AGENDA
CITY OF CEDAR FALLS, IOWA
CITY COUNCIL MEETING
MONDAY, DECEMBER 01, 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 November 17, 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 the proposed vacation of certain public right-of way located off Hudson Road, south of West Ridgeway Avenue.

   a) Receive and file proof of publication of notice of hearing. (Notice published 11/20/2025)

   b) Written communications filed with the City Clerk.

   c) Staff comments.

   d) Public comments.

   e) Pass an ordinance vacating a portion of Hudson Road right-of-way south of West Ridgeway Avenue, upon its first consideration.

3. Public hearing on the proposed plans, specifications, form of contract & estimate of cost for the 2025 CDBG Sanitary Sewer Rehabilitation Project.

   a) Receive and file proof of publication of notice of hearing. (Notice published 11/20/2025)

   b) Written communications filed with the City Clerk.

   c) Staff comments.

   d) Public comments.

   e) Resolution approving and adopting the plans, specifications, form of contract & estimate of cost for the 2025 CDBG Sanitary Sewer Rehabilitation Project.

Old Business

4. Pass Ordinance #3133, 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 third & final consideration.

5. Pass Ordinance #3134, 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 third & final consideration.

6. Pass Ordinance #3135, 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 third & final consideration.

7. Pass Ordinance #3136, 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 third & final consideration.

8. Pass Ordinance #3137, amending Chapter 23, Traffic and Motor Vehicles, of the Code of Ordinances relative to fines for parking violations, impoundment and immobilization of vehicles and parking enforcement districts described, 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.)

9. Receive and file the Committee of Whole meeting minutes of November 17, 2025, relative to the following items:
   a) Tour of Community Natatorium.
   b) FY2025 Annual Comprehensive Financial Report.

10. Approve the following recommendation of the Mayor relative to the appointment of members to Boards and Commissions:
    a) Jeremy Swanson, Bicycle & Pedestrian Commission, term ending 09/30/2027.
    b) Kevin Demler, Bicycle & Pedestrian Commission, term ending 09/30/2029.
    c) Peggy Larson, Housing Commission, term ending 12/31/2027.
    d) Gary Winterhof, Housing Commission, term ending 12/31/2027.

11. Approve the following applications for retail alcohol licenses:
    a) Hansen's Dairy, 123 East 18th Street, Class B retail alcohol - renewal.
    b) Holiday Inn Express & Suites, 1614 Technology Parkway, Class B retail alcohol - renewal.
    c) Cedar Falls Woman's Club, 304 Clay Street, Special Class C retail alcohol - renewal.
    d) Rancho Chico, 618 Brandilynn Boulevard, Class C retail alcohol - renewal.
    e) Sharky's Fun House, 2223 College Street, Class C retail alcohol & outdoor service - renewal.
    f) Urban Pie, 200 State Street, Class C retail alcohol & outdoor service - renewal.
    g) Fareway Store, 4500 South Main Street, 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.)

12. Resolution Calendar with items considered separately.

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

14. Resolution approving the suspension of Civil Service hiring practices for entrance positions as authorized by Iowa Code Section 400.12A for the period of January 1, 2026 through December 31, 2026.

15. Resolution approving and authorizing execution of an Agreement in Support of the Northeast Iowa Food Bank relative to Community Development Block Grant (CDBG) funding for service agencies.

16. Resolution approving and authorizing execution of an Agreement in Support of Pathways Behavioral Services, Inc. relative to Community Development Block Grant (CDBG) funding for service agencies.

17. Resolution approving and authorizing execution of an Agreement in Support of the House of Hope relative to Community Development Block Grant (CDBG) funding for service agencies.

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

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

20. Resolution approving and accepting a Warranty Deed Joint Tenancy for property located at 930 West 1st Street.

21. Resolution approving and accepting a Warranty Deed Joint Tenancy for property located at 1803 Oakland Avenue.

22. Resolution approving and authorizing execution of five Owner Purchase Agreements; and approving and accepting five Temporary Construction Easements, one Permanent Sign Easement, and one Temporary Access Easement, in conjunction with the North Cedar Heights Area Reconstruction Project – Phase III.

23. Resolution approving and authorizing execution of five Owner Purchase Agreements, and approving and accepting three Permanent Sanitary Sewer Easements and five Temporary Construction Easements, in conjunction with the South Main Sanitary Sewer Extension Project.

24. Resolution approving and authorizing execution of a Resource Enhancement and Protection (REAP) Fund Grant Agreement-Development with the Iowa Department of Natural Resources relative to the Big Woods Lake Campground Expansion.

25. Resolution approving and accepting a Quit Claim Deed for property located along Ridgeway Avenue.

26. Resolution approving the Statement of Completion and Final Acceptance of Work of Benton's Sand and Gravel, Inc., for the 2022 University Avenue Bio Cells Project.

Allow Bills and Claims

27. Allow Bills and Claims for December 1, 2025.

Council Updates and Announcements

Council Referrals

Executive Session

28. Executive Session to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the City in that litigation pursuant to Iowa Code Section 21.5(1)(c).

Adjournment