

**CITY HALL
CEDAR FALLS, IOWA, DECEMBER 16, 2019
REGULAR MEETING, CITY COUNCIL
MAYOR JAMES P. BROWN PRESIDING**

The City Council of the City of Cedar Falls, Iowa, met in Regular Session, pursuant to law, the rules of said Council and prior notice given each member thereof, in the City Hall at Cedar Falls, Iowa, at 7:00 P.M. on the above date. Members present: Miller, deBuhr, Kruse, Blanford, Darrah, Wieland, Green. Absent: None.

52585 - It was moved by Kruse and seconded by Miller that the minutes of the Regular Meeting of December 2, 2019 be approved as presented and ordered of record. Motion carried unanimously.

52586 - Human Rights Commission members Susan Langan and Andrew Morse commented on the work of the Cedar Falls Human Rights Commission.

Public Safety Services Director Olson provided an introduction and Mayor Brown proceeded with the Administration of Oath to new Public Safety Officer Ethan Schultzen.

52587 - Mayor Brown announced that in accordance with the public notice of December 6, 2019, this was the time and place for a public hearing on a proposal to take action on a petition requesting the recreation of the College Hill Self-Supported Municipal Improvement District (SSMID). It was then moved by Blanford and seconded by Kruse that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.

52588 - The Mayor then asked if there were any written communications filed to the petition. Upon being advised that there were no written communications on file, the Mayor then called for oral comments. Community Services Manager Howard commented on the petition. There being no one else present wishing to speak about the petition, the Mayor declared the hearing closed and passed to the next order of business.

52589 - It was moved by Blanford and seconded by Kruse that Ordinance #2960, recreating the College Hill Self-Supported Municipal Improvement District (SSMID), be passed upon its first consideration. Following due consideration by the Council, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Miller, deBuhr, Kruse, Blanford, Darrah, Wieland, Green. Nay: None. Motion carried.

52590 - Mayor Brown announced that in accordance with the public notice of December 6, 2019, this was the time and place for a public hearing on a proposed Agreement for Private Development with Prestige WW, L.L.C. It was then moved by Miller and seconded by Darrah that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.

52591 - The Mayor then asked if there were any written communications filed to the

proposed Agreement. Upon being advised that there were no written communications on file, the Mayor then called for oral comments. Economic Development Coordinator Graham provided a brief explanation on the proposed Agreement. There being no one else present wishing to speak about the proposed Agreement, the Mayor declared the hearing closed and passed to the next order of business.

- 52592 - It was moved by Darrah and seconded by Miller that Resolution #21,801, approving and authorizing execution of an Agreement for Private Development with Prestige WW, L.L.C., be adopted. Following due consideration by the Council, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Miller, deBuhr, Kruse, Blanford, Darrah, Wieland, Green. Nay: None. Motion carried. The Mayor then declared Resolution #21,801 duly passed and adopted.
- 52593 - Mayor Brown announced that in accordance with the public notice of December 6, 2019, this was the time and place for a public hearing on a proposed Agreement for Private Development with River Place Properties II, L.C. It was then moved by Wieland and seconded by deBuhr that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.
- 52594 - The Mayor then asked if there were any written communications filed to the proposed Agreement. Upon being advised that there were no written communications on file, the Mayor then called for oral comments. Economic Development Coordinator Graham provided a brief explanation on the proposed Agreement. There being no one else present wishing to speak about the proposed Agreement, the Mayor declared the hearing closed and passed to the next order of business.
- 52595 - It was moved by Wieland and seconded by Blanford that Resolution #21,802, approving and authorizing execution of an Agreement for Private Development and a Minimum Assessment Agreement with River Place Properties II, L.C., be adopted. Following due consideration by the Council, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Miller, deBuhr, Kruse, Blanford, Darrah, Wieland, Green. Nay: None. Motion carried. The Mayor then declared Resolution #21,802 duly passed and adopted.
- 52596 - Mayor Brown announced that in accordance with the public notice of December 6, 2019, this was the time and place for a public hearing on a proposed Agreement for Private Development and conveyance of certain city-owned property to The Vault LLC. It was then moved by Kruse and seconded by deBuhr that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.
- 52597 - The Mayor then asked if there were any written communications filed to the proposed Agreement. Upon being advised that there were no written communications on file, the Mayor then called for oral comments. Economic Development Coordinator Graham provided a brief explanation on the proposed

Agreement. There being no one else present wishing to speak about the proposed Agreement, the Mayor declared the hearing closed and passed to the next order of business.

52598 - It was moved by Kruse and seconded by deBuhr that Resolution #21,803, approving and authorizing execution of an Agreement for Private Development and a Minimum Assessment Agreement with The Vault LLC, and approving and authorizing execution of a Quit Claim Deed conveying title to certain city-owned real estate to The Vault LLC., be adopted. Following due consideration by the Council, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Miller, deBuhr, Kruse, Blanford, Darrah, Wieland, Green. Nay: None. Motion carried. The Mayor then declared Resolution #21,803 duly passed and adopted.

52599 - It was moved by Kruse and seconded by Darrah that the following items and recommendations on the Consent Calendar be received, filed and approved:

Approve the following recommendations of the Mayor relative to the appointment of members to Boards and Commissions:

- a) Susan deBuhr, Board of Appeals, Boards of Electrical, Mechanical & Plumbing Appeals, terms ending 12/31/2020.
- b) Jerry Bjerke, Board of Electrical Appeals, term ending 12/31/2023.
- c) Julie Gardner, Board of Mechanical Appeals, term ending 12/31/2023.
- d) Thomas Frazier, Housing Commission, term ending 12/31/2021.
- e) Melissa Heston, Housing Commission, term ending 12/31/2021.
- f) Patrick Phalen, Housing Commission, term ending 12/31/2021.
- g) Gary Winterhof, Housing Commission, term ending 12/31/2021.

Receive and file the Committee of the Whole minutes of December 2, 2019 relative to the following items:

- a) Grow Cedar Valley Update.
- b) Naming City Streets.
- c) Bills & Payroll.

Receive and file a communication from the Civil Service Commission relative to a certified list for the position of Maintenance Worker.

Receive and file the FY19 Annual Report of the Cedar Falls Human Rights Commission.

Receive and file the Recreation and Fitness Center, Operations and Facility Needs Assessment Study.

Approve the following applications for liquor licenses:

- a) Huhot Mongolian Grill, 6301 University Avenue, Special Class C liquor - renewal.
- b) Rancho Chico, 618 Brandilynn Boulevard #104, Class C Liquor - renewal.
- c) The Brown Bottle, 1111 Center Street, Class C liquor & outdoor service - renewal.

- d) Wild Hare American Bar and Grill, 2512 Whitetail Drive, Class C liquor & outdoor service - renewal.
- e) Bani's, 2128 College Street, Class E liquor - renewal.
- f) Hy-Vee Clubroom, 6301 University Avenue, Special Class C liquor - change in ownership.
- g) Gourmet Garden, 5907 University Ave, Special Class C liquor - new.

Motion carried unanimously.

52600 - It was moved by Miller and seconded by Kruse that the following resolutions be introduced and adopted:

Resolution #21,804, establishing the 2020 pay for City of Cedar Falls elected officials, in compliance with the City's Code of Ordinances.

Resolution #21,805, approving and adopting Summary Plan Descriptions for the City of Cedar Falls Employee Health Benefit Plan.

Resolution #21,806, approving and adopting Summary Plan Description for the City of Cedar Falls Employee Dental Plan.

Resolution #21,807, designating authorized signatories for financial accounts and vehicles of the City.

Resolution #21,808, approving and adopting payment standards for the City's Section 8 Rental Assistance Program for 2020.

Resolution #21,809, approving and adopting the recommendation of the Parks & Recreation Commission relative to a Recreation Fee Schedule to become effective April 28, 2020.

Resolution #21,810, approving and authorizing expenditure of funds for the purchase of a leaf vacuum truck.

Resolution #21,811, approving and authorizing execution of a Professional Service Agreement with Aerial Services, Inc. relative to 2020 Aerial Photography Acquisition.

Resolution #21,812, approving and authorizing execution of a Supplement to Agreement for Private Development with Standard Distribution Co., and approving and accepting a Warranty Deed from Standard Distribution Co. conveying title to certain real estate to the City.

Resolution #21,813, approving and authorizing execution of a Professional Service Agreement with Snyder & Associates, Inc. relative to the Union Road Recreation Trail - 12th Street to 27th Street Project.

Resolution #21,814, approving and authorizing execution of Supplemental Agreement No. 1B to the Professional Service Agreement with Snyder &

Associates, Inc. relative to the Downtown Streetscape and Reconstruction Project.

Resolution #21,815, approving and authorizing expenditure of funds to order brick pavers for the Downtown Streetscape and Reconstruction Project.

Resolution #21,816, 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.

Resolution #21,817, approving and authorizing execution of a Contract for Completion of Improvements with Greenhill Village Residential, LLC relative to the final plat of Greenhill Village Estates.

Resolution #21,818, approving the preliminary plat of Greenhill Village Estates.

Resolution #21,819, approving the final plat of Greenhill Village Estates.

Resolution #21,820, approving a Mixed Use (MU) Residential Zoning District site plan for construction of a senior living facility to be located on Lot 1 of Greenhill Village Estates.

Resolution #21,821, approving and authorizing execution of a Storm Water Maintenance and Repair Agreement with Terraces at West Glen, L.L.C. relative to a post-construction stormwater management plan for Terraces at West Glen First Addition.

Resolution #21,822, approving and authorizing execution of a Contract for Completion of Improvements with Terraces at West Glen, L.L.C. relative to the final plat of Terraces at West Glen First Addition.

Resolution #21,823, approving the final plat of Terraces at West Glen First Addition.

Resolution #21,824, approving and authorizing execution of a R-P, Planned Residence Zoning District Developmental Procedures Agreement with Terraces at West Glen, L.L.C. relative to a residential retirement community development generally located at the southeast corner of Union Road and West 12th Street.

Resolution #21,825, approving and authorizing execution of a Professional Service Agreement with Nagle Signs Inc. relative to the Cedar Falls Wayfinding Signage Project.

Resolution #21,826, approving and accepting a Lien Notice and Special Promissory Note for property located at 921 West 11th Street relative to the Rental to Single Family Owner Conversion Incentive Program.

Resolution #21,827, approving and accepting a Lien Notice and Special

Promissory Note for property located at 912 West 14th Street relative to the Rental to Single Family Owner Conversion Incentive Program.

Resolution #21,828, approving two occupancy permits prior to the acceptance of the public improvements in Sands Addition.

Resolution #21,829, receiving and filing, and setting January 6, 2020 as the date of public hearing on, the proposed plans, specifications, form of contract & estimate of cost for the Downtown Streetscape and Reconstruction Project.

Resolution #21,830, setting January 6, 2020 as the date of public hearing on the proposed rezoning from R-1, Residential District to C-1, Commercial District, of property located at 4911 University Avenue.

Following due consideration by the Council, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Miller, deBuhr, Kruse, Blanford, Darrah, Wieland, Green. Nay: None. Motion carried. The Mayor then declared Resolutions #21,804 through #21,830 duly passed and adopted.

52601 - It was moved by deBuhr and seconded by Kruse that the bills and payroll of December 16, 2019 be allowed as presented, and that the Controller/City Treasurer be authorized to issue City checks in the proper amounts and on the proper funds in payment of the same. Upon call of the roll, the following named Councilmembers voted. Aye: Miller, deBuhr, Kruse, Blanford, Darrah, Wieland, Green. Nay: None. Motion carried.

52602 - Public Safety Services Director Olson announced the recent graduation from the Iowa Law Enforcement Academy of Public Safety Officers Josh Getz and Morgan Hoeft, and recognized Officer Hoeft for serving as class Lieutenant.

Public Works Director Schrage provided a brief update on the Cedar Heights Drive Reconstruction Project and announced that the City received a Traffic Safety Improvement grant of \$500,000.00 from the Iowa Department of Transportation for the project.

Finance and Business Operations Director Rodenbeck provided an update on the parking study implementation in the Downtown District.

52603 - College Hill Partnership Executive Director Kathryn Sogard spoke about the 'Holidays' annual fundraiser event sponsored by the College Hill businesses.

Corrine Brown, 875 Maucker Road, spoke about accomplishments of the City over the past four years.

Mayor Brown expressed appreciation to City Council, staff and citizens during his time as Mayor.

Councilmembers Wieland and Blanford commented on their time spent as

Councilmembers and also expressed their appreciation to City Council, staff and citizens.

52604 - It was moved by Wieland and seconded by Blanford that the meeting be adjourned at 7:38 P.M. Motion carried unanimously.

Jacqueline Danielsen, MMC, City Clerk