CITY HALL
CEDAR FALLS, IOWA, OCTOBER 19, 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 7:00 P.M. on the above date. Members present: Schultz, Latta, Nagle, Hawbaker, Fairbanks, Crisman, Dunn. Absent: None. Mayor Laudick led the Pledge of Allegiance.

56183 - It was moved by Latta and seconded by Dunn that the minutes of the Regular Meeting of October 5, 2026, be approved as presented and ordered of record. Motion carried unanimously.

56184 - Kim Jordan, Cedar Falls, commented on various topics regarding Satori Hospital. Mayor Laudick commented.

Bob Manning, Cedar Falls, provided information on the Rotary Polio Walk. Councilmember Schultz commented.

56185 - Mayor Laudick announced that in accordance with the public notice of October 10, 2026, this was the time and place for a 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. It was then moved by Hawbaker and seconded by Dunn that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.

56186 - 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 update on 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.

56187- It was moved by Hawbaker and seconded by Crisman that Resolution #24,801, approving and authorizing submission of the City's FFY25 Consolidated Annual Performance and Evaluation Report (CAPER) for Community Development Block Grant (CDBG) funded activities from July 1, 2025 through June 30, 2026, 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, Nagle, Hawbaker, Fairbanks, Crisman, Dunn. Nay: None. Motion Carried. The Mayor then declared Resolution #24,801 duly passed and adopted.

56188 - Mayor Laudick announced that in accordance with the public notice of October 10, 2026, this was the time and place for a public hearing to consider vacating a utility and drainage easement at 1732 Yale Parkway and 1808 Breckenridge Street. 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.

56189 - The Mayor then asked if there were any written communications filed to the proposed vacation. Upon being advised that there were no written communications on file, the Mayor then called for oral comments. Planner III Pezley provided an update on the proposed vacation. Following comments by Kim Jordan, the Mayor declared the hearing closed and passed to the next order of business.

56190 - It was moved by Fairbanks and seconded by Latta that Resolution #24,802, vacating a utility and drainage easement at 1732 Yale Parkway and 1808 Breckenridge Street, be approved. Following comments by Councilmembers Dunn and Schultz, and responses by Mayor Laudick and Planner III Pezley, 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 #24,802 duly passed and adopted.

56191 - Mayor Laudick announced that in accordance with the public notice of October 10, 2026, this was the time and place for a 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. It was then moved by Fairbanks and seconded by Hawbaker that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.

56192 - 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 update on the proposed rezoning. Following comments by Councilmembers Nagle and Hawbaker, Mayor Laudick and Kim Jordan, the Mayor declared the hearing closed and passed to the next order of business.

56193 - It was moved by Hawbaker and seconded by Latta that Ordinance #3158, amending the Zoning Map by rezoning approximately 0.314 acres 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, 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, Dunn. Nay: None. Motion Carried.

56194 - Mayor Laudick announced that in accordance with the public notice of October 10, 2026, 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 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. It was then moved by Latta and seconded by Fairbanks that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.

56195 - 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. Planning & Community Services Manager Howard provided a brief overview of the amendment. Following comments by Councilmembers Schultz and Fairbanks, and Kim Jordan, and responses by Howard and Mayor Laudick, the Mayor declared the hearing closed and passed to the next order of business.

56196 - It was moved by Fairbanks and seconded by Hawbaker that Resolution #24,803, approving an 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, 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, Nagle, Hawbaker, Fairbanks, Crisman, Dunn. Nay: None. Motion Carried. The Mayor then declared Resolution #24,803 duly passed and adopted.

56197 - Mayor Laudick announced that in accordance with the public notice of October 10, 2026, this was the time and place for a 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. 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.

56198 - 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 an update on the proposed rezoning. Following comments by Councilmembers Fairbanks and Latta, and responses by Howard, the Mayor declared the hearing closed and passed to the next order of business.

56199 - It was moved by Hawbaker and seconded by Schultz that Ordinance #3159, amending the Zoning Map

by rezoning approximately 20.64 acres 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, 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, Dunn. Nay: None. Motion Carried.

56200 - It was moved by Dunn and seconded by Latta 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 Area (The University Avenue Corridor Urban Renewal Plan), 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, Nagle, Hawbaker, Fairbanks, Crisman, Dunn. Nay: None. Motion Carried.

56201 - It was moved by Crisman and seconded by Dunn that the following items on the Consent Calendar be received, filed, and approved:

Receive and file the Committee of the Whole minutes of October 5, 2026 relative to the following items:
a) Lookout Park.
b) Specialty Park Assessment.
c) Strategic Plan.

Receive, file and refer to the Planning & Zoning Commission a communication from Community Main Street, Inc. relative to reestablishment of the Downtown Cedar Falls Self-Supported Municipal Improvement District.

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

Approve the following recommendation of the Mayor relative to the appointment of members to Boards and Commissions:
a) Alan Stalnaker, Planning & Zoning Commission, term ending 11/01/2031.

Approve the following applications for retail alcohol licenses:
a) Hilton Garden Inn, 7213 Nordic Drive, Class C retail alcohol & outdoor service - renewal.
b) Sarah’s Espresso Café, 305 Main Street, Class C retail alcohol & outdoor service - renewal.
c) Fareway Store, 214 North Magnolia Drive, Class E retail alcohol - renewal.
d) Compass Group USA, Inc., 6725 Cedar Heights Drive, Class C retail alcohol - change in ownership.

Motion carried unanimously.

56202 - It was moved by Hawbaker and seconded by Fairbanks that the following resolutions be introduced and adopted:

Resolution #24,804, approving cancellation of a final assessment for costs incurred by the City to mow the property located at 114 West 16th Street.

Resolution #24,805, levying a final assessment for costs incurred by the City to mow the property located at 6104 University Avenue.

Resolution #24,806, approving an Application for Tax Abatement under the Cedar Falls Historic Core Urban Revitalization Plan for new construction located at 2415-2417 Iowa Street.

Resolution #24,807, approving an Application for Tax Abatement under the Cedar Falls Historic Core Urban Revitalization Plan for new construction located at 2421-2423 Iowa Street.

Resolution #24,808, determining the necessity, and setting December 7, 2026 as the date of public hearing on a proposed Amendment No. 1 to the Cedar Falls Historic Core Urban Revitalization Plan for the Historic Core Urban Revitalization Area.

Resolution #24,809, determining the necessity, and setting December 7, 2026 as the date of public hearing on a proposed Amendment No. 2 to the Multiresidential Urban Revitalization Plan.

Resolution #24,810, setting November 2, 2026 as the date of public hearing on the Iowa State Revolving Fund Environmental Information Document relative to proposed improvements to the City of Cedar Falls Water Reclamation Facility.

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 #24,804 through #24,810 duly passed and adopted.

56203 - It was moved by Fairbanks and seconded by Dunn that Ordinance #3160, providing that general property taxes levied and collected each year on all property located within the Southwest Cedar Falls 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, Dike-New Hartford Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by the City in connection with the Southwest Cedar Falls Urban Renewal Area (The Southwest Cedar Falls 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, Fairbanks, Crisman, Dunn. Nay: None. Motion Carried.

56204 - It was moved by Hawbaker and seconded by Schultz that the bills and claims of October 19, 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.

56205 - Mayor Laudick wished Councilmember Fairbanks Happy Birthday.

Councilmember Schultz commented on Polio awareness.

Mayor Laudick welcomed UNI students.

56206 - It was moved by Fairbanks and seconded by Hawbaker that the meeting be adjourned at 7:41 P.M. Motion carried unanimously.

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Kim Kerr, CMC, City Clerk