CITY HALL
CEDAR FALLS, IOWA, JULY 21, 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 7:00 P.M. on the above date. Members present: Schultz, Latta (via electronic), Kruse, Hawbaker, Ganfield, Crisman, Dunn. Absent: None. Mayor Laudick led the Pledge of Allegiance.

55496 - It was moved by Dunn and seconded by Schultz that the minutes of the Regular Meeting of July 7, 2025, be approved as presented and ordered of record. Motion carried unanimously.

55497 - Pablo Mercado, Cedar Falls, expressed concerns with Metro Recycling. Mayor Laudick commented.

Kim Jordan, Cedar Falls, commented on the benefit of investing in and retaining Sartori Hospital.

Bob Manning, Cedar Falls, commented on the progressive, forward-moving items on the agenda.

55498 - Director of Community Development Sheetz provided information on the RAGBRAI route and road closures. Mayor Laudick commented.

55499 - Mayor Laudick announced that in accordance with the public notice of July 10, 2025, this was the time and place for a public hearing on proposed rezoning from P, Public District to R-2, Residence District of property located South of Quail Hollow Lane and North of the new Cedar Falls High School. It was then moved by Kruse and seconded by Crisman that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.

55500 - 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. Planner III Pezley provided an overview of the rezoning. Following questions by Councilmembers Schultz and Ganfield, comments by Craig Fairbanks, Cedar Falls, and Kim Jordan, and responses by Pezley, the Mayor declared the hearing closed and passed to the next order of business.

55501 - It was moved by Crisman and seconded by Hawbaker that Ordinance #3120, amending the Zoning Map for approximately 0.69 acres of real estate located South of Quail Hollow Lane and North of the new Cedar Falls High School from P, Public District to R-2, Residence District, be passed upon its first consideration. Following comments by Mayor Laudick, questions and comments by Councilmembers Dunn, Kruse, Latta, Ganfield, and Schultz, and responses by UNI Representative Dr. Michael Hager 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, Crisman, Dunn. Nay: Ganfield. Motion carried.

55502 - It was moved by Crisman and seconded by Latta that Ordinance #3112, amending the Zoning Map by removing approximately 0.58 of real estate located at the southeast corner of 21st and College Streets from C-3, Commercial District, and R-4, Multiple Residence District, to C-3, Commercial District, be passed upon its third &

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, Kruse, Hawbaker, Ganfield, Crisman, Dunn. Nay: None. Motion carried. The Mayor then declared Ordinance #3112 duly passed and adopted.

55503 - It was moved by Dunn and seconded by Kruse that Ordinance #3113, amending Chapter 26, Zoning, of the Code of Ordinances relative to allowing specialized educational facilities in the M-1 Light Industrial Zoning District, be passed upon its third & 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, Kruse, Hawbaker, Ganfield, Crisman, Dunn. Nay: None. Motion carried. The Mayor then declared Ordinance #3113 duly passed and adopted.

55504 - It was moved by Ganfield and seconded by Kruse that Ordinance #3114, amending Chapter 5, Alcoholic and Malt Beverages, of the Code of Ordinances, relative to approval of retail alcohol license by council, city council action affecting license, appeals by license holders, possession or consumption in public place; public intoxication, persons under legal age; penalty, penalty for violation of article, be passed upon its third & 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, Kruse, Hawbaker, Ganfield, Crisman, Dunn. Nay: None. Motion carried. The Mayor then declared Ordinance #3114 duly passed and adopted.

55505 - It was moved by Hawbaker and seconded by Kruse that Ordinance #3115, repealing Chapter 23, Traffic and Motor Vehicles, of the Code of Ordinances, relative to open containers in motor vehicles - drivers and open containers in motor vehicles - passengers, be passed upon its third & 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, Kruse, Hawbaker, Ganfield, Crisman, Dunn. Nay: None. Motion carried. The Mayor then declared Ordinance #3115 duly passed and adopted.

55506 - It was moved by Ganfield and seconded by Kruse that Ordinance #3116, providing that general property taxes levied and collected each year on all property located within the Panther Farms Phase 1 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 Panther Farms Phase 1 Urban Renewal Area, be passed upon its second consideration. Following questions and comments by Cedar Falls residents Bob Manning, Craig Fairbanks, and Kim Jordan, and Councilmember Kruse, and responses by Mayor Laudick, Economic Development Coordinator Graham, and Director of Community Development Sheetz, 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.

55507 - It was moved by Crisman and seconded by Dunn that Ordinance #3117, providing that general property taxes levied and collected each year on all property located

within the Panther Farms Phase 2 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 Panther Farms Phase 2 Urban Renewal Area, be passed upon its second consideration. Following questions and comments by Councilmembers Kruse and Dunn, and responses by Director of Public Works Schrage, Economic Development Coordinator Graham, City Attorney Rogers, 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, Kruse, Hawbaker, Ganfield, Crisman, Dunn. Nay: None. Motion carried.

55508 - It was moved by Crisman and seconded by Dunn that Ordinance #3118, providing that general property taxes levied and collected each year on all property located within the Panther Farms Phase 3 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 Panther Farms Phase 3 Urban Renewal Area, 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.

55509 - It was moved by Dunn and seconded by Crisman that Ordinance #3119, providing that general property taxes levied and collected each year on all property located within the Panther Farms Phase 4 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 Panther Farms Phase 4 Urban Renewal Area, be passed upon its second consideration. Following comments by Bob Manning and Kim Jordan, a question by Councilmember Ganfield and response by Economic Development Coordinator Graham, 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.

55510 - It was moved by Kruse and seconded by Crisman that the following items on the Consent Calendar be received, filed, and approved:

Approve the following applications for retail alcohol licenses:
a) Amigo, 5809 University Avenue, Class C retail alcohol & outdoor service - renewal.
b) Buffalo Wild Wings, 6406 University Avenue, Class C retail alcohol & outdoor service - renewal.
c) George's Local, 108 E. 4th Street, Class C retail alcohol & outdoor service - renewal.
d) Hy-Vee Market Grille, 6301 University Avenue, Class C retail alcohol - renewal.

e) Octopus, 2205 College Street, Class C retail alcohol & outdoor service - renewal.
f) The Black Hawk Hotel/Bar Winslow, 115-117 Main Street, Class C retail alcohol - renewal.
g) The Library, 2222 College Street, Class C retail alcohol & outdoor service - renewal.
h) The Other Place, 4214 University Avenue, Class C retail alcohol & outdoor service - renewal.
i) Wal-Mart, 525 Brandilynn Boulevard, Class E retail alcohol - renewal.
j) Readers Cup (RAGBRAI), 218 Main Street, Special Class C retail alcohol & outdoor service - 5-day permit.
k) Buffalo Wild Wings, 6406 University Avenue, Class C retail alcohol & outdoor service - change in ownership.

Motion carried unanimously.

55511 - It was moved by Kruse and seconded by Ganfield that the following resolutions be introduced and adopted:

Resolution #24,180, approving and authorizing execution of a Voluntary Separation and Release Agreement with Ronald Gaines.

Resolution #24,181, approving and authorizing execution of an Easement Agreement, in conjunction with a sidewalk café at 118 Main Street.

Resolution #24,182, approving and authorizing execution of an Agreement with Tree Town Consultants, LLC, relative to the purchase and training of a dual-purpose police dog.

Resolution #24,183, approving a Cedar Falls Utilities Electric, Gas, Water, and Communications Utility Installation or Relocation Project in the South Cedar Falls Urban Renewal Area.

Resolution #24,184, approving and authorizing execution of an Assignment and Assumption Agreement relative to a Private Development and conveyance of development property by Odell Collision Center, LLC, to Bar Capital, LLC.

Resolution #24,185, approving and authorizing execution of an Assignment and Assumption Agreement relative to a Private Development and conveyance of development property by The Vault, LLC to PL Partners, LLC.

Resolution #24,186, approving and authorizing execution of a Forgivable Loan Agreement and Promissory Note relative to a Community Development Block Grant (CDBG) Rental Rehabilitation Program at 921 West 4th Street.

Resolution #24,187, 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 FY2026 (Federal Fiscal Year 2025).

Resolution #24,188, approving and authorizing execution of a Participating Addendum with Genuine Parts Company, d/b/a NAPA, relative to a Vendor Managed Inventory (VMI) Parts Management Program at the Fleet Maintenance Facility.

Resolution #24,189, approving and authorizing execution of a Joint Funding Agreement for Water Resource Investigations with the U.S. Geological Survey

relative to the Cedar River Streamgage Station.

Resolution #24,190, approving and authorizing execution of a Service/Product Agreement with D.W. Zinser Company, Inc. relative to demolition of a structure located at 222 Washington Street.

Resolution #24,191, approving and accepting the contract and bond of Swift Slabs, L.L.C. for the 2025 Sidewalk Assessment Project - Zone 7.

Resolution #24,192, approving the Certificate of Completion and accepting the work of Peterson Contractors, Inc., for the West 27th Street Reconstruction Project, and approving and authorizing the transfer of funds from the Local Sales Tax Fund and General Obligation Bond (2022) Fund to the Street Construction Fund.

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 #24,180 through #24,192 duly passed and adopted.

55512 - It was moved by Crisman and seconded by Dunn that Resolution #24,193, approving the Mayor's designation of Jennifer Rodenbeck, Director of Finance and Business Operations, as Acting City Administrator, be approved. It was then moved by Ganfield and seconded by Kruse to appoint Mayor Laudick as Acting City Administrator. Following comments by Mayor Laudick and City Attorney Rogers, Councilmember Ganfield withdrew the motion. Following additional comments by Mayor Laudick and Councilmembers Kruse and Latta, 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 #24,193 duly passed and adopted.

55513 - It was moved by Kruse and seconded by Ganfield that Ordinance #3121, amending Chapter 10, Garbage and Refuse, of the Code of Ordinances relative to disposal by business establishments, 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.

55514 - It was moved by Kruse and seconded by Crisman that the bills and claims of July 21, 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. Following questions 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, Kruse, Hawbaker, Ganfield, Crisman, Dunn. Nay: None. Motion carried.

55515 - Councilmember Hawbaker explained his vote on the mutual separation between the City and the City Administrator.

Councilmember Dunn also commented on the separation agreement and the process. Mayor Laudick responded.
Councilmember Kruse commented on the showing of the documentary Highway 150 at the Oster Theatre.

Councilmember Ganfield commented on the Annual Cedar Falls Bible Conference at the Riverview Conference Center being held July 26 – August 2, 2025. Ganfield also commented on state law regarding Council discussions and quorums.

Council Hawbaker expressed concerns with the decision made regarding the separation agreement.

55516 - It was moved by Kruse and seconded by Crisman to adjourn to 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. Upon call of the roll, the following named Councilmembers voted. Aye: Schultz, Latta, Kruse, Hawbaker, Ganfield, Crisman, Dunn. Nay: None. Motion carried.

The City Council adjourned to Executive Session at 8:37 P.M.

Mayor Laudick reconvened the Council meeting at 9:06 P.M.

55517 - It was moved by Crisman and seconded by Kruse that the meeting be adjourned at 9:07 P.M. Motion carried unanimously.

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Kim Kerr, CMC, City Clerk