UPDATED AGENDA
CITY OF CEDAR FALLS, IOWA
CITY COUNCIL MEETING
MONDAY, NOVEMBER 17, 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 November 3, 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. Cancellation of a public hearing to consider entering into an Agreement for Private Development with River Place Properties II, LC.

3. Public hearing on a proposal to convey a portion of certain city-owned real estate located at Lot 1, West Viking Road Industrial Park Phase VII to Cedar Falls Utilities.

   a) Receive and file proof of publication of notice of hearing. (Notice published 11/06/2025)

   b) Written communications filed with the City Clerk.

   c) Staff comments.

   d) Public comments.

   e) Resolution approving and authorizing execution of a Quit Claim Deed conveying title of certain city-owned real estate located at Lot 1, West Viking Road Industrial Park Phase VII to Cedar Falls Utilities.

4. Public hearing on a proposal to convey a portion of Campus Street right-of-way South of West 23rd Street.

   a) Receive and file proof of publication of notice of hearing. (Notice published 11/06/2025)

   b) Written communications filed with the City Clerk.

   c) Staff comments.

   d) Public comments.

e) Resolution approving and authorizing execution of a Quit Claim Deed conveying a portion of Campus Street right-of-way South of West 23rd Street to the Board of Regents, State of Iowa.

Old Business

5. Pass Ordinance #3128, amending Ordinance No. 3097 and designating the Multiresidential Urban Revitalization Area for the Cedar Falls Multiresidential Urban Revitalization Plan for the City of Cedar Falls, Iowa (Amendment No. 1), upon its third & final consideration.

6. Pass Ordinance #3129, amending Chapter 7, Buildings and Building Regulations, of the Code of Ordinances relative to amendments, National Electrical Code adoption, and National Electrical Code amendments, upon its third & final consideration.

7. Pass Ordinance #3130, amending the Zoning Map by removing approximately 0.15 acres of land located at 2309 Main Street from R-4, Multiple Residence District to C-2, Commercial District, upon its third & final consideration.

8. Pass Ordinance #3131, amending Chapter 16, Offenses and Miscellaneous Provisions, of the Code of Ordinances relative to fireworks, upon its third & final consideration.

9. Pass Ordinance #3132, amending Chapter 2, Administration, of the Code of Ordinances relative to powers and duties, upon its third & final consideration.

10. Pass Ordinance #3133, amending Chapter 20, Subdivisions, and Chapter 26, Zoning, of the Code of Ordinances relative to parkland dedication, including establishing a process, methods, and formula for parkland dedication, updating definitions, and establishing rules for land suitability and location, upon its second consideration.

11. Pass Ordinance #3134, amending the Zoning Map by removing approximately 4.85 acres of land located North of West Ridgeway Avenue and East of South Union Road from A-1, Agricultural District to M-1-P, Planned Light Industrial District, upon its second consideration.

12. Pass Ordinance #3135, amending Ordinance Nos. 1923, 2122, 2461, 2696, 2785, 2923, 2953, and 3086, providing that general property taxes levied and collected each year on certain property located within the amended Cedar Falls Unified Highway 58 Corridor Urban Renewal Area, in City of Cedar Falls, County of Black Hawk State of Iowa, by or for the benefit of the State of Iowa, City of Cedar Falls, County of Black Hawk, Cedar Falls Community School District and 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 amended Cedar Falls Unified Highway 58 Corridor Urban Renewal Area (2025 Removal Parcels), upon its second consideration.

13. Pass Ordinance #3136, amending Ordinance No. 2926, providing that general property taxes levied and collected each year on all property located within the amended South Cedar Falls Urban Renewal Area, in City of Cedar Falls, County of Black Hawk State of Iowa, by or for the benefit of the State of Iowa, City of Cedar Falls, County of Black Hawk, Cedar Falls Community School District and Hudson 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 amended South Cedar Falls Urban Renewal Area (Amendment No. 1 to the South 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.)

14. 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 27, 2025.

15. Receive and file the FY2025 Annual Comprehensive Financial Report.

16. Receive and file the FY2025 Annual City Street Finance Report.

17. Approve the following applications for retail alcohol licenses:
a) Alist Nails & Spa, 6015 University Avenue, Special Class C retail alcohol - renewal.
b) Five Corners Liquor & Wine, 809 East 18th Street, Class E retail alcohol - renewal.
c) Cedar Falls Family Restaurant, 2627 Center Street, Special Class C retail alcohol - new - change in legal entity.
d) Lawn City, 315 Main Street, Class C 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.)

18. Resolution Calendar with items considered separately.

19. Resolution levying a final assessment for costs incurred by the City to mow the property located at 114 West 16th Street.

20. Resolution levying a final assessment for costs incurred by the City to mow the property located at 517 West 5th Street.

21. Resolution levying a final assessment for costs incurred by the City to mow the property located at 2221 Tremont Street.

22. Resolution approving and authorizing execution of an Agreement with Colin Baenziger & Associates relative to a recruitment firm providing executive search services for the City's City Administrator position.

23. Resolution approving an Application for Tax Abatement under the Cedar Falls Historic Core Urban Revitalization Plan for residential building improvements located at 804 Clay Street.

24. Resolution approving an Application for Tax Abatement under the Cedar Falls Historic Core Urban Revitalization Plan for residential building improvements located at 808 Clay Street.

25. Resolution approving an Application for Tax Abatement under the Cedar Falls Historic Core Urban Revitalization Plan for residential building improvements located at 812 Clay Street.

26. Resolution approving an Application for Tax Abatement under the Cedar Falls Historic Core Urban Revitalization Plan for residential building improvements located at 820 Clay Street.

27. Resolution approving an Application for Tax Abatement under the Cedar Falls Historic Core Urban Revitalization Plan for residential building improvements located at 824 Clay Street.

28. Resolution approving an Application for Tax Abatement under the Cedar Falls Historic Core Urban Revitalization Plan for residential building improvements located at 828 Clay Street.

29. Resolution approving an Application for Tax Abatement under the Cedar Falls Historic Core Urban Revitalization Plan for residential building improvements located at 832 Clay Street.

30. Resolution approving an Application for Tax Abatement under the Cedar Falls Historic Core Urban Revitalization Plan for residential building improvements located at 836 Clay Street.

31. Resolution approving an Application for Tax Abatement under the Cedar Falls Historic Core Urban Revitalization Plan for residential building improvements located at 840 Clay Street.

32. Resolution approving and authorizing execution of a public service agreement with Northeast Iowa Food Bank relative to emergency funding in an amount up to $25,000.

33. Resolution approving and authorizing execution of an Agreement with Community Main Street relative to Placer.ai ACCESS, a location analytics platform.

34. Resolution approving and authorizing execution of an Agreement with Scott Easton Design relative to the 2026 Visitor Guide.

35. Resolution terminating a Contract for Completion with the Oster Family Limited Partnership, terminating an associated Escrow Agreement, and releasing and discharging said developer from a specific provision of the Second Amended and Restated Developmental Procedures Agreement for Pinnacle Prairie Subdivision.

36. Resolution approving a College Hill Neighborhood Overlay District design review for a new stoop located at 1906 Iowa Street.

37. Resolution approving a College Hill Neighborhood Overlay District design review for a new detached garage located at 1917 Franklin Street.

38. Resolution approving the Mitchell Minor Plat.

39. Resolution approving and authorizing execution of an Amended and Substituted Developmental Procedures Agreement and RP Master Plan Amendment for Wild Horse Ridge Subdivision.

40. Resolution approving the preliminary plat of Wild Horse Ridge Seventh, Eighth, Ninth, and Tenth Additions. (Contingent upon approval of previous item)

41. Resolution approving and accepting a Warranty Deed for property located at the Southeast corner of West 2nd and Washington Street.

42. Resolution approving the Certificate of Completion and accepting the work of Swift Slabs, L.L.C. for the 2025 Sidewalk Assessment Project, Zone 7.

43. Resolution approving the Final Statement of Expenditures for the 2025 Sidewalk Assessment Project, Zone 7.

44. Resolution setting December 1, 2025 as the date of public hearing on the proposed vacation of certain public right-of way located off Hudson Road, south of West Ridgeway Avenue.

45. Resolution receiving and filing, and setting December 1, 2025 as the date of public hearing on, the proposed plans, specification, form of contract & estimate of cost for the 2025 CDBG Sanitary Sewer Rehabilitation Project.

Ordinances

46. Pass an ordinance amending Chapter 23, Traffic and Motor Vehicles, of the Code of Ordinances relative to fines for parking violations, impoundment and immobilization of vehicles and parking enforcement districts described, upon its first consideration.

Allow Bills and Claims

47. Allow Bills and Claims for November 17, 2025.

Council Updates and Announcements

Council Referrals

Executive Session

48. Executive Session to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the City in that litigation pursuant to Iowa Code Section 21.5(1)(c).

Adjournment