental Group relative to a post-construction stormwater management plan for 9219 University Avenue.
- u. Resolution approving and authorizing execution of a Storm Water Maintenance and Repair Agreement with Ice Investments, LLC relative to a post-construction stormwater management plan for 3201 Venture Way.
- v. Resolution approving and authorizing execution of a Storm Water Maintenance and Repair Agreement with SCD Real Estate, LLC relative to a post-construction stormwater management plan for 1225 Rail Way.

- w. Resolution approving and authorizing execution of a Professional Service Agreement with AECOM Technical Services, Inc. for engineering services relative to the Downtown 100 Block Alley Reconstruction Project.
 - x. Resolution approving and authorizing execution of an Oxbow Restoration Agreement with The Nature Conservancy relative to the Dry Run Creek Oxbow Restoration Project.
 - y. Resolution approving and authorizing execution of Supplemental Agreement No. 1 to the Professional Service Agreement with Snyder & Associates, Inc. relative to the West 1st Street Reconstruction Project.
 - z. Resolution approving the final plat of Autumn Ridge Eighth Addition.
 - aa. Resolution approving a Highway Corridor and Greenbelt (HCG) Overlay Zoning District site plan for signage on Lot 1 of East Viking Plaza.
 - ab. Resolution approving a Central Business District Overlay Zoning District site plan for façade improvements at 321 Main Street.
 - ac. Resolution approving and authorizing execution of an Offer to Buy Real Estate and Acceptance for 126.07 acres, more or less, of real estate owned by Lois Rieger, John Rieger, Rick Rieger, and Steven Rieger relative to expansion of the West Viking Road Industrial Park.
 - ad. Resolution approving and authorizing execution of a Preconstruction Agreement for Primary Road Project with the Iowa Department of Transportation relative to the West 1st Street Reconstruction Project.
- G. Allow Bills and Payroll.
- H. City Council Referrals.
- I. City Council Updates.
- J. 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.
- K. Public Forum. (Speakers will have one opportunity to speak for up to 5 minutes on topics germane to City business.)
- L. Adjournment.