



**AGENDA  
CITY OF CEDAR FALLS, IOWA  
CITY COUNCIL MEETING  
MONDAY, FEBRUARY 21, 2022  
7:00 PM AT COMMUNITY CENTER, 528 MAIN STREET**

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The City is providing in-person and electronic options for this meeting. 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 February 7, 2022.

**Agenda Revisions**

**Special Presentations**

2. Proclamation recognizing March 2, 2022 as Read Across America Day.

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

**Special Order of Business**

3. Public hearing on the proposed maximum levy for affected property tax levies for FY2023.
  - a) Receive and file proof of publication of notice of hearing. (Notice published February 8, 2022)
  - b) Written communications filed with the City Clerk.
  - c) Staff comments.
  - d) Public comments.
  - e) Resolution approving and adopting the maximum levy for affected property tax levies for FY2023.

4. Public hearing on the proposal to enter into a February 2022 Amendment to Development Agreement with Cedar Falls Municipal Utilities relative to the Unified Highway 58 Corridor Urban Renewal Area.
  - a) Receive and file proof of publication of notice of hearing. (Notice published February 11, 2022)
  - b) Written communications filed with the City Clerk.
  - c) Staff comments.
  - d) Public comments.
  - e) Resolution approving and authorizing execution of a February 2022 Amendment to Development Agreement with Cedar Falls Municipal Utilities relative to the Unified Highway 58 Corridor Urban Renewal Area.
5. Public hearing on a proposal to enter into an Agreement for Private Development, and to consider conveyance of certain city-owned real estate to Wayne Estates, L.L.C.
  - a) Receive and file proof of publication of notice of hearing. (Notice published February 11, 2022)
  - b) Written communications filed with the City Clerk.
  - c) Staff comments.
  - d) Public comments.
  - e) Resolution approving and authorizing execution of an Agreement for Private Development, and approving and authorizing execution of a Quit Claim Deed conveying certain city-owned real estate to Wayne Estates, L.L.C.
6. Public hearing on a proposal to enter into an Agreement for Private Development, and to consider conveyance of certain city-owned real estate to McWing, L.L.C.
  - a) Receive and file proof of publication of notice of hearing. (Notice published February 11, 2022)
  - b) Written communications filed with the City Clerk.
  - c) Staff comments.
  - d) Public comments. (Continue hearing to March 7, 2022)
7. Public hearing on the proposed plans, specifications, form of contract, and estimate of cost for the 2022 Street Construction Project
  - a) Receive and file proof of publication of notice of hearing. (Notice published February 11, 2022)
  - 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 2022 Street Construction Project.
8. Public hearing on the proposed plans, specifications, form of contract, and estimate of cost for the Oak Park Boulevard Sanitary Sewer Repair Project.
  - a) Receive and file proof of publication of notice of hearing. (Notice published February 11, 2022)

- 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 Oak Park Boulevard Sanitary Sewer Repair Project.

**Old Business**

- 9. Pass Ordinance #3005, amending Chapter 12, Human Relations, of the Code of Ordinances relative to the Human Rights Commission, 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.)

- 10. Approve the following recommendations of the Mayor relative to the appointment of members to Boards and Commissions:
  - a) Ruby Hibben, Board of Adjustment, term expiring 03/31/2026.
  - b) Michael Mahncke, Historic Preservation Commission, term expiring 03/31/2025.
- 11. Receive and file the Work Session minutes of February 7, 2022 relative to the following item:
  - a) Downtown Zoning Changes.
- 12. Receive and file the Committee of the Whole minutes of February 7, 2022 relative to the following items:
  - a) Board of Adjustment Interview-Ruby Hibben.
  - b) FY23 Budget Presentation.
- 13. Receive and file a communication from the Civil Service Commission relative to the certified list for the position of Public Safety Officer.
- 14. Approve the following applications for beer permits and liquor licenses:
  - a) Panther Lounge, 210 East 18th Street, Class C liquor - renewal.
  - b) River Place Plaza, 200 East 2nd Street – Plaza, Special Class C liquor & outdoor service – 8-month permit with exceptions.

**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.)

- 15. Resolution approving and adopting certain revised Personnel Policies for the City of Cedar Falls.
- 16. Resolution levying a final assessment for costs incurred by the City to mow property located at 2303 Washington Street.
- 17. Resolution approving and authorizing execution of a Licensed Training Provider Agreement with the American Red Cross relative to providing licensed training, materials and certifications to City staff.
- 18. Resolution approving and authorizing execution of a Agreement for Professional Services with Family Management Financial Solutions, Inc. relative to Community Block Grant (CDBG) funding for service agencies.
- 19. Resolution approving and authorizing the expenditure of funds for the purchase of dump truck/snow plow components for the Public Works Department.

20. Resolution receiving and filing the bids, and approving and accepting the low bid of Petersen Contractors, Inc., in the amount of \$8,147,645.50, for the West Viking Road Industrial Park Phase V Project.
21. Resolution approving and authorizing execution of a Professional Service Agreement with Foth Infrastructure & Environment, LLC relative to the 2022 Bridge Inspection Project.
22. Resolution approving the Certificate of Completion and accepting the work of Peterson Contractors, Inc. for the Mandalay Drive Slope Repair Project.
23. Resolution approving the Certificate of Completion and accepting the work of Cobalt Contracting, L.C. for the 2021 Sidewalk Assessment Project - Zone 4.
24. Resolution approving the Final Statement of Expenditures for the 2021 Sidewalk Assessment Project - Zone 4.
25. Resolution receiving and filing, and approving the plans, specifications and estimate of cost for the Lake Street Trail Project.
26. Resolution receiving and filing, and setting March 7, 2022 as the date of public hearing on the proposed plans, specifications, form of contract & estimate of cost for the 2022 CDBG Sanitary Sewer Rehabilitation Project.
27. Resolution setting March 7, 2022 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 KL Iowa 01, L.L.C.
28. Resolution setting March 7, 2022 as the date of public hearing on proposed amendments to Chapter 26, Zoning, of the Code of Ordinances relative to removal of the shared parking requirement in the Downtown Character District.
29. Resolution setting March 7, 2022 as the date of public hearing on proposed amendments to Chapter 26, Zoning, of the Code of Ordinances relative to increasing parking ratios for residential mixed-use and multi-unit buildings in the Downtown Character District to one parking space per bedroom.
30. Resolution setting March 7, 2022 as the date of public hearing on proposed amendments to Chapter 26, Zoning, of the Code of Ordinances relative to increasing parking ratios for residential mixed-use and multi-unit buildings in the Downtown Character District to .75 parking space per bedroom, as recommended by the Planning & Zoning Commission.
31. Resolution setting March 7, 2022 as the date of public hearing on the proposed FY23 Budget for the City of Cedar Falls

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

32. Allow Bills and Claims for February 21, 2022.

#### **City Council Referrals**

#### **City Council Updates**

#### **Staff Updates**

#### **Executive Session**

33. 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.

#### **Adjournment**