AGENDA
CITY OF CEDAR FALLS, IOWA
CITY COUNCIL MEETING
TUESDAY, JANUARY 21, 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 January 6, 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 FY2025-FY2030 Capital Improvements Program (CIP).

   a) Receive and file proof of publication of notice of hearing. (Notice published 01/07/25)

   b) Written communications filed with the City Clerk.

   c) Staff comments.

   d) Public comments.

   e) Resolution approving and adopting the FY2025-FY2030 Capital Improvements Program (CIP).

3. Resolution declaring an official intent under Treasury Regulation 1.150-2 to issue debt to reimburse the City for certain original expenditures paid in connection with specified projects.

4. Public hearing to consider entering into an Agreement for Private Development with BT Holdings, LLC.

   a) Receive and file proof of publication of notice of hearing. (Notice published 01/11/25)

   b) Written communications filed with the City Clerk.

   c) Staff comments.

   d) Public comments.

   e) Resolution approving and authorizing execution of an Agreement for Private Development with BT Holdings, LLC.

5. Public hearing to consider entering into an Agreement for Private Development with UMENB, LLC.

   a) Receive and file proof of publication of notice of hearing. (Notice published 01/11/25)

   b) Written communications filed with the City Clerk.

   c) Staff comments.

   d) Public comments.

   e) Resolution approving and authorizing execution of an Agreement for Private Development with UMENB, LLC.

6. Public hearing on a proposed Multiresidential Urban Revitalization Plan for a proposed Urban Revitalization Area.

   a) Receive and file proof of publication of notice of hearing. (Notice published 12/19/24)

   b) Written communications filed with the City Clerk.

   c) Staff comments.

   d) Public comments.

   e) Resolution approving and adopting the Multiresidential Urban Revitalization Plan for a proposed Urban Revitalization Area.

7. Pass an ordinance designating the Multiresidential Urban Revitalization Area of the City of Cedar Falls, Iowa, upon its first consideration. (Contingent upon approval of previous item)

8. Public hearing on the proposed rezoning from R-2, Residential District, to MU, Mixed Use Residential District of property located at 4616 Cedar Heights Drive.

   a) Receive and file proof of publication of notice of hearing. (Notice published 01/11/25)

   b) Written communications filed with the City Clerk.

   c) Staff comments.

   d) Public comments.

   e) Pass an ordinance amending the Zoning Map by removing approximately 13.28 acres of property located at the southeast corner of Greenhill and Cedar Heights from R-2, Residential District, and placing the same into MU, Mixed Use Residential District, upon its first consideration.

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

   a) Receive and file proof of publication of notice of hearing. (Notice published 01/11/25)

   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 Sanitary Sewer Rehabilitation Project.

Old Business

10. Pass Ordinance #3092, providing that general property taxes levied and collected each year on all property located within the Hidden Pines 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 Hidden Pines 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.)

11. Receive and file the City Council Committee of the Whole minutes of January 6, 2025 relative to the following items:
    a) College Hill Incentive Request.
    b) Presentation of 5 Year Capital Improvements Plan.

12. Approve the application of Cloud 9 Glass & Novelty, 2125 College Street, Suite C, for a device retailer permit.

13. Approve the following applications for retail alcohol licenses:
    a) Fraternal Order of Eagles, 2125 West Lone Tree Road, Class C retail alcohol & outdoor service - renewal.
    b) Kwik Spirits, 4116 University Avenue, Class E retail alcohol - renewal.
    c) Mezcalitos Mexican Grill, 1704 West 1st Street, Class C retail alcohol - new.
    d) MINIMART, 1420 West 1st Street, Class E 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.)

14. Resolution Calendar with items considered separately.

15. Resolution levying a final assessment for costs incurred by the City to mow the property located at 803-805 Tremont Street.

16. Resolution levying a final assessment for costs incurred by the City to mow the property located at 904 West 3rd Street.

17. Resolution levying a final assessment for costs incurred by the City to mow the property located at 2210 Iowa Street.

18. Resolution levying a final assessment for costs incurred by the City to mow the property located at 2318 California Street.

19. Resolution approving and authorizing execution of an Advertising Agreement with Lee Enterprises, Incorporated, d/b/a Courier Communications relative to recruitment advertising.

20. Resolution approving and authorizing execution of a Lease with Doug Wetlaufer relative to property vacated by flood buyout programs.

21. Resolution approving and authorizing execution of an Iowa Tourism Grant Agreement with Iowa Economic Development Authority (IEDA) relative to promotional materials to promote the Gateway Water Trail.

22. Resolution approving and authorizing submission of a Letter of Intent to the Black Hawk County Gaming Association relative to an application for funding for a Seerley Park bathroom facility.

23. Resolution approving submission of an application for the 2025 Rebuilding American Infrastructure with Sustainability and Equity RAISE Grant Program relative to reconstruction of Highway 58 & Greenhill Road Interchange Construction Project.

24. Resolution approving and authorizing execution of a License Agreement with Aureon Network Services relative to installing a fiber optic telecommunications system within the public right-of-ways of Bluebell Road, Coneflower Parkway, Greenhill Road, and Prairie Parkway.

25. Resolution setting February 3, 2025 as the date of public hearing to consider entering into a proposed Amended and Restated Agreement for Private Development with CV Commercial, L.L.C.

26. Resolution setting February 3, 2025 as the date of public hearing on the proposed rezoning from A-1, Agricultural Zoning District to PC-2, Planned Commercial District approximately 75.84 acres of property located at the northeast corner of US Highway 20 and Hudson Road.

27. Resolution setting February 3, 2025 as the date of public hearing on proposed amendments to the Cedar Falls Zoning Map, specifically to amend the Downtown Character District Regulating Plan changing the “Neighborhood Small” frontage designation to “Urban General 2” frontage designation on Walnut and Olive Streets in the first block south of West 1st Street.

28. Resolution receiving and filing, and setting February 3, 2025 as the date of the public hearing, on the proposed plans, specifications, form of contract & estimate of cost for the 2025 Alley Reconstruction Project.

29. Resolution terminating the College Hill Urban Revitalization Plan for the College Hill Urban Revitalization Area and ending the College Hill Urban Revitalization Area.

Ordinances

30. Pass an ordinance repealing Ordinance #2774 designating the College Hill Urban Revitalization Area in the City of Cedar Falls, Iowa, upon its first consideration. (Contingent upon approval of the previous Resolution item)

Allow Bills and Claims

31. Allow Bills and Claims for January 21, 2025.

Council Updates and Announcements

Council Referrals

Adjournment