CITY HALL
CEDAR FALLS, IOWA, NOVEMBER 2, 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, Dunn. Absent: Crisman. Mayor Laudick led the Pledge of Allegiance.

56207 - It was moved by Hawbaker and seconded by Dunn that the minutes of the Regular Meeting of October 19, 2026, be approved as presented and ordered of record. Motion carried unanimously.

56208 - Kim Jordan, Cedar Falls, commented on various topics including growing population and Sartori Hospital. Councilmember Dunn and Mayor Laudick commented.

56209 - Director of Community Development Sheetz announced the city was awarded the Honorable Mention Award for Best Practice for work on Your City, Your Parks Park Master Plan. Mayor Laudick commented.

56210 - Mayor Laudick announced that in accordance with the public notices of October 03, 2026 and October 24, 2026 this was the time and place for a public hearing on the Iowa State Revolving Fund Environmental Information Document relative to proposed improvements to the City of Cedar Falls Water Reclamation Facility. It was moved by Latta and seconded by Hawbaker that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.

56211 - The Mayor then asked if there were any written communications filed to the proposed document. Upon being advised that there were no written communications on file, the Mayor then called for oral comments. Water Reclamation Manager Griffin provided an overview of the proposed document. Following comments by Kim Jordan, and responses by Mayor Laudick, the Mayor declared the hearing closed and passed to the next order of business.

56212- It was moved by Fairbanks and seconded by Dunn that Resolution #24,811, approving and authorizing the Iowa State Revolving Fund Environmental Information Document relative to proposed improvements to the City of Cedar Falls Water Reclamation Facility, 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, Dunn. Nay: None. Motion Carried. The Mayor then declared Resolution #24,811 duly passed and adopted.

56213 - It was moved by Fairbanks and seconded by Dunn 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 third and final consideration. Following comments by Kim Jordan 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, Dunn. Nay: None. Motion Carried. The Mayor then declared Ordinance #3157 duly passed and adopted.

56214 - It was moved by Latta and seconded by Hawbaker 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 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, Dunn. Nay: None. Motion Carried.

56215 - It was moved by Dunn and seconded by Hawbaker 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 second consideration. Following comments by Kim Jordan, and responses 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, Dunn. Nay: None. Motion Carried.

56216 - It was moved by Fairbanks and seconded by Latta 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 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, Dunn. Nay: None. Motion Carried.

56217 - Following comments by Mayor Laudick regarding item #9, it was moved by Hawbaker and seconded by Fairbanks that the following items on the Consent Calendar be received, filed, and approved:

Receive and file the Committee of the Whole minutes of October 19, 2026 relative to the following item:
a) Housing Needs Assessment 2026 Updated Plan.

Receive and file the resignation of Toni Wilson Wood as a member of the Art & Culture Board.

Approve the following recommendations of the Mayor relative to the appointment of members to Boards and Commissions:
a) Megan Franklin, Tourism Board, term ending 07/01/2028.
b) Niurka Simpson, Human Rights Commission, term ending 07/01/2028.

Receive and file the FY2026 Street Financial Report (SFR) for the City.

Approve the following application for cigarette/tobacco/nicotine/vapor permits:
(a) J K Patel LLC, 1420 W 1st Street – Renewal. (Change in Ownership)

Approve the following applications for retail alcohol licenses:
a) Peppers Grill & Sports Pub, 620 East 18th Street, Class C retail alcohol - renewal.
b) SingleSpeed Brewing Co., 128 Main Street, Class C retail alcohol, Special Class A beer & outdoor service - renewal.
c) Casey's General Store, 601 Main Street, Class E retail alcohol - renewal.
d) Metro Mart, 103 Franklin Street, Class E retail alcohol - renewal.
e) Buffalo Wild Wings, 6406 University Avenue, Class C retail alcohol & outdoor service - change in ownership.
f) Lucky Wife Wine Slushies, 6301 University Avenue, Special Class C retail alcohol - 5-day permit.
g) Grid Lounge, 100 East 2nd Street, Class C retail alcohol - new.
h) JK Patel LLC, 1420 West 1st Street, Class E retail alcohol - new.

Motion carried unanimously.

56218 - It was moved by Latta and seconded by Fairbanks to receive and file the Bi-Annual Report of

Community Main Street relative to FY27 Self-Supported Municipal Improvement District (SSMID) funds and an FY27 Economic Development Grant.

Following comments by Councilmember Latta, and Community Main Street Executive Director Kim Bear, and responses by Mayor Laudick, the motion carried unanimously.

56219 - It was moved by Fairbanks and seconded by Dunn that the following resolutions be introduced and adopted:

Resolution #24,812, approving and authorizing submission of the City's FY2026 Annual Urban Renewal Report.

Resolution #24,813, authorizing certification of eligible expenses for reimbursement from the College Hill, Downtown, Pinnacle Prairie, South Cedar Falls, Unified, and Hidden Pines Tax Increment Financing Revenues.

Resolution #24,814, approving and authorizing an inter-fund loan from the Tax Increment Financing (TIF) Bond Fund to the Tax Increment Financing (TIF) Fund relative to funding for projects in the College Hill Urban Renewal Area.

Resolution #24,815, approving and authorizing an inter-fund loan from the Tax Increment Financing (TIF) Bond Fund to the Tax Increment Financing (TIF) Fund relative to funding for projects in the Downtown Urban Renewal Area.

Resolution #24,816, approving and authorizing an inter-fund loan from the Tax Increment Financing (TIF) Bond Fund to the Tax Increment Financing (TIF) Fund relative to funding for projects in the Pinnacle Prairie Urban Renewal Area.

Resolution #24,817, approving and authorizing an inter-fund loan from the Tax Increment Financing (TIF) Bond Fund to the Tax Increment Financing (TIF) Fund relative to funding for projects in the South Cedar Falls Urban Renewal Area.

Resolution #24,818, approving and authorizing an inter-fund loan from the Economic Development Fund to the Tax Increment Financing (TIF) Fund relative to funding for projects in the South Cedar Falls Urban Renewal Area.

Resolution #24,819, approving and authorizing an inter-fund loan from the Tax Increment Financing (TIF) Bond Fund to the Tax Increment Financing (TIF) Fund relative to funding for projects in the Unified Urban Renewal Area.

Resolution #24,820, approving and authorizing an inter-fund loan from the Tax Increment Financing (TIF) Bond Fund to the Tax Increment Financing (TIF) Fund relative to funding for projects in the Hidden Pines Urban Renewal Area.

Resolution #24,821, approving and authorizing the expenditure of funds for the purchase of SCBA units for the Fire Department.

Resolution #24,822, approving and authorizing execution of an Artist in Residence Agreement with Indonesia Fulcher relative to the use of 224 West Seerley Boulevard as artists' studio space, in conjunction with the Gary Kelley Artist In Residence Program.

Resolution #24,823, approving and authorizing execution of a Writer in Residence Agreement with Seth Thill relative to the use of 224 West Seerley Boulevard as writers' studio space, in conjunction with the James Hearst Writer In Residence Program.

Resolution #24,824, approving and authorizing execution of a Red House Studio Lease Extension with Noah Doely relative to the use of 224 West Seerley Boulevard as artists' studio space, in conjunction

with the Hearst Center's Visiting Artist Program.

Resolution #24,825, approving and authorizing execution of a Red House Studio Lease Extension with Angela Waseskuk relative to the use of 224 West Seerley Boulevard as artists' studio space, in conjunction with the Hearst Center's Visiting Artist Program.

Resolution #24,826, approving and adopting the Housing Needs Assessment Update.

Resolution #24,827, approving and adopting 2027 Small Area Fair Market Rents (SAFMR) payment standards for the Housing Choice Voucher Program relative to the Section-8 Housing Program.

Resolution #24,828, approving the Acklin-Howard Minor Subdivision Plat.

Resolution #24,829, approving the Kies Minor Plat.

Resolution #24,830, setting November 16, 2026 as the date of public hearing to consider entering into a proposed Agreement for Private Development with Hill Holdings, LLC.

Resolution #24,831, setting December 7, 2026 as the date of public hearing on the proposed condemnation of property located at the northwest corner of Union Road and West 27th Street, in conjunction with the Union Road Reconstruction Project - Phase I.

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, Dunn. Nay: None. Motion carried. The Mayor then declared Resolutions #24,812 through #24,831 duly passed and adopted.

56220 - It was moved by Hawbaker and seconded by Dunn that the bills and claims of November 2, 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, Dunn. Nay: None. Motion carried.

56221 - UNI Liaison Ella Drilling, announced a UNI Student Government newsletter and invited Councilmembers to submit items to include.

Councilmember Schultz commented on the passing of Bob Harmon.

Mayor Laudick commented on the passing of Community Leaders Bob Fahr and Bob Petersen.

Councilmember Nagle encouraged voting.

56222 - It was moved by Latta and seconded by Dunn that the meeting be adjourned at 7:35 P.M. Motion carried unanimously.

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Kim Kerr, CMC, City Clerk