# AGENDA
# CITY OF CEDAR FALLS, IOWA
# CITY COUNCIL MEETING
# MONDAY, NOVEMBER 16, 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 November 2, 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 to consider entering into an Agreement for Private Development with Hill Holdings, LLC.

   a) Receive and file proof of publication of notice of hearing. (Notice published 11/07/2026)

   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 Hill Holdings, LLC.

**Old Business**

3. Pass Ordinance #3158, 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 third & final consideration.

4. Pass Ordinance #3159, 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 third & final consideration.

5. Pass Ordinance #3160, 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 third & final 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.)

6. Receive and file the Committee of the Whole minutes of November 2, 2026 relative to the following items:
   a) Hearst 2.0 Update.
   b) Water Reclamation Upgrade Update.

7. Receive and file the Board of Trustees of the Municipal Electric Utility, Gas Utility, Water Utility, Communications Utility, and City of Cedar Falls City Council Joint Meeting minutes of October 26, 2026.

8. Approve the following recommendations of the Mayor relative to the appointment of members to Boards and Commissions:
   a. Chelsey Bowermaster, Health Trust Fund Board, term ending 12/31/2032.
   b. Russell Curtis, Health Trust Fund Board, term ending 12/31/2032.
   c. Jessica Drum, Planning & Zoning Commission, term ending 11/01/2031.
   d. Robert Frederick, Planning & Zoning Commission, term ending 11/01/2031.

9. Approve the following applications for retail alcohol licenses:
   a) Cedar Falls Family Restaurant, 2627 Center Street, Special Class C retail alcohol - renewal.
   b) Golden China, Inc., 1150 Brandilynn Boulevard, Class C retail alcohol - renewal.
   c) Residences at University Heights, 5826 University Avenue, Class C retail alcohol - renewal.
   d) Tony's La Pizzeria, 407 Main Street, Class C retail alcohol & outdoor service - renewal.
   e) Urban Pie, 200 State Street, Class C retail alcohol & outdoor service - renewal.
   f) Fareway Store, 4500 South Main Street, Class E retail alcohol - renewal.
   g) Five Corners Liquor & Wine, 809 East 18th Street, Class E retail alcohol - renewal.
   h) Hy-Vee Fast and Fresh, 6527 University Avenue, Class B retail alcohol - change in ownership.
   i) Hy-Vee Market Grille, 6301 University Avenue, Class C retail alcohol - change in ownership.
   j) Hy-Vee Food Store, 6301 University Avenue, Class E 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.)

10. Resolution Calendar with items considered separately.

11. Resolution approving and authorizing execution of an Offer to Buy Real Estate and Acceptance for property located at 2304 College Street.

12. Resolution levying a final assessment for costs incurred by the City to trim hedges over the sidewalk at the property located at 704 West 18th Street.

13. Resolution levying a final assessment for costs incurred by the City to mow the property located at 1203 West 10th Street.

14. Resolution levying a final assessment for costs incurred by the City to clean up/remove debris from property located at 2503 Olive Street.

15. Resolution approving and accepting a Quit Claim Deed from Cedar Falls Utilities, in conjunction with Lot 1, West Viking Road Industrial Park Phase VII.

16. Resolution approving and authorizing execution of a First Amendment to the Agreement for Private Development with River Place Properties II LC.

17. Resolution approving and authorizing execution of the renewal of an Iowa Welcome Center Operations Agreement with the Iowa Economic Development Authority (IEDA) relative to the Cedar Falls Visitor Center partnering to provide Iowa DOT signage, technical assistance, and promotion through Iowa tourism publications.

18. Resolution approving and adopting amendments to the Housing Rehabilitation Manual for Community Development Block Grant (CDBG) and HOME funding relative to rehabilitation projects.

19. Resolution approving and authorizing execution of an Agreement in Support of the Northeast Iowa Food Bank relative to Community Development Block Grant (CDBG) funding for service agencies.

20. Resolution approving and authorizing execution of an Agreement in Support of Operation Threshold Inc. relative to Community Development Block Grant (CDBG) funding for service agencies.

21. Resolution approving and authorizing execution of an Agreement in Support of Pathways Behavioral Services, Inc. relative to Community Development Block Grant (CDBG) funding for service agencies.

22. Resolution approving and authorizing execution of a Change Order to the Contract with Boulder Contracting, LLC relative to the 2025 Bridge Maintenance Project.

23. Resolution approving the Certificate of Completion and accepting the work of Boulder Contracting, LLC for the 2025 Bridge Maintenance Project.

24. Resolution approving the Certificate of Completion and accepting the work of Midwest Concrete, Inc. for the 2026 Sidewalk Infill & Repair Project.

25. Resolution approving the Certificate of Completion and accepting the work of Aspro, Inc. for the 2026 Street Restoration Project.

26. Resolution setting December 7, 2026 as the date of public hearing to consider entering into a proposed Agreement for Private Development with JDavis Properties, L.L.C.

27. Resolution receiving and filing the Evaluative Report of the Planning & Zoning Commission, and setting December 7, 2026 as the date of public hearing to consider taking action on a petition requesting the reestablishment of the Downtown Cedar Falls Self-Supported Municipal Improvement District (SSMID).

28. Resolution setting December 7, 2026 as the date of public hearing on a proposal to vacate a portion of Shetland Avenue right-of-way.

29. Resolution setting December 7, 2026 as the date of public hearing on proposed amendments to Chapter 26, Zoning, of the Code of Ordinances relative to building functions.

**Ordinances**

30. Pass an ordinance, amending Chapter 7, Buildings and Building Regulations, of the Code of Ordinances relative to the Uniform Plumbing Code, upon its first consideration.

**Allow Bills and Claims**

31. Allow Bills and Claims for November 16, 2026.

**Council Updates and Announcements**

**Council Referrals**

**Adjournment**