AGENDA
CITY OF CEDAR FALLS, IOWA
CITY COUNCIL MEETING
MONDAY, JUNE 01, 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 May 18, 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 the proposed plans, specifications, and estimate of cost for the 2026 Sidewalk Assessment Project - Zone 8.

   a) Receive and file proof of publication of notice of hearing. (Notice published 05/23/26)

   b) Written communications filed with the City Clerk.

   c) Staff comments.

   d) Public comments.

   e) Resolution approving and adopting the plans, specifications, and estimate of cost for the 2026 Sidewalk Assessment Project - Zone 8.

3. Public hearing on the proposed adoption of the Multi-Jurisdictional Hazard Mitigation Plan for Black Hawk County.

   a) Receive and file proof of publication of notice of hearing. (Notice published 05/23/26)

   b) Written communications filed with the City Clerk.

   c) Staff comments.

   d) Public comments.

   e) Resolution approving and adopting the Multi-Jurisdictional Hazard Mitigation Plan for Black Hawk County.

4. Public hearing on a proposed amendment to the Future Land Use Map by changing the designation from Medium Density Residential to Neighborhood Commercial and Mixed Use; reduce the

Greenways and Floodplain to Neighborhood Commercial & Mixed Use and Low Density Residential, and add Park and Recreation where proposed park will be and reduce the Neighborhood Commercial & Mixed-Use designation to Medium Density Residential southeast of Union Road and West 27th Street.

a) Receive and file proof of publication of notice of hearing. (Notice published 05/23/26)

b) Written communications filed with the City Clerk.

c) Staff comments.

d) Public comments.

e) Resolution approving an amendment to the Future Land Use Map by changing the designation from Medium Density Residential to Neighborhood Commercial and Mixed Use; reduce the Greenways and Floodplain to Neighborhood Commercial & Mixed Use and Low Density Residential, and add Park and Recreation where proposed park will be and reduce the Neighborhood Commercial & Mixed-Use designation to Medium Density Residential southeast of Union Road and West 27th Street.

5. Public hearing on the proposed rezoning from A-1, Agricultural District to R-P, Planned Residential District of property located north of West 27th Street. (Contingent upon approval of previous item)

   a) Receive and file proof of publication of notice of hearing. (Notice published 05/23/26)

   b) Written communications filed with the City Clerk.

   c) Staff comments.

   d) Public comments.

   e) Pass an ordinance amending the Zoning Map by rezoning approximately 49.98 acres from A-1, Agricultural District to R-P, Planned Residential District of property located north of West 27th Street, upon its first consideration.

6. Public hearing on the proposed rezoning from A-1, Agricultural District to C-1, Commercial District of property located north of West 27th Street. (Contingent upon approval of previous item)

   a) Receive and file proof of publication of notice of hearing. (Notice published 05/23/26)

   b) Written communications filed with the City Clerk.

   c) Staff comments.

   d) Public comments.

   e) Pass an ordinance amending the Zoning Map by rezoning approximately 10 acres from A-1, Agricultural District to C-1, Commercial District of property located north of West 27th Street, upon its first 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 May 18, 2026 relative to the following item:
   a) CFTV Update.

8. Receive and file the resignation of Eryn Hamann as a member of the Human Rights Commission.

9. Approve the following recommendations of the Mayor relative to the appointment of members to Boards and Commissions:

a) Melissa Dunlevy, Human Rights Commission, term ending 07/01/2027.
b) Katrina Moran, Human Rights Commission, term ending 07/01/2027.
c) Rosa Druker, Human Rights Commission, term ending 07/01/2028.
d) Stephanie Holding, Human Rights Commission, term ending 07/01/2028.
e) Priscilla Nieman, Human Rights Commission, term ending 07/01/2028.
f) Erik Blanchard, Parks & Recreation Commission, term ending 06/30/2029.
g) Alan Stalnaker, Parks & Recreation Commission, term ending 06/30/2029.
h) Brent Johnson, Tourism Board, term ending 07/01/2029.
i) Sandy Thomas, Tourism Board, term ending 07/01/2029.

10. Receive and file revised bylaws for the Human Rights Commission.

11. Approve the following applications for cigarette/tobacco/nicotine/vapor permits:
(a) Five Corners Liquor and Wine, 809 East 18th Street – Renewal.
(b) Fleet Farm Fuel, 108 West Ridgeway Avenue – Renewal.
(c) Prime Vape & Tobacco, 2323 Main Street – Renewal.
(d) Suds, 2223 ½ College Street – Renewal.
(e) Walgreens #10557, 2509 Whitetail Drive – Renewal.

12. Approve the following applications for retail alcohol licenses:
a) Bigfoot Betty's, 419 Main Street, Special Class C retail alcohol - renewal.
b) Chuck E. Cheese's, 5911 University Avenue, Special Class C retail alcohol - renewal.
c) Cooper's Taproom, 2002 College Street, Class C retail alcohol - renewal.
d) King Bucks, 6719 University Avenue, Class C retail alcohol - renewal.
e) Los Cabos Mexican Restaurant, 112-114 Main Street, Class C retail alcohol & outdoor service - renewal.
f) Casey's General Store, 5226 University Avenue, Class E retail alcohol - renewal.
g) Casey's General Store, 5908 Nordic Drive, Class E retail alcohol - renewal.
h) Prime Mart, 2323 Main Street, Class E retail alcohol - renewal.
i) River Place Plaza, 100 East 2nd Street - Plaza, Special Class C retail alcohol & outdoor service - temporary expansion of outdoor service area. (June 19, 2026 and June 25-28, 2026)
j) Berk's Main Street Pub, 207 Main Street, Class C retail alcohol - temporary outdoor service. (June 26- 27, 2026 and August 29, 2026)
k) Blue Room, 201 Main Street, Class C retail alcohol - temporary outdoor service. (June 26-27, 2026 and August 29, 2026)
l) Jorgensen Plaza (Table 1912, Diamond Event Center and Gilmore's Pub), 5307 Caraway Lane, Class C retail alcohol & outdoor service - temporary expansion of outdoor service area. (June 11, 2026, July 23, 2026, and August 13, 2026)
m) The Landmark, 107 Main Street, Class C retail alcohol & outdoor service - temporary additional outdoor service. (June 26-27, 2026 and August 29, 2026)
n) Fleet Farm, 400 West Ridgeway Avenue, Class B retail alcohol - change in ownership.
o) Fleet Farm Fuel, 108 West Ridgeway Avenue, Class B retail alcohol - change in ownership.
p) Texas Roadhouse, 5715 University Avenue, Class C retail alcohol - change in ownership.
q) Lucky Wife Wine Slushies, 5307 Caraway Lane, Parking Lot, Special Class C retail alcohol & outdoor service. - (two 5-day permits)
r) Lucky Wife Wine Slushies, 6301 University Avenue, Special Class C retail alcohol & outdoor service. - 5-day permit.
s) Hill Street Dive, 2217 College Street, Class C retail alcohol & outdoor service – new with exceptions. (see attached)

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 approving and adopting the City's FY2027 Fee Schedule.

15. Resolution approving and adopting the City's FY2027 Appropriations Resolution.

16. Resolution approving and adopting the City's FY2027 Payroll Resolution.

17. Resolution approving and authorizing execution of a Client Authorization to Bind Coverage relative to renewal of the City's Public Entity Insurance for FY2027.

18. Resolution levying a final assessment for costs incurred by the City to remove snow and ice from the sidewalks abutting the property located at 106 East 20th Street.

19. Resolution levying a final assessment for costs incurred by the City to remove snow and ice from the sidewalks abutting the property located at 719 West 10th Street.

20. Resolution levying a final assessment for costs incurred by the City to remove snow and ice from the sidewalks abutting the property located at 804 West Seerley Boulevard.

21. Resolution levying a final assessment for costs incurred by the City to remove snow and ice from the sidewalks abutting the property located at 818 West Seerley Boulevard.

22. Resolution levying a final assessment for costs incurred by the City to remove snow and ice from the sidewalks abutting the property located at 821 College Street.

23. Resolution levying a final assessment for costs incurred by the City to remove snow and ice from the sidewalks abutting the property located at 1122 West 22nd Street.

24. Resolution approving and authorizing execution of a Contract for towing, wrecker, and storage services with Rasmusson Towing, Inc.

25. Resolution approving and authorizing execution of a Contract for towing, wrecker, and storage services with Valley Wide Towing and Recovery, Inc.

26. Resolution approving and authorizing execution of an Agreement in Support of the College Hill Partnership (CHP) relative to FY2027 Tourism Activities & Economic Development Services Funding.

27. Resolution approving and authorizing execution of an Agreement in Support of Cedar Falls Community Main Street (CMS) relative to FY2027 Tourism Activities & Economic Development Services Funding.

28. Resolution of support for a Workforce Housing Tax Credit application to be submitted to the Iowa Economic Development Authority by Bluegrass Workforce, LLC for Workforce Housing Tax Credits for the proposed project located on Bluegrass Circle.

29. Resolution of support for a Workforce Housing Tax Credit application to be submitted to the Iowa Economic Development Authority by Greenhill Brownstones, LC for Workforce Housing Tax Credits for the proposed project located on Fountains Way.

30. Resolution of support for a Workforce Housing Tax Credit application to be submitted to the Iowa Economic Development Authority by Grove Street Partners, LLC for Workforce Housing Tax Credits for the proposed project located on 420 East 11th Street.

31. Resolution approving and authorizing execution of an Agreement for Video Services with Drew Dau Films LLC.

32. Resolution approving and authorizing execution of an Agreement in Support of the Cedar Falls Community Theatre relative to FY2027 Tourism Activities & Economic Development Services Funding.

33. Resolution approving and authorizing execution of an Agreement in Support of the Sturgis Falls Entertainment Group relative to FY2027 Tourism Activities & Economic Development Services Funding.

34. Resolution approving and authorizing execution of an Agreement in Support of the Waterloo-Cedar Falls Symphony relative to FY2027 Tourism Activities & Economic Development Services Funding.

35. Resolution approving and authorizing execution of an Agreement for the Recreation & Fitness Center Scenario Plan with Emergent Architecture, LLC.

36. Resolution approving and authorizing execution of a Cost-Share Grant Contract with the Iowa Department of Agriculture and Land Stewardship (IDALS) relative to the Coneflower Stormwater Wetland Project.

37. Resolution approving and accepting the contract and bond of Peterson Contractors, Inc. for the 2nd Street West Parking Lot Reconstruction Project.

38. Resolution setting June 15, 2026 as the date of public hearing on a proposal to convey a portion of certain city-owned real estate located east of the West Viking Road Industrial Park to Cedar Falls Utilities.

39. Resolution approving reasonable competitive bidding procedures for and setting July 20, 2026 as the date of 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.

40. Resolution setting June 15, 2026 as the date of public hearing on the proposed amendment to the Future Land Use Map by changing the designation from "Industrial" to "Public and Utilities" located north of Technology Parkway and west of Innovation Drive.

41. Resolution setting June 15, 2026 as the date of public hearing on the proposed rezoning from M-1-P, Planned Light Industrial to P, Public Zoning District located north of Technology Parkway and west of Innovation Drive.

42. Resolution receiving and filing, and setting June 15, 2026 as the date of public hearing on the proposed plans, specifications, and estimate of cost for the 2026 Seal Coat Project.

Ordinances

43. Pass an ordinance amending Chapter 12, Human Relations, of the Code of Ordinances relative to Human Rights Commission; membership; appointment of members, term of office; and qualifications, and duties, upon its first consideration.

44. Pass an ordinance amending Chapter 6, Animals, Chapter 16, Offenses and Miscellaneous Provisions, Chapter 17, Parks and Recreation, Chapter 19, Streets and Sidewalks, and Chapter 20, Subdivisions, of the Code of Ordinances relative to sidewalks and trails, upon its first consideration.

Allow Bills and Claims

45. Allow Bills and Claims for June 1, 2026.

Council Updates and Announcements

Council Referrals

Adjournment