



**AGENDA**  
**CITY OF CEDAR FALLS, IOWA**  
**CITY COUNCIL MEETING**  
**MONDAY, AUGUST 17, 2026**  
**7:00 PM AT 220 CLAY STREET**

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**Call to Order by the Mayor**

**Roll Call**

**Pledge of Allegiance**

**Approval of Minutes**

1. Regular meeting of August 3, 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 authorization of a Loan Agreement and the issuance of not to exceed \$3,000,000 General Obligation Capital Loan Notes for essential corporate purposes (ECP).
  - a) Receive and file proof of publication of notice of hearing. (Notice published 07/28/26)
  - b) Written communications filed with the City Clerk.
  - c) Staff comments.
  - d) Public comments.
  - e) Resolution instituting proceedings to take additional action for the issuance of not to exceed \$3,000,000 General Obligation Capital Loan Notes for essential corporate purposes (ECP).
3. Public hearing on the authorization of a Loan Agreement and the issuance of not to exceed \$965,000 General Obligation Capital Loan Notes for general corporate purposes (GCP-1).
  - a) Receive and file proof of publication of notice of hearing. (Notice published 07/28/26)
  - b) Written communications filed with the City Clerk.
  - c) Staff comments.
  - d) Public comments.
  - e) Resolution instituting proceedings to take additional action for the issuance of not to exceed \$965,000 General Obligation Capital Loan Notes for general corporate purposes (GCP-1).
4. Public hearing on the authorization of a Loan Agreement and the issuance of not to exceed \$850,000 General Obligation Capital Loan Notes for general corporate purposes (GCP-2).

- a) Receive and file proof of publication of notice of hearing. (Notice published 07/28/26)
  - b) Written communications filed with the City Clerk.
  - c) Staff comments.
  - d) Public comments.
  - e) Resolution instituting proceedings to take additional action for the issuance of not to exceed \$850,000 General Obligation Capital Loan Notes for general corporate purposes (GCP-2).
5. Public hearing on a proposed Greenhill Village Commons Urban Renewal Plan for a proposed Urban Renewal Area in the City of Cedar Falls, Iowa.
- a) Receive and file proof of publication of notice of hearing. (Notice published 08/04/26)
  - b) Written communications filed with the City Clerk.
  - c) Staff comments.
  - d) Public comments.
  - e) Resolution determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Greenhill Village Commons Urban Renewal Plan.
6. Pass an ordinance providing that general property taxes levied and collected each year on all property located within the Greenhill Village Commons 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 Greenhill Village Commons Urban Renewal Area (The Greenhill Village Commons Urban Renewal Plan), upon its first consideration. (Contingent upon approval of previous item)
7. Public hearing on a proposed Wild Horse Ridge 7th Urban Renewal Plan for a proposed Urban Renewal Area in the City of Cedar Falls, Iowa.
- a) Receive and file proof of publication of notice of hearing. (Notice published 08/04/26)
  - b) Written communications filed with the City Clerk.
  - c) Staff comments.
  - d) Public comments.
  - e) Resolution determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Wild Horse Ridge 7th Urban Renewal Plan.
8. Pass an ordinance providing that general property taxes levied and collected each year on all property located within the Wild Horse Ridge 7th 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 Wild Horse Ridge 7th Urban Renewal Area (The Wild Horse Ridge 7th Urban Renewal Plan), upon its first consideration. (Contingent upon approval of previous item)

9. Public hearing to consider entering into an Agreement for Private Development with Big Hand Pepper, LLC.
  - a) Receive and file proof of publication of notice of hearing. (Notice published 08/11/26)
  - 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 Big Hand Pepper, LLC.
10. Public hearing to consider entering into an Agreement for Private Development with Midwest Development Co.
  - a) Receive and file proof of publication of notice of hearing. (Notice published 08/11/26)
  - 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 Midwest Development Co.
11. Public hearing on the proposed plans, specifications, and estimate of cost for the Ridgeway Avenue Bridge Replacement Project.
  - a) Receive and file proof of publication of notice of hearing. (Notice published 08/11/26)
  - b) Written communications filed with the City Clerk.
  - c) Staff comments.
  - d) Public comments.
  - e) Resolution approving and adopting the plans, specifications, and estimate of cost for the Ridgeway Avenue Bridge Replacement Project.

#### **Old Business**

12. Pass Ordinance #3148, amending Chapter 26, Zoning, of the Code of Ordinances relative to definitions and off-street parking spaces, and parking of non-motor vehicles, upon its third & final consideration.
13. Pass Ordinance #3149, amending Chapter 26, Zoning, of the Code of Ordinances relative to College Hill Zoning Updates, upon its third & final consideration.
14. Pass Ordinance #3150, amending rezoning from, C-3, R-4, R-3, R-2, and R-1 to SX-2, GX-3, NX-3, N-2, N-1, and OS located in College Hill, upon its third & final consideration.
15. Pass Ordinance #3151, amending Chapter 7, Buildings and Building Regulations, of the Code of Ordinances relative to the Uniform Plumbing Code, upon its third & final consideration.

16. Pass Ordinance #3152, amending Chapter 15, Nuisances, of the Code of Ordinances relative to Definitions, General noises prohibited, Noise limitation by zoning district, Method of measuring noise, and Noise emitted by residential air conditioners, upon its third & final consideration.
17. Pass Ordinance #3153, amending Chapter 17, Parks and Recreation, of the Code of Ordinances relative to Park hours, 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.)

18. Receive and file the Committee of the Whole minutes of August 3, 2026 relative to the following items:
  - a) Pheasant Ridge Pro Shop.
  - b) The Falls Aquatic Center Assessment & Enhancement Plan.
19. Approve the following recommendation of the Mayor relative to the appointment of members to Boards and Commissions:
  - a) David Olson, Human Rights Commission, term ending 07/01/2027.
  - b) Betsy Ratchford, Metropolitan Transit Board, term ending 06/30/2028.
20. Approve the following applications for retail alcohol licenses:
  - a) Buffalo Wild Wings, 6406 University Avenue, Class C retail alcohol & outdoor service - renewal.
  - b) The Other Place, 4214 University Avenue, Class C retail alcohol & outdoor service - renewal.
  - c) B & B West, 3105 Hudson Road, Class E retail alcohol - renewal.
  - d) Casey's General Store, 601 Main Street, Class E retail alcohol - change in ownership.
  - e) Casey's General Store, 1225 Fountains Way, Class E retail alcohol - change in ownership.
  - f) Casey's, 1525 West Ridgeway Avenue, Class E retail alcohol - change in ownership.
  - g) Casey's, 1620 West 1st Street, Class E retail alcohol - change in ownership.
  - h) Casey's General Store, 2425 Center Street, Class E retail alcohol - change in ownership.
  - i) Casey's General Store, 5226 University Avenue, Class E retail alcohol - change in ownership.
  - j) Casey's General Store, 5908 Nordic Drive, Class E retail alcohol - change in ownership.
  - k) Montage, 222-224 Main Street, Class C retail alcohol & outdoor service - temporary additional outdoor service. (August 29, 2026)
  - l) The Black Hawk Hotel/Bar Winslow, 115-117 Main Street, Class C retail alcohol - temporary outdoor service. (August 29, 2026)
  - m) Lost Woods, 1400 East Lone Tree Road, Special Class C retail alcohol & outdoor service - 5-day license.
  - n) Bigfoot Betty's, 419 Main Street, Class C retail alcohol - new.
  - o) Elite Liquor & Tobacco, 4116 University Avenue, 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.)

21. Resolution Calendar with items considered separately.
22. Resolution approving and authorizing execution of an Agreement in Support of Northeast Iowa Food Bank relative to a FY2027 Cedar Falls Health Trust Services Funding.
23. Resolution approving cancellation of a sidewalk assessment against property located at 5309 Ironwood Drive.
24. Resolution approving and adopting revisions to the Manual for Housing Rehabilitation Programs for Community Development Block Grant (CDBG) funding relative to HOME rehabilitation projects.
25. Resolution approving and authorizing execution of a Service Agreement with SVPA Architects Inc. for schematic design, location study, and cost estimating relative to the Public Safety Station Number 2.
26. Resolution approving and authorizing expenditure of funds for the purchase of two columbarium vaults for the Cemetery Section of the Operations and Maintenance Division.

27. Resolution approving a final plat for Wild Horse Ridge Seventh Addition.
28. Resolution approving and accepting completion of public improvements in the Wild Horse Ridge Seventh Addition. (Contingent upon approval of previous item)
29. Resolution approving and authorizing execution of a Storm Water Maintenance and Repair Agreement with LG Companies, LLC relative to a post-construction stormwater management plan for the Creekside Luxury Condos.
30. Resolution receiving and filing the bids, and approving and accepting the low bid of Peterson Contractors, Inc. in the amount of \$1,052,963.70 for the Greenwood Cemetery Slope Stabilization Project.
31. Resolution setting September 8, 2026 as the date of public hearing on a proposal to undertake a public improvement project for the Union Road Reconstruction Project - Phase I, and to authorize acquisition of private property for said project.

#### **Ordinances**

32. Pass an ordinance providing that general property taxes levied and collected each year on all property located within the Arbors 6th Urban Renewal Area, in 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 and indebtedness, including bonds issued or to be issued, incurred by the City in connection with the Arbors 6th Urban Renewal Area, upon its first consideration.

#### **Allow Bills and Claims**

33. Allow Bills and Claims for August 17, 2026.

#### **Council Updates and Announcements**

#### **Council Referrals**

#### **Adjournment**