AGENDA
CITY OF CEDAR FALLS, IOWA
CITY COUNCIL MEETING
MONDAY, NOVEMBER 03, 2025
7:00 PM AT CITY HALL, 220 CLAY STREET

Call to Order by the Mayor

Roll Call

Pledge of Allegiance

Approval of Minutes

1. Regular meeting of October 20, 2025.

Agenda Revisions

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

Staff Updates

Special Order of Business

2. Further continuance to November 17, 2025, of a public hearing to consider entering into an Agreement for Private Development with River Place Properties II, LC.

3. Public hearing on proposed amendments to Chapter 20, Subdivisions, and Chapter 26, Zoning, of the Code of Ordinances relative to parkland dedication, including establishing a process, methods, and formula for parkland dedication, updating definitions, and establishing rules for land suitability and location.

   a) Receive and file proof of publication of notice of hearing. (Notice published 10/25/2025)

   b) Written communications filed with the City Clerk.

   c) Staff comments.

   d) Public comments.

   e) Pass an ordinance amending Chapter 20, Subdivisions, and Chapter 26, Zoning, of the Code of Ordinances relative to parkland dedication, including establishing a process, methods, and formula for parkland dedication, updating definitions, and establishing rules for land suitability and location, upon its first consideration.

4. Public hearing on the proposed rezoning from A-1, Agricultural District to M-1-P, Planned Light Industrial District of property located North of West Ridgeway Avenue and East of South Union Road.

   a) Receive and file proof of publication of notice of hearing. (Notice published 10/25/2025)

   b) Written communications filed with the City Clerk.

   c) Staff comments.

d) Public comments.

e) Pass an ordinance amending the Zoning Map by removing approximately 4.85 acres of land located North of West Ridgeway Avenue and East of South Union Road from A-1, Agricultural District to M-1-P, Planned Light Industrial District, upon its first consideration.

5. Public hearing on a proposed Amendment No. 2 to the College Hill Urban Renewal Plan.

   a) Receive and file proof of publication of notice of hearing. (Notice published 10/21/2025)

   b) Written communications filed with the City Clerk.

   c) Staff comments.

   d) Public comments.

   e) Resolution determining an area of the City to be an economic development and blighted area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting Amendment No. 2 to the College Hill Urban Renewal Plan.

6. Public hearing on a proposed Amendment No. 7 to the Downtown Development Area Urban Renewal Plan.

   a) Receive and file proof of publication of notice of hearing. (Notice published 10/21/2025)

   b) Written communications filed with the City Clerk.

   c) Staff comments.

   d) Public comments.

   e) Resolution determining an area of the City to be an economic development and blighted area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting Amendment No. 7 to the Downtown Development Area Urban Renewal Plan.

7. Public hearing on a proposed Amendment No. 3 to the Pinnacle Prairie Commercial Urban Renewal Plan.

   a) Receive and file proof of publication of notice of hearing. (Notice published 10/21/2025)

   b) Written communications filed with the City Clerk.

   c) Staff comments.

   d) Public comments.

   e) Resolution determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting Amendment No. 3 to the Pinnacle Prairie Commercial Urban Renewal Plan.

8. Public hearing on a proposed Amendment No. 7 to the Cedar Falls Unified Highway 58 Corridor Urban Renewal Plan.

a) Receive and file proof of publication of notice of hearing. (Notice published 10/21/2025)

b) Written communications filed with the City Clerk.

c) Staff comments.

d) Public comments.

e) Resolution determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting Amendment No. 7 to the Cedar Falls Unified Highway 58 Corridor Urban Renewal Plan.

9. Pass an ordinance amending Ordinance Nos. 1923, 2122, 2461, 2696, 2785, 2923, 2953, and 3086, providing that general property taxes levied and collected each year on certain property located within the amended Cedar Falls Unified Highway 58 Corridor Urban Renewal Area, in City of Cedar Falls, County of Black Hawk State of Iowa, by or for the benefit of the State of Iowa, City of Cedar Falls, County of Black Hawk, Cedar Falls Community School District and Dike-New Hartford Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by the City in connection with the amended Cedar Falls Unified Highway 58 Corridor Urban Renewal Area (2025 Removal Parcels), upon its first consideration. (Contingent upon approval of previous item).

10. Public hearing on a proposed Amendment No. 1 to the South Cedar Falls Urban Renewal Plan.

    a) Receive and file proof of publication of notice of hearing. (Notice published 10/21/2025)

    b) Written communications filed with the City Clerk.

    c) Staff comments.

    d) Public comments.

    e) Resolution determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting Amendment No. 1 to the South Cedar Falls Urban Renewal Plan.

11. Pass an ordinance amending Ordinance No. 2926, providing that general property taxes levied and collected each year on all property located within the amended South Cedar Falls Urban Renewal Area, in City of Cedar Falls, County of Black Hawk State of Iowa, by or for the benefit of the State of Iowa, City of Cedar Falls, County of Black Hawk, Cedar Falls Community School District and Hudson Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by the City in connection with the amended South Cedar Falls Urban Renewal Area (Amendment No. 1 to the South Cedar Falls Urban Renewal Plan), upon its first consideration. (Contingent upon approval of previous item).

Old Business

12. Pass Ordinance #3125, amending Chapter 26, Zoning, of the Code of Ordinances relative to the requirement to obtain a land use permit to be clarified in a new Section 26-26 Application of Provisions and a retitled Section 26-29 land use permit, upon its third & final consideration.

13. Pass Ordinance #3126, amending Chapter 26, Zoning, of the Code of Ordinances relative to regulations governing the allowance of Accessory Dwelling Units as outlined in Section 26-142 Accessory uses, Section 26-193.1 General provisions, Section 26-193.4 Neighborhood medium

frontage, Section 26-197 Building functions, and Section 26-126 Detached accessory structures, upon its third & final consideration.

14. Pass Ordinance #3127, amending Chapter 26, Zoning, of the Code of Ordinances relative to parking requirements for studios and 1-bedroom apartments in multi-unit buildings as outlined in Section 26-220 Off-street parking spaces and Section 26-181 CHN College Hill Neighborhood Overlay Zoning District, upon its third & final consideration.

15. Pass Ordinance #3128, amending Ordinance No. 3097 and designating the Multiresidential Urban Revitalization Area for the Cedar Falls Multiresidential Urban Revitalization Plan for the City of Cedar Falls, Iowa (Amendment No. 1), upon its second consideration.

16. Pass Ordinance #3129, amending Chapter 7, Buildings and Building Regulations, of the Code of Ordinances relative to amendments, National Electrical Code adoption, and National Electrical Code amendments, upon its second consideration.

17. Pass Ordinance #3130, amending the Zoning Map by removing approximately 0.15 acres of land located at 2309 Main Street from R-4, Multiple Residence District to C-2, Commercial District, upon its second consideration.

18. Pass Ordinance #3131, amending Chapter 16, Offenses and Miscellaneous Provisions, of the Code of Ordinances relative to fireworks, upon its second consideration.

19. Pass Ordinance #3132, amending Chapter 2, Administration, of the Code of Ordinances relative to powers and duties, upon its second consideration.

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.)

20. Receive and file the Committee of Whole meeting minutes of October 20, 2025, relative to the following item:
    a) RAGBRAI Update.

21. Receive and file Departmental Quarterly Reports of July – September 2025.

22. Receive and file the following resignation of members from Boards and Commissions:
    a) Madeleine Seymour, Human Rights Commission.

23. Receive and file the Bi-Annual Report of Community Main Street relative to FY26 Self-Supported Municipal Improvement District (SSMID) funds and an FY26 Economic Development Grant.

24. Approve the following applications for retail alcohol licenses:
    a) Cedar Falls Community Theatre, 103 Main Street, Special Class C retail alcohol - renewal.
    b) Golf Lab, 201 Washington Street, Special Class C retail alcohol - renewal.
    c) Residences at University Heights, 5826 University Avenue, Class C retail alcohol - renewal.
    d) The Brown Bottle, 1111 Center Street, Class C retail alcohol & outdoor service - renewal.
    e) Tony's La Pizzeria, 407 Main Street, Class C retail alcohol & outdoor service - 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.)

25. Resolution Calendar with items considered separately.

26. Resolution approving and authorizing submission of the City's FY2025 Annual Urban Renewal Report.

27. Resolution authorizing certification for eligible expenses for reimbursement from the College Hill, Downtown, Pinnacle Prairie, South Cedar Falls, and Unified Tax Increment Financing Revenues.

28. 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 projects in the College Hill Urban Renewal Area.

29. Resolution approving and authorizing an inter-fund loan from the Stormwater Fund to the Tax Increment Financing (TIF) Fund relative to funding for projects in the College Hill Urban Renewal Area.

30. 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 projects in the Downtown Urban Renewal Area.

31. 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 projects in the Pinnacle Prairie Urban Renewal Area.

32. 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 projects in the South Cedar Falls Urban Renewal Area.

33. Resolution approving and authorizing an inter-fund loan from the General Fund to the Tax Increment Financing (TIF) Fund relative to funding for projects in the South Cedar Falls Urban Renewal Area.

34. Resolution approving and authorizing an inter-fund loan from the Economic Development Fund to the Tax Increment Financing (TIF) Fund relative to funding for projects in the South Cedar Falls Urban Renewal Area.

35. 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 projects in the Unified Urban Renewal Area.

36. Resolution approving and authorizing an inter-fund loan from the General Fund to the Tax Increment Financing (TIF) Fund relative to funding for projects in the Unified Urban Renewal Area.

37. Resolution approving and authorizing execution of a Cooperative Agreement with the Iowa Office of Civil Rights for FY2026.

38. Resolution levying a final assessment for costs incurred by the City to mow the property located at 804 West Seerley Boulevard.

39. Resolution levying a final assessment for costs incurred by the City to mow the property located at 2920 Valley High Drive.

40. Resolution approving and authorizing execution of an Assignment and Assumption Agreement relative to a Private Development ownership change from Prestige WW, LLC to Main & Meow, LLC.

41. Resolution approving an Application for Tax Abatement under the Cedar Falls Historic Core Urban Revitalization Plan for residential building improvements located at 819 Ellen Street.

42. Resolution approving an Application for Tax Abatement under the Cedar Falls Historic Core Urban Revitalization Plan for residential building improvements located at 1305-1307 West 19th Street.

43. Resolution approving an Application for Tax Abatement under the Cedar Falls Historic Core Urban Revitalization Plan for residential building improvements located at 2415-2417 Iowa Street.

44. Resolution approving an Application for Tax Abatement under the Cedar Falls Historic Core Urban Revitalization Plan for residential building improvements located at 2421-2423 Iowa Street.

45. Resolution approving an Application for Tax Abatement under the Cedar Falls Historic Core Urban Revitalization Plan for residential building improvements located at 2511-2513 Franklin Street.

46. Resolution approving an Application for Tax Abatement under the Cedar Falls Historic Core Urban Revitalization Plan for residential building improvements located at 2521-2523 Franklin Street.

47. Resolution approving and adopting the recommendation of the Park and Recreation Commission relative to increasing selected Recreation Fees, to become effective January 1, 2026.

48. Resolution approving and authorizing execution of a Second Amendment to the Professional Services Agreement with Codametrics, Inc. relative to adding services for cryptocurrency mining use.

49. Resolution approving the amended preliminary plat of Cedar Falls West Viking Road Industrial Park Phase VII and VIII.

50. Resolution approving a final plat for West Viking Road Industrial Park Phase VII. (Contingent upon approval of previous item).

51. Resolution approving and authorizing execution of six Owner Purchase Agreements; and approving and accepting six Temporary Construction Easements, in conjunction with the West 23rd Street Reconstruction from Hudson Road through Campus Street Project.

52. Resolution approving and accepting Patent No. 6533 and No. 6534 from the University of Northern Iowa, in conjunction with the West 23rd Street Reconstruction from Hudson Road through Campus Street Project.

53. Resolution setting November 17, 2025 as the date of public hearing on a proposal to convey a portion of certain city-owned real estate located at Lot 1, West Viking Road Industrial Park Phase VII to Cedar Falls Utilities.

54. Resolution setting November 17, 2025 as the date of public hearing on a proposal to convey a portion of Campus Street right-of-way South of West 23rd Street.

Allow Bills and Claims

55. Allow Bills and Claims for November 3, 2025.

Council Updates and Announcements

Council Referrals

56. Refer a discussion to review the fee associated with a "land use permit" and when it needs to apply (Submitted by Councilor Kruse).

Adjournment