

**CITY HALL
CEDAR FALLS, IOWA, OCTOBER 5, 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 7:03 P.M. on the above date. Members present: Schultz, Latta, Nagle, Hawbaker, Fairbanks (electronic), Crisman, Dunn. Absent: None. Mayor Laudick led the Pledge of Allegiance.

- 56166 - It was moved by Hawbaker and seconded by Latta that the minutes of the Regular Meeting of September 21, 2026, be approved as presented and ordered of record. Motion carried unanimously.
- 56167 - Daryl Kruse, Cedar Falls, commented on the 2nd Street parking lot design.
- Kim Jordan, Cedar Falls, commented on various topics including Amenities, Satori Hospital and the Health Trust Fund.
- 56168 - Director of Community Development Sheetz provided an update on the Data Center referral. Mayor commented.
- Director of Public Safety Berte provided information on the Fire Prevention Open House.
- Director of Public Works Schrage provided information on extended Transfer Station hours and fees. Mayor Laudick commented and provided information for Black Hawk Emergency Management application period.
- 56169 - Mayor Laudick announced that in accordance with the public notice of September 29, 2026, this was the time and place for a public hearing to consider a proposal to enter into a First Amendment to the Agreement for Private Development with Blackhawk Properties, LLC. It was then moved by Crisman and seconded by Dunn that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.
- 56170 - The Mayor then asked if there were any written communications filed to the proposed agreement. 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 agreement. Following comments by Mayor Laudick and Kim Jordan, the Mayor declared the hearing closed and passed to the next order of business.
- 56171 - It was moved by Crisman and seconded by Latta that Resolution #24,781, approving and adopting execution of a First Amendment to the Agreement for Private Development with Blackhawk Properties, LLC, be approved. Following comments by Councilmembers Latta, Dunn and Fairbanks, 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, Dunn. Nay: None. Motion Carried. The Mayor then declared Resolution #24,781 duly passed and adopted.
- 56172 - Mayor Laudick announced that in accordance with the public notice of September 22, 2026, this was the time and place for a public hearing on a proposed University Avenue Corridor Urban Renewal Plan for a proposed Urban Renewal Area in the City of Cedar Falls, Iowa. It was then moved by Hawbaker and seconded by Latta that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.

- 56173 - The Mayor then asked if there were any written communications filed to the proposed plan. 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 plan. Following comments by Kim Jordan, and Bob Manning, Cedar Falls, and responses by Mayor Laudick, the Mayor declared the hearing closed and passed to the next order of business.
- 56174 - It was moved by Dunn and seconded by Latta that Resolution #24,782, determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the University Avenue Corridor Urban Renewal Plan, be approved. Following a question by Councilmember Fairbanks and response 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, Dunn. Nay: None. Motion Carried. The Mayor then declared Resolution #24,782 duly passed and adopted.
- 56175 - It was moved by Dunn and seconded by Crisman that Ordinance #3157, providing that general property taxes levied and collected each year on all property located within the University Avenue Corridor Urban Renewal Plan, 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 University Avenue Corridor Urban Renewal Plan, 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, Crisman, Dunn. Nay: None. Fairbanks-absent/not voting due to temporary connection loss. Motion Carried.
- 56176 - It was moved by Latta and seconded by Hawbaker that the following items on the Consent Calendar be received, filed, and approved:
- Approve the following recommendation of the Mayor relative to the appointment of members to Boards and Commissions:
- a) Jeremia Matz, Tourism Board, term ending 07/01/2028.
- Approve the application of J & M Displays, Inc. (Holiday Hoopla) for a fireworks display permit for November 27, 2026.
- Approve the following applications for retail alcohol licenses:
- a) Fleet Farm, 400 West Ridgeway Avenue, Class B retail alcohol - renewal.
- b) Fleet Farm Fuel, 108 West Ridgeway Avenue, Class B retail alcohol - renewal.
- c) Casey's General Store, 1225 Fountains Way, Class E retail alcohol - renewal.
- Motion carried unanimously.
- 56177 - It was moved by Latta and seconded by Crisman that the following resolutions be introduced and adopted:
- Resolution #24,783 approving and authorizing a form of Loan Agreement and authorizing and providing for the issuance of \$4,400,000 General Obligation Loan Notes, Series 2026, and levying a tax to pay said notes; and approving the Tax Exemption Certificate and Continuing Disclosure Certificate.

Resolution #24,784 levying a final assessment for costs incurred by the City to mow the property located at 216 Iowa Street.

Resolution #24,785 levying a final assessment for costs incurred by the City to mow the property located at 804 West Seerley Boulevard.

Resolution #24,786 levying a final assessment for costs incurred by the City to mow the property located at 818 West Seerley Boulevard.

Resolution #24,787 levying a final assessment for costs incurred by the City to mow the property located at 2413 Olive Street.

Resolution #24,788 levying a final assessment for costs incurred by the City to mow the property located at 4407 Cherrywood Drive.

Resolution #24,789 approving a Cedar Falls Utilities Electric, Gas, Water, and Communications Utility Installation or Relocation Project in the Pinnacle Prairie Urban Renewal Area.

Resolution #24,790 approving and authorizing execution of an Agreement with Kristen Keeler d/b/a Midwest Travel Mama LLC relative to Content Creation Services.

Resolution #24,791 approving and authorizing execution of an Agreement with Rachel Kawate d/b/a R&I Digital LLC relative to Content Creation Services.

Resolution #24,792 approving and authorizing execution of a Memorandum of Understanding with Silos & Smokestacks National Heritage Area (SSNHA) relative to Barn Quilts of Black Hawk County.

Resolution #24,793 approving and authorizing the expenditure of funds for the purchase of a utility terrain vehicle for the Parks Section.

Resolution #24,794 setting October 19, 2026 as the date of public hearing on the (FFY25) Consolidated Annual Performance and Evaluation Report (CAPER) for Community Development Block Grant (CDBG) funded activities from July 1, 2025 through June 30, 2026.

Resolution #24,795 setting October 19, 2026 as the date of public hearing to consider vacating a utility and drainage easement at 1732 Yale Parkway and 1808 Breckenridge Street.

Resolution #24,796 setting October 19, 2026 as the date of public hearing on the proposed rezoning from R-P, Planned Residential District to R-1, Residential District of property located north of West 27th Street and east of North Union Road.

Resolution #24,797 setting October 19, 2026 as the date of public hearing on a proposed amendment to the Future Land Use Map by changing the designation from Greenways & Floodplain and Office & Business Park to Commercial Corridor, Greenways & Floodplain and Office & Business Park located at the northwest corner of Hudson Road and West Ridgeway Avenue.

Resolution #24,798 setting October 19, 2026 as the date of public hearing on the proposed rezoning from A-1, Agricultural District to HWY-1, Highway Commercial Zoning District of property located at the northwest corner of Hudson Road and West Ridgeway Avenue.

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, Dunn. Nay: None. Motion carried. The Mayor then declared Resolutions

#24,783 through #24,798 duly passed and adopted.

- 56178 - It was moved by Hawbaker and seconded by Crisman that Resolution #24,799 approving and appointing the UNI Student Liaison to the Cedar Falls City Council, be approved. Following comments by UNI Student, Ella Drilling 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, Dunn. Nay: None. Motion Carried. The Mayor then declared Resolution #24,799 duly passed and adopted.
- 56179 - It was moved by Crisman and seconded by Hawbaker that Resolution #24,800 approving the preliminary plat of West Fork Crossing, be approved. Following comments by Councilmembers Dunn, Fairbanks and Hawbaker, 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: Dunn. Motion Carried. The Mayor then declared Resolution #24,800 duly passed and adopted.
- 56180 - It was moved by Latta and seconded by Crisman that the bills and claims of October 5, 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, Dunn. Nay: None. Motion carried.
- 56181- Councilmember Crisman wished Mayor Happy Birthday. Councilmembers commented Happy Birthday to Mayor, Mayor responded.
- 56182 - It was moved by Latta and seconded by Crisman that the meeting be adjourned at 7:51 P.M. Motion carried unanimously.

Kim Kerr, CMC, City Clerk