CITY HALL
CEDAR FALLS, IOWA, OCTOBER 20, 2025
REGULAR MEETING, CITY COUNCIL
MAYOR DANIEL LAUDICK PRESIDING

The City Council of the City of Cedar Falls, Iowa, met in Regular Session, pursuant to law, the rules of said Council and prior notice given each member thereof, at 7:11 P.M. on the above date. Members present: Schultz, Latta, Kruse, Hawbaker, Ganfield, Crisman, Dunn. Absent: None. Mayor Laudick led the Pledge of Allegiance.

55632 - It was moved by Hawbaker and seconded by Crisman that the minutes of the Regular Meeting of October 6, 2025, be approved as presented and ordered of record. Motion carried unanimously.

55633 - Kent Larsen, Cedar Falls, requested more safety signage at roundabouts, expressed concerns with the pedestrian crossing on University Avenue, and commented on the value of money in reserves.

55634 - Director of Community Development Sheetz announced the Community Natatorium is open to the public and noted that more information can be found on the Recreation Center's website. Mayor Laudick commented.

Mayor Laudick announced the Human Rights Commission Fall Summit on Friday, October 24, 2025, from 9 AM-2 PM.

55635 - Mayor Laudick announced that in accordance with the public notices of September 18, 2025, and October 2, 2025, this was the time and place for a public hearing on a proposed Amendment No. 1 to the Multiresidential Urban Revitalization Plan for the Cedar Falls Multiresidential Urban Revitalization Area. It was then moved by Kruse and seconded by Hawbaker that the proof of publication of notices of hearing be received and placed on file. Motion carried unanimously.

55636 - The Mayor then asked if there were any written communications filed to the proposed amendment. Upon being advised that there were no written communications on file, the Mayor then called for oral comments. Economic Development Coordinator Graham provided an overview of the proposed amendment. There being no one else present wishing to speak about the proposed amendment, the Mayor declared the hearing closed and passed to the next order of business.

55637 - It was moved by Kruse and seconded by Latta that Resolution #24,295, approving and adopting Amendment No. 1 to the Multiresidential Urban Revitalization Plan for the Cedar Falls Multiresidential Urban Revitalization Area, be approved. Following a comment by Councilmember Dunn, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Schultz, Latta, Kruse, Hawbaker, Ganfield, Crisman, Dunn. Nay: None. Motion Carried. The Mayor then declared Resolution #24,295 duly passed and adopted.

55638 - It was moved by Kruse and seconded by Crisman that 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), be passed upon its first consideration. Following due consideration by the Council, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Schultz, Latta, Kruse, Hawbaker, Ganfield, Crisman, Dunn. Nay: None. Motion Carried.

55639 - Mayor Laudick announced that in accordance with the public notice of August 23, 2025, this was the time and place for a public hearing on proposed amendments to Chapter 7, Buildings and Building Regulations, of the Code of Ordinances relative to amendments, National Electrical Code adoption, and National Electrical Code amendments. It was then moved by Kruse and seconded by Schultz that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.

55640 - The Mayor then asked if there were any written communications filed to the proposed amendments. Upon being advised that there were no written communications on file, the Mayor then called for oral comments. Building Official Castle provided an overview of the proposed amendments. Following questions by Councilmembers Kruse and Schultz, responses by Castle, and comments by Bob Manning, Cedar Falls, the Mayor declared the hearing closed and passed to the next order of business.

55641 - It was moved by Kruse and seconded by Crisman that 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, be passed upon its first consideration. Following due consideration by the Council, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Schultz, Latta, Kruse, Hawbaker, Ganfield, Crisman, Dunn. Nay: None. Motion Carried.

55642 - Mayor Laudick announced that in accordance with the public notice of October 2, 2025, this was the time and place for a public hearing on the FFY24 Consolidated Annual Performance and Evaluation Report (CAPER) for Community Development Block Grant (CDBG) funded activities from July 1, 2024 through June 30, 2025. It was then moved by Crisman and seconded by Hawbaker that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.

55643 - The Mayor then asked if there were any written communications filed to the proposed report. Upon being advised that there were no written communications on file, the Mayor then called for oral comments. Community Services Supervisor Denning provided an overview of the proposed report. There being no one else present wishing to speak about the proposed report, the Mayor declared the hearing closed and passed to the next order of business.

55644 - It was moved by Crisman and seconded by Latta that Resolution #24,296, approving and authorizing submission of the City's FFY24 Consolidated Annual Performance and Evaluation Report (CAPER) for Community Development Block Grant (CDBG) funded activities from July 1, 2024 through June 30, 2025, be approved. Following due consideration by the Council, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Schultz, Latta, Kruse, Hawbaker, Ganfield, Crisman, Dunn. Nay: None. Motion Carried. The Mayor then declared Resolution #24,296 duly passed and adopted.

55645 - Mayor Laudick announced that in accordance with the public notice of October 9, 2025, this was the time and place for a public hearing on a proposed amendment to the Future Land Use Map by changing the designation from High Density Residential to Neighborhood Commercial and Mixed Use of property located at 2309 & 2323 Main Street. It was then moved by Crisman and seconded by Schultz that the proof of publication of notice of hearing be received and placed on file. Motion carried

unanimously.

55646 - The Mayor then asked if there were any written communications filed to the proposed amendment. Upon being advised that there were no written communications on file, the Mayor then called for oral comments. Planner III Weintraut provided an overview of the proposed amendment. Following questions by Councilmembers Kruse and Ganfield, responses by Weintraut, and comments by Craig Fairbanks, Cedar Falls, the Mayor declared the hearing closed and passed to the next order of business.

55647 - It was moved by Kruse and seconded by Hawbaker that Resolution #24,297, approving an amendment to the Future Land Use Map by changing the designation from High Density Residential to Neighborhood Commercial and Mixed Use of property located at 2309 & 2323 Main Street, be approved. Following due consideration by the Council, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Schultz, Latta, Kruse, Hawbaker, Ganfield, Crisman, Dunn. Nay: None. Motion Carried. The Mayor then declared Resolution #24,297 duly passed and adopted.

55648 - Mayor Laudick announced that in accordance with the public notice of October 9, 2025, this was the time and place for a public hearing on the proposed rezoning from R-4, Multiple Residence District to C-2, Commercial District of property located at 2309 Main Street. It was then moved by Crisman and seconded by Latta that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.

55649 - The Mayor then asked if there were any written communications filed to the proposed rezoning. Upon being advised that there were no written communications on file, the Mayor then called for oral comments. There being no one else present wishing to speak about the proposed rezoning, the Mayor declared the hearing closed and passed to the next order of business.

55650 - It was moved by Crisman and seconded by Hawbaker that 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, be passed upon its first consideration. Following due consideration by the Council, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Schultz, Latta, Kruse, Hawbaker, Ganfield, Crisman, Dunn. Nay: None. Motion Carried.

55651 - It was moved by Crisman and seconded by Latta to further continue the public hearing to November 3, 2025 to consider entering into an Agreement for Private Development with River Place Properties II, LC. Following due consideration by the Council, the Mayor put the question on the motion, and upon call of the roll, the following named Councilmembers voted. Aye: Schultz, Latta, Kruse, Hawbaker, Ganfield, Crisman, Dunn. Nay: None. Motion carried.

55652 - It was moved by Dunn and seconded by Crisman that Ordinance #3125, amending Chapter 26, Zoning, of the Code of Ordinances relative to the requirement to obtain a land use permit to be clarified in a new Section 26-26 Application of Provisions and a retitled Section 26-29 land use permit, be passed upon its second consideration. Following comments by Mayor Laudick, Planner II Sevy provided a brief overview of the proposed amendments. Following comments and questions by Mayor Laudick,

Councilmembers Kruse, Dunn, Ganfield, Crisman, Hawbaker, Schultz, and Latta, responses by Sevy, Building Official Castle, and City Attorney Rogers, and public comments by Craig Fairbanks and Kent Larsen, the Mayor put the question on the motion, and upon call of the roll, the following named Councilmembers voted. Aye: Schultz, Latta, Hawbaker, Crisman, Dunn. Nay: Kruse, Ganfield. Motion carried.

55653 - It was moved by Ganfield and seconded by Schultz that Ordinance #3126, amending Chapter 26, Zoning, of the Code of Ordinances relative to regulations governing the allowance of Accessory Dwelling Units as outlined in Section 26-142 Accessory uses, Section 26-193.1 General provisions, Section 26-193.4 Neighborhood medium frontage, Section 26-197 Building functions, and Section 26-126 Detached accessory structures, be passed upon its second consideration. Following due consideration by the Council, the Mayor put the question on the motion, and upon call of the roll, the following named Councilmembers voted. Aye: Schultz, Latta, Kruse, Hawbaker, Ganfield, Crisman, Dunn. Nay: None. Motion carried.

55654 - It was moved by Crisman and seconded by Hawbaker that Ordinance #3127, amending Chapter 26, Zoning, of the Code of Ordinances relative to parking requirements for studios and 1-bedroom apartments in multi-unit buildings as outlined in Section 26-220 Off-street parking spaces and Section 26-181 CHN College Hill Neighborhood Overlay Zoning District, be passed upon its second consideration. Following due consideration by the Council, the Mayor put the question on the motion, and upon call of the roll, the following named Councilmembers voted. Aye: Schultz, Latta, Hawbaker, Ganfield, Crisman, Dunn. Nay: Kruse. Motion carried.

55655 - It was moved by Latta and seconded by Hawbaker that the following items on the Consent Calendar be received, filed, and approved:

Receive and file the Committee of Whole meeting minutes of October 6, 2025, relative to the following items:
a) Park Dedication Standards in Subdivision Code.
b) Chapter 7, Buildings and Building Regulations Review.

Receive and file the following resignation of members from Boards and Commissions:
a) Thomas Davis, Human Rights Commission.

Receive and file communication from the Civil Service Commission relative to the certified promotional list for the position of Equipment Operator.

Approve the following applications for retail alcohol licenses:
a) Hampton Inn & Suites, 101 West 1st Street, Class B retail alcohol - renewal.
b) Grid Lounge, 100 East 2nd Street, Special Class C retail alcohol - renewal.
c) Blue Room, 201 Main Street, Class C retail alcohol - renewal.
d) Compass Group USA, Inc., 6725 Cedar Heights Drive, Class C retail alcohol - renewal.
e) SingleSpeed Brewing Co., 128 Main Street, Class C retail alcohol, Special Class A beer & outdoor service - renewal.
f) Casey's General Store, 601 Main Street, Class E retail alcohol - renewal.
g) Fareway Store, 214 North Magnolia Drive, Class E retail alcohol - renewal.
h) Metro Mart, 103 Franklin Street, Class E retail alcohol - renewal.
i) Golden China, Inc., 1150 Brandilynn Boulevard, Class C retail alcohol - new.

Following a comment by Mayor Laudick, the motion carried unanimously.

55656 - It was moved by Crisman and seconded by Hawbaker to approve the following recommendations of the Mayor relative to the appointment of members to Boards and Commissions:
a) Rosa Druker, Human Rights Commission, term ending 7/01/2026.
b) David Hartley, Planning & Zoning Commission, term ending 11/01/2030.

Following comments by Mayor Laudick and Rosa Druker, the motion carried unanimously.

55657 - It was moved by Kruse and seconded by Hawbaker that the following resolutions be introduced and adopted:

Resolution #24,298, approving and adopting the rate of $3.89 per $1,000.00 taxable value for the Downtown Cedar Falls Self-Supported Municipal Improvement District (SSMID) for FY2027.

Resolution #24,299, levying a final assessment for costs incurred by the City to mow the property located at 2413 Olive Street.

Resolution #24,300, approving and authorizing execution of an Agreement with Civia Inc. dba GovAI relative to software services for the GovAI Platform.

Resolution #24,301, approving and authorizing expenditure of funds for thirteen network switches.

Resolution #24,302, approving and authorizing execution of a Red House Studio Lease with Noah Doely relative to the use of 224 West Seerley Boulevard as artists' studio space, in conjunction with the Hearst Center's Visiting Artist Program.

Resolution #24,303, approving and authorizing execution of a Red House Studio Lease with Angela Waseskuk relative to the use of 224 West Seerley Boulevard as artists' studio space, in conjunction with the Hearst Center's Visiting Artist Program.

Resolution #24,304, approving a College Hill Neighborhood Overlay District design review for a new detached garage located at 2210 Tremont Street.

Resolution #24,305, approving and authorizing submission of a Canadian National (CN) Railroad and America In-Bloom (AIB) Grant Program for ecological revitalization and native plant and tree restoration for the Big Woods Lake Recreation Area.

Resolution #24,306, approving and authorizing execution of an Agreement with Professional Lawn Care, a/k/a ProLawn, relative to snow removal services for private properties in violation of City of Cedar Falls Ordinances.

Resolution #24,307, approving and authorizing execution of an Offer to Buy Real Estate and Acceptance for property located at the Southeast corner of West 2nd and Washington Street.

Resolution #24,308, approving and authorizing execution of eleven Owner Purchase Agreements; and approving and accepting eleven Temporary Construction Easements, in conjunction with the North Cedar Heights Area Reconstruction Project – Phase III.

Resolution #24,309, approving and authorizing execution of a Cooperative Agreement for Primary Road Project with the Iowa Department of Transportation (DOT) relative to the Highway 57 & Union Road Intersection Improvements Project.

Resolution #24,310, approving and accepting the contract and bond of Boulder Contracting, LLC for the 2025 Bridge Maintenance Project.

Resolution #24,311, setting November 3, 2025 as the date of public hearing on proposed amendments to 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.

Resolution #24,312, setting November 3, 2025 as the date of public hearing on the proposed rezoning from A-1, Agricultural District to M-1-P, Planned Light Industrial District of property located North of West Ridgeway Avenue and East of South Union Road.

Following due consideration by the Council, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Schultz, Latta, Kruse, Hawbaker, Ganfield, Crisman, Dunn. Nay: None. Motion carried. The Mayor then declared Resolutions #24,298 through #24,312 duly passed and adopted.

55658 - It was moved by Crisman and seconded by Latta that Resolution #24,313, approving and authorizing execution of an Agreement with Diamond Doctors of Iowa LLC relative to reconstructing the infields at Birdsall Park, be approved. Following questions by Bob Manning, and responses by Mayor Laudick, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Schultz, Latta, Kruse, Hawbaker, Ganfield, Crisman, Dunn. Nay: None. Motion Carried. The Mayor then declared Resolution #24,313 duly passed and adopted.

55659 - It was moved by Crisman and seconded by Hawbaker that Ordinance #3131, amending Chapter 16, Offenses and Miscellaneous Provisions, of the Code of Ordinances relative to fireworks, be passed upon its first consideration. Following comments by City Attorney Rogers, the Mayor put the question on the motion, and upon call of the roll, the following named Councilmembers voted. Aye: Schultz, Latta, Kruse, Hawbaker, Ganfield, Crisman, Dunn. Nay: None. Motion carried.

55660 - It was moved by Crisman and seconded by Latta that Ordinance #3132, amending Chapter 2, Administration, of the Code of Ordinances relative to powers and duties, be passed upon its first consideration. Following comments by Mayor Laudick, questions by Craig Fairbanks, comments by Councilmember Hawbaker, and responses by Mayor Laudick and City Attorney Rogers, the Mayor put the question on the motion, and upon call of the roll, the following named Councilmembers voted. Aye: Schultz, Latta, Kruse, Hawbaker, Ganfield, Crisman, Dunn. Nay: None. Motion carried.

55661 - It was moved by Kruse and seconded by Crisman that the bills and claims of October 20, 2025, be allowed as presented, and that the Controller/City Treasurer be authorized to issue City checks in the proper amounts and on the proper funds in payment of the same. Upon call of the roll, the following named Councilmembers voted. Aye: Schultz, Latta, Kruse, Hawbaker, Ganfield, Crisman, Dunn. Nay: None.

Motion carried.

55662 - Councilmember Ganfield requested an update on the completion of the Viking Road and Prairie Parkway Roundabout. Director of Public Works Schrage responded and also provided an update on the Viking Road and Innovation Drive roundabout completion.

55663 - It was moved by Kruse and seconded by Latta that the meeting be adjourned at 8:18 P.M. Motion carried unanimously.

_____

Kim Kerr, CMC, City Clerk