AGENDA
CITY OF CEDAR FALLS, IOWA
CITY COUNCIL MEETING
MONDAY, OCTOBER 05, 2026
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 September 21, 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. Public hearing to consider a proposal to enter into a First Amendment to the Agreement for Private Development with Blackhawk Properties, LLC.

   a) Receive and file proof of publication of notice of hearing. (Notice published 09/29/26)

   b) Written communications filed with the City Clerk.

   c) Staff comments.

   d) Public comments.

   e) Resolution approving and adopting execution of a First Amendment to the Agreement for Private Development with Blackhawk Properties, LLC.

3. Public hearing on a proposed University Avenue Corridor Urban Renewal Plan for a proposed Urban Renewal Area in the City of Cedar Falls, Iowa.

   a) Receive and file proof of publication of notice of hearing. (Notice published 09/22/26)

   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 the University Avenue Corridor Urban Renewal Plan.

4. Pass an ordinance providing that general property taxes levied and collected each year on all property located within the University Avenue Corridor Urban Renewal Plan, 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 University Avenue Corridor Urban Renewal Area (The University Avenue Corridor Urban Renewal Plan), upon its first consideration. (Contingent upon approval of previous item)

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.)

5. Approve the following recommendation of the Mayor relative to the appointment of members to Boards and Commissions:
   a) Jeremia Matz, Tourism Board, term ending 07/01/2028.

6. Approve the application of J & M Displays, Inc.(Holiday Hoopla) for a fireworks display permit for November 27, 2026.

7. Approve the following applications for retail alcohol licenses:
   a) Fleet Farm, 400 West Ridgeway Avenue, Class B retail alcohol - renewal.
   b) Fleet Farm Fuel, 108 West Ridgeway Avenue, Class B retail alcohol - renewal.
   c) Casey's General Store, 1225 Fountains Way, Class E retail alcohol - 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.)

8. Resolution Calendar with items considered separately.

9. Resolution approving the recommendation and appointing the UNI Student Liaison to the Cedar Falls City Council.

10. Resolution approving and authorizing a form of Loan Agreement and authorizing and providing for the issuance of $4,400,000 General Obligation Loan Notes, Series 2026, and levying a tax to pay said notes; and approving the Tax Exemption Certificate and Continuing Disclosure Certificate.

11. Resolution levying a final assessment for costs incurred by the City to mow the property located at 216 Iowa Street.

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

13. Resolution levying a final assessment for costs incurred by the City to mow the property located at 818 West Seerley Boulevard.

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

15. Resolution levying a final assessment for costs incurred by the City to mow the property located at 4407 Cherrywood Drive.

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

17. Resolution approving and authorizing execution of an Agreement with Kristen Keeler d/b/a Midwest Travel Mama LLC relative to Content Creation Services.

18. Resolution approving and authorizing execution of an Agreement with Rachel Kawate d/b/a R&I Digital LLC relative to Content Creation Services.

19. Resolution approving and authorizing execution of a Memorandum of Understanding with Silos & Smokestacks National Heritage Area (SSNHA) relative to Barn Quilts of Black Hawk County.

20. Resolution approving the preliminary plat of West Fork Crossing.

21. Resolution approving and authorizing the expenditure of funds for the purchase of a utility terrain vehicle for the Parks Section.

22. Resolution setting October 19, 2026 as the date of public hearing on the (FFY25) Consolidated Annual Performance and Evaluation Report (CAPER) for Community Development Block Grant (CDBG) funded activities from July 1, 2025 through June 30, 2026.

23. Resolution setting October 19, 2026 as the date of public hearing to consider vacating a utility and drainage easement at 1732 Yale Parkway and 1808 Breckenridge Street.

24. Resolution setting October 19, 2026 as the date of public hearing on the proposed rezoning from R-P, Planned Residential District to R-1, Residential District of property located north of West 27th Street and east of North Union Road.

25. Resolution setting October 19, 2026 as the date of public hearing on a proposed amendment to the Future Land Use Map by changing the designation from Greenways & Floodplain and Office & Business Park to Commercial Corridor, Greenways & Floodplain and Office & Business Park located at the northwest corner of Hudson Road and West Ridgeway Avenue.

26. Resolution setting October 19, 2026 as the date of public hearing on the proposed rezoning from A-1, Agricultural District to HWY-1, Highway Commercial Zoning District of property located at the northwest corner of Hudson Road and West Ridgeway Avenue. (Contingent upon approval of previous item)

Allow Bills and Claims

27. Allow Bills and Claims for October 5, 2026.

Council Updates and Announcements

Council Referrals

Adjournment