



**AGENDA  
CITY OF CEDAR FALLS, IOWA  
CITY COUNCIL MEETING  
MONDAY, OCTOBER 02, 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 September 18, 2023.

**Agenda Revisions**

**Special Presentations**

2. Proclamation recognizing October 4, 2023 as Energy Efficiency Day.
3. Proclamation recognizing October 1-7, 2023 as Public Power Week.
4. Proclamation recognizing October 12, 2023 as Children's Environmental Health Day.
5. Proclamation recognizing October 2023 as Domestic Violence Awareness Month.

**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**

6. Public hearing on a proposed ordinance granting a partial property tax exemption to KL Iowa 01, LLC for construction of a warehouse and manufacturing facility at 6313 Production Drive.
  - a) Receive and file proof of publication of notice of hearing. (Notice published September 23, 2023)
  - b) Written communications filed with the City Clerk.
  - c) Staff comments.
  - d) Public comments.
  - e) Pass an ordinance granting a partial property tax exemption to KL Iowa 01, LLC for construction of a warehouse and manufacturing facility at 6313 Production Drive, upon its first 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.)

7. Receive and file the City Council Standing Committee minutes of September 18, 2023 relative to the following items:
  - a) Cedar Falls Community Foundation Presentation.
  - b) Cedar River Dam and Future Options for the Dam.

8. Receive and file the Special City Council Standing Committee minutes of September 18, 2023 relative to the following item:
  - a) 12th & Clay Street Intersection.
9. Approve the following recommendations of the Mayor relative to the appointment of members to Boards and Commissions:
  - a) Jack Yates, Bicycle and Pedestrian Commission, term ending 09/30/2027.
  - b) Andrew Shroll, Bicycle and Pedestrian Commission, term ending 09/30/2026.
  - c) Roger White, Bicycle and Pedestrian Commission, term ending 09/30/2025.
  - d) John DeGroote, Bicycle and Pedestrian Commission, term ending 09/30/2025.
  - e) Lauri Young, Bicycle and Pedestrian Commission, term ending 09/30/2024.
10. Receive and file communications from the Civil Service Commission relative to the following certified lists:
  - a) Civil CAD/GIS Technician.
  - b) Engineering Technician II.
11. Receive and file Departmental Monthly Reports of August 2023.
12. Approve the application of Prime Mart, 2728 Center Street, for a cigarette/tobacco/nicotine/vapor permit.
13. Approve the following applications for retail alcohol licenses:
  - a) Blue Room, 201 Main Street, Class C retail alcohol - renewal.
  - b) Hilton Garden Inn, 7213 Nordic Drive, Class C retail alcohol & outdoor service - renewal.
  - c) Peppers Grill & Sports Pub, 620 East 18th Street, Class C retail alcohol - renewal.
  - d) SingleSpeed Brewing Co., 128 Main Street, Class C retail alcohol, Special Class A beer & outdoor service - renewal.
  - e) The Landmark, 107 Main Street, Class C retail alcohol & outdoor service - renewal.
  - f) Fareway Store, 214 North Magnolia Drive, Class E retail alcohol - renewal.
  - g) Peppers Grill & Sports Pub, 620 East 18th Street, Class C retail alcohol – change in ownership.
  - h) Fleet Farm, 400 West Ridgeway Avenue, Class B retail alcohol - new.
  - i) Fleet Farm Fuel, 108 West Ridgeway Avenue, Class B retail alcohol - new.
  - j) Hampton Inn & Suites, 101 West 1st Street, Class B retail alcohol - new.
  - k) Murphy USA, 518 Brandilynn Boulevard, Class B retail alcohol- new.
  - l) Prime Mart, 2728 Center Street, Class E retail alcohol – new – change in ownership.

**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.)

14. Resolution Calendar with items considered separately.
15. Resolution approving the recommendation of the Director of Finance & Business Operations by appointing Kim Kerr as City Clerk.
16. Resolution levying a final assessment for costs incurred by the City to mow the property located at 1321 West 12th Street.
17. Resolution levying a final assessment for costs incurred by the City to mow the property located at 3120 Homeway Drive.
18. Resolution approving and authorizing execution of a Solutions Agreement with CentralSquare Technologies, LLC for an Enterprise Resource Planning (ERP) system to replace the City's financial and payroll systems.
19. Resolution approving and authorizing execution of a Second Amendment to Professional Services Agreement with Berry, Dunn, McNeil & Parker, LLC for project management services relative to replacement of the City's financial and payroll systems. (Contingent upon approval of previous item).
20. Resolution approving and authorizing execution of an Agreement with The SpyGlass Group, LLC to provide an audit of the City's telephone billing.

21. Resolution approving and authorizing execution of a Master Services Agreement with FRSecure LLC for vulnerability and penetration testing services relative to the security of the City's network.
22. Resolution approving the Certificate of Completion and accepting the work of Peters Construction Corporation for the City Hall Remodel Project.
23. Resolution approving a Cedar Falls Utilities Electric, Gas, Water, and Communications Utility Installation or Relocation Project in the Cedar Falls Unified Highway 58 Corridor Urban Renewal Area.
24. Resolution approving and authorizing execution of an Agreement to Enhance Economic Development in Cedar Falls with the Cedar Falls Economic Development Corporation (CFEDC) for FY2024.
25. Resolution approving a change order and authorizing execution of a Forgivable Loan Agreement, and approving and accepting a Real Estate Mortgage relative to a Community Development Block Grant (CDBG) owner-occupied housing rehabilitation project.
26. Resolution approving and authorizing execution of a Repair Contract with Tojo Construction, Inc. relative to a Community Development Block Grant (CDBG) housing rehabilitation project.
27. Resolution approving a College Hill Neighborhood (CHN) Overlay Zoning District site plan for installation of panels to display artwork at 2016 College Street.
28. Resolution approving and accepting a Forgivable Loan Agreement and Real Estate Mortgage for property located at 1310 Iowa Street relative to the Rental to Single Family Owner Conversion Incentive Program.
29. Resolution approving and accepting a Forgivable Loan Agreement and Real Estate Mortgage for property located at 1205 West 7th Street relative to the Rental to Single Family Owner Conversion Incentive Program.
30. Resolution approving a PC-2, Planned Commercial Zoning District site plan relative to construction of a storage building at 702 LeClair Street.
31. Resolution approving an amendment to the Pinnacle Prairie Master Plan by reducing the number of units planned for Lot 2, Pinnacle Prairie Townhomes, Phase I.
32. Resolution setting October 16, 2023 as the date of public hearing to consider vacating a drainage easement on Lots 17 & 18 in West Viking Road Industrial Park Phase V.
33. Resolution setting October 16, 2023 as the date of public hearing to consider entering into an Agreement for Private Development, and to consider conveyance of city-owned real estate to KL Iowa 02, LLC.
34. Resolution setting October 16, 2023 as the date of public hearing on a proposal to undertake a public improvement project for the North Cedar Heights Area Reconstruction Project – Phase II, and to authorize acquisition of private property for said project.
35. Resolution setting October 16, 2023 as the date of public hearing on a proposal to undertake a public improvement project for the West Viking Road Reconstruction Project, and to authorize acquisition of private property for said project.
36. Resolution setting October 16, 2023 as the date of public hearing on proposed amendments to Chapter 26, Zoning relative to shared parking requirements in the Downtown Character District (CD-DT).

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

37. Allow Bills and Claims for October 2, 2023.

**Council Updates and Announcements**

**Council Referrals**

**Adjournment**