

(Two publications required)

NOTICE TO PROPERTY OWNERS

Notice is hereby given that there is now on file for public inspection in the office of the Council of the City of Cedar Falls, State of Iowa, a proposed Resolution of Necessity, an estimate of costs and plat and schedule showing the amounts proposed to be assessed against each lot and the valuation thereof within District as approved by the Council of the City of Cedar Falls, State of Iowa, for a street, storm sewer, sidewalk and other public improvements, designated as the West 23rd Street Reconstruction from Hudson Road through Campus Street, of the types and in the location as follows:

The roadway improvements include reconstruction of W 23rd Street from Hudson Road through Campus Street and the addition of an 8' wide median between Hudson Road and the UNI Student Health Parking Lot. The new pavement will be 8" thick Portland cement concrete and 8" colored Portland Cement concrete at all crosswalks with a 12" granular subbase. The product will also include 6" diameter subdrains, storm sewer intakes, storm sewer manholes and painted pavement markings. Additional corridor improvements include, reconstructing sidewalks, new landscaping features, new street and pedestrian lights, new signage and monument features, and a retaining wall on the north side of W 23rd Street between Indiana Street and Campbell Hall that allows for an ADA accessible walkway from the grade at W 23rd Street down to the grade of the Campbell Hall parking lot. The two Student Health parking Lot accesses will be reduced to a singular entrance to further increase pedestrian safety and limit crosswalks. This lot and its adjacent pedestrian walkways will be reconstructed and reconfigured to meet the singular access point and maintain full accessibility of the parking lot.


That the proposed District to be benefited and subject to assessment for the cost of such improvements is described as follows:

Parcel No.	Description
1	College Heights Addition Lots 1 thru 19 in Blk 1 and Lots 1 thru 24 in Blk 2 Except the Wly 25 ft of lot 24 in Blk 2 Auditors Plat No 23 the S 67.25 ft Lot 6
2	West Side Lawn Addition Lot 21 and Lot 23 thru Lot 25 Auditors Plat No. 23 Lot 8

The Council will meet at 7:00 P.M., on the 17th day of March, 2025, at the Council Chambers, City Hall, 220 Clay Street, Cedar Falls, Iowa, at which time the owners of property subject to assessment for the proposed improvements, or any other person having an interest in the matter may appear and be heard for or against the making of the improvement, the boundaries of the District, the cost, the assessment against any lot, tract or parcel of land, or the final adoption

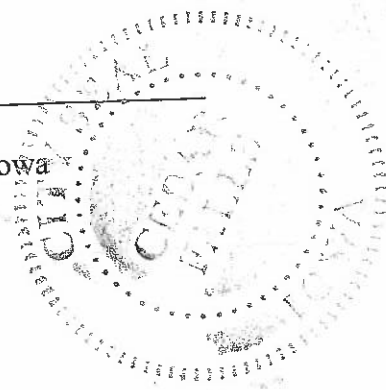
of a Resolution of Necessity. A property owner will be deemed to have waived all objections unless at the time of Hearing he has filed objections with the Clerk.

This Notice is given by authority of the Council of the City of Cedar Falls, State of Iowa.

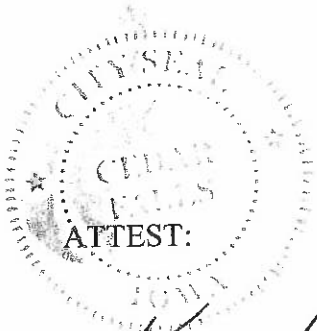


Kim, Kerr, CMC, City Clerk
City of Cedar Falls, State of Iowa

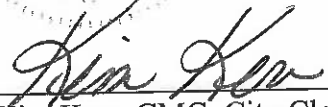
(End of Notice)



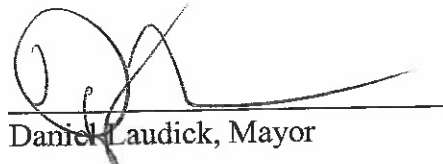
INTRODUCED AND APPROVED at a meeting held on the 17th day of February, 2025.



ATTEST:



Kim Kerr, CMC, City Clerk



Daniel Laudick, Mayor