AGENDA
CITY OF CEDAR FALLS, IOWA
CITY COUNCIL MEETING
MONDAY, JUNE 15, 2026
7:00 PM AT 220 CLAY STREET

Call to Order by the Mayor

Roll Call

Pledge of Allegiance

Approval of Minutes

1. Regular meeting of June 1, 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 proposed amendment to the Future Land Use Map by changing the designation from "Industrial" to "Public and Utilities" located north of Technology Parkway and west of Innovation Drive.

   a) Receive and file proof of publication of notice of hearing. (Notice published 06/06/26)

   b) Written communications filed with the City Clerk.

   c) Staff comments.

   d) Public comments.

   e) Resolution approving an amendment to the Future Land Use Map by changing the designation from "Industrial" to "Public and Utilities" located north of Technology Parkway and west of Innovation Drive.

3. Public hearing on the proposed rezoning from M-1-P, Planned Light Industrial to P, Public Zoning District located north of Technology Parkway and west of Innovation Drive.

   a) Receive and file proof of publication of notice of hearing. (Notice published 06/06/26)

   b) Written communications filed with the City Clerk.

   c) Staff comments.

   d) Public comments.

   e) Pass an ordinance amending the Zoning Map by rezoning approximately 48.37 acres from M-1-P, Planned Light Industrial to P, Public Zoning District located north of Technology Parkway and west of Innovation Drive, upon its first consideration.

4. Public hearing on a proposal to convey a portion of certain city-owned real estate located east of the West Viking Road Industrial Park to Cedar Falls Utilities.

   a) Receive and file proof of publication of notice of hearing. (Notice published 06/06/26)

   b) Written communications filed with the City Clerk.

   c) Staff comments.

   d) Public comments.

   e) Resolution approving and authorizing execution of an Agreement for Sale of Real Estate with the Municipal Electric Utility of the City of Cedar Falls (CFU); and approving and authorizing execution of a Quit Claim Deed conveying real estate located east of the West Viking Road Industrial Park to Cedar Falls Utilities.

5. Public hearing on the proposed plans, specifications, and estimate of cost for the 2026 Seal Coat Project.

   a) Receive and file proof of publication of notice of hearing. (Notice published 06/06/26)

   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 2026 Seal Coat Project.

Old Business

6. Pass Ordinance #3142, amending the Zoning Map by rezoning approximately 49.98 acres from A-1, Agricultural District to R-P, Planned Residential District of property located north of West 27th Street, upon its second consideration.

7. Pass Ordinance #3143, amending the Zoning Map by rezoning approximately 10 acres from A-1, Agricultural District to C-1, Commercial District of property located north of West 27th Street, upon its second consideration.

8. Pass Ordinance #3144, amending Chapter 12, Human Relations, of the Code of Ordinances relative to Human Rights Commission; membership; appointment of members, term of office; and qualifications, and duties, upon its second consideration.

9. Pass Ordinance #3145, amending Chapter 6, Animals, Chapter 16, Offenses and Miscellaneous Provisions, Chapter 17, Parks and Recreation, Chapter 19, Streets and Sidewalks, and Chapter 20, Subdivisions, of the Code of Ordinances relative to sidewalks and trails, 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.)

10. Receive and file the Committee of the Whole minutes of June 1, 2026 relative to the following items:
    a) State Code Updates to Urban Renewal Law.
    b) University Avenue Corridor Urban Renewal Area Options.
    c) Noise Ordinance Proposed Changes.

11. Receive and file the following resignations of members from Boards and Commissions:
    a) Russell Clarke, Bicycle & Pedestrian Commission.
    b) Maureen Henderson, Planning & Zoning Commission.

12. Approve the following recommendations of the Mayor relative to the appointment of members to Boards and Commissions:
    a) Matthew Hundley, Art & Culture Board, term ending 07/01/2030.
    b) Toni Wilson Wood, Art & Culture Board, term ending 07/01/2030.

13. Receive, file, and adopt the 2026-2029 Strategic Plan.

14. Receive and file the Bi-Annual Report of College Hill Partnership relative to FY2026 Self-Supported Municipal Improvement District (SSMID) funds and an FY2026 Economic Development Grant.

15. Approve the renewal application of Five Corners Liquor and Wine, 809 E 18th Street, for a device retailer permit.

16. Approve the renewal application of Posh Smoke and Vape, 6322 University Avenue, Suite L, for a cigarette/tobacco/nicotine/vapor permit.

17. Approve the following applications for retail alcohol licenses:
    a) Dollar General, 1922 Valley Park Drive, Class B retail alcohol - renewal.
    b) Kwik Star, 2019 College Street, Class B retail alcohol - renewal.
    c) Kwik Star, 7500 Nordic Drive, Class B retail alcohol - renewal.
    d) Carlos O'Kelly's Mexican Café, 6507 University Avenue, Class C retail alcohol - renewal.
    e) Famous Dave's, 6222 University Avenue, Class C retail alcohol - renewal.
    f) La Isla Mexican Grill, 6301 University Avenue, Class C retail alcohol & outdoor service - renewal.
    g) Mulligan's Brick Oven Grill & Pub, 205 East 18th Street, Class C retail alcohol & outdoor service - renewal.
    h) Bani's, 2128 College Street, Class E retail alcohol - renewal.
    i) Montage, 222-224 Main Street, Class C retail alcohol & outdoor service - temporary additional outdoor service. (June 26-27, 2026)
    j) Cedar Basin Music Festival, Sturgis Park, Special Class C retail alcohol & outdoor service - 5-day permit.

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 approving and authorizing execution of an Administrative Services Agreement with Wellmark Blue Cross and Blue Shield of Iowa relative to the City's FY2027 Employee Health Plan.

20. Resolution approving a Stop Loss Policy with Wellmark, Inc. relative to the City's FY2027 Employee Health Plan.

21. Resolution approving and authorizing execution of an Agreement in Support of the Cedar Falls Municipal Band relative to FY2027 Cedar Falls Funding.

22. Resolution approving and authorizing execution of an Agreement in Support of Black Hawk County Conservation relative to FY2027 Cedar Falls Health Trust Services Funding.

23. Resolution approving and authorizing execution of an Agreement in Support of Cedar Falls High School Leo's Club relative to FY2027 Cedar Falls Health Trust Services Funding.

24. Resolution approving and authorizing execution of an Agreement in Support of Cedar Falls High School "Maybe Later" Club relative to FY2027 Cedar Falls Health Trust Services Funding.

25. Resolution approving and authorizing execution of an Agreement in Support of Family YMCA of Black Hawk County relative to FY2027 Cedar Falls Health Trust Services Funding.

26. Resolution approving and authorizing execution of an Agreement in Support of MercyOne Cedar Falls Medical Center/MercyOne Cedar Falls Foundation relative to FY2027 Cedar Falls Health Trust Services Funding.

27. Resolution approving and authorizing execution of an Agreement in Support of NAMI Black Hawk County relative to FY2027 Cedar Falls Health Trust Services Funding.

28. Resolution approving and authorizing execution of an Agreement in Support of SuccessLink/Together for Youth Coalition relative to FY2027 Cedar Falls Health Trust Services Funding.

29. Resolution approving and authorizing execution of an Engagement Letter with Eide Bailly, LLP to perform the FY2026 Audit Engagement.

30. Resolution approving and authorizing the City's participation in the State of Iowa Master Agreement with Cintas Corporation for Rental, Laundry and Cleaning Services.

31. Resolution approving and authorizing execution of a First Aid Service/Product Agreement with City Laundering Company for a period of July 1, 2026 - June 30, 2030.

32. Resolution approving and authorizing the City's participation in the EPIC Business Essentials and Region 4 Education Service Center ("Region 4 ESC") Contract relative to Office Supplies, Related Products and Services.

33. Resolution approving and authorizing the City's participation in the ServiceWear Apparel, Inc. and Region 4 Education Service Center ("Region 4 ESC") Contract relative to The Direct Purchase of Apparel, Uniforms, Accessories, Products and Services.

34. Resolution approving and authorizing execution of an Agreement to Enhance Economic Development in Cedar Falls with Grow Cedar Valley relative to an FY2027 Economic Development Grant.

35. Resolution approving and authorizing execution of a Service/Product Agreement with Iowa Northland Regional Council of Governments (INRCOG) for administration and technical services related to Community Development Block Grant (CDBG) Funding Project Delivery for FY2027 (Federal Fiscal Year 2026).

36. Resolution approving and authorizing execution of a Service/Product Agreement with Iowa Northland Regional Council of Governments (INRCOG) for administration and technical services related to Home Investment Partnerships Program (HOME) Funding Project Delivery for FY2027 (Federal Fiscal Year 2026).

37. Resolution approving the Greenhill Village Minor Plat.

38. Resolution approving and authorizing execution of an Agreement for Maintenance and Repair of Primary Roads in Municipalities with the Iowa Department of Transportation.

39. Resolution approving and authorizing execution of a Professional Services Agreement with Snyder & Associates, Inc. relative to the Franklin Street Box Culvert Replacement Project.

40. Resolution receiving and filing the bids, and approving and accepting the low bid of Owen Contracting, Inc. in the amount of $146,819.50 for the 2026 Sidewalk Assessment Project – Zone 8.

41. Resolution approving and accepting the contract and bond of Arends Excavating, LLC for the Walters Pond Storm Sewer Renovation Project.

42. Resolution determining the necessity, and setting June 23, 2026 as the date of consultation and July 20, 2026 as the date of public hearing on the proposed Greenhill Village Commons Urban Renewal Plan for a proposed urban renewal area.

43. Resolution determining the necessity, and setting June 23, 2026 as the date of consultation and July 20, 2026 as the date of public hearing on the proposed Wild Horse Ridge 7th Urban Renewal Plan for a proposed urban renewal area.

44. Resolution setting July 6, 2026 as the date of public hearing on proposed amendments to Chapter 26, Zoning, of the Code of Ordinances relative to definitions and off-street parking spaces, and parking of non-motor vehicles.

Ordinances

45. Pass an ordinance amending Chapter 24, Utilities, of the Code of Ordinances, relative to establishment of district, description of benefitted properties, imposition of sewer connection charge: application, and timing of payment of sewer connection charge, upon its first consideration.

Allow Bills and Claims

46. Allow Bills and Claims for June 15, 2026.

Council Updates and Announcements

Council Referrals

Executive Session

47. Executive Session to discuss Property Acquisition per Iowa Code Section 21.5(1)(j) to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property.

Adjournment