CITY HALL
CEDAR FALLS, IOWA, AUGUST 17, 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.

56089 - It was moved by Dunn and seconded by Latta that the minutes of the Regular Meeting of August 3, 2026, be approved as presented and ordered of record. Motion carried unanimously.

56090 - Rick Sharp, Cedar Falls, commented on Elected Officials' information on the website and requested email addresses be provided instead of the current contact form.

Bob Manning, Cedar Falls, provided information on the Waterhawks Ski Team.

56091 - Director of Public Works Schrage provided information on the Household Hazardous Waste & Electronics Collection Event on August 29, 2026 from 9 AM – 12:30 PM at the Cedar Falls Public Works Facility. Commented Dunn commented.

Director of Community Development Sheetz provided an update on The Falls hours and noted The Doggie Dip will be held on August 25, 2026 from 6 PM – 8 PM.

56092 - Mayor Laudick announced that in accordance with the public notice of July 28, 2026, this was the time and place for a public hearing on the authorization of a Loan Agreement and the issuance of not to exceed $3,000,000 General Obligation Capital Loan Notes for essential corporate purposes (ECP). 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.

56093 - The Mayor then asked if there were any written communications filed to the proposed Loan Agreement. Upon being advised that there were no written communications on file, the Mayor then called for oral comments. Director of Finance & Business Operations Rodenbeck provided a brief overview of items #2- #4. There being no one else present wishing to speak about the proposed Loan Agreement, the Mayor declared the hearing closed and passed to the next order of business.

56094 - It was moved by Fairbanks and seconded by Hawbaker that Resolution #24,736, instituting proceedings to take additional action for the issuance of not to exceed $3,000,000 General Obligation Capital Loan Notes for essential corporate purposes (ECP), 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 #24,736 duly passed and adopted.

56095 - Mayor Laudick announced that in accordance with the public notice of July 28, 2026, this was the time and place for a public hearing on the authorization of a Loan Agreement and the issuance of not to exceed $965,000 General Obligation Capital Loan Notes for general corporate purposes (GCP-1). 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.

56096 - The Mayor then asked if there were any written communications filed to the proposed Loan

Agreement. Upon being advised that there were no written communications on file, the Mayor then called for oral comments. There being no one present wishing to speak about the proposed Loan Agreement, the Mayor declared the hearing closed and passed to the next order of business.

56097 - It was moved by Latta and seconded by Fairbanks that Resolution #24,737, instituting proceedings to take additional action for the issuance of not to exceed $965,000 General Obligation Capital Loan Notes for general corporate purposes (GCP-1), 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 #24,737 duly passed and adopted.

56098 - Mayor Laudick announced that in accordance with the public notice of July 28, 2026, this was the time and place for a public hearing on the authorization of a Loan Agreement and the issuance of not to exceed $850,000 General Obligation Capital Loan Notes for general corporate purposes (GCP-2). It was then moved by Dunn and seconded by Hawbaker that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.

56099 - The Mayor then asked if there were any written communications filed to the proposed Loan Agreement. Upon being advised that there were no written communications on file, the Mayor then called for oral comments. There being no one present wishing to speak about the proposed Loan Agreement, the Mayor declared the hearing closed and passed to the next order of business.

56100 - It was moved by Dunn and seconded by Fairbanks that Resolution #24,738, instituting proceedings to take additional action for the issuance of not to exceed $850,000 General Obligation Capital Loan Notes for general corporate purposes (GCP-2), 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 #24,738 duly passed and adopted.

56101 - Mayor Laudick announced that in accordance with the public notice of August 4, 2026, this was the time and place for a public hearing on a proposed Greenhill Village Commons Urban Renewal Plan for a proposed Urban Renewal Area in the City of Cedar Falls, Iowa. It was then moved by Dunn and seconded by Schultz that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.

56102 - The Mayor then asked if there were any written communications filed to the proposed Urban Renewal Plan. Upon being advised that there were no written communications on file, the Mayor then called for oral comments. Economic Development Coordinator Graham provided a brief overview of the Plan. Following questions by Rick Sharp, and responses by Graham, the Mayor declared the hearing closed and passed to the next order of business.

56103 - It was moved by Dunn and seconded by Crisman that Resolution #24,739, determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Greenhill Village Commons Urban Renewal Plan, 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 #24,739 duly passed and adopted.

56104 - It was moved by Dunn and seconded by Crisman that Ordinance #3154, providing that general

property taxes levied and collected each year on all property located within the Greenhill Village Commons 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 Greenhill Village Commons Urban Renewal Area (The Greenhill Village Commons 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.

56105 - Mayor Laudick announced that in accordance with the public notice of August 4, 2026, this was the time and place for a public hearing on a proposed Wild Horse Ridge 7th Urban Renewal Plan for a proposed Urban Renewal Area in the City of Cedar Falls, Iowa. It was then moved by Crisman and seconded by Latta that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.

56106 - The Mayor then asked if there were any written communications filed to the proposed Urban Renewal Plan. Upon being advised that there were no written communications on file, the Mayor then called for oral comments. Economic Development Coordinator Graham provided a brief overview of the Plan. There being no one else present wishing to speak about the proposed Plan, the Mayor declared the hearing closed and passed to the next order of business.

56107 - It was moved by Dunn and seconded by Crisman that Resolution #24,740, determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Wild Horse Ridge 7th Urban Renewal Plan, be approved. Following questions and comments by Councilmembers Schultz and Crisman, and responses by Director of Finance & Business Operations Rodenbeck 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 #24,740 duly passed and adopted.

56108 - It was moved by Dunn and seconded by Latta that Ordinance #3155, providing that general property taxes levied and collected each year on all property located within the Wild Horse Ridge 7th 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 Wild Horse Ridge 7th Urban Renewal Area (The Wild Horse Ridge 7th 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.

56109 - Mayor Laudick announced that in accordance with the public notice of August 11, 2026, this was the time and place for a public hearing to consider entering into an Agreement for Private Development with Big Hand Pepper, LLC. It was then moved by Latta and seconded by Dunn that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.

56110 - 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 a brief overview of the Agreement. Following questions and comments by Mayor Laudick, Councilmembers Latta and Fairbanks, and Rick Sharp, and responses by Graham, Director of Community Development Sheetz, and Mayor Laudick, the Mayor declared the hearing closed and passed to the next order of business.

56111 - It was moved by Fairbanks and seconded by Schultz that Resolution #24,741, approving and authorizing execution of an Agreement for Private Development with Big Hand Pepper, LLC, be approved. Following questions by Councilmembers Latta, Dunn, Hawbaker, Crisman, and Fairbanks, and responses by Economic Development Coordinator Graham, Mayor Laudick, Director of Community Development Sheetz, and Director of Finance & Business Operations Rodenbeck, 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 #24,741 duly passed and adopted.

56112 - Mayor Laudick announced that in accordance with the public notice of August 11, 2026, this was the time and place for a public hearing to consider entering into an Agreement for Private Development with Midwest Development Co. It was then moved by Dunn and seconded by Crisman that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.

56113 - 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 a brief overview of the Agreement. Following comments by Bob Manning, the Mayor declared the hearing closed and passed to the next order of business.

56114 - It was moved by Latta and seconded by Schultz that Resolution #24,742, approving and authorizing execution of an Agreement for Private Development with Midwest Development Co, be approved. Following a comment 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, Crisman, Dunn. Nay: None. Motion Carried. The Mayor then declared Resolution #24,742 duly passed and adopted.

The Mayor announced a short recess from 7:50 PM to 7:55 PM.

56115 - Mayor Laudick announced that in accordance with the public notice of August 11, 2026, this was the time and place for a public hearing on the proposed plans, specifications, and estimate of cost for the Ridgeway Avenue Bridge Replacement Project. It was then moved by Latta and seconded by Crisman that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.

56116 - The Mayor then asked if there were any written communications filed to the proposed plans, etc. Upon being advised that there were no written communications on file, the Mayor then called for oral comments. Principal Engineer Tolan provided a brief overview of the plans, etc. There being no one else present wishing to speak about the proposed plans, etc, the Mayor declared the hearing closed and passed to the next order of business.

56117 - It was moved by Fairbanks and seconded by Dunn that Resolution #24,743, approving and adopting the plans, specifications, and estimate of cost for the Ridgeway Avenue Bridge Replacement Project, 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 #24,743 duly passed and adopted.

Councilmembers agreed by consensus to Mayor Laudick's request to consider the Consent Calendar at this time.

56118 - Following comments by Mayor Laudick and David Olson on item #19, it was moved by Dunn and seconded by Schultz that the following items on the Consent Calendar be received, filed, and approved:

Receive and file the Committee of the Whole minutes of August 3, 2026 relative to the following items:
a) Pheasant Ridge Pro Shop.
b) The Falls Aquatic Center Assessment & Enhancement Plan.

Approve the following recommendation of the Mayor relative to the appointment of members to Boards and Commissions:
a) David Olson, Human Rights Commission, term ending 07/01/2027.
b) Betsy Ratchford, Metropolitan Transit Board, term ending 06/30/2028.

Approve the following applications for retail alcohol licenses:
a) Buffalo Wild Wings, 6406 University Avenue, Class C retail alcohol & outdoor service - renewal.
b) The Other Place, 4214 University Avenue, Class C retail alcohol & outdoor service - renewal.
c) B & B West, 3105 Hudson Road, Class E retail alcohol - renewal.
d) Casey's General Store, 601 Main Street, Class E retail alcohol - change in ownership.
e) Casey's General Store, 1225 Fountains Way, Class E retail alcohol - change in ownership.
f) Casey's, 1525 West Ridgeway Avenue, Class E retail alcohol - change in ownership.
g) Casey's, 1620 West 1st Street, Class E retail alcohol - change in ownership.
h) Casey's General Store, 2425 Center Street, Class E retail alcohol - change in ownership.
i) Casey's General Store, 5226 University Avenue, Class E retail alcohol - change in ownership.
j) Casey's General Store, 5908 Nordic Drive, Class E retail alcohol - change in ownership.
k) Montage, 222-224 Main Street, Class C retail alcohol & outdoor service - temporary additional outdoor service. (August 29, 2026)
l) The Black Hawk Hotel/Bar Winslow, 115-117 Main Street, Class C retail alcohol - temporary outdoor service. (August 29, 2026)
m) Lost Woods, 1400 East Lone Tree Road, Special Class C retail alcohol & outdoor service - 5-day license.
n) Bigfoot Betty's, 419 Main Street, Class C retail alcohol - new.
o) Elite Liquor & Tobacco, 4116 University Avenue, Class E retail alcohol - new.

Motion carried unanimously.

56119 - It was moved by Latta and seconded by Schultz that Ordinance #3148, amending Chapter 26, Zoning, of the Code of Ordinances relative to definitions and off-street parking spaces, and parking of non-motor vehicles, be passed upon its third and final consideration. Following questions by Councilmembers Fairbanks, Schultz, and Dunn, and responses by Director of Community Development Sheetz 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 Ordinance #3148 duly passed and adopted.

56120 - It was moved by Latta and seconded by Dunn that Ordinance #3149, amending Chapter 26, Zoning, of the Code of Ordinances relative to College Hill Zoning Updates, 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 #3149 duly passed and adopted.

56121 - It was moved by Crisman and seconded by Dunn that Ordinance #3150, amending rezoning from, C-3, R-4, R-3, R-2, and R-1 to SX-2, GX-3, NX-3, N-2, N-1, and OS located in College Hill, 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, Nagle, Hawbaker, Fairbanks, Crisman, Dunn. Nay: None. Motion Carried. The Mayor then declared Ordinance #3150 duly passed and adopted.

56122 - It was moved by Crisman and seconded by Dunn that Ordinance #3151, amending Chapter 7, Buildings and Building Regulations, of the Code of Ordinances relative to the Uniform Plumbing Code, be passed upon its third & final consideration. Following comments by Mayor Laudick and a question by Councilmember Dunn, it was moved by Latta and seconded by Crisman to postpone consideration to the September 8, 2026 City Council Meeting. Following comments and questions by City Administrator Clark, Councilmember Dunn, and Mayor Laudick, Latta withdrew the motion. Following comments and questions by Mayor Laudick and Councilmembers Dunn, Crisman, Hawbaker, Latta, and Fairbanks, it was moved by Latta and seconded by Crisman to postpone consideration to the September 8, 2026 City Council Meeting. Motion to postpone carried unanimously.

56123 - It was moved by Fairbanks and seconded by Crisman that Ordinance #3152, amending Chapter 15, Nuisances, of the Code of Ordinances relative to Definitions, General noises prohibited, Noise limitation by zoning district, Method of measuring noise, and Noise emitted by residential air conditioners, 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, Nagle, Hawbaker, Fairbanks, Crisman, Dunn. Nay: None. Motion Carried. The Mayor then declared Ordinance #3152 duly passed and adopted.

56124 - It was moved by Dunn and seconded by Hawbaker that Ordinance #3153, amending Chapter 17, Parks and Recreation, of the Code of Ordinances relative to Park hours, be passed upon its second consideration. Following comments by Councilmembers Nagle, Schultz, Fairbanks, Hawbaker, Dunn, and Latta, Mayor Laudick, and Cedar Falls residents Cliff Roy and Mark Rhoades, and responses by Director of Public Safety Berte, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Dunn. Nay: Schultz, Latta, Nagle, Hawbaker, Fairbanks, Crisman. Motion failed.

56125 - It was moved by Hawbaker and seconded by Latta that the following resolutions be introduced and adopted:

Resolution #24,744, approving and authorizing execution of an Agreement in Support of Northeast Iowa Food Bank relative to a FY2027 Cedar Falls Health Trust Services Funding.

Resolution #24,745, approving cancellation of a sidewalk assessment against property located at 5309 Ironwood Drive.

Resolution #24,746, approving and adopting revisions to the Manual for Housing Rehabilitation Programs for Community Development Block Grant (CDBG) funding relative to HOME rehabilitation projects.

Resolution #24,747, approving and authorizing expenditure of funds for the purchase of two columbarium vaults for the Cemetery Section of the Operations and Maintenance Division.

Resolution #24,748, approving a final plat for Wild Horse Ridge Seventh Addition.

Resolution #24,749, approving and accepting completion of public improvements in the Wild Horse Ridge Seventh Addition. (Contingent upon approval of previous item)

Resolution #24,750, approving and authorizing execution of a Storm Water Maintenance and Repair Agreement with LG Companies, LLC relative to a post-construction stormwater management plan for the Creekside Luxury Condos.

Resolution #24,751, receiving and filing the bids, and approving and accepting the low bid of Peterson Contractors, Inc. in the amount of $1,052,963.70 for the Greenwood Cemetery Slope Stabilization Project.

Resolution #24,752, setting September 8, 2026 as the date of public hearing on a proposal to undertake a public improvement project for the Union Road Reconstruction Project - Phase I, and to authorize acquisition of private property for said 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, Nagle, Hawbaker, Fairbanks, Crisman, Dunn. Nay: None. Motion carried. The Mayor then declared Resolutions #24,744 through #24,752 duly passed and adopted.

56126 - It was moved by Crisman and seconded by Dunn that Resolution #24,753, approving and authorizing execution of a Service Agreement with SVPA Architects Inc. for schematic design, location study, and cost estimating relative to the Public Safety Station Number 2, be approved. Following comments and questions by Rick Sharp, and Councilmembers Fairbanks, Hawbaker, Schultz, and Crisman, and responses by Director of Public Safety Berte, Director of Community Development Sheetz, 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 #24,753 duly passed and adopted.

56127 - It was moved by Crisman and seconded by Dunn that Ordinance #3156, providing that general property taxes levied and collected each year on all property located within the Arbors 6th Urban Renewal Area, in 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 and indebtedness, including bonds issued or to be issued, incurred by the City in connection with the Arbors 6th Urban Renewal Area, be passed upon its first consideration. Following questions by Councilmembers Fairbanks and Dunn, and Rick Sharp, and responses by 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: Schultz, Latta, Nagle, Hawbaker, Fairbanks, Crisman, Dunn. Nay: None. Motion Carried.

56128 - It was moved by Latta and seconded by Schultz that the bills and claims of August 17, 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.

56129 - Councilmember Schultz recognized Public Works staff for their help with downtown dumpster issues. Schultz also noted the addition of a recycling station at the North Cedar Public Safety Building.

Councilmember Crisman recognized Public Works Staff for the Seerley Park Bathrooms.

Director of Public Safety Berte noted the free e-bike safety educational event on August 22, 2026 from 10 AM – 12 PM at the Public Safety Center.

Director of Community Development Sheetz noted the Wet, Wheeled & Unleashed meeting on August 18, 2026 from 5 PM – 7 PM. Councilmember Dunn commented.

56130 - It was moved by Latta and seconded by Dunn that the meeting be adjourned at 9:08 P.M. Motion carried unanimously.

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Kim Kerr, CMC, City Clerk