

CITY HALL
CEDAR FALLS, IOWA,
FEBRUARY 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: Latta, Nagle, Hawbaker, Fairbanks, Crisman, Dunn. Absent: Schultz. Mayor Laudick led the Pledge of Allegiance.

55813 - It was moved by Crisman and seconded by Hawbaker that the minutes of the Regular Meeting of January 20, 2026, be approved as presented and ordered of record. Motion carried unanimously.

55814 - Mayor Laudick presented Cable TV Supervisor Denny Bowman with his 20-year Service Pin. Community Main Street Executive Director Kim Bear presented the 2026 Volunteers of the Year Award to Channel 15 staff Denny Bowman, Jeremy Ott and Mike Mennen.

55815 - Kim Jordan, Cedar Falls, commented on upcoming projects and their relation to healthcare.

55816 - Mayor Laudick announced that in accordance with the public notice of January 27, 2026, this was the time and place for a public hearing to consider entering into an Agreement for Private Development with River Place Properties II, LC. 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.

55817 - The Mayor then asked if there were any written communications filed to the proposed Agreement. Upon being advised that written communication had been received, the Mayor then called for oral comments. Economic Development Coordinator Graham provided an overview of the proposed Agreement. Following comments by Mayor Laudick, questions and comments by Councilmembers Dunn, Fairbanks, and Hawbaker, and responses by Graham, Planning & Community Services Manager Howard, City Attorney Rogers, Mayor Laudick, and Director of Finance & Business Operations Rodenbeck, and public comments by Daryl Kruse, Cedar Falls, Kim Jordan, and Taylor Morris, Eagle View Partners, the Mayor declared the hearing closed and passed to the next order of business.

55818 - It was moved by Crisman and seconded by Latta that Resolution #24,442, approving and authorizing execution of an Agreement for Private Development with River Place Properties II, LC, be approved. Following comments and questions by Councilmembers Fairbanks, Latta, Hawbaker, Dunn, Crisman, and Nagle, and responses by Mayor Laudick, Planning & Community Services Manager Howard, Economic Development Coordinator Graham, City Attorney Rogers, 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: Latta, Nagle, Fairbanks, Crisman. Nay: Hawbaker, Dunn. Motion Carried. The Mayor then declared Resolution #24,442 duly passed and adopted.

55819 - Mayor Laudick announced that in accordance with the public notice of January 27, 2026, this was the time and place for a public hearing on the proposed plans, specifications, and estimate of cost for the 2026 Alley Reconstruction 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.

55820 - 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. City Engineer Wicke 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.

55821 - It was moved by Crisman and seconded by Fairbanks that Resolution #24,443, approving and adopting the plans, specifications, and estimate of cost for the 2026 Alley Reconstruction 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: Latta, Nagle, Hawbaker, Fairbanks, Crisman, Dunn. Nay: None. Motion Carried. The Mayor then declared Resolution #24,443 duly passed and adopted.

55822 - It was moved by Crisman and seconded by Latta 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 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: Latta, Nagle, Hawbaker, Fairbanks, Crisman, Dunn. Nay: None. Motion Carried.

55823 - 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 Whole meeting minutes of January 20, 2026, relative to the following items: a) Downtown Parking Report. b) Pre-Approved Housing Plans. c) Overview of the College Hill Zoning Review/Adoption Process. Receive and file the minutes of the January 23, 2026 City Council Joint Meeting with Legislators. Receive and file the following resignations of members from Boards and Commissions: a) Ruby Hibben, Board of Adjustment. b) Lauri Young, Bicycle & Pedestrian Commission. Approve the following recommendation of the Mayor relative to the appointment of members to Boards and Commissions: a) Russell Clarke, Bicycle & Pedestrian Commission, term ending 09/30/2028. Receive and file Departmental Quarterly Reports of October - December 2025. Receive and file the City Council Goal Setting Report of December 4, 8, and 17, 2025. Approve a request for a temporary sign at 116 Main Street with removal on February 2, 2027. Approve the following applications for retail alcohol licenses: a) Hy-Vee Fast and Fresh, 6527 University Avenue, Class B retail alcohol - renewal. b) Cottonwood Canyon, 419 Washington Street, Special Class C retail alcohol & outdoor service - renewal. c) Pheasant Ridge Golf Course, 3205 West 12th Street, Special Class C retail alcohol & outdoor service - renewal. d) Sakura Japanese Steakhouse & Sushi Bar, 5719 University Avenue, Class C retail alcohol - renewal. e) Casey's, 1620 West 1st Street, Class E retail alcohol - renewal. f) Thunder Ridge Ampride, 2425 Whitetail Drive, Class E retail alcohol - renewal. g) Huhot Mongolian Grill, 6301 University Avenue, Special Class C retail alcohol - new. Motion carried unanimously.

55824 - It was moved by Hawbaker and seconded by Latta that the following resolutions be introduced and adopted: Resolution #24,444, approving and adopting CFD 2125: Personnel Policy - Background Check Procedure. Resolution #24,445, approving and authorizing execution of a Third Amendment to the Professional Services Agreement with Berry, Dunn, McNeil & Parker, LLC for project management services relative to replacement of the City's financial and payroll systems. Resolution #24,446, approving and authorizing execution of a Communications Transport Services Agreement with Municipal Communications Utility of the City of Cedar Falls, Iowa, relative to secondary internet services. Resolution #24,447, approving and authorizing execution of a Contingent upon approval of previous item) Resolution #24,448, approving and authorizing execution of a Curriculum and Brand Licensing Agreement with Can Play Adapted Programs relative to adaptive sports play curriculum, branding, and support. Resolution #24,449, approving and authorizing execution of an Owner Purchase Agreement; and approving and accepting a Temporary Construction Easement, in conjunction with the 2026 Alley Reconstruction Project. Resolution #24,450, approving and accepting a Temporary Construction Easement, in conjunction with the Highway 57 & Union Road Intersection Improvements Project. Resolution #24,451, approving and authorizing execution of eight Owner Purchase Agreements; and approving and accepting eight Temporary Construction Easements, one Temporary Access Easement, and one Storm Sewer and Drainage Easement, in conjunction with the North Cedar Heights Area Reconstruction Project - Phase III. Resolution #24,452, approving and accepting a Warranty Deed for property located north of West Ridgeway Avenue and east of Hudson Road. Resolution #24,453, receiving and filing the bids, and approving

CONTRACT SERVICES	MENARDS-CEDAR FALLS	182.60	Rec Concessions	1,798.50
IPS GROUP, INC	O'DONNELL ACE HARDWARE	15.38	Rec Miscellaneous	(6,117.75)
DOWNTOWN PARKING LOT IMPROVE	OUTDOOR & MORE	218.49	Recreation - Daily Admission	8,722.57
CONFLUENCE	SPECTRUM PAINT	281.47	Rental Deposits	1,250.00
DRUG TESTING	VESTIS	52.65	Rec Center Room Rentals	956.00
MERCYONE OCCUPATIONAL HEALTH	REPAIR & MAINTENANCE SUPPLIES	35.00	Shelter Rentals	
EDUCATION	SPECTRUM PAINT	1,037.00	Special Programs	
AMERICAN HEART ASSOCIATION INC	SWANSON, DENNIS	1,336.00	Youth Sports	
FIRE SERVICE TRNG. BUREAU	RIDGEWAY AVENUE BRIDGE	917.00	Indoor Pool Admission	
IOWA LAW ENFORCEMENT ACADEMY	REPLACE	1,955.00	Indoor Pool Winter Pass	
IOWA STATE UNIVERSITY	HDR ENGINEERING, INC.	665.00	The Falls Pool Rentals	
MORGAN, JANE	SAFETY SUPPLIES	4,626.00	Cultural-Facility Rental	
PROFESSIONAL DEVELOPMENT	CITY LAUNDERING CO.	36.50	Cultural-Memberships	
ACADE	CRAIG, JEFF	49.00	Cultural-Registration Fee	
STRYKER SALES, LLC	MENARDS-CEDAR FALLS	2,420.80	Cultural-Friends of Hearst Rmb	
STRECKER'S INC.	UNITED RENTALS (NORTH AMERICA)	4,022.58	Cultural-Gift Shop Sales	
SCBA SUPPLIES	CULTURAL MISCELLANEOUS RECEIPT	64.75	Cultural Miscellaneous Receipt	
MIDWEST BREATHING AIR L.L.C.	STRUCTURE IMPROV. INSPECT.	(276.50)	Fire Commercial Inspect.	
DAN DEERY MOTOR	SLUDGE REMOVAL	8,780.32	Fire Inspection Permit	
EQUIPMENT REPAIR	BLACK HAWK CO. LANDFILL	2,800.00	Fire Min. Rental Housing	
OUTDOOR & MORE	SOFTWARE SUPPORT AGREEMENTS	5,500.00	Fire Receipts	
P & K MIDWEST, INC.	BLUEBEAM INC	880.00	Police Receipts	
STRECKER'S INC.	HEARTLAND BUSINESS SYSTEMS LLC	4,101.66	Animal Redemption Fees	
EVENTS, BIDS, & SPONSORS	IP PATHWAYS, LLC	392.00	Golf Contract Reimbursement	
DOLLY'S PARTYS BUS	RAFTELIS	843.03	Special Assessments	
FINANCIAL SYSTEM	2,562.50	654.20	Miscellaneous Receipts	
BERRY DUNN MCNEIL & PARKER, LL	ASPRO, INC.	(871.87)	Code Enforcement	
FLOOD CONTROL	BLACK HAWK MFG. CO.	5,317.04	Fairview Cemetery Lots	
CEDAR FALLS UTILITIES	BUILDERS SELECT LLC	760.00	Greenwood Cemetery Lots	
GALLERY SUPPLIES	MENARDS-CEDAR FALLS	13,977.49	Transfer - Trust & Agency	
SIGNS & DESIGNS, INC.	VERIZON WIRELESS	34,601.60	TIF - Industrial Park	
GAS & OIL	VERIZON WIRELESS	5,095.04	TIF - Downtown	
AIRGAS USA, LLC	STRUCTURE IMPROVE BUILD.-SEWR	8,598.63	TIF - Pinnacle Prairie	
DICK'S PETROLEUM COMPANY	HYDRO-KLEAN	451,804.11	TIF - College Hill	
HERITAGE PETROLEUM, LLC	STRUCTURE IMPROVEMENT &	174.41	TIF - South Cedar Falls	
NORTHLAND PRODUCTS CO.	BLDGS	204,018.80	Road Use Tax	
THE WASH BAR	AECOM TECHNICAL SERVICES, INC.	45,804.11	Miscellaneous Receipts	
GIBSON PROPERTY DEVELOPMENT	CORY'S PAINTING, L.L.C.	63.40	Checking Interest	
BLACK HAWK CO.RECORDER	ECHO GROUP, INC.	500.00	Lease Inc. - Hospital	
BLACK HAWK CO.TREASURER	VERIZON WIRELESS	2,675.88	Checking Interest	
CF GATEWAY PARK, INC.	THE FALLS POOL UTILITIES	145,000.00	Federal - Section 8 Housing	
83,690.00	CEDAR FALLS UTILITIES	186.00	Miscellaneous Receipts	
300.00	THE FALLS REPAIR & MAINTENANCE	186.00	Checking Interest	
39.80	CITY LAUNDERING CO.	206.18	CD/Investment Interest	
820.80	THE FALLS POOL UTILITIES	3,542.05	Miscellaneous Receipts	
531.00	CEDAR FALLS UTILITIES	1,063.00	Checking Interest	
531.00	THE FALLS REPAIR & MAINTENANCE	1,063.00	CD/Investment Interest	
531.00	CITY LAUNDERING CO.	1,063.00	Miscellaneous Receipts	
531.00	THE FALLS POOL UTILITIES	1,063.00	Checking Interest	
531.00	CEDAR FALLS UTILITIES	1,063.00	CD/Investment Interest	
531.00	THE FALLS REPAIR & MAINTENANCE	1,063.00	Miscellaneous Receipts	
531.00	CITY LAUNDERING CO.	1,063.00	Checking Interest	
531.00	THE FALLS POOL UTILITIES	1,063.00	CD/Investment Interest	
531.00	CEDAR FALLS UTILITIES	1,063.00	Miscellaneous Receipts	
531.00	THE FALLS REPAIR & MAINTENANCE	1,063.00	Checking Interest	
531.00	CITY LAUNDERING CO.	1,063.00	CD/Investment Interest	
531.00	THE FALLS POOL UTILITIES	1,063.00	Miscellaneous Receipts	
531.00	CEDAR FALLS UTILITIES	1,063.00	Checking Interest	
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531.00	CITY LAUNDERING CO.	1,063.00	Checking Interest	
531.00	THE FALLS POOL			