AGENDA
CITY OF CEDAR FALLS, IOWA
CITY COUNCIL MEETING
MONDAY, OCTOBER 20, 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 6, 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. Public hearing on a proposed Amendment No. 1 to the Multiresidential Urban Revitalization Plan for the Cedar Falls Multiresidential Urban Revitalization Area.

   a) Receive and file proof of publications of notice of hearing. (Notice published 09/18/2025 & 10/02/2025)

   b) Written communications filed with the City Clerk.

   c) Staff comments.

   d) Public comments.

   e) Resolution approving and adopting Amendment No. 1 to the Multiresidential Urban Revitalization Plan for the Cedar Falls Multiresidential Urban Revitalization Area.

3. Pass an ordinance 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 first consideration. (Contingent upon approval of previous item).

4. Public hearing on proposed amendments to Chapter 7, Buildings and Building Regulations, of the Code of Ordinances relative to amendments, National Electrical Code adoption, and National Electrical Code amendments.

   a) Receive and file proof of publication of notice of hearing. (Notice published 08/23/2025)

   b) Written communications filed with the City Clerk.

   c) Staff comments.

d) Public comments.

e) Pass an ordinance 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 first consideration.

5. Public hearing on the FFY24 Consolidated Annual Performance and Evaluation Report (CAPER) for Community Development Block Grant (CDBG) funded activities from July 1, 2024 through June 30, 2025.

   a) Receive and file proof of publication of notice of hearing. (Notice published 10/02/2025)

   b) Written communications filed with the City Clerk.

   c) Staff comments.

   d) Public comments.

   e) Resolution approving and authorizing submission of the City's FFY24 Consolidated Annual Performance and Evaluation Report (CAPER) for Community Development Block Grant (CDBG) funded activities from July 1, 2024 through June 30, 2025.

6. Public hearing on a proposed amendment to the Future Land Use Map by changing the designation from High Density Residential to Neighborhood Commercial and Mixed Use of property located at 2309 & 2323 Main Street.

   a) Receive and file proof of publication of notice of hearing. (Notice published 10/09/2025)

   b) Written communications filed with the City Clerk.

   c) Staff comments.

   d) Public comments.

   e) Resolution approving an amendment to the Future Land Use Map by changing the designation from High Density Residential to Neighborhood Commercial and Mixed Use of property located at 2309 & 2323 Main Street.

7. Public hearing on the proposed rezoning from R-4, Multiple Residence District to C-2, Commercial District of property located at 2309 Main Street.

   a) Receive and file proof of publication of notice of hearing. (Notice published 10/09/2025)

   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 0.15 acres of land located at 2309 Main Street from R-4, Multiple Residence District to C-2, Commercial District, upon its first consideration. (Contingent upon approval of previous item)

8. Further continuance to November 3, 2025, of a public hearing to consider entering into an Agreement for Private Development with River Place Properties II, LC.

Old Business

9. 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 second consideration.

10. 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 second consideration.

11. 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 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.)

12. Receive and file the Committee of Whole meeting minutes of October 6, 2025, relative to the following items:
    a) Park Dedication Standards in Subdivision Code.
    b) Chapter 7, Buildings and Building Regulations Review.

13. Approve the following recommendation of the Mayor relative to the appointment of members to Boards and Commissions:
    a) Rosa Druker, Human Rights Commission, term ending 7/01/2026.
    b) David Hartley, Planning & Zoning Commission, term ending 11/01/2030.

14. Receive and file the following resignation of members from Boards and Commissions:
    a) Thomas Davis, Human Rights Commission.

15. Receive and file communication from the Civil Service Commission relative to the certified promotional list for the position of Equipment Operator.

16. Approve the following applications for retail alcohol licenses:
    a) Hampton Inn & Suites, 101 West 1st Street, Class B retail alcohol - renewal.
    b) Grid Lounge, 100 East 2nd Street, Special Class C retail alcohol - renewal.
    c) Blue Room, 201 Main Street, Class C retail alcohol - renewal.
    d) Compass Group USA, Inc., 6725 Cedar Heights Drive, Class C retail alcohol - renewal.
    e) SingleSpeed Brewing Co., 128 Main Street, Class C retail alcohol, Special Class A beer & outdoor service - renewal.
    f) Casey's General Store, 601 Main Street, Class E retail alcohol - renewal.
    g) Fareway Store, 214 North Magnolia Drive, Class E retail alcohol - renewal.
    h) Metro Mart, 103 Franklin Street, Class E retail alcohol - renewal.
    i) Golden China, Inc., 1150 Brandilynn Boulevard, Class C retail alcohol - new.

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.)

17. Resolution Calendar with items considered separately.

18. Resolution approving and adopting the rate of $3.89 per $1,000.00 taxable value for the Downtown Cedar Falls Self-Supported Municipal Improvement District (SSMID) for FY2027.

19. Resolution levying a final assessment for costs incurred by the City to mow the property located at 2413 Olive Street.

20. Resolution approving and authorizing execution of an Agreement with Civia Inc. dba GovAI relative to software services for the GovAI Platform.

21. Resolution approving and authorizing expenditure of funds for thirteen network switches.

22. Resolution approving and authorizing execution of a Red House Studio Lease with Noah Doely relative to the use of 224 West Seerley Boulevard as artists' studio space, in conjunction with the Hearst Center's Visiting Artist Program.

23. Resolution approving and authorizing execution of a Red House Studio Lease with Angela Waseskuk relative to the use of 224 West Seerley Boulevard as artists' studio space, in conjunction with the Hearst Center's Visiting Artist Program.

24. Resolution approving and authorizing execution of an Agreement with Diamond Doctors of Iowa LLC relative to reconstructing the infields at Birdsall Park.

25. Resolution approving a College Hill Neighborhood Overlay District design review for a new detached garage located at 2210 Tremont Street.

26. Resolution approving and authorizing submission of a Canadian National (CN) Railroad and America In-Bloom (AIB) Grant Program for ecological revitalization and native plant and tree restoration for the Big Woods Lake Recreation Area.

27. Resolution approving and authorizing execution of an Agreement with Professional Lawn Care, a/k/a ProLawn, relative to snow removal services for private properties in violation of City of Cedar Falls Ordinances.

28. Resolution approving and authorizing execution of an Offer to Buy Real Estate and Acceptance for property located at the Southeast corner of West 2nd and Washington Street.

29. Resolution approving and authorizing execution of eleven Owner Purchase Agreements; and approving and accepting eleven Temporary Construction Easements, in conjunction with the North Cedar Heights Area Reconstruction Project – Phase III.

30. Resolution approving and authorizing execution of a Cooperative Agreement for Primary Road Project with the Iowa Department of Transportation (DOT) relative to the Highway 57 & Union Road Intersection Improvements Project.

31. Resolution approving and accepting the contract and bond of Boulder Contracting, LLC for the 2025 Bridge Maintenance Project.

32. Resolution setting November 3, 2025 as the date of 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.

33. Resolution setting November 3, 2025 as the date of 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.

Ordinances

34. Pass an ordinance amending Chapter 16, Offenses and Miscellaneous Provisions, of the Code of Ordinances relative to fireworks, upon its first consideration.

35. Pass an ordinance amending Chapter 2, Administration, of the Code of Ordinances relative to powers and duties, upon its first consideration.

Allow Bills and Claims

36. Allow Bills and Claims for October 20, 2025.

Council Updates and Announcements

Council Referrals

Adjournment