AGENDA
CITY OF CEDAR FALLS, IOWA
CITY COUNCIL MEETING
MONDAY, FEBRUARY 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 February 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. Public hearing on proposed amendments to the Cedar Falls Zoning Map from A-1, Agricultural Zoning District to R-P, Planned Residence District approximately 2.68 acres of property located at the south side of West 1st Street.

   a) Receive and file proof of publication of notice of hearing. (Notice published 02/08/25)

   b) Written communications filed with the City Clerk.

   c) Staff comments.

   d) Public comments.

   e) Pass an ordinance amending the Cedar Falls Zoning Map from A-1, Agricultural Zoning District to R-P, Planned Residence District approximately 2.68 acres of property located at the south side of West 1st Street, upon its first consideration.

Old Business

3. Pass Ordinance #3094, 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 third & final consideration.

4. Resolution approving and authorizing execution of a MU, Mixed Use Residential Zoning District Developmental Procedures Agreement with Cedar West Apartments of Cedar Falls, LLC. (Contingent upon approval of previous item)

5. Pass Ordinance #3095, repealing Ordinance #2774 designating the College Hill Urban Revitalization Area in the City of Cedar Falls, Iowa, upon its third & final consideration.

6. Pass Ordinance #3096, amending the Zoning Map by removing approximately 76.53 acres of property located at the northeast corner of US Highway 20 and Hudson Road from A-1, Agricultural Zoning District to PC-2, Planned Commercial District, 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. Approve the following recommendation of the Mayor relative to the appointment of members to Boards and Commissions:
   a) Sue Beach, Board of Adjustment, term ending 03/31/2030.

8. Receive and file the minutes of the January 31, 2025 City Council Joint Meeting with Legislators.

9. Receive and file Annual Conflict of Interest/Related Party Disclosures for elected officials.

10. Receive and file petitions relative to the Multiresidential Urban Revitalization Area of the City of Cedar Falls, Iowa.

11. Approve the following applications for device retailer permits:
    a) Five Corners Liquor and Wine, 809 East 18th Street.
    b) Greenleaf Tobacco and Vaper, 5901 University Avenue.
    c) Greenleaf Tobacco, 502 Brandilynn Boulevard.
    d) Greenleaf Tobacco and Vape, 6820 University Avenue.

12. Approve the following applications for retail alcohol licenses:
    a) Chad's Pizza & Restaurant, 909 West 23rd Street, Class C retail alcohol - renewal.
    b) Sakura Japanese Steakhouse & Sushi Bar, 5719 University Avenue, Class C retail alcohol - renewal.
    c) Bani's, 2128 College Street, Class E retail alcohol - renewal.
    d) Casey’s, 1525 West Ridgeway Avenue, Class E retail alcohol - renewal.
    e) Hillstreet News & Tobacco, 2217 College Street, Class E retail alcohol - renewal.

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 designating July 5, 2025 (9 a.m. – 10 p.m.) as an additional day of use for consumer fireworks within the City limits.

15. Resolution approving and authorizing execution of a 28E Agreement for Alcohol Enforcement with the Iowa Department of Revenue (IDR).

16. Resolution approving and authorizing execution of a Lease with Sandra Adolphs relative to property vacated by flood buyout programs.

17. Resolution approving an MU, Mixed Use Residential District site plan relative to residential development located at the southeast corner of Greenhill and Cedar Heights. (Contingent upon approval of Ordinance #3094)

18. Resolution approving CV Flips, LLC First Minor Subdivision Plat.

19. Resolution approving a College Hill Neighborhood Overlay District design review for two bi-attached units located at 1305 West 19th Street. (Contingent upon approval of previous item)

20. Resolution approving and authorizing submission of a grant application to the Black Hawk County Gaming Association for funding assistance relative to the Seerley Park bathroom facility project.

21. Resolution approving and authorizing submission of a Letter of Support to the Black Hawk County Metropolitan Planning Organization (MPO) for Transportation Alternative Set-Aside Program funds relative to the Cedar Prairie Trail Project.

22. Resolution approving the Statement of Completion and Final Acceptance of Work of Peterson Contractors, Inc. for the Cedar Heights Drive Reconstruction Project.

23. Resolution approving and accepting the contract and bond of Hydro-Klean, LLC, for the 2025 Sanitary Sewer Rehabilitation Project.

24. Resolution receiving and filing the bids, and approving and accepting the low bid of Benton's Sand & Gravel, Inc. in the amount of $264,133.81 for the 2025 Alley Reconstruction Project.

25. Preliminary resolution providing for Construction of Street, Storm Sewer, Sidewalk and other public improvements of West 23rd Street Reconstruction Project.

26. Resolution fixing the value of lots within the West 23rd Street Reconstruction Project. (Contingent upon approval of previous item)

27. Resolution adopting the preliminary plat and schedule, estimate of cost and proposed plans and specifications for the West 23rd Street Reconstruction Project. (Contingent upon approval of previous item)

28. Resolution of Necessity proposing the West 23rd Street Reconstruction Project and setting date of hearing thereon. (Suggested hearing date of March 17, 2025). (Contingent upon approval of previous item)

29. Resolution receiving and filing, and setting March 3, 2025 as the date of the public hearing, on the proposed plans, specifications, form of contract & estimate of cost for the 2025 CDBG Sidewalk Infill Project.

30. Resolution receiving and filing, and setting March 3, 2025 as the date of the public hearing, on the proposed plans, specifications, form of contract & estimate of cost for the 2025 Street Construction Project.

31. Resolution setting March 3, 2025 as the date of public hearing on a proposal to undertake a public improvement project for the Creekside Business Park project, and to authorize acquisition of private property for said project.

32. Resolution setting March 3, 2025 as the date of second public hearing on a proposed Multiresidential Urban Revitalization Plan for a proposed Urban Revitalization Area.

33. Resolution setting April 7, 2025 as the date of the public hearing on the proposed property tax rate and creating a proposed property tax rate for the City of Cedar Falls FY2026 Budget.

Allow Bills and Claims

34. Allow Bills and Claims for February 17, 2025.

Council Updates and Announcements

Council Referrals

35. Referral to review the criteria of the R-P Planned Residence District (Sec. 26-179 of the Cedar Falls Code of Ordinances).

36. Referral to review the development review & approval process of the downtown Character District.

Adjournment