AGENDA
CITY OF CEDAR FALLS, IOWA
CITY COUNCIL MEETING
MONDAY, FEBRUARY 03, 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 January 21, 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 to consider entering into a proposed Second Amended and Restated Agreement for Private Development with CV Commercial, L.L.C.

   a) Receive and file proof of publication of notice of hearing. (Notice published 01/28/25)

   b) Written communications filed with the City Clerk.

   c) Staff comments.

   d) Public comments.

   e) Resolution approving and authorizing execution of a Second Amended and Restated Agreement for Private Development with CV Commercial, L.L.C.

3. Public hearing on the proposed rezoning from A-1, Agricultural Zoning District to PC-2, Planned Commercial District approximately 76.53 acres of property located at the northeast corner of US Highway 20 and Hudson Road.

   a) Receive and file proof of publication of notice of hearing. (Notice published 01/28/25)

   b) Written communications filed with the City Clerk.

   c) Staff comments.

   d) Public comments.

   e) Pass an ordinance 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 first consideration.

4. Public hearing on proposed amendments to the Cedar Falls Zoning Map, specifically to amend the Downtown Character District Regulating Plan changing the “Neighborhood Small” frontage designation to “Urban General 2” frontage designation on Walnut and Olive Streets in the first block south of West 1st Street.

   a) Receive and file proof of publication of notice of hearing. (Notice published 01/28/25)

   b) Written communications filed with the City Clerk.

   c) Staff comments.

   d) Public comments.

   e) Pass an ordinance amending the Zoning Map, specifically to amend the Downtown Character District Regulating Plan changing the “Neighborhood Small” frontage designation to “Urban General 2” frontage designation on Walnut and Olive Streets in the first block south of West 1st Street, upon its first consideration.

5. Public hearing, on the proposed plans, specifications, form of contract & estimate of cost for the 2025 Alley Reconstruction Project.

   a) Receive and file proof of publication of notice of hearing. (Notice published 01/28/25)

   b) Written communications filed with the City Clerk.

   c) Staff comments.

   d) Public comments.

   e) Resolution approving and adopting the plans, specifications, form of contract & estimate of cost for the 2025 Alley Reconstruction Project.

Old Business

6. Pass Ordinance #3092, providing that general property taxes levied and collected each year on all property located within the Hidden Pines 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 Hidden Pines Urban Renewal Area, upon its third & final consideration.

7. Pass Ordinance #3093, designating the Multiresidential Urban Revitalization Area of the City of Cedar Falls, Iowa, upon its second consideration.

8. 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 second consideration.

9. Pass Ordinance #3095, repealing Ordinance #2774 designating the College Hill Urban Revitalization Area in the City of Cedar Falls, Iowa, 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. Approve the following recommendation of the Mayor relative to the appointment of members to Boards and Commissions:
    a) Jack Baumann, Human Rights Commission, term ending 07/01/2026.
    b) Thomas Davis, Human Rights Commission, term ending 07/01/2026.

11. Receive and file Departmental Quarterly Reports of October - December 2024.

12. Approve the application of Up In Smoke, 817 West 23rd Street, for a cigarette/tobacco/nicotine/vapor permit.

13. Approve the application of Buzz Smoke & Vapor, 2125 College Street, Suite A, for a device retailer permit.

14. Approve the following applications for retail alcohol licenses:
    a) Hy-Vee Fast and Fresh, 6527 University Avenue, Class B retail alcohol - renewal.
    b) Cottonwood Canyon, 419 Washington Street, Special Class C retail alcohol & outdoor service - renewal.
    c) Pheasant Ridge Golf Course, 3205 West 12th Street, Special Class C retail alcohol & outdoor service - renewal.
    d) Panther Lounge, 210 East 18th Street, Class C retail alcohol - renewal.
    e) Casey's, 1620 West 1st Street, Class E retail alcohol - renewal.
    f) Thunder Ridge Ampride, 2425 Whitetail Drive, Class E retail alcohol - renewal.
    g) Hy-Vee Fast and Fresh, 6527 University Avenue, Class B retail alcohol - change in ownership.
    h) Hy-Vee Market Grille, 6301 University Avenue, Class C retail alcohol - change in ownership.
    i) Hy-Vee Food Store, 6301 University Avenue, Class E retail alcohol - change in ownership.
    j) Lovana’s Kithcen LLC, 4302 University Avenue, 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.)

15. Resolution Calendar with items considered separately.

16. Resolution amending Resolution No. 20,502, establishing a University of Northern Iowa student liaison to the City Council and establishing the date of terms of service.

17. Resolution approving the recommendation and appointing the UNI Student Liaison to the Cedar Falls City Council.

18. Resolution approving and authorizing execution of a Lease Agreement with the North Cedar Neighborhood Association relative to use of the Lone Tree Road Garage located at 722 West Lone Tree Road.

19. Resolution approving and authorizing execution of a Lease with Dean Ohrt relative to property vacated by flood buyout programs.

20. Resolution approving and authorizing execution of a Licensed Training Provider Agreement with The American National Red Cross relative to providing licensed training, materials and certifications for City staff.

21. Resolution approving and authorizing execution of an Agreement for asbestos testing and clearance monitoring services with Hawkeye Environmental relative to properties located at 515 West 1st Street, 804-806 West Seerley Boulevard, 818 West Seerley Boulevard, and 2413 Olive Street.

22. Resolution approving and accepting a Forgivable Loan Agreement and Real Estate Mortgage for property located at 1410 Tremont Street relative to Rental to Single Family Owner Conversion Incentive Program.

23. Resolution approving and authorizing submission of the Iowa Certified Local Government (CLG) 2024 Annual Report of the Historic Preservation Commission to the State Historical Society of Iowa.

24. Resolution approving and authorizing execution of an Offer to Buy Real Estate and Acceptance for property located at 421 Grant Street.

25. Resolution approving and authorizing execution of an Agreement for Traffic Safety Improvement Program (TSIP) Funding with the Iowa Department of Transportation (IDOT) relative to the Highway 57 & Union Road Intersection Improvements Project.

26. Resolution approving the Certificate of Completion and accepting the work of JQ Construction for the 2024 Sidewalk Assessment Project, Zone 6.

27. Resolution approving the Final Statement of Expenditures for the 2024 Sidewalk Assessment Project, Zone 6.

28. Resolution approving and authorizing execution of a License Agreement with Aureon Network Services relative to installing a fiber optic telecommunications system within the public right-of-way of Hudson Road.

29. Resolution receiving and filing the bids, and approving and accepting the low bid of Hydro-Klean, LLC, in the amount of $247,948.92, for the 2025 Sanitary Sewer Rehabilitation Project.

30. Resolution approving and authorizing execution of an Agreement for Location of Facilities within City of Cedar Falls Right-of-way; Subordination Agreement; and Grant License with the Waterloo Water Works, a municipal utility of the City of Waterloo, in conjunction with the Hidden Pines Addition.

31. Resolution approving and authorizing execution of a Contract for Completion of Improvements with UMENB, LLC, relative to the final plat of Hidden Pines Addition.

32. Resolution approving the final plat for Hidden Pines Addition. (Contingent upon approval of previous item)

33. Resolution approving and authorizing execution of a Storm Water Maintenance and Repair Agreement with UMENB, LLC, relative to a post-construction stormwater management plan for the Hidden Pines Addition. (Contingent upon approval of previous item)

34. Resolution setting February 17, 2025 as the date of 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.

Allow Bills and Claims

35. Allow Bills and Claims for February 3, 2025.

Council Updates and Announcements

Council Referrals

Executive Session

36. 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