



AGENDA
CITY OF CEDAR FALLS, IOWA
CITY COUNCIL MEETING
TUESDAY, SEPTEMBER 08, 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 August 17, 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 on a proposal to undertake a public improvement project for the Union Road Reconstruction Project - Phase I, and to authorize acquisition of private property for said project.
 - a) Receive and file proof of publication of notice of hearing. (Notice published 08/25/26)
 - b) Written communications filed with the City Clerk.
 - c) Staff comments.
 - d) Public comments.
 - e) Resolution approving a public improvement project for the Union Road Reconstruction Project - Phase I, and authorizing acquisition of private property for said project.

Old Business

3. Pass Ordinance #3151, amending Chapter 7, Buildings and Building Regulations, of the Code of Ordinances relative to the Uniform Plumbing Code, upon its third & final consideration.
4. Pass Ordinance #3154, providing that general property taxes levied and collected each year on all property located within the Greenhill Village Commons 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 Greenhill Village Commons Urban Renewal Area (The Greenhill Village Commons Urban Renewal Plan), upon its second consideration.
5. Pass Ordinance #3155, providing that general property taxes levied and collected each year on all property located within the Wild Horse Ridge 7th 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 Wild Horse Ridge 7th Urban Renewal Area (The Wild Horse Ridge 7th Urban Renewal Plan), upon its second consideration.

6. Pass Ordinance #3156, providing that general property taxes levied and collected each year on all property located within the Arbors 6th Urban Renewal Area, in 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 and indebtedness, including bonds issued or to be issued, incurred by the City in connection with the Arbors 6th 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.)

7. Receive and file the Committee of the Whole minutes of August 17, 2026 relative to the following item:
 - a) Micro-Transit.
8. Approve the following applications for retail alcohol licenses:
 - a) Murphy USA, 518 Brandilynn Boulevard, Class B retail alcohol - renewal.
 - b) Shelly O'Shea's Irish Pub, 401 Main Street, Class C retail alcohol - renewal.
 - c) The Landmark, 107 Main Street, Class C retail alcohol & outdoor service - renewal.
 - d) The Pump Haus Pub & Grill, 311 Main Street, Class C retail alcohol - new - 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.)

9. Resolution Calendar with items considered separately.
10. Resolution approving electronic bidding procedures and Official Statement relative to the sale of \$4,400,000 General Obligation Capital Loan Notes, Series 2026.
11. Resolution approving and authorizing the Transfer of Funds from the General Fund to the Capital Projects Fund relative to the Fiscal year ending June 30, 2026.
12. Resolution approving and authorizing execution of an Agreement in Support of Cedar Falls Lions Club relative to a FY2027 Cedar Falls Health Trust Services Funding.
13. Resolution levying a final assessment for costs incurred by the City to mow the property located at 4407 Cherrywood Drive.
14. Resolution approving and authorizing execution of a Fourth Amendment to the Professional Services Agreement with Berry, Dunn, McNeil & Parker, LLC for project management services relative to replacement of the City's financial and payroll systems.
15. Resolution approving and authorizing execution of a Local Consent Agreement with the State of Iowa relative to Fiscal Year 2022 State and Local Cybersecurity Grant Program.
16. Resolution approving and authorizing execution of a Permanent Easement Agreement with ACC 63, LLC relative to Lot 1, Black Hawk Village Shopping Center.
17. Resolution supporting grant applications and continued development of a proposed three-year, two-zone Cedar Valley Micro Transit pilot program.
18. Resolution approving and authorizing execution of a Travel Iowa Co-Operative Marketing Contract with Iowa Economic Development Authority (IEDA) relative to FY2027 tourism marketing opportunities.

19. Resolution approving and authorizing submission of an Iowa Tourism Grant (ITG) application for leisure advertising, promotions and content creation.
20. Resolution approving and authorizing submission of a Certified Local Government (CLG) Grant Application to the State Historic Preservation Office for professional services relative to nomination of potential districts to the National Register of Historic Places.
21. Resolution approving and adopting an amendment to the FY27 Fee Schedule relative to establishing an Annual Contractor Documentation fee to become effective December 1, 2026.
22. Resolution approving and authorizing the expenditure of funds for the purchase of a compact excavator for the Street Section.
23. Resolution receiving and filing the bids, and approving and accepting the low bid of Peterson Contractors, Inc. in the amount of \$847,768.85 for the Ridgeway Avenue Bridge Replacement Project.
24. Resolution approving and accepting the contract and bond of Peterson Contractors, Inc. for the Ridgeway Avenue Bridge Replacement Project. (Contingent upon approval of previous item)
25. Resolution approving the Certificate of Completion and accepting the work of Blacktop Service Company for the 2026 Seal Coat Project, and approving and authorizing the transfer of funds from the Street Construction Fund to the Street Repair Fund.
26. Resolution approving and accepting the contract and bond of Peterson Contractors, Inc. for the Greenwood Cemetery Slope Stabilization Project.
27. Resolution approving the Certificate of Completion and accepting the work of Peterson Contractors Inc. for the 2025 Street Construction Project, and approving and authorizing the transfer of funds from the Street Construction Fund, Sanitary Sewer Rental Fund, GO Bond - 2024, and Stormwater Fund to the Street Repair Fund (LOST).
28. Resolution determining the necessity, and setting September 16, 2026 as the date of consultation and October 5, 2026 as the date of public hearing on a proposed University Avenue Corridor Urban Renewal Plan for a proposed urban renewal area.

Allow Bills and Claims

29. Allow Bills and Claims for September 8, 2026.

Council Updates and Announcements

Council Referrals

Executive Session

30. 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