



**AGENDA  
CITY OF CEDAR FALLS, IOWA  
CITY COUNCIL MEETING  
MONDAY, OCTOBER 21, 2019  
7:00 PM AT CITY HALL**

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**Call to Order by the Mayor**

**Roll Call**

**Approval of Minutes**

1. Regular Meeting of October 7, 2019.

**Agenda Revisions**

**Special Order of Business**

2. Public hearing on a proposed ordinance granting a partial property tax exemption to Broadstone BCI Iowa, L.L.C. for construction of an industrial use warehouse and production facility at 2900 Capital Way.
  - a) Receive and file proof of publication of notice of hearing. (Notice published October 11, 2019)
  - b) Written communications filed with the City Clerk.
  - c) Oral comments.
3. Pass an ordinance granting a partial property tax exemption to Broadstone BCI Iowa, L.L.C. for construction of an industrial use warehouse and production facility at 2900 Capital Way, upon its first consideration.

**Old Business**

4. Pass Ordinance #2955, amending Section 26-118 of the Code of Ordinances by removing property located in the vicinity of 1700-2000 Union Road from the A-1, Agricultural District, and placing the same in the R-1, Residence District, upon its third & final consideration.
5. Pass Ordinance #2956, amending Chapter 19, Streets and Sidewalks, of the Code of Ordinances relative to monument mailboxes, upon its third & final consideration.
6. Pass Ordinance #2957, amending Chapter 23, Traffic and Motor Vehicles, of the Code of Ordinances relative to establishing a 35 miles per hour speed limit on Ridgeway Avenue from Hudson Road east to Iowa Highway 58, upon its second consideration.

**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. Receive and file the Committee of the Whole minutes of October 7, 2019 relative to the following items:
  - a) Census Update.
  - b) Creekside Technology Center Master Plan.
  - c) Bills & Payroll.

8. Receive and file the Bi-Annual Report of Community Main Street relative to FY20 Self-Supported Municipal Improvement District (SSMID) Funds and an FY20 Economic Development Grant.
9. Receive and file the Bi-Annual Report of College Hill Partnership relative to FY20 Self-Supported Municipal Improvement District (SSMID) Funds and an FY20 Economic Development Grant.
10. Approve the following applications for beer permits and liquor licenses:
  - a) Aldi Inc., 6322 University Avenue, Class C beer & Class B wine - renewal.
  - b) Pablo's Mexican Grill, 310 Main Street, Class B beer - renewal.
  - c) Fareway Store, 4500 South Main Street, Class E liquor - renewal.
  - d) Fleet Farm, 108 West Ridgeway Avenue, Class C beer & Class B wine - new.
  - e) Fleet Farm, 400 West Ridgeway Avenue, Class C beer & Class B wine - new.

**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.)

11. Resolution of support for Community Main Street, Inc., and approving and authorizing execution of a Main Street Iowa Program Agreement with Community Main Street Inc. and the Iowa Economic Development Authority for the purpose of continuing the Main Street Program in Cedar Falls.
12. Resolution approving and authorizing execution of an Agreement for the Use of State or Local Overtime and Authorized Expense/Strategic Initiative Program for Organized Crime Drug Enforcement Task Forces (OCDETF) for FY2020.
13. Resolution approving and authorizing execution of Supplemental Agreement No. 1 to the Professional Service Agreement with Snyder & Associates, Inc. relative to the Cedar Heights Drive Reconstruction Project-Viking Road to Greenhill Road.
14. Resolution approving and authorizing execution of a Storm Water Maintenance and Repair Agreement with James V. Sands relative to a post-construction stormwater management plan for Lot 6 of Prairie Springs U.M.C. Minor Plat.
15. Resolution approving and authorizing execution of Supplemental Agreement No. 10 to the Professional Service Agreement with Snyder & Associates, Inc. for 2019 Engineering Services relative to the West Viking Road Reconstruction Project-Production Drive to South Union Road.
16. Resolution approving and authorizing execution of Supplemental Agreement No. 11 to the Professional Service Agreement with Snyder & Associates, Inc. for 2019 Engineering Services relative to Floodwall/Levee System Record Drawing Services.
17. Resolution approving and accepting completion of public improvements in Wild Horse Ridge Fourth Addition.
18. Resolution approving a Central Business District Overlay Zoning District site plan for façade improvements at 116 West 4th Street.
19. Resolution approving and authorizing execution of an Addendum to Developmental Procedures Agreement with Greenhill Estates, Inc. relative to public improvements in the vicinity of the Greenhill Road and Coneflower Parkway intersection.
20. Resolution approving the final plat of Wild Horse Ridge Fourth Addition.
21. Resolution approving the preliminary plat of The Pointe at Henry Farms.
22. Resolution approving the final plat of The Pointe at Henry Farms.
23. Resolution approving and accepting a Storm Water Easement Agreement, and approving and authorizing execution of a Storm Water Maintenance and Repair Agreement with Vereit Real Estate L.P., relative to a post-construction stormwater management plan for 400 West Ridgeway Avenue.

24. Resolution approving the Creekside Technology Center Master Plan.
25. Resolution approving and authorizing execution of a Contract for Economic Development Website Services with Brand Acceleration, Inc.
26. Resolution approving and authorizing execution of six Agreements for Professional Services relative to use of Community Development Block Grant (CDBG) funds, in conjunction with the FY19-20 Annual Action Plan.
27. Resolution setting November 4, 2019 as the date of public hearing on a proposed lease with the Black Hawk County Conservation Board relative to City-owned property at 1501 East Lake Street.
28. Resolution receiving and filing, and setting November 4, 2019 as the date of public hearing on, the proposed plans, specifications, form of contract & estimate of cost for the 2019 Sanitary Sewer Rehabilitation Project.

#### **Allow Bills and Payroll**

29. Allow Bills and Payroll of October 21, 2019.

#### **City Council Referrals**

#### **City Council Updates**

#### **Executive Session**

30. Executive Session to discuss Legal Matters per Iowa Code Section 21.5(1)(c) to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation, following Public Forum.

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

#### **Adjournment**