

COMMITTEE OF THE WHOLE

City Hall – Council Chambers

October 7, 2019

The Committee of the Whole met in the Council Chambers at 5:20 p.m. on October 7, 2019, with the following Committee persons in attendance: Mayor Jim Brown, Tom Blanford, Frank Darrah, Susan deBuhr, Rob Green, Mark Miller, and David Wieland. Daryl Kruse was absent. Staff members attended from all City Departments. Christopher Shires and Brenda Nelson from Confluence and Aaron Granquist from HRGreen attended, as well as members of the community.

Mayor Brown called the meeting to order and introduced the first item on the agenda, Census Update. Cory Hines, GIS Analyst, stated the United States Census will be in 6-months. He stated the City started the process two years ago with address updates. He explained the 2020 Census will be very similar to the 2010 Census. He said one change will be the capability to complete it online. Mr. Hines stated locally we would like the count as complete possible. He explained residents will get four reminders before they start knocking on doors to help them fill it out. He stated the University of Northern Iowa class is working on a website and once it is up and going a link will be on the City's home page. Mr. Hines stated there will be three main focuses; college students, children under five years old and low income/rental residents.

The Mayor introduced the second item on the agenda, Creekside Technology Center Master Plan. Shane Graham, Economic Development Coordinator, stated the City purchased agriculture land in 2010 and 2015 and will continue to cash rent it until development begins. He stated they sent out an RFP for a Master Plan for Design Concept Services for the two parcels of land and Confluence was selected in 2018. He explained they are here tonight to review their Master Site Plan, which was presented in September to the Planning and Zoning Commission. Mr. Graham introduced Chris Shires from Confluence. Mr. Shires stated the location of this land is the gateway to the community. He explained they were tasked to identify the highest and best use of the property to successfully expand and grow the business and technology park. Brenda Nelson from Confluence stated they used four guiding principles when creating the master plan and looked at connection to the current trail system and the existing utilities. Mr. Shires stated residential housing is too far and disconnected from other residential housing in Cedar Falls, therefore the focus should be high-end technology, office or industrial park. He stated the buildout for these two parcels is estimated for 30-60 years. A video was shown for the conceptual lot layout, visual of sample buildings, parking set back, and it included the storm water detention basin for the two land parcels. Mayor Brown opened it up for questions from the Council. Mr. Shires stated 2-3 story buildings are suggested, and the build would start on the parcel to the east of Hudson Road. He said they suggest completing the development in five phases unless there is a corporate campus project that moves the timeline along quicker.

Mayor Brown introduced the final item on the agenda, bills and payroll. David Wieland moved to approve the bills and two payrolls as presented, Tom Blanford seconded the motion. The motion carried unanimously.

There being no further discussion, Mayor Brown adjourned the meeting at 6:05 p.m.

Minutes by Lisa Roeding, Controller/City Treasurer