CITY HALL
CEDAR FALLS, IOWA, NOVEMBER 16, 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.

56223 - It was moved by Dunn and seconded by Hawbaker that the minutes of the Regular Meeting of November 2, 2026, be approved as presented and ordered of record. Motion carried unanimously.

56224 - Andrew Shroll, Bicycle & Pedestrian Commission, provided information on Snow Buddies program and sidewalk snow removal. Mayor Laudick and Councilmember Dunn commented.

Kim Jordan, Cedar Falls, commented on Sartori parking lot improvements and lease agreement. Director of Finance & Business Operations Rodenbeck commented.

Cedar Falls resident expressed various concerns about parking on College Hill and surrounding areas. Mayor Laudick commented.

56225 - Mayor Laudick announced City Attorney Manley's first place in turkey competition.

Director of Finance & Business Operations Rodenbeck noted Goal Setting will be held on December 1, 10 and 14, 2026 at the Community Center. Mayor Laudick commented.

Director of Public Works Schrage provided updates on Holiday refuse collection and the parking lot downtown.

Operations & Maintenance Division Manager Health received 45-year service pin. Councilmembers Dunn and Schultz, and Mayor Laudick commented.

56226 - Mayor Laudick announced that in accordance with the public notice of November 7, 2026 this was the time and place for a public hearing to consider entering into an Agreement for Private Development with Hill Holdings, LLC. It was 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.

56227 - 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 an overview of the proposed agreement. There being no one else present wishing to speak about the proposed agreement, the Mayor declared the hearing closed and passed to the next order of business.

56228- It was moved by Crisman and seconded by Fairbanks that Resolution #24,832, approving and authorizing execution of an Agreement for Private Development with Hill Holdings, LLC., be approved. Following comments by Mayor Laudick and Councilmembers Schultz, Dunn, Latta, 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, Dunn. Nay: None. Motion Carried. The Mayor then declared Resolution #24,832 duly passed and adopted.

56229 - It was moved by Latta and seconded by Crisman 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 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, Dunn. Nay: None. Motion Carried. The Mayor then declared Ordinance #3158 duly passed and adopted.

56230 - It was moved by Fairbanks 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 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, Dunn. Nay: None. Motion Carried. The Mayor then declared Ordinance #3159 duly passed and adopted.

56231 - It was moved by Crisman 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 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, Dunn. Nay: None. Motion Carried. The Mayor then declared Ordinance #3160 duly passed and adopted.

56232 - It was moved by Hawbaker and seconded by Crisman that the following items on the Consent Calendar be received, filed, and approved:

Receive and file the Committee of the Whole minutes of November 2, 2026 relative to the following items:
a) Hearst 2.0 Update.
b) Water Reclamation Upgrade Update.

Receive and file the Board of Trustees of the Municipal Electric Utility, Gas Utility, Water Utility, Communications Utility, and City of Cedar Falls City Council Joint Meeting minutes of October 26, 2026.

Approve the following recommendations of the Mayor relative to the appointment of members to Boards and Commissions:
a. Chelsey Bowermaster, Health Trust Fund Board, term ending 12/31/2032.
b. Russell Curtis, Health Trust Fund Board, term ending 12/31/2032.
c. Jessica Drum, Planning & Zoning Commission, term ending 11/01/2031.
d. Robert Frederick, Planning & Zoning Commission, term ending 11/01/2031.

Approve the following applications for retail alcohol licenses:
a) Cedar Falls Family Restaurant, 2627 Center Street, Special Class C retail alcohol - renewal.
b) Golden China, Inc., 1150 Brandilynn Boulevard, Class C retail alcohol - renewal.
c) Residences at University Heights, 5826 University Avenue, Class C retail alcohol - renewal.
d) Tony's La Pizzeria, 407 Main Street, Class C retail alcohol & outdoor service - renewal.
e) Urban Pie, 200 State Street, Class C retail alcohol & outdoor service - renewal.

f) Fareway Store, 4500 South Main Street, Class E retail alcohol - renewal.
g) Five Corners Liquor & Wine, 809 East 18th Street, Class E retail alcohol - renewal.
h) Hy-Vee Fast and Fresh, 6527 University Avenue, Class B retail alcohol - change in ownership.
i) Hy-Vee Market Grille, 6301 University Avenue, Class C retail alcohol - change in ownership.
j) Hy-Vee Food Store, 6301 University Avenue, Class E retail alcohol - change in ownership.

Motion carried unanimously.

56233 - It was moved by Latta and seconded by Fairbanks that the following resolutions be introduced and adopted:

Resolution #24,833, levying a final assessment for costs incurred by the City to trim hedges over the sidewalk at the property located at 704 West 18th Street.

Resolution #24,834, levying a final assessment for costs incurred by the City to mow the property located at 1203 West 10th Street.

Resolution #24,835, levying a final assessment for costs incurred by the City to clean up/remove debris from property located at 2503 Olive Street.

Resolution #24,836, approving and accepting a Quit Claim Deed from Cedar Falls Utilities, in conjunction with Lot 1, West Viking Road Industrial Park Phase VII.

Resolution #24,837, approving and authorizing execution of the renewal of an Iowa Welcome Center Operations Agreement with the Iowa Economic Development Authority (IEDA) relative to the Cedar Falls Visitor Center partnering to provide Iowa DOT signage, technical assistance, and promotion through Iowa tourism publications.

Resolution #24,838, approving and adopting amendments to the Housing Rehabilitation Manual for Community Development Block Grant (CDBG) and HOME funding relative to rehabilitation projects.

Resolution #24,839, approving and authorizing execution of an Agreement in Support of the Northeast Iowa Food Bank relative to Community Development Block Grant (CDBG) funding for service agencies.

Resolution #24,840, approving and authorizing execution of an Agreement in Support of Operation Threshold Inc. relative to Community Development Block Grant (CDBG) funding for service agencies.

Resolution #24,841, approving and authorizing execution of an Agreement in Support of Pathways Behavioral Services, Inc. relative to Community Development Block Grant (CDBG) funding for service agencies.

Resolution #24,842, approving and authorizing execution of a Change Order to the Contract with Boulder Contracting, LLC relative to the 2025 Bridge Maintenance Project.

Resolution #24,843, approving the Certificate of Completion and accepting the work of Boulder Contracting, LLC for the 2025 Bridge Maintenance Project.

Resolution #24,844, approving the Certificate of Completion and accepting the work of Midwest Concrete, Inc. for the 2026 Sidewalk Infill & Repair Project.

Resolution #24,845, approving the Certificate of Completion and accepting the work of Aspro, Inc. for the 2026 Street Restoration Project.

Resolution #24,846 setting December 7, 2026 as the date of public hearing to consider entering into a proposed Agreement for Private Development with JDavis Properties, L.L.C.

Resolution #24,847, setting December 7, 2026 as the date of public hearing on a proposal to vacate a portion of Shetland Avenue right-of-way.

Resolution #24,848, setting December 7, 2026 as the date of public hearing on proposed amendments to Chapter 26, Zoning, of the Code of Ordinances relative to building functions.

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 #24,833 through #24,848 duly passed and adopted.

56234 - It was moved by Hawbaker and seconded by Latta that Resolution #24,849, approving and authorizing execution of an Offer to Buy Real Estate and Acceptance for property located at 2304 College Street, be approved. Following comments by Councilmembers Schultz, Hawbaker, and Crisman, 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 #24,849 duly passed and adopted.

56235 - It was moved by Crisman and seconded by Fairbanks that Resolution #24,850 approving and authorizing execution of a First Amendment to the Agreement for Private Development with River Place Properties II LC, be approved. Following comments by Councilmembers Schultz, Fairbanks, Dunn, and Hawbaker, 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: Latta, Nagle, Hawbaker, Crisman. Nay: Schultz, Fairbanks, Dunn. Motion Carried. The Mayor then declared Resolution #24,850 duly passed and adopted.

56236 - It was moved by Crisman and seconded by Schultz that Resolution #24,851 receiving and filing the Evaluative Report of the Planning & Zoning Commission, and setting December 7, 2026 as the date of public hearing to consider taking action on a petition requesting the reestablishment of the Downtown Cedar Falls Self-Supported Municipal Improvement District (SSMID), be approved. Following comments by Councilmember Schultz 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 #24,851 duly passed and adopted.

56237 - It was moved by Crisman and seconded by Hawbaker that Ordinance #3161, 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 Building Official Castle, 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.

56238 - It was moved by Latta and seconded by Fairbanks that the bills and claims of November 16, 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.

56239 - Councilmember Latta gave kudos to Denny Bowman and team on CFTV producing football games.

56240 - It was moved by Latta and seconded by Hawbaker that the meeting be adjourned at 7:44 P.M. Motion carried unanimously.

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Kim Kerr, CMC, City Clerk