



**AGENDA
CITY OF CEDAR FALLS, IOWA
CITY COUNCIL MEETING
MONDAY, OCTOBER 19, 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 October 5, 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 FFY25 Consolidated Annual Performance and Evaluation Report (CAPER) for Community Development Block Grant (CDBG) funded activities from July 1, 2025 through June 30, 2026.
 - a) Receive and file proof of publication of notice of hearing. (Notice published 10/10/2026)
 - b) Written communications filed with the City Clerk.
 - c) Staff comments.
 - d) Public comments.
 - e) Resolution approving and authorizing submission of the City's FFY25 Consolidated Annual Performance and Evaluation Report (CAPER) for Community Development Block Grant (CDBG) funded activities from July 1, 2025 through June 30, 2026.
3. Public hearing to consider vacating a utility and drainage easement at 1732 Yale Parkway and 1808 Breckenridge Street.
 - a) Receive and file proof of publication of notice of hearing. (Notice published 10/10/2026)
 - b) Written communications filed with the City Clerk.
 - c) Staff comments.
 - d) Public comments.
 - e) Resolution vacating a utility and drainage easement at 1732 Yale Parkway and 1808 Breckenridge Street.

4. 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.
 - a) Receive and file proof of publication of notice of hearing. (Notice published 10/10/2026)
 - 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 0.314 acres 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, upon its first consideration.
5. 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.
 - a) Receive and file proof of publication of notice of hearing. (Notice published 10/10/2026)
 - 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 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.
6. 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)
 - a) Receive and file proof of publication of notice of hearing. (Notice published 10/10/2026)
 - 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 20.64 acres 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, upon its first consideration.

Old Business

7. Pass Ordinance #3157, 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 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.)

8. Receive and file the Committee of the Whole minutes of October 5, 2026 relative to the following items:
 - a) Lookout Park.
 - b) Specialty Park Assessment.
 - c) Strategic Plan.
9. Receive, file and refer to the Planning & Zoning Commission a communication from Community Main Street, Inc. relative to reestablishment of the Downtown Cedar Falls Self-Supported Municipal Improvement District.
10. Receive and file communication from the Civil Service Commission relative to the certified promotional list for the position of Inspector II.
11. Approve the following recommendation of the Mayor relative to the appointment of members to Boards and Commissions:
 - a) Alan Stalnaker, Planning & Zoning Commission, term ending 11/01/2031.
12. Approve the following applications for retail alcohol licenses:
 - a) Hilton Garden Inn, 7213 Nordic Drive, Class C retail alcohol & outdoor service - renewal.
 - b) Sarah's Espresso Café, 305 Main Street, Class C retail alcohol & outdoor service - renewal.
 - c) Fareway Store, 214 North Magnolia Drive, Class E retail alcohol - renewal.
 - d) Compass Group USA, Inc., 6725 Cedar Heights Drive, Class C retail alcohol - 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.)

13. Resolution Calendar with items considered separately.
14. Resolution approving cancellation of a final assessment for costs incurred by the City to mow the property located at 114 West 16th Street.
15. Resolution levying a final assessment for costs incurred by the City to mow the property located at 6104 University Avenue.
16. Resolution approving an Application for Tax Abatement under the Cedar Falls Historic Core Urban Revitalization Plan for new construction located at 2415-2417 Iowa Street.
17. Resolution approving an Application for Tax Abatement under the Cedar Falls Historic Core Urban Revitalization Plan for new construction located at 2421-2423 Iowa Street.
18. Resolution determining the necessity, and setting December 7, 2026 as the date of public hearing on a proposed Amendment No. 1 to the Cedar Falls Historic Core Urban Revitalization Plan for the Historic Core Urban Revitalization Area.
19. Resolution determining the necessity, and setting December 7, 2026 as the date of public hearing on a proposed Amendment No. 2 to the Multiresidential Urban Revitalization Plan.
20. Resolution setting November 2, 2026 as the date of public hearing on the Iowa State Revolving Fund Environmental Information Document relative to proposed improvements to the City of Cedar Falls Water Reclamation Facility.

Ordinances

21. Pass an ordinance providing that general property taxes levied and collected each year on all property located within the Southwest Cedar Falls 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, 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 Southwest Cedar Falls Urban Renewal Area (The Southwest Cedar Falls Urban Renewal Plan), upon its first consideration.

Allow Bills and Claims

22. Allow Bills and Claims for October 19, 2026.

Council Updates and Announcements

Council Referrals

Adjournment