CITY HALL
CEDAR FALLS, IOWA, NOVEMBER 17, 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.

55706 - It was moved by Crisman and seconded by Hawbaker that the minutes of the Regular Meeting of November 3, 2025, be approved as presented and ordered of record. Motion carried unanimously.

55707 - David Deeds and Arlene Humble, Waterloo Regional Airport Board Members, provided updates on new planes and encouraged people to fly Waterloo. Mayor Laudick commented.

TW Ingham, Human Rights Commission Chair, provided information on the Human Rights Commission and encouraged citizens to reach out with issues.

55708 - Director of Public Works Schrage provided an update on holiday refuse collection. He also provided an update on road openings for E. Viking Road, W. Viking Road, W. 23rd Street, Union Road, and Ridgeway Ave.

Mayor Laudick announced that Goal Setting will be held on December 4, 8, & 17, 2025 at the Community Center.

55709 - Following comments by Mayor Laudick, it was moved by Dunn and seconded by Latta to cancel a public hearing to consider entering into an Agreement for Private Development with River Place Properties II, LC. Motion carried unanimously.

55710 - Mayor Laudick announced that in accordance with the public notice of November 6, 2025, this was the time and place for a public hearing on a proposal to convey a portion of certain city-owned real estate located at Lot 1, West Viking Road Industrial Park Phase VII to Cedar Falls Utilities. It was then moved by Crisman and seconded by Hawbaker that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.

55711 - The Mayor then asked if there were any written communications filed to the proposed conveyance. Upon being advised that there were no written communications on file, the Mayor then called for oral comments. Mayor Laudick provided an overview of the proposed conveyance. Following comments by Cedar Falls Utilities CEO Susan Abernathy, and responses by Mayor Laudick, the Mayor declared the hearing closed and passed to the next order of business.

55712 - It was moved by Kruse and seconded by Dunn that Resolution #24,348, approving and authorizing execution of a Quit Claim Deed conveying title of certain city-owned real estate located at Lot 1, West Viking Road Industrial Park Phase VII to Cedar Falls Utilities, 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, Kruse, Hawbaker, Ganfield, Crisman, Dunn. Nay: None. Motion Carried. The Mayor then declared Resolution #24,348 duly passed and adopted.

55713 - Mayor Laudick announced that in accordance with the public notice of November 6, 2025, this was the time and place for a public hearing on a proposal to convey a portion of Campus Street right-of-way South of West 23rd Street. It was then moved by Kruse and seconded by Hawbaker that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.

55714 - The Mayor then asked if there were any written communications filed to the proposed conveyance. Upon being advised that there were no written communications on file, the Mayor then called for oral comments. Principal Engineer Claypool provided an overview of the proposed conveyance. There being no one else present wishing to speak about the proposed conveyance, the Mayor declared the hearing closed and passed to the next order of business.

55715 - It was moved by Ganfield and seconded by Dunn that Resolution #24,349, approving and authorizing execution of a Quit Claim Deed conveying a portion of Campus Street right-of-way South of West 23rd Street to the Board of Regents, State of Iowa, 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, Kruse, Hawbaker, Ganfield, Crisman, Dunn. Nay: None. Motion Carried. The Mayor then declared Resolution #24,349 duly passed and adopted.

55716 - It was moved by Crisman and seconded by Latta that Ordinance #3128, amending Ordinance No. 3097 and designating the Multiresidential Urban Revitalization Area for the Cedar Falls Multiresidential Urban Revitalization Plan for the City of Cedar Falls, Iowa (Amendment No. 1), 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 #3128 duly passed and adopted.

55717 - It was moved by Crisman and seconded by Dunn that Ordinance #3129, amending Chapter 7, Buildings and Building Regulations, of the Code of Ordinances relative to amendments, National Electrical Code adoption, and National Electrical Code amendments, 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 #3129 duly passed and adopted.

55718 - It was moved by Ganfield and seconded by Crisman that Ordinance #3130, amending the Zoning Map by removing approximately 0.15 acres of land located at 2309 Main Street from R-4, Multiple Residence District to C-2, Commercial District, 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 #3130 duly passed and adopted.

55719 - It was moved by Ganfield and seconded by Hawbaker that Ordinance #3131, amending Chapter 16, Offenses and Miscellaneous Provisions, of the Code of Ordinances relative to fireworks, 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 #3131 duly passed and adopted.

55720 - It was moved by Crisman and seconded by Dunn that Ordinance #3132, amending Chapter 2, Administration, of the Code of Ordinances relative to powers and duties, 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 #3132 duly passed and adopted.

55721 - It was moved by Ganfield and seconded by Crisman that Ordinance #3133, amending Chapter 20, Subdivisions, and Chapter 26, Zoning, of the Code of Ordinances relative to parkland dedication, including establishing a process, methods, and formula for parkland dedication, updating definitions, and establishing rules for land suitability and location, 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.

55722 - It was moved by Crisman and seconded by Latta that Ordinance #3134, amending the Zoning Map by removing approximately 4.85 acres of land located North of West Ridgeway Avenue and East of South Union Road from A-1, Agricultural District to M-1-P, Planned Light Industrial District, 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.

55723 - It was moved by Crisman and seconded by Dunn that Ordinance #3135 amending Ordinance Nos. 1923, 2122, 2461, 2696, 2785, 2923, 2953, and 3086, providing that general property taxes levied and collected each year on certain property located within the amended Cedar Falls Unified Highway 58 Corridor Urban Renewal Area, in City of Cedar Falls, County of Black Hawk State of Iowa, by or for the benefit of the State of Iowa, City of Cedar Falls, County of Black Hawk, Cedar Falls Community School District and 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 amended Cedar Falls Unified Highway 58 Corridor Urban Renewal Area (2025 Removal Parcels), 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.

55724 - It was moved by Crisman and seconded by Kruse that Ordinance #3136, amending Ordinance No. 2926, providing that general property taxes levied and collected each year on all property located within the amended South Cedar Falls Urban Renewal Area, in City of Cedar Falls, County of Black Hawk State of Iowa, by or for the benefit of the State of Iowa, City of Cedar Falls, County of Black Hawk, Cedar Falls Community School District and Hudson 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 amended South Cedar Falls Urban Renewal Area (Amendment No. 1 to the South 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, Kruse, Hawbaker, Ganfield, Crisman, Dunn. Nay: None. Motion carried.

55725 - It was moved by Kruse and seconded by Crisman that the following items on the

Consent Calendar be received, filed, and approved:

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 27, 2025.

Receive and file the FY2025 Annual Comprehensive Financial Report.

Receive and file the FY2025 Annual City Street Finance Report.

Approve the following applications for retail alcohol licenses:
a) Alist Nails & Spa, 6015 University Avenue, Special Class C retail alcohol - renewal.
b) Five Corners Liquor & Wine, 809 East 18th Street, Class E retail alcohol - renewal.
c) Cedar Falls Family Restaurant, 2627 Center Street, Special Class C retail alcohol - new - change in legal entity.
d) Lawn City, 315 Main Street, Class C retail alcohol - new.

Motion carried unanimously.

55726 - It was moved by Ganfield and seconded by Dunn that the following resolutions be introduced and adopted:

Resolution #24,350, levying a final assessment for costs incurred by the City to mow the property located at 114 West 16th Street.

Resolution #24,351, levying a final assessment for costs incurred by the City to mow the property located at 517 West 5th Street.

Resolution #24,352, levying a final assessment for costs incurred by the City to mow the property located at 2221 Tremont Street.

Resolution #24,353, approving and authorizing execution of an Agreement with Colin Baenziger & Associates relative to a recruitment firm providing executive search services for the City's City Administrator position.

Resolution #24,354, approving an Application for Tax Abatement under the Cedar Falls Historic Core Urban Revitalization Plan for residential building improvements located at 804 Clay Street.

Resolution #24,355, approving an Application for Tax Abatement under the Cedar Falls Historic Core Urban Revitalization Plan for residential building improvements located at 808 Clay Street.

Resolution #24,356, approving an Application for Tax Abatement under the Cedar Falls Historic Core Urban Revitalization Plan for residential building improvements located at 812 Clay Street.

Resolution #24,357, approving an Application for Tax Abatement under the Cedar Falls Historic Core Urban Revitalization Plan for residential building improvements located at 820 Clay Street.

Resolution #24,358, approving an Application for Tax Abatement under the Cedar Falls Historic Core Urban Revitalization Plan for residential building improvements located at 824 Clay Street.

Resolution #24,359, approving an Application for Tax Abatement under the Cedar Falls Historic Core Urban Revitalization Plan for residential building improvements located at 828 Clay Street.

Resolution #24,360, approving an Application for Tax Abatement under the Cedar Falls Historic Core Urban Revitalization Plan for residential building improvements located at 832 Clay Street.

Resolution #24,361, approving an Application for Tax Abatement under the Cedar Falls Historic Core Urban Revitalization Plan for residential building improvements located at 836 Clay Street.

Resolution #24,362, approving an Application for Tax Abatement under the Cedar Falls Historic Core Urban Revitalization Plan for residential building improvements located at 840 Clay Street.

Resolution #24,363, approving and authorizing execution of an Agreement with Community Main Street relative to Placer.ai ACCESS, a location analytics platform.

Resolution #24,364, approving and authorizing execution of an Agreement with Scott Easton Design relative to the 2026 Visitor Guide.

Resolution #24,365, terminating a Contract for Completion with the Oster Family Limited Partnership, terminating an associated Escrow Agreement, and releasing and discharging said developer from a specific provision of the Second Amended and Restated Developmental Procedures Agreement for Pinnacle Prairie Subdivision.

Resolution #24,366, approving a College Hill Neighborhood Overlay District design review for a new stoop located at 1906 Iowa Street.

Resolution #24,367, approving a College Hill Neighborhood Overlay District design review for a new detached garage located at 1917 Franklin Street.

Resolution #24,368, approving the Mitchell Minor Plat.

Resolution #24,369, approving and accepting a Warranty Deed for property located at the Southeast corner of West 2nd and Washington Street.

Resolution #24,370, approving the Certificate of Completion and accepting the work of Swift Slabs, L.L.C. for the 2025 Sidewalk Assessment Project, Zone 7.

Resolution #24,371, approving the Final Statement of Expenditures for the 2025 Sidewalk Assessment Project, Zone 7.

Resolution #24,372, setting December 1, 2025 as the date of public hearing on the proposed vacation of certain public right-of way located off Hudson Road, south of West Ridgeway Avenue.

Resolution #24,373, receiving and filing, and setting December 1, 2025 as the date of public hearing on, the proposed plans, specification, form of contract & estimate of cost for the 2025 CDBG Sanitary Sewer Rehabilitation Project.

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 #24,350 through #24,373 duly passed and adopted.

55727 - It was moved by Ganfield and seconded by Latta that Resolution #24,374, approving and authorizing execution of a Public Service Agreement with Northeast Iowa Food Bank relative to emergency funding in an amount up to $25,000, be approved. Following comments by Councilmembers Latta and Schultz, Mayor Laudick and Northeast Iowa Food Bank Executive Director Barb Prather, 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 #24,374 duly passed and adopted.

55728 - It was moved by Crisman and seconded by Dunn that Resolution #24,375, approving and authorizing execution of an Amended and Substituted Developmental Procedures Agreement and RP Master Plan Amendment for Wild Horse Ridge Subdivision, be approved. Following comments by Councilmembers Dunn and Kruse, responses by Director of Community Development Sheetz and Mayor Laudick, public comments by Jeremy Swanson, Cedar Falls, and Lary Koosmann, CGA, on behalf of Developer Midwest Development, and additional comments by Mayor Laudick and Councilmember Dunn, 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 #24,375 duly passed and adopted.

55729 - It was moved by Latta and seconded by Crisman that Resolution #24,376, approving the preliminary plat of Wild Horse Ridge Seventh, Eighth, Ninth, and Tenth Additions, be approved. Following a question by Councilmember Kruse, and response by Lary Koosman, CGA, a question by Craig Fairbanks, Cedar Falls, 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 #24,376 duly passed and adopted.

55730 - It was moved by Crisman and seconded by Dunn that Ordinance #3137, amending Chapter 23, Traffic and Motor Vehicles, of the Code of Ordinances relative to fines for parking violations, impoundment and immobilization of vehicles and parking enforcement districts described, be passed upon its first consideration. Following questions by Councilmember Kruse and responses by Administrative & Parking Supervisor Breitbach, 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.

55731 - It was moved by Kruse and seconded by Hawbaker that the bills and claims of November 17, 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.

55732 - It was moved by Crisman and seconded by Latta to adjourn to Executive Session to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the City in that litigation pursuant to Iowa Code Section 21.5(1)(c). Upon call of the roll, the following named Councilmembers voted. Aye: Schultz, Latta, Kruse, Hawbaker, Ganfield, Crisman, Dunn. Nay: None. Motion

carried.

The City Council adjourned to Executive Session at 7:46 P.M.

Mayor Laudick reconvened the Council meeting at 8:12 P.M.

55733 - It was moved by Ganfield and seconded by Dunn that the meeting be adjourned at 8:13 P.M. Motion carried unanimously.

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Kim Kerr, CMC, City Clerk