AGENDA-REVISED
CITY OF CEDAR FALLS, IOWA
CITY COUNCIL MEETING
MONDAY, JULY 20, 2026
7:00 PM AT 220 CLAY STREET

Call to Order by the Mayor

Roll Call

Pledge of Allegiance

Approval of Minutes

1. Regular meeting of July 6, 2026.

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. Cancellation of the public hearing on the proposed Greenhill Village Commons Urban Renewal Plan for a proposed urban renewal area.

3. Cancellation of the public hearing on the proposed Wild Horse Ridge 7th Urban Renewal Plan for a proposed urban renewal area.

4. Public hearing on the proposal to convey interests in real property located within the South Cedar Falls Urban Renewal Area to Allen Memorial Hospital Corporation; directing publication of related notices; and declaring the intent of the City to accept the offer submitted by Allen Memorial Hospital Corporation in the event that no qualified competing proposals are submitted.

   a) Receive and file proof of publication of notice of hearing. (Notice published 07/07/26)

   b) Written communications filed with the City Clerk.

   c) Staff comments.

   d) Public comments.

   e) Resolution approving and authorizing the conveyance of certain real property to Allen Memorial Hospital Corporation and approving and authorizing execution of a related Purchase, Sale, and Development Agreement within the South Cedar Falls Urban Renewal Area.

5. Public hearing on proposed amendments to Chapter 26, Zoning, of the Code of Ordinances relative to definitions and off-street parking spaces, and parking of non-motor vehicles.

   a) Receive and file proof of publication of notice of hearing. (Notice published 06/23/26)

   b) Written communications filed with the City Clerk.

c) Staff comments.

d) Public comments.

e) Pass an ordinance amending Chapter 26, Zoning, of the Code of Ordinances relative to definitions and off-street parking spaces, and parking of non-motor vehicles, upon its first consideration.

6. Public hearing on proposed amendments to Chapter 26, Zoning, of the Code of Ordinances relative to College Hill Zoning Updates.

   a) Receive and file proof of publication of notice of hearing. (Notice published 07/11/26)

   b) Written communications filed with the City Clerk.

   c) Staff comments.

   d) Public comments.

   e) Pass an ordinance amending Chapter 26, Zoning, of the Code of Ordinances relative to College Hill Zoning Updates, upon its first consideration.

7. Public hearing on proposed rezoning from C-3, R-4, R-3, R-2, and R-1 to SX-2, GX-3, NX-3, N-2, N-1, and OS located in College Hill.

   a) Receive and file proof of publication of notice of hearing. (Notice published 07/11/26)

   b) Written communications filed with the City Clerk.

   c) Staff comments.

   d) Public comments.

   e) Pass an ordinance amending rezoning from, C-3, R-4, R-3, R-2, and R-1 to SX-2, GX-3, NX-3, N-2, N-1, and OS located in College Hill, upon its first consideration.

Old Business

8. Pass Ordinance #3146, amending the Zoning Map by rezoning approximately 48.37 acres from M-1-P, Planned Light Industrial to P, Public Zoning District located north of Technology Parkway and west of Innovation Drive, upon its third & final consideration.

9. Pass Ordinance #3147, amending Chapter 24, Utilities, of the Code of Ordinances, relative to establishment of district, description of benefitted properties, imposition of sewer connection charge: application, and timing of payment of sewer connection charge, upon its third & final 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.)

10. Receive and file the Committee of the Whole minutes of July 6, 2026 relative to the following items:
    a) College Hill Zoning Text & Map Amendments Overview.
    b) Data Center & Crypto Currency Mining Text Amendment Update.

11. Approve the application of Elite Liquor & Tobacco, 4116 University Avenue, Suite 105, for a cigarette/tobacco/nicotine/vapor permit - Renewal (Change in Ownership).

12. Approve the following applications for retail alcohol licenses:
    a) King Star, 2228 Lincoln Street, Class B retail alcohol - renewal.
    b) Hy-Vee Market Grille, 6301 University Avenue, Class C retail alcohol - renewal.
    c) Chuck E. Cheese's, 5911 University Avenue, Special Class C retail alcohol - change in ownership.

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.)

13. Resolution Calendar with items considered separately.

14. Resolution authorizing the Mayor's appointment and two designated alternates to the Black Hawk County Metropolitan Area Transportation Organization (MPO) Policy Board.

15. Resolution approving and awarding additional Health Trust Fund grants for FY2027.

16. Resolution approving and authorizing the transfer of funds from the General Fund to the Tourism and Capital Projects Funds relative to excess Hotel/Motel Tax.

17. Resolution levying a final assessment for costs incurred by the City to mow the property located at 1309 State Street.

18. Resolution approving and authorizing execution of an Agreement with the State of Iowa, Department of Management relative to Enhanced Security Services.

19. Resolution approving the 2nd Amendment to the Owner's Statement and Deed of Dedication of West Viking Road Industrial Park Phase V.

20. Resolution approving an amendment to the West Viking Road Industrial Park Master Plan relative to property located north of Technology Parkway and west of Innovation Drive. (Contingent upon approval of previous item)

21. Resolution approving an Application for Tax Abatement under the Cedar Falls Historic Core Urban Revitalization Plan for new construction located at 716 Main Street.

22. Resolution approving an Application for Tax Abatement under the Cedar Falls Historic Core Urban Revitalization Plan for new construction located at 822 West 6th Street/608 College Street.

23. Resolution approving an Application for Tax Abatement under the Cedar Falls Historic Core Urban Revitalization Plan for new construction located at 929-931 West 13th Street.

24. Resolution approving an Application for Tax Abatement under the Cedar Falls Historic Core Urban Revitalization Plan for new construction located at 932-934 West 12th Street.

25. Resolution approving an Application for Tax Abatement under the Cedar Falls Historic Core Urban Revitalization Plan for residential building improvements located at 2522 Iowa Street.

26. Resolution approving an Application for Tax Abatement under the Cedar Falls Multiresidential Urban Revitalization Plan for multiresidential new construction located at 4510, 4520, 4530, 4600, and 4620 Cedar Height Drive.

27. Resolution approving and authorizing execution of a Public Art Committee Agreement for a Lease Extension of Artwork with Sarah Byrd relative to the sculpture at 311 Main Street.

28. Resolution approving and authorizing execution of a Public Art Committee Agreement for Lease of Artwork with Mia Eddleman relative to a sculpture installed at 311 Main Street.

29. Resolution approving and adopting amendments to the Housing Choice Voucher (HCV) Program, aka Section 8, Administrative Plan, as recommended by the Housing Commission.

30. Resolution approving an Amendment to a Hwy-1, Highway Commercial Zoning District site plan for construction of GreenState Credit Union to be located at 221 Viking Plaza Drive.

31. Resolution approving and authorizing expenditure of funds for the purchase of a day cab transfer tractor for the Refuse Section.

32. Resolution approving and authorizing expenditure of funds for the purchase of salt brine making equipment.

33. Resolution approving and authorizing execution of a Connection Fee Agreement with Gary & Jill Wilson relative to property located 4319 South Main Street, in conjunction with the South Main Street Sanitary Sewer Extension Project.

34. Resolution approving and authorizing execution of a Connection Fee Agreement with Andrew Tilkes relative to property located 4309 South Main Street, in conjunction with the South Main Street Sanitary Sewer Extension Project.

35. Resolution approving and authorizing execution of a Connection Fee Agreement with Walter & Jennifer Rogers relative to property located 4219 South Main Street, in conjunction with the South Main Street Sanitary Sewer Extension Project.

36. Resolution approving and authorizing execution of a Connection Fee Agreement with Walter & Jennifer Rogers relative to property located 4209 South Main Street, in conjunction with the South Main Street Sanitary Sewer Extension Project.

37. Resolution setting August 3, 2026 as the date of public hearing on the authorization of a Loan Agreement and the issuance of not to exceed $3,000,000 General Obligation Capital Loan Notes for essential corporate purposes (ECP), and providing for publication of notice thereof.

    Revised: This public hearing date in this item title was incorrectly listed as August 3, 2026. The correct public hearing date is August 17, 2026.

38. Resolution setting August 3, 2026 as the date of public hearing on the authorization of a Loan Agreement and the issuance of not to exceed $965,000 General Obligation Capital Loan Notes for general corporate purposes (GCP-1), and providing for publication of notice thereof.

    Revised: This public hearing date in this item title was incorrectly listed as August 3, 2026. The correct public hearing date is August 17, 2026.

39. Resolution setting August 3, 2026 as the date of public hearing on the authorization of a Loan Agreement and the issuance of not to exceed $850,000 General Obligation Capital Loan Notes for general corporate purposes (GCP-2), and providing for publication of notice thereof.

    Revised: This public hearing date in this item title was incorrectly listed as August 3, 2026. The correct public hearing date is August 17, 2026.

40. Resolution determining the necessity, and setting July 28, 2026 as the date of consultation and August 17, 2026 as the date of public hearing on the proposed Greenhill Village Commons Urban Renewal Plan for a proposed urban renewal area.

41. Resolution determining the necessity, and setting July 28, 2026 as the date of consultation and August 17, 2026 as the date of public hearing on the proposed Wild Horse Ridge 7th Urban Renewal Plan for a proposed urban renewal area.

42. Resolution receiving and filing, and setting August 3, 2026 as the date of public hearing on the proposed plans, specifications, and estimate of cost for the Greenwood Cemetery Slope Stabilization Project.

Ordinances

43. Pass an ordinance amending Chapter 7, Buildings and Building Regulations, of the Code of Ordinances relative to the Uniform Plumbing Code, upon its first consideration.

44. Pass an ordinance amending Chapter 15, Nuisances, of the Code of Ordinances relative to Definitions, General noises prohibited, Noise limitation by zoning district, Method of measuring noise, and Noise emitted by residential air conditioners, upon its first consideration.

Allow Bills and Claims

45. Allow Bills and Claims for July 20, 2026.

Council Updates and Announcements

Council Referrals

Adjournment