CITY HALL
CEDAR FALLS, IOWA, JULY 20, 2026
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 7:09 P.M. on the above date. Members present: Schultz, Latta, Nagle, Hawbaker, Fairbanks, Crisman. Absent: Dunn. Mayor Laudick led the Pledge of Allegiance.

56045 - It was moved by Hawbaker and seconded by Crisman that the minutes of the Regular Meeting of July 6, 2026, be approved as presented and ordered of record. Motion carried unanimously.

56046 - The Mayor then asked if there were any agenda revisions. City Clerk Kerr noted a Scrivner's error on item #41 of the Resolution Calendar. On page 6 of the Urban Renewal Plan related to the Wild Horse development the amount should be $2,144,000.00 instead of $2,114.000.00 which changes the number at the bottom of page 6 to $1,856,400.00 from $1,838,400.00 and at the top of page 7 to $1,906,400.00 from $1,888,400.00.

56047 - Kim Jordan, Cedar Falls, commented on EMS locations, the Health Trust Fund and the Sartori Building.

56048 - It was moved by Crisman and seconded by Fairbanks to cancel a public hearing on the proposed Greenhill Village Commons Urban Renewal Plan for a proposed urban renewal area. Following comments by Mayor Laudick, the motion carried unanimously.

56049 - It was moved by Crisman and seconded by Latta to cancel a public hearing on the proposed Wild Horse Ridge 7th Urban Renewal Plan for a proposed urban renewal area. Motion carried unanimously.

56050 - Mayor Laudick announced that in accordance with the public notice of July 7, 2026, this was the time and place for a public hearing on the proposal to convey interests in real property located within the South Cedar Falls Urban Renewal Area to Allen Memorial Hospital Corporation; directing publication of related notices; and declaring the intent of the City to accept the offer submitted by Allen Memorial Hospital Corporation in the event that no qualified competing proposals are submitted. It was then moved by Crisman and seconded by Fairbanks that the proof of publication of notice of hearing be received and placed on file. Motion carried 5-1, with Councilmember Latta abstaining.

56051 - The Mayor then asked if there were any written communications filed to the proposed conveyance. Upon being advised that there were no written communications on file, the Mayor then called for oral comments. Economic Development Coordinator Graham provided a brief overview of the proposed conveyance. Following comments by Mayor Laudick, questions by Councilmember Fairbanks, responses by Director of Finance & Business Operations Rodenbeck, and comments by Kim Jordan, the Mayor declared the hearing closed and passed to the next order of business.

56052 - It was moved by Hawbaker and seconded by Schultz that Resolution #24,686, approving and authorizing the conveyance of certain real property to Allen Memorial Hospital Corporation and approving and authorizing execution of a related Purchase, Sale, and Development Agreement within the South Cedar Falls Urban Renewal Area, 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, Nagle, Hawbaker, Fairbanks, Crisman. Nay: None. Abstain: Latta. Motion Carried. The Mayor then declared Resolution #24,686 duly passed and

adopted.

56053 - Mayor Laudick announced that in accordance with the public notice of June 23, 2026, this was the time and place for a 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. It was then moved by Crisman and seconded by Fairbanks that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.

56054 - 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 a brief overview of the proposed amendments. Following questions and comments by Councilmembers Nagle and Fairbanks, and Daryl Kruse, Cedar Falls, and responses by Castle and Mayor Laudick, the Mayor declared the hearing closed and passed to the next order of business.

56055 - It was moved by Hawbaker and seconded by Fairbanks that 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, be passed upon its first consideration. Following responses to previous questions by Building Official Castle and Director of Community Development Sheetz, and comments by Mayor Laudick, and Councilmembers Fairbanks and Schultz, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Schultz, Latta, Nagle, Hawbaker, Fairbanks, Crisman. Nay: None. Motion Carried.

56056 - Mayor Laudick announced that in accordance with the public notice of July 11, 2026, this was the time and place for a public hearing on proposed amendments to Chapter 26, Zoning, of the Code of Ordinances relative to College Hill Zoning Updates. It was then moved by Crisman and seconded by Fairbanks that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.

56057 - 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. Planning & Community Services Manager Howard provided a brief overview of the proposed amendments. Following questions by Councilmember Fairbanks, responses by Howard and Mayor Laudick, and comments by Daryl Kruse and Kim Jordan, the Mayor declared the hearing closed and passed to the next order of business.

56058 - It was moved by Fairbanks and seconded by Crisman that Ordinance #3149, amending Chapter 26, Zoning, of the Code of Ordinances relative to College Hill Zoning Updates, be passed upon its first consideration. Following comments by Councilmembers Schultz, Hawbaker, Fairbanks, Crisman, Latta, and Nagle, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Schultz, Latta, Nagle, Hawbaker, Fairbanks, Crisman. Nay: None. Motion Carried.

56059- Mayor Laudick announced that in accordance with the public notice of July 11, 2026, this was the time and place for a public hearing on proposed 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. 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.

56060 - 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. Planning & Community Services Manager Howard provided a brief overview of the proposed rezoning. Following comments by Daryl Kruse and Kim Jordan, and responses by Mayor Laudick, the Mayor declared the hearing closed and passed to the next order of business.

56061 - It was moved by Hawbaker and seconded by Crisman that 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, 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, Nagle, Hawbaker, Fairbanks, Crisman. Nay: None. Motion Carried.

56062 - It was moved by Fairbanks and seconded by Nagle that Ordinance #3146, 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, be passed upon its third and final consideration. Following questions by Kim Jordan 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, Nagle, Hawbaker, Fairbanks, Crisman. Nay: None. Motion Carried. The Mayor then declared Ordinance #3146 duly passed and adopted.

56063 - It was moved by Latta and seconded by Hawbaker that Ordinance #3147, 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, be passed upon its third and final 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, Nagle, Hawbaker, Fairbanks, Crisman. Nay: None. Motion Carried. The Mayor then declared Ordinance #3147 duly passed and adopted.

56064 - It was moved by Fairbanks and seconded by Latta that the following items on the Consent Calendar be received, filed, and approved:

Receive and file the Committee of the Whole minutes of July 6, 2026 relative to the following items:
a) College Hill Zoning Text & Map Amendments Overview.
b) Data Center & Crypto Currency Mining Text Amendment Update.

Approve the application of Elite Liquor & Tobacco, 4116 University Avenue, Suite 105, for a cigarette/tobacco/nicotine/vapor permit - Renewal (Change in Ownership).

Approve the following applications for retail alcohol licenses:
a) King Star, 2228 Lincoln Street, Class B retail alcohol - renewal.
b) Hy-Vee Market Grille, 6301 University Avenue, Class C retail alcohol - renewal.
c) Chuck E. Cheese's, 5911 University Avenue, Special Class C retail alcohol - change in ownership.

Motion carried unanimously.

56065 - Following a question by Councilmember Fairbanks on items #33- #36 and responses by Mayor Laudick and Director of Public Works Schrage, it was moved by Crisman and seconded by Hawbaker that the following resolutions be introduced and adopted:

Resolution #24,687, authorizing the Mayor's appointment and two designated alternates to the Black Hawk County Metropolitan Area Transportation Organization (MPO) Policy Board.

Resolution #24,688, approving and authorizing the transfer of funds from the General Fund to the Tourism and Capital Projects Funds relative to excess Hotel/Motel Tax.

Resolution #24,689, levying a final assessment for costs incurred by the City to mow the property located at 1309 State Street.

Resolution #24,690, approving and authorizing execution of an Agreement with the State of Iowa, Department of Management relative to Enhanced Security Services.

Resolution #24,691, approving the 2nd Amendment to the Owner's Statement and Deed of Dedication of West Viking Road Industrial Park Phase V.

Resolution #24,692, approving an amendment to the West Viking Road Industrial Park Master Plan relative to property located north of Technology Parkway and west of Innovation Drive. (Contingent upon approval of previous item)

Resolution #24,693, approving an Application for Tax Abatement under the Cedar Falls Historic Core Urban Revitalization Plan for new construction located at 822 West 6th Street/608 College Street.

Resolution #24,694, approving an Application for Tax Abatement under the Cedar Falls Historic Core Urban Revitalization Plan for new construction located at 929-931 West 13th Street.

Resolution #24,695, approving an Application for Tax Abatement under the Cedar Falls Historic Core Urban Revitalization Plan for new construction located at 932-934 West 12th Street.

Resolution #24,696, approving an Application for Tax Abatement under the Cedar Falls Historic Core Urban Revitalization Plan for residential building improvements located at 2522 Iowa Street.

Resolution #24,697, approving an Application for Tax Abatement under the Cedar Falls Multiresidential Urban Revitalization Plan for multiresidential new construction located at 4510, 4520, 4530, 4600, and 4620 Cedar Height Drive.

Resolution #24,698, approving and authorizing execution of a Public Art Committee Agreement for a Lease Extension of Artwork with Sarah Byrd relative to the sculpture at 311 Main Street.

Resolution #24,699, approving and authorizing execution of a Public Art Committee Agreement for Lease of Artwork with Mia Eddleman relative to a sculpture installed at 311 Main Street.

Resolution #24,700, approving and adopting amendments to the Housing Choice Voucher (HCV) Program, aka Section 8, Administrative Plan, as recommended by the Housing Commission.

Resolution #24,701, approving an Amendment to a Hwy-1, Highway Commercial Zoning District site plan for construction of GreenState Credit Union to be located at 221 Viking Plaza Drive.

Resolution #24,702, approving and authorizing expenditure of funds for the purchase of a day cab transfer tractor for the Refuse Section.

Resolution #24,703, approving and authorizing expenditure of funds for the purchase of salt brine making equipment.

Resolution #24,704, approving and authorizing execution of a Connection Fee Agreement with Gary & Jill Wilson relative to property located 4319 South Main Street, in conjunction with the South Main Street Sanitary Sewer Extension Project.

Resolution #24,705, approving and authorizing execution of a Connection Fee Agreement with Andrew Tilkes relative to property located 4309 South Main Street, in conjunction with the South Main Street Sanitary Sewer Extension Project.

Resolution #24,706, approving and authorizing execution of a Connection Fee Agreement with Walter & Jennifer Rogers relative to property located 4219 South Main Street, in conjunction with the South Main Street Sanitary Sewer Extension Project.

Resolution #24,707, approving and authorizing execution of a Connection Fee Agreement with Walter & Jennifer Rogers relative to property located 4209 South Main Street, in conjunction with the South Main Street Sanitary Sewer Extension Project.

Resolution #24,708, setting August 17, 2026 as the date of 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), and providing for publication of notice thereof.

Resolution #24,709, setting August 17, 2026 as the date of 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), and providing for publication of notice thereof.

Resolution #24,710, setting August 17, 2026 as the date of 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), and providing for publication of notice thereof.

Resolution #24,711, determining the necessity, and setting July 28, 2026 as the date of consultation and August 17, 2026 as the date of public hearing on the proposed Greenhill Village Commons Urban Renewal Plan for a proposed urban renewal area.

Resolution #24,712, determining the necessity, and setting July 28, 2026 as the date of consultation and August 17, 2026 as the date of public hearing on the proposed Wild Horse Ridge 7th Urban Renewal Plan for a proposed urban renewal area.

Resolution #24,713, receiving and filing, and setting August 3, 2026 as the date of public hearing on the proposed plans, specifications, and estimate of cost for the Greenwood Cemetery Slope Stabilization Project.

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, Nagle, Hawbaker, Fairbanks, Crisman. Nay: None. Motion carried. The Mayor then declared Resolutions #24,687 through #24,713 duly passed and adopted.

The public hearing dates in Resolutions #24,708 - #24,710 were incorrectly listed as August 3, 2026. The correct public hearing date is August 17, 2026. The minutes have been updated to reflect this.

56066 - It was moved by Latta and seconded by Crisman that Resolution #24,714, approving and awarding additional Health Trust Fund grants for FY2027, be approved. Following comments by Kim Jordan, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Schultz, Latta, Nagle, Hawbaker, Fairbanks, Crisman. Nay: None. Motion Carried. The Mayor then declared Resolution #24,714 duly passed and adopted.

56067 - It was moved by Crisman and seconded by Schultz that Resolution #24,715, approving an Application for Tax Abatement under the Cedar Falls Historic Core Urban Revitalization Plan for new construction located at 716 Main Street, be approved. Following comments by Councilmember Schultz, and responses by Economic Development Coordinator Graham and Mayor Laudick, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Schultz, Latta, Nagle, Hawbaker, Fairbanks, Crisman. Nay: None. Motion Carried. The Mayor then declared Resolution #24,715 duly passed and adopted.

56068 - It was moved by Fairbanks and seconded by Crisman that Ordinance #3151, amending Chapter 7, Buildings and Building Regulations, of the Code of Ordinances relative to the Uniform Plumbing Code, be passed upon its first consideration. Following comments by Councilmember Fairbanks,

the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Latta, Nagle, Hawbaker, Crisman. Nay: Schultz, Fairbanks. Motion Carried.

56069 - It was moved by Latta and seconded by Fairbanks that 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, be passed upon its first consideration. Following questions by Councilmember Nagle, and responses by Building Official Castle, Director of Community Development Sheetz, and Mayor Laudick, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Schultz, Latta, Nagle, Hawbaker, Fairbanks, Crisman. Nay: None. Motion Carried.

56070 - It was moved by Fairbanks and seconded by Schultz that the bills and claims of July 20, 2026, 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, Nagle, Hawbaker, Fairbanks, Crisman. Nay: None. Motion carried.

56071 - It was moved by Fairbanks and seconded by Latta that the meeting be adjourned at 8:37 P.M. Motion carried unanimously.

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Kim Kerr, CMC, City Clerk