AGENDA
CITY OF CEDAR FALLS, IOWA
CITY COUNCIL MEETING
MONDAY, JULY 21, 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 July 7, 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 proposed rezoning from P, Public District to R-2, Residence District of property located South of Quail Hollow Lane and North of the new Cedar Falls High School.

   a) Receive and file proof of publication of notice of hearing. (Notice published 07/10/2025)

   b) Written communications filed with the City Clerk.

   c) Staff comments.

   d) Public comments.

   e) Pass an ordinance amending the Zoning Map for approximately 0.69 acres of real estate located South of Quail Hollow Lane and North of the new Cedar Falls High School from P, Public District to R-2, Residence District, upon its first consideration.

Old Business

3. Pass Ordinance #3112, amending the Zoning Map by removing approximately 0.58 of real estate located at the southeast corner of 21st and College Streets from C-3, Commercial District, and R-4, Multiple Residence District, to C-3, Commercial District, upon its third & final consideration.

4. Pass Ordinance #3113, amending Chapter 26, Zoning, of the Code of Ordinances relative to allowing specialized educational facilities in the M-1 Light Industrial Zoning District, upon its third & final consideration.

5. Pass Ordinance #3114, amending Chapter 5, Alcoholic and Malt Beverages, of the Code of Ordinances, relative to approval of retail alcohol license by council, city council action affecting license, appeals by license holders, possession or consumption in public place; public intoxication, persons under legal age; penalty, penalty for violation of article, upon its third & final consideration.

6. Pass Ordinance #3115, repealing Chapter 23, Traffic and Motor Vehicles, of the Code of Ordinances, relative to open containers in motor vehicles - drivers and open containers in motor vehicles - passengers, upon its third & final consideration.

7. Pass Ordinance #3116, providing that general property taxes levied and collected each year on all property located within the Panther Farms Phase 1 Urban Renewal Area, in the City of Cedar Falls, County of Black Hawk, State of Iowa, by and for the benefit of the State of Iowa, City of Cedar Falls, County of Black Hawk, Cedar Falls Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to an indebtedness, including bonds issued or to be issued, incurred by the City in connection with the Panther Farms Phase 1 Urban Renewal Area, upon its second consideration.

8. Pass Ordinance #3117, providing that general property taxes levied and collected each year on all property located within the Panther Farms Phase 2 Urban Renewal Area, in the City of Cedar Falls, County of Black Hawk, State of Iowa, by and for the benefit of the State of Iowa, City of Cedar Falls, County of Black Hawk, Cedar Falls Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to an indebtedness, including bonds issued or to be issued, incurred by the City in connection with the Panther Farms Phase 2 Urban Renewal Area, upon its second consideration.

9. Pass Ordinance #3118, providing that general property taxes levied and collected each year on all property located within the Panther Farms Phase 3 Urban Renewal Area, in the City of Cedar Falls, County of Black Hawk, State of Iowa, by and for the benefit of the State of Iowa, City of Cedar Falls, County of Black Hawk, Cedar Falls Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to an indebtedness, including bonds issued or to be issued, incurred by the City in connection with the Panther Farms Phase 3 Urban Renewal Area, upon its second consideration.

10. Pass Ordinance #3119, providing that general property taxes levied and collected each year on all property located within the Panther Farms Phase 4 Urban Renewal Area, in the City of Cedar Falls, County of Black Hawk, State of Iowa, by and for the benefit of the State of Iowa, City of Cedar Falls, County of Black Hawk, Cedar Falls Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to an indebtedness, including bonds issued or to be issued, incurred by the City in connection with the Panther Farms Phase 4 Urban Renewal Area, 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.)

11. Approve the following applications for retail alcohol licenses:
    a) Amigo, 5809 University Avenue, Class C retail alcohol & outdoor service - renewal.
    b) Buffalo Wild Wings, 6406 University Avenue, Class C retail alcohol & outdoor service - renewal.
    c) George's Local, 108 E. 4th Street, Class C retail alcohol & outdoor service - renewal.
    d) Hy-Vee Market Grille, 6301 University Avenue, Class C retail alcohol - renewal.
    e) Octopus, 2205 College Street, Class C retail alcohol & outdoor service - renewal.
    f) The Black Hawk Hotel/Bar Winslow, 115-117 Main Street, Class C retail alcohol - renewal.
    g) The Library, 2222 College Street, Class C retail alcohol & outdoor service - renewal.
    h) The Other Place, 4214 University Avenue, Class C retail alcohol & outdoor service - renewal.
    i) Wal-Mart, 525 Brandilynn Boulevard, Class E retail alcohol - renewal.
    j) Readers Cup (RAGBRAI), 218 Main Street, Special Class C retail alcohol & outdoor service - 5-day permit.
    k) Buffalo Wild Wings, 6406 University Avenue, Class C retail alcohol & outdoor service - 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.)

12. Resolution Calendar with items considered separately.

13. Resolution approving and authorizing execution of a Voluntary Separation and Release Agreement with Ronald Gaines.

14. Resolution approving the Mayor's designation of Jennifer Rodenbeck, Director of Finance and Business Operations, as Acting City Administrator. (Contingent upon approval of previous item)

15. Resolution approving and authorizing execution of an Easement Agreement, in conjunction with a sidewalk café at 118 Main Street.

16. Resolution approving and authorizing execution of an Agreement with Tree Town Consultants, LLC, relative to the purchase and training of a dual-purpose police dog.

17. Resolution approving a Cedar Falls Utilities Electric, Gas, Water, and Communications Utility Installation or Relocation Project in the South Cedar Falls Urban Renewal Area.

18. Resolution approving and authorizing execution of an Assignment and Assumption Agreement relative to a Private Development and conveyance of development property by Odell Collision Center, LLC, to Bar Capital, LLC.

19. Resolution approving and authorizing execution of an Assignment and Assumption Agreement relative to a Private Development and conveyance of development property by The Vault, LLC to PL Partners, LLC.

20. Resolution approving and authorizing execution of a Forgivable Loan Agreement and Promissory Note relative to a Community Development Block Grant (CDBG) Rental Rehabilitation Program at 921 West 4th Street.

21. Resolution approving and authorizing execution of a Service/Product Agreement with Iowa Northland Regional Council of Governments (INRCOG) for administration and technical services related to Community Development Block Grant (CDBG) Funding Project Delivery for FY2026 (Federal Fiscal Year 2025).

22. Resolution approving and authorizing execution of a Participating Addendum with Genuine Parts Company, d/b/a NAPA, relative to a Vendor Managed Inventory (VMI) Parts Management Program at the Fleet Maintenance Facility.

23. Resolution approving and authorizing execution of a Joint Funding Agreement for Water Resource Investigations with the U.S. Geological Survey relative to the Cedar River Streamgage Station.

24. Resolution approving and authorizing execution of a Service/Product Agreement with D.W. Zinser Company, Inc. relative to demolition of a structure located at 222 Washington Street.

25. Resolution approving and accepting the contract and bond of Swift Slabs, L.L.C. for the 2025 Sidewalk Assessment Project - Zone 7.

26. Resolution approving the Certificate of Completion and accepting the work of Peterson Contractors, Inc., for the West 27th Street Reconstruction Project, and approving and authorizing the transfer of funds from the Local Sales Tax Fund and General Obligation Bond (2022) Fund to the Street Construction Fund.

Ordinances

27. Pass an ordinance amending Chapter 10, Garbage and Refuse, of the Code of Ordinances relative to disposal by business establishments, upon its first consideration.

Allow Bills and Claims

28. Allow Bills and Claims for July 21, 2025.

Council Updates and Announcements

Council Referrals

Executive Session

29. Executive Session to discuss Property Acquisition per Iowa Code Section 21.5(1)(j) to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property.

Adjournment