



**AGENDA
CITY OF CEDAR FALLS, IOWA
CITY COUNCIL MEETING
MONDAY, NOVEMBER 18, 2019
7:00 PM AT CITY HALL**

Call to Order by the Mayor

Roll Call

Approval of Minutes

1. Regular Meeting of November 4, 2019.

Agenda Revisions

Special Order of Business

2. Public hearing on a proposed amendment to the Zoning Agreement relative to conditions of the HWY-1, Highway Commercial District, for property located in the southwest corner of Highway 58 and West Ridgeway Avenue.
 - a) Receive and file proof of publication of notice of hearing. (Notice published November 8, 2019)
 - b) Written communications filed with the City Clerk.
 - c) Oral comments.
3. Pass an ordinance rezoning property located generally on Lot 1 of The Point at Henry Farms, pursuant to provisions of a conditional zoning agreement associated with Ordinance #2933, which placed said property in the HWY-1, Highway Commercial District, upon its first consideration, or
 - a) Suspend the rules requiring ordinances to be considered at three separate meetings (requires at least six aye votes), and
 - b) Pass the ordinance upon its third & final 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.)

4. Receive and file the Committee of the Whole minutes of November 4, 2019 relative to the following items:
 - a) Downtown Visioning Update.
 - b) Bills & Payroll.
5. Receive and file a communication from the Civil Service Commission relative to a certified list for the position of Building/Electrical Inspector.
6. Receive and file a communication from the Civil Service Commission relative to a certified list for the position of Public Safety Officer.
7. Receive, file and refer to the Planning & Zoning Commission a communication from College Hill Partnership relative to the renewal of the College Hill Self-Supported Municipal Improvement District (SSMID).

8. Approve the following applications for beer permits and liquor licenses:
 - a) Hansen's Dairy, 123 East 18th Street, Class C beer & Class B native wine - renewal.
 - b) Tony's La Pizzeria, 407 Main Street, Class C liquor & outdoor service - renewal.
 - c) Urban Pie, 200 State Street, Class C liquor & outdoor service - renewal.
 - d) Five Corners Liquor & Wine, 809 East 18th Street, 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.)

9. Resolution authorizing certification of eligible expenses for reimbursement from the College Hill, Downtown, Pinnacle Prairie, South Cedar Falls and Unified Tax Increment Financing Revenues.
10. Resolution approving and authorizing an inter-fund loan from the Tax Increment Financing (TIF) Bond Fund to the Tax Increment Financing (TIF) Fund relative to funding for legal fees, incentive payments, and project costs related to Peter Melendy Park and the Downtown Streetscape in the Downtown Urban Renewal Area.
11. Resolution approving and authorizing an inter-fund loan from the Tax Increment Financing (TIF) Bond Fund to the Tax Increment Financing (TIF) Fund relative to funding for the Prairie Parkway & Viking Road Signalization Project in the Pinnacle Prairie Urban Renewal Area.
12. Resolution approving and authorizing an inter-fund loan from the Tax Increment Financing (TIF) Bond Fund to the Tax Increment Financing (TIF) Fund relative to funding for legal and administrative fees for projects in the South Cedar Falls Urban Renewal Area.
13. Resolution approving and authorizing an inter-fund loan from the Tax Increment Financing (TIF) Bond Fund to the Tax Increment Financing (TIF) Fund relative to funding for Highway 58 Corridor Improvements, Industrial Park Street Patching, and administrative and legal fees in the Unified Urban Renewal Area.
14. Resolution approving and authorizing an inter-fund loan from the Economic Development Fund to the Tax Increment Financing (TIF) Fund relative to funding for the purchase of land in the South Cedar Falls Urban Renewal Area.
15. Resolution approving and authorizing an inter-fund loan from the Economic Development Fund to the Tax Increment Financing (TIF) Fund relative to funding for the purchase of land in the Unified Urban Renewal Area.
16. Resolution approving and authorizing an inter-fund loan from the General Fund to the Tax Increment Financing (TIF) Fund relative to funding for the Downtown Visioning Project in the Downtown Urban Renewal Area.
17. Resolution approving and authorizing an inter-fund loan from the Street Construction Fund to the Tax Increment Financing (TIF) Fund relative to funding for the 100 Block Alley Reconstruction Project and to support the Downtown Urban Renewal projects and planning in the Downtown Urban Renewal Area.
18. Resolution approving and authorizing submission of the City's FY19 Annual Urban Renewal Report.
19. Resolution approving the Certificate of Completion and accepting the work of Blacktop Service Company for the 2018 Seal Coat Project.
20. Resolution approving the Certificate of Completion and accepting the work of K. Cunningham Construction Company, Inc. for the University Avenue Reconstruction Project - Phase I.
21. Resolution receiving and filing the bids, and approving and accepting the low bid of Municipal Pipe Tool Company, LLC, in the amount of \$303,361.45, for the 2019 Sanitary Sewer Rehabilitation Project.

22. Resolution approving and accepting the contract and bond of Municipal Pipe Tool Company, LLC for the 2019 Sanitary Sewer Rehabilitation Project.
23. Resolution approving and authorizing execution of a Storm Water Maintenance and Repair Agreement with Greenhill Village Senior Living, LLC relative to a post-construction stormwater management plan for Lot 1 of Greenhill Village Estates.
24. Resolution approving and authorizing execution of an Amendment to Professional Service Agreement with Snyder & Associates, Inc. relative to the Cedar Heights Drive Reconstruction Project.
25. Resolution approving and authorizing execution of a Release of Minimum Assessment Agreement and Agreement for Private Development, and approving and accepting a Quit Claim Deed, relative to an Agreement for Private Development with BAJR Enterprises, L.L.C.
26. Resolution approving and authorizing execution of a Termination of Agreement for Private Development, and approving and accepting a Warranty Deed, relative to an Agreement for Private Development with Schuerman Construction, Inc.
27. Resolution approving and adopting the *Imagine Downtown!* - Cedar Falls Downtown Vision Plan.
28. Resolution setting December 2, 2019 as the date of public hearing on a proposal to undertake a public improvement project for the Cedar Heights Drive Reconstruction Project and to authorize acquisition of private property for said project.

Allow Bills and Payroll

29. Allow Bills and Payroll of November 18, 2019.

City Council Referrals

City Council Updates

Executive Session

30. Executive Session to discuss Property Acquisition per Iowa Code Section 21.5(1)(j) to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property, following Public Forum.

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

Adjournment