

**CITY HALL  
CEDAR FALLS, IOWA, SEPTEMBER 20, 2021  
REGULAR MEETING, CITY COUNCIL  
MAYOR ROBERT M. GREEN 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, at 7:09 P.M. on the above date. Members present: Miller, deBuhr, Kruse, Harding, Darrah, Sires, Dunn. Absent: None.

- 53471 - It was moved by Sires and seconded by deBuhr that the minutes of the Regular Meeting of September 7, 2021 be approved as presented and ordered of record. Motion carried unanimously.
- 53472 - Mayor Green recognized John Clopton, and presented him with a Distinguished Service Award for his service on the Civil Service Commission. Mr. Clopton commented.
- Mayor Green read a Proclamation recognizing October 3-9, 2021 as Fire Prevention Week. Fire Chief Bostwick commented.
- 53473 - Mayor announced that in accordance with the public notice of September 13, 2021, this was the time and place for a public hearing on the proposed plans, specifications, form of contract & estimate of cost for the 2021 Street Patching Project. It was then moved by Darrah and seconded by Miller that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.
- 53474 - The Mayor then asked if there were any written communications filed to the proposed project. Upon being advised that there were no written communications on file, the Mayor then called for oral comments. Civil Engineer Armstrong provided a brief summary of the proposed project. There being no one else present wishing to speak about the project, the Mayor declared the hearing closed and passed to the next order of business.
- 53475 - It was moved by deBuhr and seconded by Harding that Resolution #22,521, approving and adopting the plans, specifications, form of contract & estimate of cost for the 2021 Street Patching Project, 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, Harding, Darrah, Sires, Dunn. Nay: None. Motion carried. The Mayor then declared Resolution #22,521 duly passed and adopted.
- 53476 - Mayor announced that in accordance with the public notice of September 13, 2021, this was the time and place for a public hearing on the proposed plans, specifications, form of contract & estimate of cost for the Recreational River Area and Riverbank Improvements Project. It was then moved by Miller and seconded by Harding that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.

- 53477 - The Mayor then asked if there were any written communications filed to the proposed project. Upon being advised that there were no written communications on file, the Mayor then called for oral comments. City Engineer Wicke provided a brief summary of the proposed project. There being no one else present wishing to speak about the project, the Mayor declared the hearing closed and passed to the next order of business.
- 53478 - It was moved by Darrah and seconded by Miller that Resolution #22,522, approving and adopting the plans, specifications, form of contract & estimate of cost for the Recreational River Area and Riverbank Improvements Project, 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, Harding, Darrah, Sires, Dunn. Nay: None. Motion carried. The Mayor then declared Resolution #22,522 duly passed and adopted.
- 53479 - It was moved by Darrah and seconded by Harding that Ordinance #2994, amending Chapter 26, Zoning, and other associated sections of the Code of Ordinances relative to establishing the CD-DT, Downtown Character District, be passed upon its second consideration.

The following individual spoke in favor of the proposed ordinance:  
Louis Fenech, 2126 Hickory Lane

The following individuals request tabling the proposed ordinance:  
Darin Beck, 339 Golden Lane  
Eashaan Vajpeyi, 3831 Convair Lane

The following individual provided general comments:  
Jenny Leeper, 1304 Washington Street

Following questions and comments by Councilmembers deBuhr, Harding and Kruse, and responses by City Clerk Danielsen, City Attorney Rogers and Mayor Green, it was moved by Kruse and seconded by Sires to postpone consideration indefinitely. Following questions and comments by Councilmembers deBuhr, Harding, Kruse, Darrah and Miller, and responses by City Attorney Rogers, City Administrator Gaines and Mayor Green, Councilmember Kruse withdrew the motion. It was then moved by Kruse and seconded by Sires to postpone consideration until the November 1, 2021 City Council meeting to allow Committee discussion regarding parking requirements. Following comments by Councilmembers Harding, Dunn, Sires, Miller, deBuhr, Kruse and Darrah, and a comment by Mayor Green, the motion to postpone carried 4-3, with Miller, Darrah and Dunn voting Nay.

- 53480 - It was moved by Darrah and seconded by Harding that Ordinance #2995, amending Section 26-118 of the Code of Ordinances, by removing all property within the defined boundaries of the Downtown Character District from current zoning districts and placing the same in the CD-DT, Downtown Character District Zoning District, be passed upon its second consideration. It was then moved by deBuhr and seconded by Sires to postpone further discussion until the November

1, 2021 City Council meeting and have further discussion at Committee meetings. The motion carried 5-2, with Darrah and Dunn voting Nay.

53481 - It was moved by Kruse and seconded by Miller that the following items on the Consent Calendar be received, filed and approved:

Receive and file the Committee of the Whole minutes of September 7, 2021 relative to the following items:

- a) City Hall Remodel.
- b) Review of New International Building Codes.

Approve a request for a temporary sign at 2207 Vine Street, for 60 days beginning September 21, 2021.

Approve the following applications for beer permits and liquor licenses:

- a) Aldi Inc., 6322 University Avenue, Class C beer & Class B wine - renewal.
- b) Escapology Cedar Falls, 2518 Melrose Drive, Special Class C liquor - renewal.
- c) Hilton Garden Inn, 7213 Nordic Drive, Class B liquor, Class B native wine & outdoor service - renewal.
- d) Holiday Inn & Suites Hotel/Event Center, 7400 Hudson Road, Class B liquor & outdoor service - renewal.
- e) Little Bigs, 2210 College Street, Class C liquor - renewal.
- f) The Brass Tap, 421 Main Street, Class C liquor & outdoor service - renewal.
- g) The Ragged Edge Art Bar & Gallery, 504 Bluff Street, Class C liquor & outdoor service – renewal.
- h) Aldi Inc., 6322 University Avenue, Class C beer & Class B wine – change in ownership.

Motion carried unanimously.

53482 - It was moved by Harding and seconded by Miller that the following resolutions be introduced and adopted:

Resolution # 22,523, levying a final assessment for costs incurred by the City to mow the property located at 130 North College Street.

Resolution #22,524, levying a final assessment for costs incurred by the City to mow the property located at 1227 West 22nd Street.

Resolution #22,525, levying a final assessment for costs incurred by the City to mow the property located at 2208 Coventry Lane.

Resolution #22,526, levying a final assessment for costs incurred by the City to clean up/remove debris on the property located at 2716 Waterloo Road.

Resolution #22,527, approving and authorizing submission of an Iowa Tourism Grant for digital advertising.

Resolution #22,528, approving a Central Business District (CBD) Overlay Zoning District site plan for façade improvements at 215 Main Street.

Resolution #22,529, setting October 4, 2021 as the date of public hearing on the

proposed rezoning from C-1, Commercial District to R-P, Planned Residence District of property located in the vicinity of Cedar Heights Drive and Valley High Drive, and also on an associated amendment to the Future Land Use Map by changing the designation from Office & Business Park to Medium Density Residential.

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, Harding, Darrah, Sires, Dunn. Nay: None. Motion carried. The Mayor then declared Resolutions #22,523 through #22,529 duly passed and adopted.

53483 - It was moved by Kruse and seconded by Harding that the bills and claims of September 20, 2021 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, Harding, Darrah, Sires, Dunn. Nay: None. Motion carried.

53484 - It was moved by Kruse and seconded by deBuhr to adjourn to Executive Session to discuss matters related to cyber security information and records, pursuant to Iowa Code § 21.5(1)(k) and Iowa Code § 22.7(50). Upon call of the roll, the following named Councilmembers voted. Aye: Miller, deBuhr, Kruse, Harding, Darrah, Sires, Dunn. Nay: None. Motion carried.

The City Council adjourned to Executive Session at 8:19 P.M.

Mayor Green reconvened the Council meeting at 8:52 P.M.

53485 - It was moved by Darrah and seconded by Kruse that the meeting be adjourned at 8:53 P.M. Motion carried unanimously.

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Jacqueline Danielsen, MMC, City Clerk