

**CITY HALL
CEDAR FALLS, IOWA,
JANUARY 20, 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.

55786 - It was moved by Crisman and seconded by Hawbaker that the minutes of the Regular Meeting of January 5, 2026, be approved as presented and ordered of record. Motion carried unanimously.

55787 - The Mayor then asked if there were any agenda revisions. City Clerk Kerr noted that item #15 on the resolution calendar was being removed from the agenda.

55788 - Gabe Groothuis, Cedar Falls, provided positive feedback on the job posting for the City Administrator and the future leadership of the city and would like to see future discussion on the form of government.

Rich Kurtenbach, Black Hawk County Board of Supervisors, provided information on an upcoming Community Townhall at the Cedar Falls Library on February 5, 2026 to help citizens understand property assessments.

Kurtenbach provided an update regarding a change in Representation and noted further information is available on the county website.

Lindsay Cota, Cedar Falls, Scheels Tiger Performance Center Committee Member, asked Council to support funding for the Performance Center as recommended by the Health Trust Fund Board and provided a copy of their Grant Application to Council

Kim Jordan, Cedar Falls, spoke on the history of Sartori Hospital and would like to see it retained.

55789 - Mayor Laudick announced that in accordance with the public notice of January 8, 2026, this was the time and place for a public hearing on the proposed FY2026-2031 Capital Improvements Program (CIP). 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.

55790 - The Mayor then asked if there were any written communications filed to the proposed CIP. 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 an overview of the proposed CIP. There being no one else present wishing to speak about the proposed CIP, the Mayor declared the hearing closed and passed to the next order of business.

55791 - The Mayor then asked if there were any written communications filed to the proposed CIP. 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 an overview of the proposed CIP. There being no one else present wishing to speak about the proposed CIP, the Mayor declared the hearing closed and passed to the next order of business.

55792 - It was moved by Fairbanks and seconded by Dunn that Resolution #24,419, approving and adopting the FY2026-2031 Capital Improvements Program (CIP), be approved. Following comments by Councilmembers Schultz and Fairbanks, 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 #24,419 duly passed and adopted.

55793 - Mayor Laudick announced that in accordance with the public notice of January 8, 2026, this was the time and place for a public hearing on a proposed North Cedar Estates 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 Schultz that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.

55794 - The Mayor then asked if there were any written communications filed to the proposed plan. 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 plan. Following comments by Councilmember Schultz and UNI Student Liaison Benton, the Mayor declared the hearing closed and passed to the next order of business.

55795 - It was moved by Hawbaker and seconded by Crisman that Resolution #24,421, 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 North Cedar Estates Urban Renewal Plan, be approved. Following comments 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 #24,421 duly passed and adopted.

55796 - It was moved by Crisman and seconded by Dunn that Ordinance #3139, providing that general property taxes levied and collected each year on all property located within the North Cedar Estates 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 North Cedar Estates Urban Renewal Area, be passed upon its first consideration. Following comments by Kim Jordan, 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 #24,424 duly passed and adopted.

55797 - Mayor Laudick announced that in accordance with the public notice of January 10, 2026, this was the time and place for a public hearing for a proposed Agreement for Private Development with Jim Sands Construction, LLC. It was then moved by Crisman and seconded by Schultz that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.

55798 - 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. Following a question by Councilmember Fairbanks and response by Graham, the Mayor declared the hearing closed and passed to the next order of business.

55799 - It was moved by Crisman and seconded by Latta that Resolution #24,422, approving and authorizing execution of an Agreement for Private Development with Jim Sands Construction, LLC, be approved. Following comments by Councilmembers Fairbanks and Schultz, 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 #24,422 duly passed and adopted.

55800 - Mayor Laudick announced that in accordance with the public notice of January 10, 2026, this was the time and place for a public hearing for a proposed Agreement for Private Development with Jim Sands Construction, LLC. It was then moved by Latta and seconded by Schultz that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.

55801 - 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 Tolani provided an overview of the proposed plans, etc. Following comments by Mayor Laudick, the hearing closed and passed to the next order of business.

55802 - It was moved by Crisman and seconded by Latta that Resolution #24,423, approving and adopting the plans, specifications, and estimate of cost for the South Main Street Sanitary Sewer Extension Project, be approved. Following a question by Councilmember Schultz, 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 #24,423 duly passed and adopted.

55803 - Mayor Laudick announced that in accordance with the public notice of January 10, 2026, this was the time and place for a public hearing on the proposed North Cedar Estates 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 Schultz that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.

55804 - 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 Tolani provided an overview of the proposed 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.

55805 - It was moved by Crisman and seconded by Latta that Resolution #24,424, approving and adopting the plans, specifications, and estimate of cost for the Cedar Falls West Viking Road Industrial Park Phase VII 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 #24,425 through #24,439 duly passed and adopted.

55806 - It was moved by Dunn and seconded by Latta that the following items on the Consent Calendar be received, filed, and approved: Receive and file the Committee of Whole meeting minutes of January 5, 2026, relative to the following items:

a) Human Rights Commission Annual Report.
b) Capital Improvements Program Presentation. Receive and file Annual Conflict of Interest/Related Party Disclosure for elected officials. Approve the following applications for retail alcohol licenses:

a) Huhot Mongolian Grill, 6301 University Avenue, Special Class C retail alcohol - renewal.
b) Second State Brewing, 203 State Street, Class C retail alcohol & outdoor service - renewal.

c) Walgreens, 2509 Whitetail Drive, Class E retail alcohol - change in ownership.
d) Monarca, 703 Brandilyn Boulevard, Class C retail alcohol - new.

Motion carried unanimously.

55807 - It was moved by Dunn and seconded by Crisman that the following resolutions be introduced and adopted: Resolution #24,425, levying a final assessment for costs incurred by the City to mow the property located at 609 Iowa Street. Resolution #24,426, levying a final assessment for costs incurred by the City to mow the property located at 818 West Seerley Boulevard. Resolution #24,427, approving and authorizing execution of an Advertising Agreement with Lee Enterprises, Incorporated, d/b/a Courier Communications relative to recruitment advertising. Resolution #24,428, approving an Application for Tax Abatement under the Cedar Falls Multiresidential Urban Revitalization Plan for multiresidential building improvements located at 4711 University Avenue. Resolution #24,429, approving and authorizing execution of an Assignment and Assumption Agreement relative to a Private Development ownership change from Panther Builders, LLC to Emergent Architecture Real Estate, LLC. Resolution #24,430, approving and authorizing submission of a Cedar Falls Housing Trust Fund grant relative to a tenant-based rent and deposit assistance program and additional assistance to homeowners through the Home Rehabilitation Program. Resolution #24,431, approving the Park Ridge Estates Outlot B Minor Subdivision Plat.

Resolution #24,432, approving and authorizing execution of one Owner Purchase Agreement; and approving and accepting one Temporary Construction Easement, in conjunction with the 2026 Sidewalk Infill Project. Resolution #24,433, approving the Certificate of Completion and accepting the work of Peters Construction Corporation for the Seerley Park Improvements Project. Resolution #24,434, approving the Certificate of Completion and accepting the work of Dave Schmitt Construction Company, Inc. for the North Cedar Heights Area Reconstruction Project-Phase 1A, and approving and authorizing the transfer of funds from the Sanitary Sewer Rental Fund and the 2022 G.O. Bond Fund to the Local Sales Tax Fund. Resolution #24,435, approving and authorizing execution of a Service/Product Agreement with Affordable Tree Services, LLC for the removal of trees relative to the 2026 Alley Reconstruction Project.

Resolution #24,436, approving the Certificate of Completion and accepting the work of Boulder Contracting, LLC, for the 2025 Public Sidewalk/Trail Infill & Repair Project, and approving and authorizing the transfer of funds from the Capital Project Fund - Hotel/Motel Tax Transfer Fund to the 2022 G.O. Bond Fund. Resolution #24,437,

55808 - Mayor Laudick announced that in accordance with the public notice of January 10, 2026, this was the time and place for a public hearing on the proposed North Cedar Estates 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 Schultz that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.

55809 - 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 Tolani provided an overview of the proposed 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.

55810 - It was moved by Crisman and seconded by Hawbaker that the bills and claims of January 20, 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.

55811 - Mayor Laudick gave a brief reminder to Council to speak into their microphones.

55812 - It was moved by Crisman and seconded by Latta that the meeting be adjourned at 7:49 P.M. Motion carried unanimously.

Kim Kerr, CMC, City Clerk

notice of hearing be received and placed on file. Motion carried unanimously.

55804 - 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 Tolani provided an overview of the proposed 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.

55805 - It was moved by Crisman and seconded by Latta that Resolution #24,424, approving and adopting the plans, specifications, and estimate of cost for the Cedar Falls West Viking Road Industrial Park Phase VII 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 #24,425 through #24,439 duly passed and adopted.

55806 - It was moved by Dunn and seconded by Latta that the following items on the Consent Calendar be received, filed, and approved: Receive and file the Committee of Whole meeting minutes of January 5, 2026, relative to the following items:

a) Human Rights Commission Annual Report.
b) Capital Improvements Program Presentation. Receive and file Annual Conflict of Interest/Related Party Disclosure for elected officials. Approve the following applications for retail alcohol licenses:

a) Huhot Mongolian Grill, 6301 University Avenue, Special Class C retail alcohol - renewal.
b) Second State Brewing, 203 State Street, Class C retail alcohol & outdoor service - renewal.

c) Walgreens, 2509 Whitetail Drive, Class E retail alcohol - change in ownership.
d) Monarca, 703 Brandilyn Boulevard, Class C retail alcohol - new.

Motion carried unanimously.

55807 - It was moved by Dunn and seconded by Crisman that the following resolutions be introduced and adopted: Resolution #24,425, levying a final assessment for costs incurred by the City to mow the property located at 609 Iowa Street. Resolution #24,426, levying a final assessment for costs incurred by the City to mow the property located at 818 West Seerley Boulevard. Resolution #24,427, approving and authorizing execution of an Advertising Agreement with Lee Enterprises, Incorporated, d/b/a Courier Communications relative to recruitment advertising. Resolution #24,428, approving an Application for Tax Abatement under the Cedar Falls Multiresidential Urban Revitalization Plan for multiresidential building improvements located at 4711 University Avenue. Resolution #24,429, approving and authorizing execution of an Assignment and Assumption Agreement relative to a Private Development ownership change from Panther Builders, LLC to Emergent Architecture Real Estate, LLC. Resolution #24,430, approving and authorizing submission of a Cedar Falls Housing Trust Fund grant relative to a tenant-based rent and deposit assistance program and additional assistance to homeowners through the Home Rehabilitation Program. Resolution #24,431, approving the Park Ridge Estates Outlot B Minor Subdivision Plat.

Resolution #24,432, approving and authorizing execution of one Owner Purchase Agreement; and approving and accepting one Temporary Construction Easement, in conjunction with the 2026 Sidewalk Infill Project. Resolution #24,433, approving the Certificate of Completion and accepting the work of Peters Construction Corporation for the Seerley Park Improvements Project. Resolution #24,434, approving the Certificate of Completion and accepting the work of Dave Schmitt Construction Company, Inc. for the North Cedar Heights Area Reconstruction Project-Phase 1A, and approving and authorizing the transfer of funds from the Sanitary Sewer Rental Fund and the 2022 G.O. Bond Fund to the Local Sales Tax Fund. Resolution #24,435, approving and authorizing execution of a Service/Product Agreement with Affordable Tree Services, LLC for the removal of trees relative to the 2026 Alley Reconstruction Project.

Resolution #24,436, approving the Certificate of Completion and accepting the work of Boulder Contracting, LLC, for the 2025 Public Sidewalk/Trail Infill & Repair Project, and approving and authorizing the transfer of funds from the Capital Project Fund - Hotel/Motel Tax Transfer Fund to the 2022 G.O. Bond Fund. Resolution #24,437,

55808 - Mayor Laudick announced that in accordance with the public notice of January 10, 2026, this was the time and place for a public hearing on the proposed North Cedar Estates 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 Schultz that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.

55809 - 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 Tolani provided an overview of the proposed 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.

55810 - It was moved by Crisman and seconded by Hawbaker that the bills and claims of January 20, 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.

55811 - Mayor Laudick gave a brief reminder to Council to speak into their microphones.

55812 - It was moved by Crisman and seconded by Latta that the meeting be adjourned at 7:49 P.M. Motion carried unanimously.

Kim Kerr, CMC, City Clerk

approving and authorizing execution of a Professional Services Agreement with Snyder & Associates, Inc. relative to the Hudson Road Signal Timing Project. Resolution #24,438, setting February 2, 2026, as the date of public hearing to consider entering into an Agreement for Private Development with River Place Properties II, LLC. Resolution #24,439, receiving and filing, and setting February 2, 2026 as the date of the public hearing, on the proposed plans, specifications, and estimate of cost for the 2026 Alley Reconstruction Project.

55805 - It was moved by Crisman and seconded by Latta that Resolution #24,424, approving and adopting the plans, specifications, and estimate of cost for the Cedar Falls West Viking Road Industrial Park Phase VII 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 #24,425 through #24,439 duly passed and adopted.

55806 - It was moved by Dunn and seconded by Latta that the following items on the Consent Calendar be received, filed, and approved: Receive and file the Committee of Whole meeting minutes of January 5, 2026, relative to the following items:

a) Human Rights Commission Annual Report.
b) Capital Improvements Program Presentation. Receive and file Annual Conflict of Interest/Related Party Disclosure for elected officials. Approve the following applications for retail alcohol licenses:

a) Huhot Mongolian Grill, 6301 University Avenue, Special Class C retail alcohol - renewal.
b) Second State Brewing, 203 State Street, Class C retail alcohol & outdoor service - renewal.

c) Walgreens, 2509 Whitetail Drive, Class E retail alcohol - change in ownership.
d) Monarca, 703 Brandilyn Boulevard, Class C retail alcohol - new.

Motion carried unanimously.

55807 - It was moved by Dunn and seconded by Latta that the following resolutions be introduced and adopted: Resolution #24,425, levying a final assessment for costs incurred by the City to mow the property located at 609 Iowa Street. Resolution #24,426, levying a final assessment for costs incurred by the City to mow the property located at 818 West Seerley Boulevard. Resolution #24,427, approving and authorizing execution of an Advertising Agreement with Lee Enterprises, Incorporated, d/b/a Courier Communications relative to recruitment advertising. Resolution #24,428, approving an Application for Tax Abatement under the Cedar Falls Multiresidential Urban Revitalization Plan for multiresidential building improvements located at 4711 University Avenue. Resolution #24,429, approving and authorizing execution of an Assignment and Assumption Agreement relative to a Private Development ownership change from Panther Builders, LLC to Emergent Architecture Real Estate, LLC. Resolution #24,430, approving and authorizing submission of a Cedar Falls Housing Trust Fund grant relative to a tenant-based rent and deposit assistance program and additional assistance to homeowners through the Home Rehabilitation Program. Resolution #24,431, approving the Park Ridge Estates Outlot B Minor Subdivision Plat.