



**AGENDA**  
**CITY OF CEDAR FALLS, IOWA**  
**CITY COUNCIL MEETING**  
**MONDAY, MAY 15, 2023**  
**7:00 PM AT CITY HALL, 220 CLAY STREET**

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**Call to Order by the Mayor**

**Roll Call**

**Pledge of Allegiance**

**Approval of Minutes**

1. Regular meeting of May 1, 2023.

**Agenda Revisions**

**Special Presentations**

**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 proposed amendments to the City's FY2023 Budget.
  - a) Receive and file proof of publication of notice of hearing. (Notice published 05/03/2023)
  - b) Written communications filed with the City Clerk.
  - c) Staff comments.
  - d) Public comments.
  - e) Resolution approving and adopting amendments to the City's FY2023 Budget.
3. Public hearing on the proposed vacation of certain public right-of-way along Hudson Road.
  - a) Receive and file proof of publication of notice of hearing. (Notice published 05/05/2023)
  - b) Written communications filed with the City Clerk.
  - c) Staff comments.
  - d) Public comments.
  - e) Pass an ordinance vacating certain public right-of-way along Hudson Road, upon its first consideration.
4. Public hearing on the proposed plans, specifications, form of contract & estimate of cost for the 2023 Alley Reconstruction Project.

- a) Receive and file proof of publication of notice of hearing. (Notice published 05/05/2023)
  - b) Written communications filed with the City Clerk.
  - c) Staff comments.
  - d) Public comments.
  - e) Resolution approving and adopting the plans, specifications, form of contract & estimate of cost for the 2023 Alley Reconstruction Project.
5. Public hearing on the proposed plans, specifications, form of contract & estimate of cost for the 2023 Seal Coat Project.
- a) Receive and file proof of publication of notice of hearing. (Notice published 05/05/2023)
  - b) Written communications filed with the City Clerk.
  - c) Staff comments.
  - d) Public comments.
  - e) Resolution approving and adopting the plans, specifications, form of contract & estimate of cost for the 2023 Seal Coat Project.

**Old Business**

- 6. Pass Ordinance #3027, amending Chapter 26, Zoning, of the Code of Ordinances relative to signage for Civic/Institutional Uses in the Downtown Character District (CD-DT), upon its third & final consideration.
- 7. Pass Ordinance #3028, amending the Zoning Map by removing approximately 3 acres of property located west of the Hudson Road & Ashworth Drive intersection, f/n/a 4919 Hudson Road from A-1, Agricultural District and placing the same in the R-1, Residence District, upon its third & final consideration.
- 8. Pass Ordinance #3029, amending the Zoning Map by removing approximately 14.43 acres of property located north of Black Hawk Park Addition and west of Cypress Avenue from A-1, Agricultural District and placing the same in the R-2, Residence District, 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 Standing Committee minutes of May 1, 2023 relative to the following item:
  - a) Housing Needs Assessment Report.
- 10. Approve a proclamation recognizing May 2023 as Neurofibromatosis Awareness Month and May 17, 2023 as World Neurofibromatosis Awareness Day.
- 11. Approve the following recommendation of the Mayor relative to the appointment of members to Boards and Commissions:
  - a) Dr. Vicki Edelnant, Library Board of Trustees, term ending 06/30/2026.
  - b) Alan Stalnaker, Planning & Zoning Commission, term ending 11/01/2026.
  - c) Sloan Alberhasky, Planning & Zoning Commission, term ending 11/01/2027.
- 12. Receive and file a communication from the Mayor relative to the appointment of Noah Hackbart as Student Liaison, term ending 04/30/24.

13. Receive and file communications from the Civil Service Commission relative to the following certified lists:
  - a) Assistant Public Safety Director/Fire Chief.
  - b) Engineering Technician I.
  
14. Receive and file the Bi-Annual Report of Community Main Street relative to FY23 Self-Supported Municipal Improvement District (SSMID) funds and an FY23 Economic Development Grant.
  
15. Approve the following applications for cigarette/tobacco/nicotine/vapor permits:
  - a) Casey's #1887, 2425 Center Street.
  - b) Casey's #2630, 5226 University Avenue.
  - c) Casey's #2865, 5908 Nordic Drive.
  - d) Casey's #3045, 601 Main Street.
  - e) Casey's #3610, 1225 Fountains Way.
  - f) Fareway Stores, Inc. #190, 4500 South Main Street.
  - g) Fareway Stores, Inc. #974, 214 North Magnolia Drive.
  - h) Fleet Farm Fuel, 108 West Ridgeway Avenue.
  - i) Greenleaf Tobacco & Vapor, 5901 University Avenue.
  - j) Happy's Wine & Spirits, 5925 University Avenue.
  - k) Kwik Spirits #561, 4116 University Avenue, Suite 104-105.
  - l) Kwik Star #490, 7500 Nordic Drive.
  - m) Kwik Star #726, 2019 College Street.
  - n) Kwik Star #934, 4515 Coneflower Parkway.
  - o) Metro Mart #3, 103 Franklin Street.
  - p) Murphy USA #6970, 518 Brandilynn Boulevard.
  - q) Panther Travel Center, 1525 West Ridgeway Avenue.
  - r) Walmart #753, 525 Brandilynn Boulevard.
  
16. Approve the following applications for retail alcohol licenses:
  - a) Amvets, 1934 Irving Street, Class F retail alcohol & outdoor service - renewal.
  - b) Double Tap, 312 Main Street, Class C retail alcohol- renewal.
  - c) Famous Dave's, 6222 University Avenue, Class C retail alcohol -renewal.
  - d) Casey's General Store, 2425 Center Street, Class E retail alcohol - renewal.
  - e) Casey's General Store, 5908 Nordic Drive, Class E retail alcohol - renewal.
  - f) Hy-Vee Food Store, 6301 University Avenue, Class E retail alcohol - renewal.
  - g) Mini-mart, 1420 West 1st Street, Class E retail alcohol – renewal.
  - h) Famous Dave's, 6222 University Avenue, Class C retail alcohol – change in ownership.
  - i) Casey's General Store, 5908 Nordic Drive, Class E retail alcohol – change in ownership.
  - j) Sturgis Falls Celebration, Gateway Park, Special Class C retail alcohol & outdoor service - 5-day permit.

**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.)

17. Resolution Calendar with items considered separately.
  
18. Resolution approving and adopting new/revised job classifications for the following positions:
  - a) Community Services Specialist
  - b) Community Services Supervisor
  - c) Traffic Technician
  - d) Civil CAD/GIS Technician
  - e) Content Coordinator
  
19. Resolution approving and authorizing execution of a Benefits Consultant Agreement with PDCM Insurance relative to the City's benefit plans.
  
20. Resolution approving and authorizing execution of an Agreement with Push Pedal Pull, Inc. relative to replacement of weightroom equipment at the Recreation Center.

21. Resolution approving and authorizing execution of a Collaborative Program Agreement with the Black Hawk Tennis Club relative to providing Youth Tennis Lessons, in conjunction with the summer recreational programs.
22. Resolution approving and authorizing execution of a Collaborative Program Agreement with the Cedar Falls Tiger Rugby Club relative to providing Youth Non-Contact Rugby, in conjunction with the summer recreational programs.
23. Resolution approving and adopting the Housing Needs Assessment Report.
24. Resolution approving a HWY-1, Highway Commercial Zoning District site plan for construction of a restaurant to be located at the SE corner of Brandilynn Boulevard and Winterberry Drive.
25. Resolution approving an MU, Mixed-Use Residential Zoning District site plan for updated landscaping and signage at 4520 Rownd Street.
26. Resolution approving and authorizing Amendment #4 to the Entitlement Community Development Block Grant COVID-19 Program Contract with the Iowa Economic Development Authority relative to Community Block Grant (CDBG-CV2) funding relative to the CARES Act.
27. Resolution supporting a Workforce Housing Tax Credit Program application to be submitted to the Iowa Economic Development Authority by BJW Holdings, LLC for Workforce Housing Tax Credits for the proposed Cottage Courts project at 215 West 9th Street.
28. Resolution of support for a Workforce Housing Tax Credit application to be submitted to the Iowa Economic Development Authority by CV Commercial, LLC for Workforce Housing Tax Credits for the proposed College Hill Mixed Use project at 2119 College Street.
29. Resolution approving and accepting a Warranty Deed, in conjunction with the expansion of the West Viking Road Industrial Park.
30. Resolution approving and authorizing execution of two Leases relative to property vacated by flood buyout programs.
31. Resolution approving and accepting the contract and bond of Dave Schmitt Construction Co. Inc. for the Ashworth Drive Extension Project.
32. Resolution receiving and filing the bids, and approving and accepting the bid of Dave Schmitt Construction, in the amount of \$2,633,563.41, being the lowest bid received for the North Cedar Heights Area Reconstruction Project – Phase 1A.
33. Resolution approving and authorizing execution of a Professional Service Agreement with JCG Land Services, Inc. for land acquisition services relative to Engineering Division projects.
34. Resolution receiving and filing, and setting June 5, 2023 as the date of public hearing on the proposed plans, specifications, form of contract & estimate of cost for the 2023 Sidewalk Assessment Project – Zone 1.
35. Resolution setting June 5, 2023 as the date of public hearing to consider entering into an Agreement for Private Development, and to consider conveyance of certain city-owned real estate to Technology Pkwy Properties, LLC.

#### **Allow Bills and Claims**

36. Allow Bills and Claims for May 15, 2023.

#### **Council Updates and Announcements**

#### **Council Referrals**

#### **Adjournment**