AGENDA
CITY OF CEDAR FALLS, IOWA
CITY COUNCIL MEETING
MONDAY, NOVEMBER 02, 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 19, 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 Iowa State Revolving Fund Environmental Information Document relative to proposed improvements to the City of Cedar Falls Water Reclamation Facility.

   a) Receive and file proof of publication of notice of hearing. (Notice published 10/03/2026 and 10/24/2026)

   b) Written communications filed with the City Clerk.

   c) Staff comments.

   d) Public comments.

   e) Resolution approving and authorizing the Iowa State Revolving Fund Environmental Information Document relative to proposed improvements to the City of Cedar Falls Water Reclamation Facility.

Old Business

3. 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 third & final consideration.

4. 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 second consideration.

5. 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 second consideration.

6. 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 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.)

7. Receive and file the Committee of the Whole minutes of October 19, 2026 relative to the following item:
   a) Housing Needs Assessment 2026 Updated Plan.

8. Receive and file the resignation of Toni Wilson Wood as a member of the Art & Culture Board.

9. Approve the following recommendations of the Mayor relative to the appointment of members to Boards and Commissions:
   a) Megan Franklin, Tourism Board, term ending 07/01/2028.
   b) Niurka Simpson, Human Rights Commission, term ending 07/01/2028.

10. Receive and file the FY2026 Street Financial Report (SFR) for the City.

11. Receive and file the Bi-Annual Report of Community Main Street relative to FY27 Self-Supported Municipal Improvement District (SSMID) funds and an FY27 Economic Development Grant.

12. Approve the following application for cigarette/tobacco/nicotine/vapor permits:
    (a) J K Patel LLC, 1420 W 1st Street – Renewal. (Change in Ownership)

13. Approve the following applications for retail alcohol licenses:
    a) Peppers Grill & Sports Pub, 620 East 18th Street, Class C retail alcohol - renewal.
    b) SingleSpeed Brewing Co., 128 Main Street, Class C retail alcohol, Special Class A beer & outdoor service - renewal.
    c) Casey's General Store, 601 Main Street, Class E retail alcohol - renewal.
    d) Metro Mart, 103 Franklin Street, Class E retail alcohol - renewal.
    e) Buffalo Wild Wings, 6406 University Avenue, Class C retail alcohol & outdoor service - change in ownership.
    f) Lucky Wife Wine Slushies, 6301 University Avenue, Special Class C retail alcohol - 5-day permit.
    g) Grid Lounge, 100 East 2nd Street, Class C retail alcohol - new.
    h) JK Patel LLC, 1420 West 1st Street, Class E retail alcohol - new.

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 approving and authorizing submission of the City's FY2026 Annual Urban Renewal Report.

16. Resolution authorizing certification of eligible expenses for reimbursement from the College Hill, Downtown, Pinnacle Prairie, South Cedar Falls, Unified, and Hidden Pines Tax Increment Financing Revenues.

17. Resolution approving and authorizing an inter-fund loan from the Tax Increment Financing (TIF) Bond Fund to the Tax Increment Financing (TIF) Fund relative to funding for projects in the College Hill Urban Renewal Area.

18. Resolution approving and authorizing an inter-fund loan from the Tax Increment Financing (TIF) Bond Fund to the Tax Increment Financing (TIF) Fund relative to funding for projects in the Downtown Urban Renewal Area.

19. Resolution approving and authorizing an inter-fund loan from the Tax Increment Financing (TIF) Bond Fund to the Tax Increment Financing (TIF) Fund relative to funding for projects in the Pinnacle Prairie Urban Renewal Area.

20. Resolution approving and authorizing an inter-fund loan from the Tax Increment Financing (TIF) Bond Fund to the Tax Increment Financing (TIF) Fund relative to funding for projects in the South Cedar Falls Urban Renewal Area.

21. Resolution approving and authorizing an inter-fund loan from the Economic Development Fund to the Tax Increment Financing (TIF) Fund relative to funding for projects in the South Cedar Falls Urban Renewal Area.

22. Resolution approving and authorizing an inter-fund loan from the Tax Increment Financing (TIF) Bond Fund to the Tax Increment Financing (TIF) Fund relative to funding for projects in the Unified Urban Renewal Area.

23. Resolution approving and authorizing an inter-fund loan from the Tax Increment Financing (TIF) Bond Fund to the Tax Increment Financing (TIF) Fund relative to funding for projects in the Hidden Pines Urban Renewal Area.

24. Resolution approving and authorizing the expenditure of funds for the purchase of SCBA units for the Fire Department.

25. Resolution approving and authorizing execution of an Artist in Residence Agreement with Indonesia Fulcher relative to the use of 224 West Seerley Boulevard as artists' studio space, in conjunction with the Gary Kelley Artist In Residence Program.

26. Resolution approving and authorizing execution of a Writer in Residence Agreement with Seth Thill relative to the use of 224 West Seerley Boulevard as writers' studio space, in conjunction with the James Hearst Writer In Residence Program.

27. Resolution approving and authorizing execution of a Red House Studio Lease Extension with Noah Doely relative to the use of 224 West Seerley Boulevard as artists' studio space, in conjunction with the Hearst Center's Visiting Artist Program.

28. Resolution approving and authorizing execution of a Red House Studio Lease Extension with Angela Waseskuk relative to the use of 224 West Seerley Boulevard as artists' studio space, in conjunction with the Hearst Center's Visiting Artist Program.

29. Resolution approving and adopting the Housing Needs Assessment Update.

30. Resolution approving and adopting 2027 Small Area Fair Market Rents (SAFMR) payment standards for the Housing Choice Voucher Program relative to the Section-8 Housing Program.

31. Resolution approving the Acklin-Howard Minor Subdivision Plat.

32. Resolution approving the Kies Minor Plat.

33. Resolution setting November 16, 2026 as the date of public hearing to consider entering into a proposed Agreement for Private Development with Hill Holdings, LLC.

34. Resolution setting December 7, 2026 as the date of public hearing on the proposed condemnation of property located at the northwest corner of Union Road and West 27th Street, in conjunction with the Union Road Reconstruction Project - Phase I.

Allow Bills and Claims

35. Allow Bills and Claims for November 2, 2026.

Council Updates and Announcements

Council Referrals

Adjournment