CITY HALL
CEDAR FALLS, IOWA, AUGUST 4, 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, Kruse, Hawbaker, Ganfield, Crisman, Dunn. Absent: None. Mayor Laudick led the Pledge of Allegiance.

55518 - It was moved by Crisman and seconded by Dunn that the minutes of the Regular Meeting of July 21, 2025, be approved as presented and ordered of record. Motion carried unanimously.

55519 - Human Rights Commission Chair TW Ingham provided an educational presentation on the HRC Commission's response and efforts regarding new state legislature that recently took effect. Mayor Laudick commented.

55520 - Jim Kerns, Cedar Falls, commented on city leadership and the success of RAGBRAI. Kerns also commented on the need for a public restroom downtown.

Priscilla Nieman, Cedar Falls, commented on a concern with a recent law enforcement incident and the safety of the public. Director of Public Safety Berte commented.

Gabe Groothuis, Cedar Falls, commented on the discussion held at the prior Committee of the Whole meeting regarding Forms of Government.

Kim Jordan, Cedar Falls, commented on numerous city items including city government and the old Sartori Hospital.

55521 - Director of Public Safety Berte provided an update on a call for service mentioned in public forum. Berte also noted National Night Out being held on August 5, 2025 at the Public Safety Center from 4:30PM to 7PM.

Director of Community Development Sheetz shared that Cedar Falls was selected by the Iowa League of Cities as a 2025 All Star Community related to the Gateway River Park. Mayor Laudick commented.

Director of Finance & Business Operations Rodenbeck commented on a user-friendly version of the Audit Report that is located on the website. Rodenbeck noted that it was submitted to the Government Finance Officers Association and received an award for Government Achievement in Popular Reporting. Mayor Laudick commented.

55522 - Mayor announced that this was the time and place for a hearing on the proposed condemnation of property located at 315 East Dunkerton Road. The Mayor then asked if there were any written communications filed to the proposed condemnation. Upon being advised that there were no written communications on file, the Mayor then called for oral comments. Building Official Castle provided an update on the property and gave a brief presentation. Following comments by property owner Diana Flett, the Mayor declared the hearing closed and passed to the next order of business.

55523- It was moved by Dunn and seconded by Latta that Resolution #24,194, declaring the

structure and property located at 315 East Dunkerton Road to be a nuisance due to the property being unsafe, due to insanitary conditions, inadequate means of egress, inadequate ventilation, constituting a fire hazard, is dangerous to human life, and/or involves improper occupancy, pursuant to Cedar Falls Code of Ordinances Sec. 7-20(A)(15), be adopted. Following comments and questions by Councilmembers Schultz and Latta, and responses by Fire Chief Zolondek, 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 #24,194 duly passed and adopted.

55524- It was moved by Crisman and seconded by Dunn that Resolution #24,195, ordering abatement of said nuisance by the owner in three phases, with each phrase being 30 days in length. If the owner fails to timely complete any phase of abatement, the nuisance shall be abated by the City by demolition of all structures on the property at the owner's cost, be adopted. Following a question and comment by Councilmember Kruse, and response by 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. The Mayor then declared Resolution #24,195 duly passed and adopted.

55525 - It was moved by Ganfield and seconded by Crisman 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 third & final consideration. Following a comment by Councilmember Ganfield, 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 #3116 duly passed and adopted.

55526 - It was moved by Crisman and seconded by Latta 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 third & final consideration. 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, Kruse, Hawbaker, Ganfield, Crisman, Dunn. Nay: None. Motion carried. The Mayor then declared Ordinance #3117 duly passed and adopted.

55527 - It was moved by Ganfield 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 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 #3118 duly passed and adopted.

55528 - It was moved by Latta 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 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 #3119 duly passed and adopted.

55529 - It was moved by Crisman and seconded by Dunn 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 second consideration. Following comments by Councilmembers Ganfield and Hawbaker, 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.

55530 - It was moved by Hawbaker and seconded by Kruse that Ordinance #3121, amending Chapter 10, Garbage and Refuse, of the Code of Ordinances relative to disposal by business establishments, 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.

55531 - It was moved by Ganfield and seconded by Kruse that the following items on the Consent Calendar be received, filed, and approved:

Receive and file Departmental Quarterly Reports of April - June 2025.

Approve the following applications for retail alcohol licenses:
a) Main Street Sweets, 307 Main Street, Special Class B retail native wine - renewal.
b) King Star, 2228 Lincoln Street, Class B retail alcohol - renewal.
c) Kwik Star, 4515 Coneflower Parkway, Class B retail alcohol - renewal.
d) Holiday Inn & Suites Hotel/Event Center, 7400 Hudson Road, Class C retail alcohol & outdoor service - renewal.
e) Lucky Wife Wine Slushies, 5307 Caraway Lane, Parking Lot, Special Class C retail alcohol & outdoor service. - (two 5-day permits)

Motion carried unanimously.

55532 - It was moved by Crisman and seconded by Latta to approve the following recommendations of the Mayor relative to the appointment of members to Boards and Commissions:
a) Dusky Steele, Housing Commission, term ending 12/31/2026

Following comments by Councilmembers Schultz and Crisman, and Gabe Groothuis, the motion carried unanimously.

55533 - It was moved by Crisman and seconded by Schultz to receive and file communication from the Mayor relative to establishing the Cedar Falls Development Task Force. Following questions and comments by Councilmembers Dunn, Kruse, Ganfield, and Hawbaker, and responses by Mayor Laudick, Director of Community Development Sheetz, and City Attorney Rogers, and public comments by Cedar Falls residents Bob Manning and Craig Fairbanks, and additional responses by Mayor Laudick, the motion carried unanimously.

55534 - It was moved by Kruse and seconded by Latta that the following resolutions be introduced and adopted:

Resolution #24,196, approving and authorizing execution of an Engagement Letter with Eide Bailly, LLP to perform the FY2025 Audit Engagement.

Resolution #24,197, approving and accepting a grant from the Iowa Arts Council relative to Hearst Center cultural programs.

Resolution #24,198, approving a College Hill Neighborhood Overlay District design review for new siding located at 703 West 20th Street.

Resolution #24,199, approving the final plat for Winding Creek Subdivision.

Resolution #24,200, approving an Amendment to a Hwy-1, Highway Commercial Zoning District site plan for construction of a restaurant to be located at 1150 Brandilynn Boulevard.

Resolution #24,201, approving and authorizing execution of a Forgivable Loan Agreement and Promissory Note relative to a Community Development Block Grant (CDBG) Owner-Occupied Rehabilitation Program at 1115 Bertchwood Street.

Resolution #24,202, approving and authorizing execution of a Sourcewell Maintenance Agreement with TK Elevator Corporation relative to elevator maintenance services for city-owned elevators from August 4, 2025 to July 31, 2028.

Resolution #24,203, approving and authorizing expenditure of funds for the purchase of a container hook truck for the Refuse Section.

Resolution #24,204, approving and authorizing expenditure of funds for the purchase of a rear load refuse collection vehicle for the Refuse Section.

Resolution #24,205, approving and authorizing expenditure of funds for the purchase of a dump truck/plow chassis for the Street Section.

Resolution #24,206, approving and authorizing execution of five Owner Purchase Agreements; and approving and accepting five Temporary Construction Easements,

in conjunction with the Highway 57 & Union Road Intersection Improvements Project.

Resolution #24,207, approving cancellation of a sidewalk assessment against property located at 915 Oak Park Boulevard.

Resolution #24,208, approving and authorizing execution of a Temporary Easement Agreement, between Cedar Falls Community School District and Panther Farms, LLC.

Resolution #24,209, approving and authorizing execution of a Professional Service Agreement with Snyder & Associates, Inc. for design services relative to the Ulrich Park Lift Station Project.

Resolution #24,210, approving the Certificate of Completion and accepting the work of Dave Schmitt Construction Co. for the Algonquin Drive Reconstruction Project.

Resolution #24,211, receiving and filing, and setting August 18, 2025 as the date of public hearing on the proposed plans, specifications, form of contract & estimate of cost for the 2025 Bridge Maintenance Project.

Resolution #24,212, setting August 18, 2025 as the date of public hearing on the proposed authorization of a Loan and Disbursement Agreement and the issuance of not to exceed $11,000,000 Sewer Revenue Capital Loan Notes.

Resolution #24,213, setting August 18, 2025 as the date of public hearing to consider vacating a utility easement at 2407 Willow Lane.

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 #24,196 through #24,213 duly passed and adopted.

55535 - It was moved by Ganfield and seconded by Crisman that Resolution #24,214, in support of a Resource Enhancement and Protection (REAP) grant application to the Iowa Department of Natural Resources for the Big Woods Campground Expansion Project, be approved. Following a question by Councilmember Schultz and response by Operations & Maintenance Division Manager Heath, 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 #24,214 duly passed and adopted.

55536 - It was moved by Crisman and seconded by Dunn that Resolution #24,215, approving and authorizing execution of a Utility, Storm Sewer, & Stormwater Drainage Easement Agreement and a Sanitary Sewer Easement Agreement with the State of Iowa Board of Regents, be approved. Following a comment by Councilmember Ganfield, 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. The Mayor then declared Resolution #24,215 duly passed and adopted.

55537 - It was moved by Hawbaker and seconded by Crisman that Ordinance #3122, amending Chapter 23, Traffic and Motor Vehicles, of the Code of Ordinances relative to parking prohibited on specific streets, 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.

55538 - It was moved by Ganfield and seconded by Hawbaker that the bills and claims of August 4, 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.

55539 - Councilmember Schultz thanked Principal Engineer Tolan for his work on the Gateway River Park. Schultz also expressed thanks to all involved with RAGBRAI.

Mayor Laudick also commented on the success of RAGBRAI and thanked all involved.

Councilmember Kruse asked for an update on pending ordinance changes relative to vape shops. Director of Community Development Sheetz, Mayor Laudick and City Attorney Rogers responded.

55540 - It was moved by Dunn and seconded by Kruse that the meeting be adjourned at 8:18 P.M. Motion carried unanimously.

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Kim Kerr, CMC, City Clerk