AGENDA
CITY OF CEDAR FALLS, IOWA
CITY COUNCIL MEETING
MONDAY, AUGUST 04, 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 21, 2025.

Agenda Revisions

Special Presentations

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. Hearing on the proposed condemnation of property located at 315 East Dunkerton Road.

   a) Receive and file written communications filed with the City Clerk.

   b) Staff comments.

   c) Property owner comments.

   d) Resolution declaring the structure and property located at 315 East Dunkerton Road to be a nuisance due to the property being unsafe, due to insanitary conditions, inadequate means of egress, inadequate ventilation, constituting a fire hazard, is dangerous to human life, and/or involves improper occupancy, pursuant to Cedar Falls Code of Ordinances Sec. 7-20(A)(15).

   e) Resolution ordering abatement of said nuisance by the owner in three phases, with each phrase being 30 days in length. If the owner fails to timely complete any phase of abatement, the nuisance shall be abated by the City by demolition of all structures on the property at the owner's cost.

Old Business

3. 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 third & final consideration.

4. 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 third & final consideration.

5. 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 third & final consideration.

6. 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 third & final consideration.

7. Pass Ordinance #3120, 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 second consideration.

8. Pass Ordinance #3121, amending Chapter 10, Garbage and Refuse, of the Code of Ordinances relative to disposal by business establishments, 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. Approve the following recommendations of the Mayor relative to the appointment of members to Boards and Commissions:
   a) Dusky Steele, Housing Commission, term ending 12/31/2026.

10. Receive and file communication from the Mayor relative to establishing the Cedar Falls Development Task Force.

11. Receive and file Departmental Quarterly Reports of April - June 2025.

12. Approve the following applications for retail alcohol licenses:
    a) Main Street Sweets, 307 Main Street, Special Class B retail native wine - renewal.
    b) King Star, 2228 Lincoln Street, Class B retail alcohol - renewal.
    c) Kwik Star, 4515 Coneflower Parkway, Class B retail alcohol - renewal.
    d) Holiday Inn & Suites Hotel/Event Center, 7400 Hudson Road, Class C retail alcohol & outdoor service - renewal.
    e) Lucky Wife Wine Slushies, 5307 Caraway Lane, Parking Lot, Special Class C retail alcohol & outdoor service. - (two 5-day permits)

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 authorizing execution of an Engagement Letter with Eide Bailly, LLP to perform the FY2025 Audit Engagement.

15. Resolution approving and accepting a grant from the Iowa Arts Council relative to Hearst Center cultural programs.

16. Resolution approving a College Hill Neighborhood Overlay District design review for new siding located at 703 West 20th Street.

17. Resolution approving the final plat for Winding Creek Subdivision.

18. Resolution approving an Amendment to a Hwy-1, Highway Commercial Zoning District site plan for construction of a restaurant to be located at 1150 Brandilynn Boulevard.

19. Resolution approving and authorizing execution of a Forgivable Loan Agreement and Promissory Note relative to a Community Development Block Grant (CDBG) Owner-Occupied Rehabilitation Program at 1115 Bertchwood Street.

20. Resolution approving and authorizing execution of a Sourcewell Maintenance Agreement with TK Elevator Corporation relative to elevator maintenance services for city-owned elevators from August 4, 2025 to July 31, 2028.

21. Resolution approving and authorizing expenditure of funds for the purchase of a container hook truck for the Refuse Section.

22. Resolution approving and authorizing expenditure of funds for the purchase of a rear load refuse collection vehicle for the Refuse Section.

23. Resolution approving and authorizing expenditure of funds for the purchase of a dump truck/plow chassis for the Street Section.

24. Resolution in support of a Resource Enhancement and Protection (REAP) grant application to the Iowa Department of Natural Resources for the Big Woods Campground Expansion Project.

25. Resolution approving and authorizing execution of five Owner Purchase Agreements; and approving and accepting five Temporary Construction Easements, in conjunction with the Highway 57 & Union Road Intersection Improvements Project.

26. Resolution approving cancellation of a sidewalk assessment against property located at 915 Oak Park Boulevard.

27. Resolution approving and authorizing execution of a Utility, Storm Sewer, & Stormwater Drainage Easement Agreement and a Sanitary Sewer Easement Agreement with the State of Iowa Board of Regents.

28. Resolution approving and authorizing execution of a Temporary Easement Agreement, between Cedar Falls Community School District and Panther Farms, LLC.

29. Resolution approving and authorizing execution of a Professional Service Agreement with Snyder & Associates, Inc. for design services relative to the Ulrich Park Lift Station Project.

30. Resolution approving the Certificate of Completion and accepting the work of Dave Schmitt Construction Co. for the Algonquin Drive Reconstruction Project.

31. Resolution receiving and filing, and setting August 18, 2025 as the date of public hearing on the proposed plans, specifications, form of contract & estimate of cost for the 2025 Bridge Maintenance Project.

32. Resolution setting August 18, 2025 as the date of public hearing on the proposed authorization of a Loan and Disbursement Agreement and the issuance of not to exceed $11,000,000 Sewer Revenue Capital Loan Notes.

33. Resolution setting August 18, 2025 as the date of public hearing to consider vacating a utility easement at 2407 Willow Lane.

Ordinances

34. Pass an ordinance amending Chapter 23, Traffic and Motor Vehicles, of the Code of Ordinances relative to parking prohibited on specific streets, upon its first consideration.

Allow Bills and Claims

35. Allow Bills and Claims for August 4, 2025.

Council Updates and Announcements

Council Referrals

Adjournment