



**AGENDA  
CITY OF CEDAR FALLS, IOWA  
CITY COUNCIL MEETING  
MONDAY, SEPTEMBER 21, 2020  
7:00 PM AT CITY HALL**

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**The meeting will ALSO 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 September 8, 2020.

**Agenda Revisions**

**Special Order of Business**

2. Public hearing on proposed funding distribution of the State's Community Development Block Grant (CDBG-CV) funding relative to the CARES Act.
  - a) Receive and file proof of publication of notice of hearing. (Notice published September 14, 2020)
  - b) Written communications filed with the City Clerk.
  - c) Staff comments.
  - d) Public comments.
  - e) Resolution approving an Application for State CDBG-CV Entitlement Funding relative to the CARES Act.
3. Public hearing on a proposed ordinance granting a partial property tax exemption to Owen 5, LLC for construction of an industrial use shop/office facility at 1325 Rail Way.
  - a) Receive and file proof of publication of notice of hearing. (Notice published September 14, 2020)
  - 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 Owen 5, LLC for construction of an industrial use shop/office facility at 1325 Rail Way, upon its first consideration.
4. Public hearing on a proposed ordinance granting a partial property tax exemption to Tjaden Properties, LLC for construction of an industrial use manufacturing/shop facility at 2800 Technology Parkway.
    - a) Receive and file proof of publication of notice of hearing. (Notice published September 14, 2020)
    - 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 Tjaden Properties, LLC for construction of an industrial use manufacturing/shop facility at 2800 Technology Parkway, upon its first consideration.
  5. Public hearing on a proposed ordinance granting a partial property tax exemption to Zuidberg NA, LLC for construction of an industrial use warehouse and office facility at 2700 Capital Way.
    - a) Receive and file proof of publication of notice of hearing. (Notice published September 14, 2020)
    - 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 Zuidberg NA, LLC for construction of an industrial use warehouse and office facility at 2700 Capital Way, upon its first consideration.
  6. Public hearing to consider entering into an Agreement for Private Development with Panther Builders, LLC.
    - a) Receive and file proof of publication of notice of hearing. (Notice published September 14, 2020)
    - 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 with Panther Builders, LLC.

**Old Business**

7. Pass Ordinance #2969, amending Section 26-118 of the Code of Ordinances by removing property located north of West 27th Street and west of P E Center Drive from the A-1, Agricultural District, and placing the same in the P, Public District, upon its third and final consideration.
8. Pass Ordinance #2970, amending Chapter 23, Traffic and Motor Vehicles, of the Code of Ordinances relative to establishing a 4-way stop at the intersection of West 12th Street and Walnut Street, 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.)

9. Receive and file a communication from the Mayor relative to the July 2020 Compost Facility Fire After-Action Review.
10. Approve the recommendation of the Mayor relative to the appointment of Jordan Thomas Peterson as Student Liaison, term ending 04/30/2021.
11. Receive & file the resignation of Andrew Morse as a member of the Human Rights Commission.
12. Receive and file the City Council Work Session minutes of September 8, 2020 relative to Role of Human Rights Commission.
13. Receive and file the FY20 Annual Report of the Operations & Maintenance Division.
14. Approve the following applications for beer permits and liquor licenses:
  - a) Pablo's Mexican Grill, 310 Main Street, Class B beer - renewal.
  - b) Escapology Cedar Falls, 2518 Melrose Drive, Special Class C liquor - renewal.
  - c) Holiday Inn & Suites Hotel/Event Center, 7400 Hudson Road, Class B liquor & outdoor service - renewal.
  - d) Blue Room, 201 Main Street, Class C liquor - renewal.
  - e) Little Bigs, 2210 College Street, Class C liquor - renewal.
  - f) SingleSpeed Brewing Co., 128 Main Street, Class C liquor & outdoor service - renewal.
  - g) The Brass Tap, 421 Main Street, Class C liquor & outdoor service - renewal.
  - h) The Landmark, 107 Main Street, Class C liquor & outdoor service - renewal.
  - i) Fareway Store, 214 North Magnolia Drive, Class E liquor - renewal.

**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 authorizing submission of the City's FY20 Street Financial Report.
16. Resolution levying a final assessment for costs incurred by the City to mow and clear overgrown vegetation on the property located at 1122 West 22nd Street.
17. Resolution levying a final assessment for costs incurred by the City to mow the property located at 234 Clark Drive.
18. Resolution levying a final assessment for costs incurred by the City to mow and clear overgrown vegetation on the property located at 2013 Maplewood Drive.
19. Resolution approving and authorizing execution of an Agreement with Tempest, Inc. and iDSS Global, LLC for Customer Relationship Management Software for the Visitors and Tourism Division.
20. Resolution approving six occupancy permits prior to the acceptance of public improvements in Western Home Communities Ninth Addition.
21. Resolution approving a Central Business District (CBD) Overlay Zoning District site plan for facade improvements at 201 Main Street.
22. Resolution approving the final plat of Chrisbro Subdivision, a Replat of Lot 3, Lockard Pines.
23. Resolution approving and accepting the contract and bond of Feldman Concrete, for the 2020 Sidewalk Assessment.
24. Resolution approving and accepting the low bid of Boulder Contracting, LLC, in the amount of \$277,914.28, for the 2020 Street Patching Project.

25. Resolution approving and accepting the contract and bond of Boulder Contracting, LLC for the 2020 Street Patching Project.
26. Resolution approving the Certificate of Completion and accepting the work of Lodge Construction Inc. for the 100 Block Alley Reconstruction Project.
27. Resolution approving and authorizing execution of a Storm Water Maintenance and Repair Agreement with Trinity Bible Church relative to a post-construction stormwater management plan for 125 Orchard Drive.
28. Resolution approving and authorizing submission of an Iowa Clean Air Attainment Program (ICAAP) grant application to the Iowa Department of Transportation (IDOT) for Traffic Flow Improvements relative to the West 27th Street Reconstruction Project.
29. Resolution approving and accepting the quote of Peterson Contractors, Inc., in the amount of \$106,611.00, and authorizing expenditure of funds for the Mandalay Slope Stabilization Project.
30. Resolution setting October 5, 2020 as the date of public hearing on a proposal to undertake a public improvement project for the Greenhill Road and South Main Street Intersection Improvements Project, and to authorize acquisition of private property for said project.

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

31. Allow Bills and Payroll of September 21, 2020.

#### **City Council Referrals**

#### **City Council Updates**

#### **Staff Updates**

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

#### **Adjournment**