AGENDA
CITY OF CEDAR FALLS, IOWA
CITY COUNCIL MEETING
TUESDAY, JANUARY 03, 2023
7:00 PM AT CITY HALL, 220 CLAY STREET

Call to Order by the Mayor

Roll Call

Pledge of Allegiance

Approval of Minutes

1. Regular meeting of December 19, 2022.

Agenda Revisions

Special Presentations

Public Forum. (Speakers will have one opportunity to speak for up to 5 minutes on topics relevant to City business.)

Staff Updates

Special Order of Business

2. Public hearing on the proposed FY2023-FY2028 Capital Improvements Program (CIP).

   a) Receive and file proof of publication of notice of hearing. (Notice published December 21, 2022)

   b) Written communication filed with the City Clerk.

   c) Staff comments.

   d) Public comments.

   e) Resolution approving and adopting the FY2023-FY2028 Capital Improvements Program (CIP).

3. Resolution declaring an official intent under Treasury Regulation 1.150-2 to issue debt to reimburse the City for certain original expenditures paid in connection with specified projects.

4. Public hearing on a proposed Southwest Cedar Falls Urban Renewal Plan for a proposed urban renewal area.

   a) Receive and file proof of publication of notice of hearing. (Notice published December 22, 2022)

   b) Written communications filed with the City Clerk.

   c) Staff comments.

   d) Public comments.

   e) Resolution determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment 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 Southwest Cedar Falls Urban Renewal Plan.

5. Resolution approving and authorizing execution of an Offer to Buy Real Estate and Acceptance for real estate located at 6512 West Ridgeway Avenue relative to expansion of the West Viking Road Industrial Park. (contingent upon approval of previous item)

Old Business

6. Repass, over Mayor's veto, Ordinance #3021, amending Section 18-23(5), Powers and duties of the Planning and Zoning Commission, of the Code of Ordinances relative to removing 2/3 majority vote required by City Council to approve amendments to the City's comprehensive plan that are disapproved by the Planning and Zoning Commission. (Requires five aye votes to override Mayor's veto)

7. Repass, over Mayor's veto, Ordinance #3022, amending Chapter 26, Zoning, of the Code of Ordinances relative to removing the 2/3 majority vote required by City Council to approve zoning amendments that are disapproved by the Planning and Zoning Commission. (Requires five aye votes to override Mayor's veto)

Consent Calendar: (The following items will be acted upon by voice vote on a single motion without separate discussion, unless someone from the Council or public requests that a specific item be considered separately.)

8. Receive and file the report of the Mayor relative to the appointment of Mayor Pro Tem for 2023.

9. Receive and file the report of the Mayor relative to the appointment of Standing Committees for 2023.

10. Receive and file Disclosures of Potential Conflicts of Interest for elected officials.

11. Receive and file the City Council Goal Setting Report of November 15 & 17, 2022.

12. Receive and file the City Council Standing Committee minutes of December 19, 2022 relative to the following items:
a) Capital Improvements Program (CIP).
b) Format of FY2024 City Council Goals, Work Program and Short-Term Financial Plan document.

13. Receive and file CFD 1123: Mayor Policy - Council Meeting Security and Good Order.

14. Receive and file CFD 1129: Mayor Policy - Administrator Performance Evaluation.

15. Receive and file the resignation of Don Timmerman as a member of the Housing Commission.

16. Receive and file Departmental Monthly Reports of November 2022.

17. Approve the following applications for retail alcohol licenses:
a) Huhot Mongolian Grill, 6301 University Avenue, Special Class C retail alcohol - renewal.
b) Hy-Vee Market Grille, 6301 University Avenue, Class C retail alcohol – change in ownership.
c) Hy-Vee Food Store, 6301 University Avenue, Class E retail alcohol – change in ownership.
d) AmericInn by Wyndham, 5818 Nordic Drive, Class B retail alcohol – new.
e) Holiday Inn Express & Suites, 1614 Technology Parkway, Class B retail alcohol – new.
f) Second State Brewing, 203 State Street, Class C retail alcohol & outdoor service – new.

Resolution Calendar: (The following items will be acted upon by roll call vote on a single motion without separate discussion, unless someone from the Council or public requests that a specific item be considered separately.)

18. Resolution Calendar with items considered separately.

19. Resolution approving and adopting the FY2024 City Council Goals, Work Program and Short-Term Financial Plan.

20. Resolution approving and authorizing execution of a Services Agreement with Cope Murphy + Co. LLP relative to providing lobbyist services relative to legislative action.

21. Resolution approving and adopting amendments to Personnel Policy 307: Overtime, for the City of Cedar Falls.

22. Resolution levying a final assessment for costs incurred by the City to mow the property located at 316 East 10th Street.

23. Resolution levying a final assessment for costs incurred by the City to mow the property located at 323 West 2nd Street.

24. Resolution levying a final assessment for costs incurred by the City to mow the property located at 829 Lilac Lane.

25. Resolution approving and authorizing execution of an Agreement for the Use of State or Local Overtime and Authorized Expense/Strategic Initiative Program for Organized Crime Drug Enforcement Task Force (OCDETF) for FY2023, Case #WC-IAN-139.

26. Resolution approving and authorizing execution of an Agreement for the Use of State or Local Overtime and Authorized Expense/Strategic Initiative Program for Organized Crime Drug Enforcement Task Force (OCDETF) for FY2023, Case #WC-IAN-136.

27. Resolution approving and authorizing execution of a Travel Iowa Data Co-op Agreement with the Iowa Economic Development Authority (IEDA) relative to access to statewide and localized visitation data.

28. Resolution approving and authorizing execution of a Storm Water Maintenance and Repair Agreement with Cedar Falls Community School District (CFCSD) relative to a post-construction stormwater management plan for the 70-acre site along West 27th Street.

29. Resolution approving and authorizing execution of a Storm Water Maintenance and Repair Agreement with Covenant Medical Center relative to a post-construction stormwater management plan for 226 Bluebell Road.

30. Resolution approving and authorizing execution of an Owner Purchase Agreement; and approving and accepting one Temporary Construction Easement, in conjunction with the Main Street Reconstruction Project.

31. Resolution approving and accepting two Warranty Deeds, in conjunction with the Main Street Reconstruction Project.

32. Resolution approving a C-1, Commercial Zoning District site plan for construction of a tri-plex to be located on Lot 4, Hannah Park Commercial Addition.

33. Resolution setting January 17, 2023 as the date of public hearing on the proposed rezoning to R-4, Multiple Unit Residential, and associated zoning agreement for property located on Greenhill Circle, Midway Business Park.

34. Resolution setting January 17, 2023 as the date of public hearing on the proposed rezoning from R-4, Multiple Unit Residential, to R-1, One & Two Unit Residential, for Lots 1-4, Midway Second Addition.

Allow Bills and Claims

35. Allow Bills and Claims for January 3, 2023.

Council Updates and Announcements

Council Referrals

Executive Session

36. Executive Session to discuss Legal Matters per Iowa Code Section 21.5(1)(c) 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 governmental body in that litigation.

Adjournment

CITY HALL
CEDAR FALLS, IOWA, DECEMBER 19, 2022
REGULAR MEETING, CITY COUNCIL
MAYOR ROBERT M. GREEN 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, deBuhr, Kruse, Harding, Ganfield, Sires, Dunn. Absent: None. Mayor Green led the Pledge of Allegiance.

54075 - It was moved by Kruse and seconded by Ganfield that the minutes of the Regular Meeting of December 5, 2022 be approved as presented and ordered of record. Motion carried unanimously.

54076 - The Salvation Army Major Martin Thies presented Mayor Green with the Battle of the Bells 2022 trophy.

54077 - Tamie Stahl, 1009 Lakeshore Drive, commented on “counterintelligence” tactics in government.

54078 - City Administrator Gaines announced Friday, December 23, Monday, December 26, and Monday, January 2, as city-observed holidays and noted City Council meetings in January will be held on Tuesday, January 3 and Tuesday, January 17.

Mayor Green provided an update on the Emergency Management Commission and the establishment of the Emergency Management Agency Levee by the county.

54079 - Mayor Green announced that in accordance with the public notice of December 9, 2022, this was the time and place for a public hearing on the proposed conveyance of city-owned real estate to Cedar Falls Utilities by means of a non-exclusive permanent easement for the relocation of utilities. It was then moved by Kruse and seconded by Harding that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.

54080 - The Mayor then asked if there were any written communications filed to the proposed proposal. Upon being advised that there were no written communications on file, the Mayor then called for oral comments. Civil Engineer Claypool provided a summary of the proposal. There being no one else present wishing to speak about the proposal, the Mayor declared the hearing closed and passed to the next order of business.

54081 - It was moved by Kruse and seconded by Schultz that Resolution #22,999, approving and authorizing conveyance of a non-exclusive permanent easement to Cedar Falls Utilities for the relocation of utilities, be adopted. Following a question by Councilmember Ganfield and response by Civil Engineer Claypool, the Mayor put the question on the motion and upon call of the roll, the following

named Councilmembers voted. Aye: Dunn, Schultz, deBuhr, Kruse, Harding, Ganfield, Sires. Nay: None. Motion carried. The Mayor then declared Resolution #22,999 duly passed and adopted.

54082 - It was moved by Kruse and seconded by Harding that the following items on the Consent Calendar be received, filed and approved:

Receive and file the resignation of Eashaan Vajpeyi as a member of the Human Rights Commission.

Approve the following recommendations of the Mayor relative to the appointment of members to Boards and Commissions:
a) Craig Fairbanks, Housing Commission, term ending 12/31/2024.
b) Helen Pearce, Housing Commission, term ending 12/31/2024.
c) Kevin Fittro, Board of Appeals, term ending 12/31/2025.
d) Jason Huff, Board of Appeals, term ending 12/31/2025.
e) Katy Susong, Board of Appeals, term ending 12/31/2026.
f) Debra Waterman, Board of Appeals, term ending 12/31/2026.
g) Ross Samek, Board of Appeals, term ending 12/31/2026.
h) Rick Mott, Board of Electrical Appeals, term ending 12/31/2023.
i) Rick Dumler, Board of Electrical Appeals, term ending 12/31/26.
j) William Pierce, Board of Mechanical Appeals, term ending 12/31/2024.
k) Steve Broell, Board of Mechanical Appeals, term ending 12/31/2026.
l) Colin Frese, Board of Mechanical Appeals, term ending 12/31/2026.
m) Andrew Tink, Board of Plumbing Appeals, term ending 12/31/2023.
n) Travis Davison, Board of Plumbing Appeals, term ending 12/31/2026.

Receive and file the City Council Standing Committee minutes of December 5, 2022 relative to the following items:
a) Grow Cedar Valley Update.
b) Council Policy on Official City Proclamations.
c) Council Policy on Public Awards and Recognition.
d) Council Policy on Boards and Commissions Interviews.

Approve the following applications for retail alcohol licenses:
a) Rancho Chico, 618 Brandilynn Boulevard, Class C retail alcohol - renewal.
b) Wild Hare American Bar and Grill, 2512 Whitetail Drive, Class C retail alcohol & outdoor service - renewal.
c) Golf Lab, 201 Washington Street, Special Class C retail alcohol - new.

Motion carried unanimously.

54083 - It was moved by Kruse and seconded by Harding to receive and file Mayoral veto of Ordinance #3021, amending Section 18-23(5), Powers and duties of the Planning and Zoning Commission, of the Code of Ordinances relative to removing 2/3 majority vote required by City Council to approve amendments to the City's comprehensive plan that are disapproved by the Planning and Zoning Commission, and Ordinance #3022, amending Chapter 26, Zoning, of the Code of Ordinances relative to removing the 2/3 majority vote required by City Council to approve zoning amendments that are disapproved by the Planning and Zoning

Commission. Following comments and questions by Councilmembers Sires, deBuhr, Harding and Kruse, Tamie Stahl, 1009 Lakeshore Drive, and Craig Fairbanks, 405 Spruce Hills Drive, who requested reconsideration of the veto, and responses by City Attorney Rogers and Mayor Green, the motion carried 6-1, with Sires voting Nay.

54084 - It was moved by Kruse and seconded by Harding that the following resolutions be introduced and adopted:

Resolution #23,000, approving and adopting CFD 1127: Council Policy - Official City Proclamations.

Resolution #23,001, approving and adopting CFD 1128: Council Policy - Public Awards and Recognition.

Resolution #23,002, approving and adopting Personnel Policy 223: Sexual Abuse Prevention, for the City of Cedar Falls.

Resolution #23,003, approving and adopting Personnel Policy 608: Concussion and Head Injury, for the City of Cedar Falls.

Resolution #22,004, levying a final assessment for costs incurred by the City to mow the property located at 2722 College Street.

Resolution #23,005, levying a final assessment for costs incurred by the City to mow the property located at 2804 College Street.

Resolution #23,006, levying a final assessment for costs incurred by the City to mow the property located at 2208 Coventry Lane.

Resolution #22,007, approving and authorizing execution of an amended Master Service Agreement and Statement of Work with Municode, LLC, subsidiary of CivicPlus, LLC, relative to City code supplementation.

Resolution #22,008, approving and authorizing execution of an Agreement with Elise Bovy with Northeast Iowa Area Agency on Aging relative to providing Tai Chi classes at the Recreation Center.

Resolution #23,009, approving and authorizing execution of an Assignment and Assumption Agreement between Orion Cedar Falls IA, LLC and Reel Deal Holdings, LLC, pursuant to the terms of the Agreement for Private Development with Ryan Companies US, Inc. relative to the transfer of ownership of property located at 1100 Technology Parkway.

Resolution #23,010, approving and authorizing execution of a Contract with Family Management Financial Solutions relative to Community Development Block Grant (CDBG) funding for service agencies.

Resolution #23,011, approving and authorizing execution of a Contract with The Salvation Army relative to Community Development Block Grant (CDBG) funding for service agencies.

Resolution #23,012, approving and authorizing execution of Amendment Number Three to the Subaward Agreement with the Iowa Department of Homeland Security and Emergency Management Division (HSEMD) for an extension of the Voluntary Property Acquisition Program funded through the Hazard Mitigation Grant Program relative to the Northern Cedar Falls Flood Buyout.

Resolution #23,013, approving the Certificate of Completion and accepting the work of Blacktop Service Company for the 2022 Seal Coat Project, and approving and authorizing the transfer of funds from the Street Construction Fund to the Street Repair Fund.

Resolution #23,014, setting January 3, 2023 as date of public hearing on the proposed FY2023-FY2028 Capital Improvements Program (CIP).

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: Dunn, Schultz, deBuhr, Kruse, Harding, Ganfield, Sires. Nay: None. Motion carried. The Mayor then declared Resolutions #23,000 through #23,014 duly passed and adopted.

54085 - It was moved by Kruse and seconded by Harding that Resolution #23,015, approving and adopting amendments to Personnel Policy 903: Grievance Procedure, for the City of Cedar Falls, be adopted. Following comments and questions by Councilmembers Dunn, Sires, deBuhr and Ganfield, and response by Mayor Green, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Schultz, deBuhr, Kruse, Ganfield, Sires. Nay: Dunn, Harding. Motion Carried. The Mayor then declared Resolution #23,015 duly passed and adopted.

54086 - It was moved by Harding and seconded by Dunn that Resolution #23,016, receiving and filing, and approving and accepting the bid of Peterson Contractors Inc., in the amount of $29,997,049.50, being the only bid received for the Main Street Reconstruction Project, be adopted. Following comments and questions by Councilmembers Sires, Harding, Schultz, deBuhr, Dunn, Kruse and Ganfield, Mayor Green, Craig Fairbanks, 405 Spruce Hills Drive (opposes), and Roger White, 2308 Greenwood Avenue (supports), and responses by Public Works Director Schrage, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Dunn, Schultz, deBuhr, Harding. Nay: Kruse, Ganfield, Sires. Motion Carried. The Mayor then declared Resolution #23,016 duly passed and adopted.

54087 - It was moved by Harding and seconded by Dunn that Resolution #23,017, receiving and filing the bids, and approving and accepting the bid of Peterson Contractors, Inc., in the amount of $6,279,130.00, being the lowest bid received for the Cedar River Recreational River Area and Riverbank Improvements Project, be adopted. Following comments and questions by Councilmembers Dunn, Harding, Schultz, Kruse, deBuhr, Ganfield and Sires, Mayor Green, and Craig Fairbanks, 405 Spruce Hills Drive, and responses by Public Works Director Schrage, City Administrator Gaines, Community Development Director Sheetz, Mayor Green, and City Attorney Rogers, the Mayor put the question on the

motion and upon call of the roll, the following named Councilmembers voted. Aye: Dunn, Schultz, deBuhr, Kruse, Harding, Sires. Nay: Ganfield. Motion Carried. The Mayor then declared Resolution #23,017 duly passed and adopted.

54088 - It was moved by Harding and seconded by Dunn that Resolution #23,018, approving and accepting the contract and bond of Peterson Contractors, Inc. for the Cedar River Recreational River Area and Riverbank Improvements Project, be adopted. 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: Dunn, Schultz, deBuhr, Kruse, Harding, Ganfield, Sires. Nay: None. Motion Carried. The Mayor then declared Resolution #23,018 duly passed and adopted.

54089 - It was moved by Harding and seconded by Schultz that the bills and claims of December 19, 2022 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: Dunn, Schultz, deBuhr, Kruse, Harding, Ganfield, Sires. Nay: None. Motion carried.

54090 - It was moved by deBuhr and seconded by Ganfield to include repass over the Mayor's vetoes on the January 3, 2023 City Council meeting agenda. Motion carried 5-2, with Dunn and Harding voting Nay.

54091 - It was moved by Kruse and seconded by Harding to adjourn to Executive Session discuss Legal Matters per Iowa Code Section 21.5(1)(c) 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 governmental body in that litigation. Upon call of the roll, the following named Councilmembers voted. Aye: Dunn, Schultz, deBuhr, Kruse, Harding, Ganfield, Sires. Nay: None. Motion carried.

The City Council adjourned to Executive Session at 9:13 P.M.

Mayor Green reconvened the Council meeting at 10:24 P.M.

54092 - It was moved by Dunn and seconded by Sires that the meeting be adjourned at 10:25 P.M. Motion carried unanimously.

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Jacqueline Danielsen, MMC, City Clerk

DEPARTMENT OF FINANCE & BUSINESS OPERATIONS

CITY OF CEDAR FALLS, IOWA
220 CLAY STREET
CEDAR FALLS, IOWA 50613
319-273-8600
FAX 319-268-5126

INTEROFFICE MEMORANDUM

TO: Mayor Green & City Council Members

FROM: Jennifer Rodenbeck, Director of Finance & Business Operations

DATE: December 21, 2022

SUBJECT: FY23-FY28 Capital Improvements Program

The FY23-FY28 Capital Improvements Program (CIP) is on the agenda for your formal approval. The CIP was presented at the Finance & Business Operations committee on December 19th. The presentation included a detail review of the CIP and based on the committee's discussion, the following project changes have been made on the enclosed CIP:

- Item #36 – Downtown Parking Structure (Total project cost = $20,400,000) – funding was pushed back one year for each of the years listed.
- Item #58 – Community-wide Strategic Plan (Total project cost = $25,000) – funding was moved up to FY24 and FY25 (1/2 of the funding in each of those years).
- Item #64 – Resilience Initiatives (Total project cost = $150,000) – FY24 funding was removed, reducing the total project cost to $125,000.
- Funding sources on the summary page now show an * next to the funding sources that are not city funding but are funding sources from outside agencies to clarify the funding amounts committed by the City.

Upon approval of the CIP, the next steps of the budget process will continue, which includes incorporating the projects listed in the FY24 column into the budget.

If you have questions regarding the CIP, please feel free to contact me.

City of Cedar Falls, Iowa

FY23 – FY28 Capital Improvements Program

Prepared by the Department Finance and Business Operations

CITY OF CEDAR FALLS

FY23 – FY28 CAPITAL IMPROVEMENT PROGRAM

Prepared by:
Department of Finance & Business Operations

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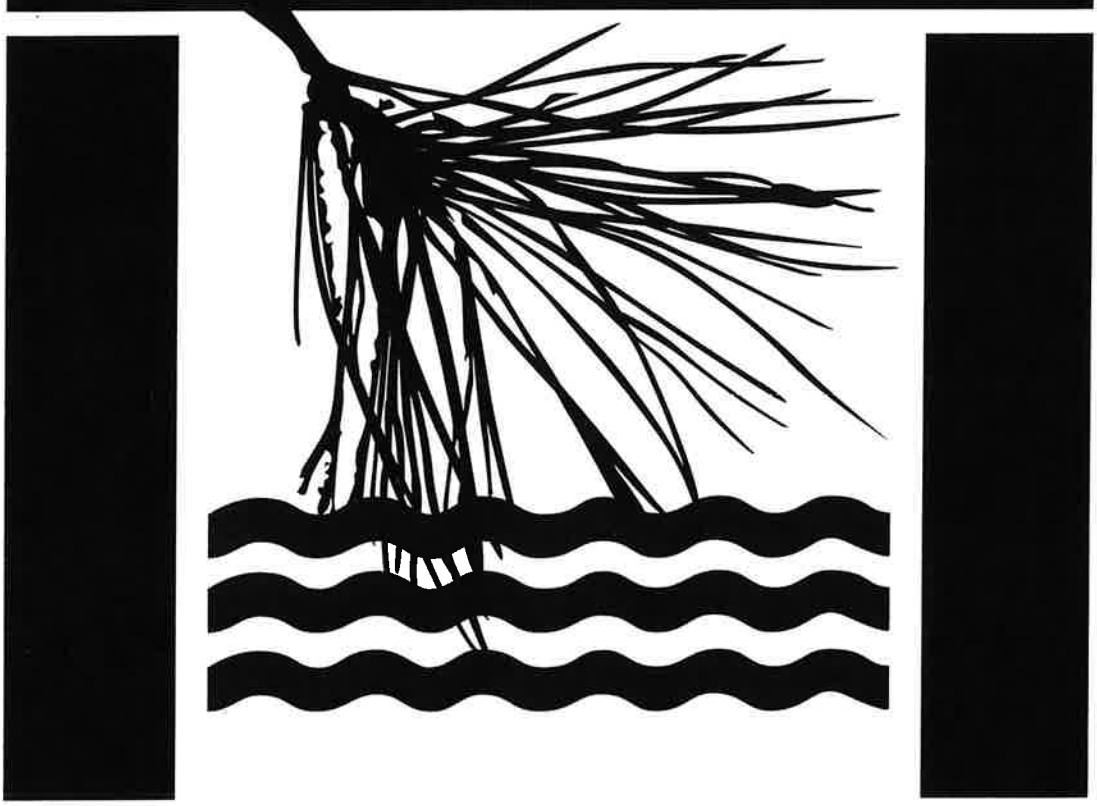

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Iowa

FY23 - FY28 CAPITAL IMPROVEMENTS PROGRAM
CITY OF CEDAR FALLS, IOWA

New FY23

Presented to City Council/Planning & Zoning Comm: 19-Dec-2022
Approved by the City Council:
Resolution Number:

#	PROJECT OR PROGRAM	DEPT/ DIV.	FY23 FUNDING SOURCE	FY23 FUNDING AMOUNT	FY24 FUNDING SOURCE	FY24 FUNDING AMOUNT	FY25 FUNDING SOURCE	FY25 FUNDING AMOUNT	FY26 FUNDING SOURCE	FY26 FUNDING AMOUNT	FY27 FUNDING SOURCE	FY27 FUNDING AMOUNT	FY28 FUNDING SOURCE	FY28 FUNDING AMOUNT	SUBTOTAL FUNDING SOURCE	SUBTOTAL FUNDING AMOUNT	TOTAL FUNDING AMOUNT
1	Annual TIF Rebates	AD/ED	TIF-UN	117,390	TIF-UN	76,280	TIF-UN	44,020	TIF-UN	18,810	TIF-UN	9,410			TIF-UN	265,910	8,159,540
			TIF-CH	64,450	TIF-CH	64,450									TIF-CH	128,900	
			TIF-DT	1,409,870	TIF-DT	1,497,170	TIF-DT	1,593,880	TIF-DT	1,619,090	TIF-DT	1,644,720			TIF-DT	7,764,730	
2	Gibson Property Development - Phase I-II	ADM/ED	TIF-STH	150,000	TIF-STH	1,425,000	TIF-STH	1,875,000	TIF-STH	350,000					TIF-STH	3,800,000	3,800,000
3	Gibson Property Development - Phase III-V	ADM/ED											TIF-STH	8,223,000	TIF-STH	8,223,000	8,223,000
4	Industrial Park Expansion (Phase I)	ADM/ED	TIF-UN	9,000,000	TIF-UN	500,000									TIF-UN	9,500,000	9,500,000
5	Industrial Park Land Acquisition	ADM/ED	TIF-UN	3,500,000			TIF-UN	4,000,000			TIF-UN	1,500,000			TIF-UN	9,000,000	9,000,000
6	Northern Industrial Park: Insurance and Maintenance	ADM/ED	TIF-UN	30,000	TIF-UN	30,000	TIF-UN	30,000	TIF-UN	30,000	TIF-UN	30,000	TIF-UN	30,000	TIF-UN	180,000	180,000
7	Bond Fees	FBO/ADM			GO 2024	50,000			GO 2026	50,000			GO 2028	50,000	GO	150,000	150,000
8	Capitalized Interest	FBO/ADM			GO 2024	150,000			GO 2026	150,000			GO 2028	150,000	GO	450,000	450,000
9	Vehicle Replacement Program	FBO/ADM	SCF	440,000	SCF	469,000	SCF	400,000	SCF	400,000	SCF	400,000	SCF	400,000	SCF	2,509,000	6,123,000
							SRF	35,000	SRF	35,000	SRF	35,000	SRF	35,000	SRF	140,000	
																0	
			REF	270,000			REF	200,000	REF	200,000	REF	200,000	REF	200,000	REF	1,070,000	
			VRF	459,000	VRF	345,000	VRF	400,000	VRF	400,000	VRF	400,000	VRF	400,000	VRF	2,404,000	
10	Cable TV Equipment Upgrades	FBO/CTV	CTF	100,000	CTF	100,000	CTF	100,000	CTF	100,000	CTF	100,000	CTF	100,000	CTF	600,000	600,000
11	Video Server	FBO/CTV			CTF	15,000									CTF	15,000	15,000
12	Master Control Server	FBO/CTV			CTF	55,000									CTF	55,000	55,000
13	Video Switcher/Replay replacement	FBO/CTV	CTF	40,000											CTF	40,000	40,000
14	Broadcast Lenses	FBO/CTV	CTF	75,000	CTF	30,000	CTF	75,000							CTF	180,000	180,000
15	Camera's - Installation, Maintenance & Replacements	FBO/IS	GO 2022	20,000	GO 2022	20,000	GO 2024	70,000	GO 2026	95,000	GO 2028	95,000	GO 2028	70,000	GO	370,000	370,000
16	CIP/Capital Asset Software	FBO/IS	DPR	65,000											DPR	65,000	65,000
17	City Mobile App	FBO/IS	DPR	1,950	DPR	1,950									DPR	3,900	3,900
18	Computer Equipment & Software	FBO/IS	DPR	70,000	DPR	70,000	DPR	70,000	DPR	70,000	DPR	70,000	DPR	70,000	DPR	420,000	420,000
19	Document Imaging	FBO/IS	DPR	20,000	DPR	6,000	DPR	6,000	DPR	6,000	DPR	20,000			DPR	58,000	58,000
20	Door Lock System	FBO/IS	CP	50,400	CP	50,400									CP	100,800	120,000
			DPR	9,600	DPR	9,600									DPR	19,200	
21	Financial System & Human Capital Software	FBO/IS	GO 2022	300,000	GO 2024	400,000									GO	700,000	3,750,000
			DR	500,000											DR	500,000	
			DPR	800,000	DPR	350,000	DPR	350,000	DPR	350,000	DPR	350,000	DPR	350,000	DPR	2,550,000	
22	GIS	FBO/IS	DPR	15,000	DPR	15,000	DPR	15,000	DPR	20,000	DPR	15,000	DPR	15,000	DPR	95,000	95,000
23	Mid-Range Operating System Upgrade	FBO/IS			DPR	4,500									DPR	4,500	4,500
24	Mobile Data Computer Replacement - Police	FBO/IS	DPR	20,000	DPR	15,000	DPR	15,000	DPR	15,000	DPR	15,000	DPR	15,000	DPR	95,000	95,000
25	Network Upgrades	FBO/IS	DPR	75,000	DPR	140,000	DPR	75,000	DPR	110,000	DPR	90,000	DPR	60,000	DPR	550,000	550,000
26	Penetration Security Testing Services	FBO/IS	DPR	80,000	DPR	80,000	DPR	80,000	DPR	80,000	DPR	80,000	DPR	80,000	DPR	480,000	480,000
27	Permitting System	FBO/IS					DPR	320,000	DPR	150,000	DPR	150,000	DPR	150,000	DPR	770,000	770,000
28	Work Order Management Software	FBO/IS	DPR	25,000	DPR	25,000									DPR	50,000	50,000
29	Library Automated Materials Handler	FBO/LIBRARY			GO 2024	86,000									GO	86,000	172,000
					CF	86,000									CF	86,000	
30	Youth Department Service Desk Replacement	FBO/LIBRARY					CF	55,000							CF	55,000	55,000
31	Replacement of Community Center Tables and Chairs	FBO/LIBRARY			CF	50,000									CF	50,000	50,000
32	Parking Lot: City Hall	FBO/PARKING			TIF-DT	130,000									TIF-DT	130,000	130,000
33	Parking Lot: College Hill Parking Restoration	FBO/PARKING	TIF-CH	10,000											TIF-CH	10,000	10,000
34	Parking Lot: Downtown Lot Improvements	FBO/PARKING			TIF-DT	150,000	TIF-DT	150,000							TIF-DT	300,000	300,000
35	Parking Lot: Downtown Parking Ramp Study	FBO/PARKING	TIF-DT	100,000											TIF-DT	100,000	10[illegible]
36	Parking Lot: Downtown Parking Structure	FBO/PARKING			TIF-DT	2,500,000	TIF-DT	1,800,000	TIF-DT	16,100,000					TIF-DT	20,400,000	20,400,000

FY23 - FY28 CAPITAL IMPROVEMENTS PROGRAM
CITY OF CEDAR FALLS, IOWA

New FY23

Presented to City Council/Planning & Zoning Comm: 19-Dec-2022
Approved by the City Council:
Resolution Number:

#	PROJECT OR PROGRAM	DEPT/ DIV.	FY23 FUNDING SOURCE	FY23 FUNDING AMOUNT	FY24 FUNDING SOURCE	FY24 FUNDING AMOUNT	FY25 FUNDING SOURCE	FY25 FUNDING AMOUNT	FY26 FUNDING SOURCE	FY26 FUNDING AMOUNT	FY27 FUNDING SOURCE	FY27 FUNDING AMOUNT	FY28 FUNDING SOURCE	FY28 FUNDING AMOUNT	SUBTOTAL FUNDING SOURCE	SUBTOTAL FUNDING AMOUNT	TOTAL FUNDING AMOUNT
37	Parking Lot: Gateway Park Parking Lot & Lighting	FBO/PARKING					GO 2026	250,000							GO	250,000	250,000
38	Parking Lot: Pheasant Ridge Pro Shop	FBO/PARKING											GIF	605,000	GIF	605,000	605,000
39	Parking Equipment/Technology Replacement	FBO/PARKING			TIF-CH	20,000									TIF-CH	20,000	300,000
					TIF-DT	280,000									TIF-DT	280,000	
40	Postage Machine Replacement	FBO/PUB RECORD			GR	15,000									GR	15,000	15,000
41	Access to Transportation	CD/CDBG			CDBG	22,420									CDBG	22,420	22,420
42	Consolidated Plan	CD/CDBG			CDBG	10,000									CDBG	10,000	40,000
					HCV	5,000									HCV	5,000	
					GR	25,000									GR	25,000	
43	Neighborhood Accessibility	CD/CDBG	CDBG	92,870	CDBG	64,000									CDBG	156,870	156,870
44	Neighborhood Recreational Amenities	CD/CDBG	CDBG	20,000											CDBG	20,000	20,000
45	Owner Occupied Rehabilitation	CD/CDBG	CDBG	25,000	CDBG	67,000									CDBG	92,000	272,000
			HOME	90,000	HOME	90,000									HOME	180,000	
46	Renter Occupied Rehabilitation	CD/CDBG	CDBG	75,000	CDBG	33,500									CDBG	108,500	108,500
47	City Hall Repurpose & Remodel	CD/INSPECT	GFS	2,503,720											GFS	2,503,720	2,503,720
48	Code Enforcement, Property Clean-up, Condemnation	CD/INSPECT			CDBG	5,000			CDBG	5,000			CDBG	5,000	CDBG	15,000	285,000
			CP	45,000	CP	45,000	CP	45,000	CP	45,000	CP	45,000	CP	45,000	CP	270,000	
49	Hearst Center Expansion	CD/INSPECT									PRIV	875,000	PRIV	1,495,000	PRIV	2,370,000	8,300,000
													GO 2028	700,000	GO	700,000	
													CF	750,000	CF	750,000	
									GFS	320,000			GFS	1,130,000	GFS	1,450,000	
											F/S	675,000	F/S	675,000	F/S	1,350,000	
									CIF	180,000					CIF	180,000	
											BHCG	750,000	BHCG	750,000	BHCG	1,500,000	
50	Land Acquisition - School Administration Site	CD/INSPECT											GFS	210,000	GFS	210,000	210,000
51	Pedestrian way from Andy Ave. to Aldrich Elementary	CD/INSPECT	GO 2024	15,000	GO 2024	15,000									GO	30,000	30,000
52	Pheasant Ridge Pro Shop and Cart Storage Repairs	CD/INSPECT	GIF	15,000	GIF	50,000			GIF	46,000					GIF	111,000	111,000
53	UNI Dome Renovation	CD/INSPECT					EDF	1,500,000	EDF	1,500,000					EDF	3,000,000	50,000,000
					UNI	16,666,670	UNI	15,166,660	UNI	15,166,670					UNI	47,000,000	
54	Bike Network on-street Signage	CD/PLAN	SCF	5,000	SCF	5,000	SCF	5,000	SCF	5,000	SCF	5,000	SCF	5,000	SCF	30,000	30,000
55	Bus Shelters & Related Amenities	CD/PLAN	MET	15,000			MET	15,000			MET	15,000			MET	45,000	45,000
56	Cedar River Safety and Recreational River Improvements Phase I	CD/PLAN	ER	1,000,000	ER	700,000									ER	1,700,000	6,703,550
			PRIV	500,000											PRIV	500,000	
			BHCG	1,500,000											BHCG	1,500,000	
			TRC	400,000											TRC	400,000	
					H/M-PK	70,000									H/M-PK	70,000	
					GFS	300,000									GFS	300,000	
			GO 2022	288,550	GO 2022	70,000									GO	358,550	
			GR	150,000											GR	150,000	
			F/S	1,725,000											F/S	1,725,000	
57	Cedar Valley Placemaking	CD/PLAN					F/S	113,240	F/S	113,240					F/S	226,480	592,310
							GO 2026	125,760	GO 2026	65,750					GO	191,510	
							BHCG	16,000	BHCG	16,000					BHCG	32,000	
							H/M-PK	71,160	H/M-PK	71,160					H/M-PK	142,320	
58	Community-wide Strategic Plan	CD/PLAN			GR	12,500	GR	12,500							GR	25,000	
59	Comprehensive Plan & Zoning Code Updates	CD/PLAN			GR	125,000	GR	150,000	GR	150,000	GR	150,000	GR	150,000	GR	725,000	7

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					TIF-CH	25,000									TIF-CH	25,000	
60	Conversion of rental homes back to owner-occupied	CD/PLAN	GR	100,000	GR	100,000	GR	100,000	GR	100,000	GR	100,000			GR	500,000	500,000
61	Historic Reconnaissance Survey of Overman Park Neighborhood	CD/PLAN			F/S	11,000									F/S	11,000	13,400
					GR	2,400									GR	2,400	
62	Parks and Public Lands Master Plan	CD/PLAN					GO 2026	75,000	GO 2026	75,000					GO	150,000	150,000
63	Property/Flood Buyouts	CD/PLAN	F/S	500,000											F/S	500,000	1,080,000
					CP	300,000	CP	70,000	CP	70,000	CP	70,000	CP	70,000	CP	580,000	
64	Resilience Initiatives	CD/PLAN	GR	25,000			GR	25,000	GR	25,000	GR	25,000	GR	25,000	GR	125,000	125,000
65	Support for Historical Society Enhance Iowa Grant	CD/PLAN			H/M-VT	16,000	H/M-VT	17,000	H/M-VT	17,000					H/M-VT	50,000	50,000
66	Wayfinding Signage Plan	CD/PLAN							H/M-VT	30,000					H/M-VT	30,000	30,000
67	Ballfield Fencing Spot Repair	CD/REC	SBPF	3,000	SBPF	3,000	SBPF	3,000	SBPF	3,000	SBPF	3,000	SBPF	3,000	SBPF	18,000	18,000
68	Dugout Covers - Birdsall Park	CD/REC							SBPF	107,000					SBPF	107,000	107,000
69	Facility Improvements - Rec Center	CD/REC			RCCIP	10,000									RCCIP	10,000	10,000
70	New HS Pool	CD/REC			RCCIP	1,400,000									RCCIP	1,400,000	21,000,000
					SCHOOLS	7,600,000	SCHOOLS	500,000							SCHOOLS	8,100,000	
							F/S	700,000							F/S	700,000	
							BHCG	900,000							BHCG	900,000	
					PRIV	3,000,000	PRIV	300,000							PRIV	3,300,000	
					GO 2024	700,000									GO	700,000	
					GFS	3,400,000	GFS	2,500,000							GFS	5,900,000	
71	Orchard Hill Park - Pickleball Expansion	CD/REC			GO 2024	110,000									GO	110,000	400,000
					PRIV	190,000									PRIV	190,000	
					H/M-PK	100,000									H/M-PK	100,000	
72	Outdoor Fitness Park	CD/REC											NFG	30,000	NFG	30,000	150,000
													PRIV	120,000	PRIV	120,000	
73	Park Renovations	CD/REC					GO 2026	100,000	GO 2026	50,000	GO 2026	200,000	GO 2028	100,000	GO	450,000	450,000
74	Turf Replacement Robinson Dresser	CD/REC											GO 2028	87,500	GO	87,500	175,000
													RCCIP	87,500	RCCIP	87,500	
75	Weight Equipment	CD/REC	RCRG	300,000											RCRG	300,000	300,000
76	Falls-Cabanas	CD/REC					RCCIP	15,000							RCCIP	15,000	15,000
77	Falls-Improve fencing location	CD/REC	RCCIP	9,050											RCCIP	9,050	9,050
78	Falls-Maintenance	CD/REC	RCCIP	67,000	RCCIP	55,000	RCCIP	65,000	RCCIP	35,000	RCCIP	35,000	RCCIP	35,000	RCCIP	292,000	292,000
79	Falls-Splash Feature	CD/REC	RCCIP	5,000	RCCIP	70,000									RCCIP	75,000	75,000
80	Hearst Center Master Plan	CD/CULT	ACB	15,000											ACB	15,000	55,000
			CIF	25,000											CIF	25,000	
			FRIEND	15,000											FRIEND	15,000	
81	Hearst Center Fundraising Feasibility Study	CD/CULT			ACB	15,000									ACB	15,000	40,000
			FRIEND	10,000	FRIEND	15,000									FRIEND	25,000	
82	RAGBRAI Start Up Funds	CD/V&T					TRC	5,000							TRC	5,000	5,000
83	Replace Horse & Rider Sculpture @ Visitor Center	CD/V&T					TRC	950							TRC	950	20,000
							PRIV	9,550							PRIV	9,550	
							ACB	9,500							ACB	9,500	
84	Replacement of Street Banners	CD/V&T			TRC	2,500			TRC	2,500			TRC	2,500	TRC	7,500	7,500
85	Tourism Market Study	CD/V&T					TRC	25,000							TRC	25,000	[illegible]
86	Visitor Center-Cedar Falls 3D Sign	CD/V&T					TRC	22,000							TRC	22,000	[illegible]
87	Visitor Center-Interior Painting & Updates	CD/V&T			TRC	15,000									TRC	15,000	15,000

Item 2.

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88	Visitor Center Retaining Wall and Patio Repair	CD/V&T	TRC	30,000											TRC	30,000	30,000
89	Bridges/Culverts: Hudson Road Bridge Deck Overlay	PW/ENG					LST	900,000							LST	900,000	900,000
90	Bridges/Culverts: Inspections/Repairs	PW/ENG	SCF	200,000	SCF	55,000	SCF	200,000	SCF	55,000	SCF	200,000	SCF	55,000	SCF	765,000	765,000
91	Bridges/Culverts: Katowski Drive Box Culvert Replacement	PW/ENG	STW	240,000	STW	240,000									STW	480,000	480,000
92	Bridges/Culverts: Olive Street Box Culvert Replacement	PW/ENG	TIF-CH	1,400,000	TIF-CH	1,400,000									TIF-CH	2,800,000	2,800,000
93	Bridges/Culverts: Ridgeway Avenue Bridge Replacement	PW/ENG					TIF-STH	185,000							TIF-STH	185,000	665,000
							F/S	480,000							F/S	480,000	
94	Industrial & City Development: Infrastructure Oversizing	PW/ENG	GO 2022	50,000	GO 2024	50,000	GO 2024	50,000	GO 2026	50,000	GO 2026	50,000	GO 2028	50,000	GO	300,000	660,000
			STW	30,000	STW	30,000	STW	30,000	STW	30,000	STW	30,000	STW	30,000	STW	180,000	
			SRF	30,000	SRF	30,000	SRF	30,000	SRF	30,000	SRF	30,000	SRF	30,000	SRF	180,000	
95	Sanitary Sewer: Gibson Property Extension	PW/ENG					TIF-STH	90,000	TIF-STH	300,000					TIF-STH	390,000	390,000
96	Sanitary Sewer: Main Street to James Dr. Extension	PW/ENG	SRF	330,000											SRF	330,000	1,020,000
					SA	690,000									SA	690,000	
97	Sanitary Sewer: Northern Industrial Park Realignment	PW/ENG											TIF-UN	550,000	TIF-UN	550,000	550,000
98	Sanitary Sewer: Pheasant Ridge Water/Sewer Connection	PW/ENG											GIF	110,000	GIF	110,000	110,000
99	Sanitary Sewer: SW Branch of Dry Run Creek Extension	PW/ENG							SRB-2026	2,310,000					SRB	2,310,000	2,310,000
100	Sidewalks/Trails: Assessment Program	PW/ENG	SA	100,000	SA	100,000	SA	100,000	SA	100,000	SA	100,000	SA	100,000	SA	600,000	600,000
101	Sidewalks/Trails: Autumn Ridge Sidewalk Infill	PW/ENG											GO 2028	65,000	GO	65,000	65,000
102	Sidewalks/Trails: Grand Avenue Trail Infill (Bronson to Galloway)	PW/ENG											GO 2028	130,000	GO	130,000	130,000
103	Sidewalks/Trails: Lake Street Trail	PW/ENG	GO 2022	40,000											GO	40,000	290,000
			F/S	250,000											F/S	250,000	
104	Sidewalks/Trails: Lloyd Lane Sidewalk Infill	PW/ENG									GO 2026	45,000			GO	45,000	45,000
105	Sidewalks/Trails: McClain Drive Sidewalk Infill	PW/ENG											GO 2028	100,000	GO	100,000	100,000
106	Sidewalks/Trails: Reconstruction Program	PW/ENG	GO 2022	75,000	GO 2024	100,000	GO 2024	100,000	GO 2026	100,000	GO 2026	100,000	GO 2028	100,000	GO	575,000	575,000
107	Sidewalks/Trails: Trail Oversizing	PW/ENG	GO 2022	20,000	GO 2024	20,000	GO 2024	20,000	GO 2026	20,000	GO 2026	20,000	GO 2028	20,000	GO	120,000	120,000
108	Sidewalks/Trails: Trail Reconstruction	PW/ENG	H/M-TR	50,000	H/M-TR	50,000	H/M-TR	50,000	H/M-TR	50,000	H/M-TR	50,000	H/M-TR	50,000	H/M-TR	300,000	300,000
109	Sidewalks/Trails: Union Road Trail Phase II	PW/ENG	GO 2020	75,000											GO	75,000	90,000
			F/S	15,000											F/S	15,000	
110	Sidewalks/Trails: W. 20th Street Sidewalk Infill	PW/ENG			GO 2024	50,000									GO	50,000	50,000
111	Storm Water: Drainage Studies	PW/ENG	F/S	221,000											F/S	221,000	446,000
			STW	75,000			STW	75,000			STW	75,000			STW	225,000	
112	Storm Water: Huntington Rd. Extension over Green Creek	PW/ENG									STW	250,000			STW	250,000	500,000
											LST	250,000			LST	250,000	
113	Storm Water: Northern Cedar Falls Storm Sewer Extension	PW/ENG									GO 2028	480,000			GO	480,000	480,000
114	Storm Water: Slope Repair (Greenwood Cemetery)	PW/ENG	GO 2022	70,000											GO	70,000	620,000
					STW	275,000	STW	275,000							STW	550,000	
115	Storm Water: Slope Repair (W. Ridgewood Dr.)	PW/ENG	GO 2020	30,000											GO	30,000	330,000
			STW	300,000											STW	300,000	
116	Storm Water: Storm Sewer Extension to North College Street	PW/ENG											GO 2028	10,000	GO	10,000	75,000
													STW	65,000	STW	65,000	
117	Storm Water: University Avenue Bioretention Swales/Cells	PW/ENG	F/S	77,000											F/S	77,000	140,000
			STW	63,000											STW	63,000	
118	Storm Water: W. 18th St. Extension over Dry Run Creek	PW/ENG									STW	250,000			STW	250,000	500,000
											LST	250,000			LST	250,000	
119	Streets: Aldrich Elementary School Connections	PW/ENG	CP	575,000											CP	575,000	6,17
					SA	300,000	SA	1,150,000	SA	1,150,000					SA	2,600,000	

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							GO 2024	1,375,000	GO 2026	1,375,000					GO	2,750,000	
			SCF	250,000											SCF	250,000	
120	Streets: Alley Reconstruction Program	PW/ENG	STW	85,000	STW	85,000	STW	85,000	STW	85,000	STW	85,000	STW	85,000	STW	510,000	2,450,000
			F/S	60,750											F/S	60,750	
							TIF-DT	80,000	TIF-DT	60,000	TIF-DT	60,000	TIF-DT	60,000	TIF-DT	260,000	
			SCF	364,250	SCF	315,000	SCF	235,000	SCF	235,000	SCF	235,000	SCF	235,000	SCF	1,619,250	
121	Streets: Annual Street Repair Program (Resurfacing & Reconstruction)	PW/ENG	LST	4,000,000	LST	4,000,000	LST	4,000,000	LST	3,500,000	LST	3,940,000	LST	3,940,000	LST	23,380,000	26,900,000
			GO 2022	60,000	GO 2024	60,000	GO 2024	60,000	GO 2026	60,000	GO 2026	60,000	GO 2028	60,000	GO	360,000	
			SRF	250,000	SRF	250,000	SRF	250,000	SRF	250,000	SRF	150,000	SRF	150,000	SRF	1,300,000	
									TIF-UN	500,000					TIF-UN	500,000	
			SCF	240,000	SCF	240,000	SCF	240,000	SCF	240,000	SCF	200,000	SCF	200,000	SCF	1,360,000	
122	Streets: Cedar Heights Drive Reconstruction	PW/ENG	F/S	1,700,000											F/S	1,700,000	2,750,000
			GO 2022	375,000											GO	375,000	
			SCF	75,000											SCF	75,000	
			LST	600,000											LST	600,000	
123	Streets: Center Street Improvements	PW/ENG	STW	300,000											STW	300,000	1,625,000
	(ER Total Funding = $800,000)		ER	775,000											ER	775,000	
			SCF	500,000											SCF	500,000	
			PRIV	50,000											PRIV	50,000	
124	Streets: Cyber Lane Extension	PW/ENG	TIF-STH	55,000											TIF-STH	55,000	55,000
125	Streets: Greenhill Road & South Main Street Intersection	PW/ENG	GO 2022	250,000											GO	250,000	2,575,000
			F/S	500,000											F/S	500,000	
			LST	1,825,000											LST	1,825,000	
126	Streets: Hwy 58 & Greenhill Road Intersection	PW/ENG											F/S	32,000,000	F/S	32,000,000	36,000,000
													TIF-UN	4,000,000	TIF-UN	4,000,000	
127	Streets: Hudson Road & Ridgeway Ave. Traffic Signal	PW/ENG	TIF-STH	210,000											TIF-STH	210,000	580,000
			SCF	200,000											SCF	200,000	
			LST	170,000											LST	170,000	
128	Streets: IANR CFU Spur Grade Crossing Removals	PW/ENG			LST	52,500	LST	125,000	LST	90,000					LST	267,500	4,700,000
					F/S	355,000	F/S	1,125,000	F/S	810,000					F/S	2,290,000	
					RR	177,500	RR	562,500	RR	465,000					RR	1,205,000	
					TIF-DT	62,500	TIF-DT	375,000	TIF-DT	375,000					TIF-DT	812,500	
					CP	62,500	CP	62,500							CP	125,000	
129	Streets: Main Street Reconstruction	PW/ENG	F/S	1,500,000	F/S	1,400,000									F/S	2,900,000	31,052,000
			SCF	687,000	SCF	687,000	SCF	4,478,000							SCF	5,852,000	
			ARPA	900,000	ARPA	1,550,000	ARPA	200,000							ARPA	2,650,000	
			STW	500,000	STW	500,000	STW	200,000							STW	1,200,000	
			CFU	1,450,000	CFU	1,450,000	CFU	200,000							CFU	3,100,000	
			LST	5,000,000	LST	5,800,000	LST	1,900,000							LST	12,700,000	
			TIF-DT	1,600,000	TIF-DT	500,000									TIF-DT	2,100,000	
			GO 2022	50,000			GO 2026	500,000							GO	550,000	
130	Streets: Prairie Parkway Roundabout Landscaping Improvements	PW/ENG	TIF-PP	450,000											TIF-PP	450,000	490,000
			PRIV	40,000											PRIV	40,000	
131	Streets: Prairie Parkway & Viking Road Intersection Improvements	PW/ENG			TIF-PP	300,000	TIF-PP	3,200,000							TIF-PP	3,500,000	3,500,000
132	Streets: Ridgeway Avenue Reconstruction	PW/ENG	TIF-STH	1,300,000	TIF-STH	1,300,000									TIF-STH	2,600,000	2,6[illegible]
133	Streets: Seal Coat Program	PW/ENG	LST	100,000	LST	100,000	LST	100,000	LST	100,000	LST	100,000	LST	100,000	LST	600,000	1,5[illegible]

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			SCF	150,000	SCF	150,000	SCF	150,000	SCF	150,000	SCF	150,000	SCF	150,000	SCF	900,000	
134	Streets: Traffic Planning	PW/ENG			SCF	150,000	SCF	75,000	SCF	75,000	SCF	75,000	SCF	75,000	SCF	450,000	450,000
135	Streets: Union Road Culvert Replacement	PW/ENG					GO 2026	10,000							GO	10,000	660,000
							STW	60,000	STW	340,000					STW	400,000	
							SRF	15,000	SRF	235,000					SRF	250,000	
136	Streets: Viking Road Reconstruction & Sidewalk Infill	PW/ENG	TIF-UN	6,600,000											TIF-UN	6,600,000	6,965,000
			CFU	365,000											CFU	365,000	
137	Streets: W. 12th Street Extension	PW/ENG							SCF	570,000					SCF	570,000	1,130,000
									PRIV	500,000					PRIV	500,000	
									CFU	60,000					CFU	60,000	
138	Streets: W. 22nd Street Reconstruction	PW/ENG			LST	385,000									LST	385,000	1,115,000
			GO 2022	80,000											GO	80,000	
					SCF	250,000									SCF	250,000	
					TIF-CH	400,000									TIF-CH	400,000	
139	Streets: W. 23rd Street Reconstruction	PW/ENG			GO 2024	100,000									GO	100,000	1,100,000
							CFU	100,000							CFU	100,000	
							LST	650,000							LST	650,000	
							UNI	250,000							UNI	250,000	
140	Streets: West 27th Street Improvements	PW/ENG	SCF	740,000	SCF	750,000									SCF	1,490,000	7,450,000
			GO 2022	110,000											GO	110,000	
			SCHOOLS	1,875,000	SCHOOLS	1,875,000									SCHOOLS	3,750,000	
			LST	1,000,000	LST	1,100,000									LST	2,100,000	
141	Streetscape: Downtown Streetscape & Reconstruction Phase II	PW/ENG	TIF-DT	150,000											TIF-DT	150,000	150,000
142	Cemetery Columbariums	PW/CEM			GR	70,000	GR	70,000	GR	70,000					GR	210,000	210,000
143	Golf Course Maintenance	PW/GOLF	GIF	5,000	GIF	5,000	GIF	10,000	GIF	5,000	GIF	10,000	GIF	5,000	GIF	40,000	40,000
144	Pheasant Ridge Cart Path Renovations	PW/GOLF	GIF	65,000			GIF	40,000			GIF	40,000			GIF	145,000	145,000
145	Bess Streeter Park Playground Equipment Upgrade	PW/PARK	H/M-PK	63,000											H/M-PK	63,000	63,000
146	Big Woods Lake Cabin	PW/PARK			BHC	62,500									BHC	62,500	125,000
					BWMR	62,500									BWMR	62,500	
147	Cedar River Dam Maintenance	PW/PARK	CP	75,000											CP	75,000	75,000
148	Gold Star Family Memorial Monument	PW/PARK			PRIV	65,000	PRIV	40,000							PRIV	105,000	105,000
149	Mini Plaza on 1st St. Historical Area - Rotary Club	PW/PARK			PRIV	75,000									PRIV	75,000	75,000
150	New Park Identification Signage	PW/PARK	H/M-PK	25,000											H/M-PK	25,000	25,000
151	Park Improvements	PW/PARK	H/M-PK	25,000	H/M-PK	25,000	H/M-PK	25,000	H/M-PK	25,000	H/M-PK	25,000	H/M-PK	25,000	H/M-PK	150,000	150,000
152	Pickle Ball Court Maintenance	PW/PARK	GR	35,000	GR	5,000	GR	5,000	GR	5,000	GR	5,000	GR	40,000	GR	95,000	95,000
153	Place to Play Park - Future Maintenance	PW/PARK	PRIV	6,000	PRIV	6,000	PRIV	6,000	PRIV	6,000	PRIV	6,000	PRIV	6,000	PRIV	36,000	36,000
154	Place to Play Park Modifications	PW/PARK	PRIV	50,000											PRIV	50,000	50,000
155	Private Property Hazardous Tree Removal	PW/PARK	SA	2,000,000	SA	2,000,000									SA	4,000,000	4,000,000
156	Roundabout Landscape Improvements	PW/PARK	GR	5,000	GR	10,000	GR	10,000	GR	10,000	GR	10,000	GR	10,000	GR	55,000	55,000
157	Seerley Park Renovation	PW/PARK	H/M-PK	25,000			H/M-PK	56,000							H/M-PK	81,000	400,000
									GO 2026	239,000					GO	239,000	
							PRIV	9,000	PRIV	36,000					PRIV	45,000	
							CF	10,000	CF	25,000					CF	35,000	
158	Skate Park Relocation	PW/PARK			PRIV	300,000									PRIV	300,000	300,000
159	Street Tree Replacement	PW/PARK	H/M-PK	8,000	H/M-PK	8,000	H/M-PK	8,000	H/M-PK	10,000	H/M-PK	10,000	H/M-PK	10,000	H/M-PK	54,000	[illegible]
160	Trail Maintenance	PW/PARK	H/M-TR	50,000	H/M-TR	50,000	H/M-TR	50,000	H/M-TR	50,000	H/M-TR	50,000	H/M-TR	50,000	H/M-TR	300,000	300,000

FY23 - FY28 CAPITAL IMPROVEMENTS PROGRAM
CITY OF CEDAR FALLS, IOWA

New FY23

Presented to City Council/Planning & Zoning Comm: 19-Dec-2022
Approved by the City Council:
Resolution Number:

#	PROJECT OR PROGRAM	DEPT/ DIV.	FY23 FUNDING SOURCE	FY23 FUNDING AMOUNT	FY24 FUNDING SOURCE	FY24 FUNDING AMOUNT	FY25 FUNDING SOURCE	FY25 FUNDING AMOUNT	FY26 FUNDING SOURCE	FY26 FUNDING AMOUNT	FY27 FUNDING SOURCE	FY27 FUNDING AMOUNT	FY28 FUNDING SOURCE	FY28 FUNDING AMOUNT	SUBTOTAL FUNDING SOURCE	SUBTOTAL FUNDING AMOUNT	TOTAL FUNDING AMOUNT
161	Veterans Park Restrooms	PW/PARK							PRIV	50,000					PRIV	50,000	50,000
162	Cedar Falls Landscape Improvements	PW/LANDSCAPE	CP	25,000	CP	25,000	CP	25,000	CP	25,000	CP	25,000	CP	25,000	CP	150,000	150,000
163	Beach House Dehumidification System	PW/BLDG			BH	15,000									BH	15,000	15,000
164	Building Exterior Weatherproofing - Public Buildings	PW/BLDG	GR	60,000			GR	60,000			GR	60,000			GR	180,000	180,000
165	Community Center Flooring and Furniture	PW/BLDG	CF	6,000											CF	6,000	63,000
			GR	57,000											GR	57,000	
166	LED Lighting Upgrade - Aquatic Center	PW/BLDG	GR	25,000											GR	25,000	25,000
167	LED Lighting Upgrade - Library	PW/BLDG			GR	35,000	GR	30,000							GR	65,000	65,000
168	Library Atrium Window Replacement	PW/BLDG			CF	15,000									CF	15,000	25,000
					GR	10,000									GR	10,000	
169	Library Drive-Through Book Returns	PW/BLDG	CF	3,500											CF	3,500	7,000
			GR	3,500											GR	3,500	
170	Rec Center Heat Pumps	PW/BLDG	RCCIP	20,000	RCCIP	25,000	RCCIP	25,000	RCCIP	25,000					RCCIP	95,000	95,000
171	Expanded Poly Styrene (Styrofoam) Densifier	PW/REF			REF	95,000									REF	95,000	95,000
172	Orchard Hill Recycling Drop Site Improvements	PW/REF			REF	25,000									REF	25,000	25,000
173	Refuse and Yard Waste Cart Tracking	PW/REF	REF	25,000	REF	25,000									REF	50,000	50,000
174	Security Cameras at Recycling Sites	PW/REF			REF	50,000	REF	50,000							REF	100,000	100,000
175	SW Solid Waste Transfer Station	PW/REF											REF	1,000,000	REF	1,000,000	1,000,000
176	Material Storage Bunkers	PW/STR									SCF	75,000			SCF	75,000	75,000
177	Streetscape: College Hill Maintenance & Improvements	PW/STR	TIF-CH	5,000	TIF-CH	5,000	TIF-CH	5,000	TIF-CH	5,000	TIF-CH	300,000	TIF-CH	5,000	TIF-CH	325,000	325,000
178	Streetscape: Downtown Maintenance & Improvements	PW/STR	TIF-DT	10,000	TIF-DT	10,000	TIF-DT	10,000	TIF-DT	10,000	TIF-DT	10,000	TIF-DT	10,000	TIF-DT	60,000	60,000
179	Storm Water: Erosion Repair Project	PW/STR	STW	25,000	STW	25,000	STW	25,000	STW	25,000	STW	25,000	STW	25,000	STW	150,000	150,000
180	Signalized Intersection Upgrade	PW/TO	SCF	200,000	SCF	200,000	SCF	200,000	SCF	200,000	SCF	200,000	SCF	200,000	SCF	1,200,000	1,200,000
181	Siren Replacement	PW/TO	GR	60,000	GR	5,000	GR	5,000	GR	5,000	GR	5,000	GR	5,000	GR	85,000	85,000
182	Bulk Fluids Room Expansion	PW/VEH MAINT			VRF	100,000									VRF	100,000	100,000
183	Electric Shore Station for Patrol Vehicles	PW/VEH MAINT					VRF	50,000							VRF	50,000	50,000
184	P511 Replacement Aerial Truck	PW/VEH MAINT											GO 2028	1,800,000	GO	1,800,000	1,800,000
185	Vehicle Locators	PW/VEH MAINT					VRF	15,000	VRF	10,000					VRF	25,000	25,000
186	Building Maintenance	PW/WTR									SRF	30,000			SRF	30,000	30,000
187	Hudson Road Sanitary Line Replacement	PW/WTR											SRF	50,000	SRF	50,000	50,000
188	Lift Station Pump Rebuild or Replacement	PW/WTR	SRF	75,000	SRF	135,000	SRF	75,000	SRF	75,000	SRF	75,000	SRF	75,000	SRF	510,000	510,000
189	Nutrient Reduction Improvements	PW/WTR			SRB-2024	13,550,000	SRB-2024	30,000,000	SRB-2026	31,000,000	SRB-2026	34,000,000			SRB	108,550,000	112,400,000
					ARPA	3,850,000	ARPA								ARPA	3,850,000	
190	Oak Park Sewer Replacement Project	PW/WTR	SRB-2018	900,000											SRB	900,000	900,000
191	Cross Connection Removal Reimbursement	PW/WTR	SRF	150,000	SRF	150,000	SRF	150,000	SRF	50,000	SRF	50,000	SRF	50,000	SRF	600,000	600,000
192	Polymer Pumps	PW/WTR	SRF	75,000											SRF	75,000	75,000
193	Sanitary Sewer Infiltration & Inflow Reduction Project	PW/WTR	SRF	50,000	SRF	50,000	SRF	50,000	SRF	50,000	SRF	50,000	SRF	50,000	SRF	300,000	300,000
194	Sanitary Sewer Spot Repairs/Emergency	PW/WTR	SRF	30,000	SRF	30,000	SRF	30,000	SRF	30,000	SRF	30,000	SRF	30,000	SRF	180,000	180,000
195	Sartori Trust Farm Improvements	PW/WTR									HT	20,000			HT	20,000	20,000
196	Sewer Collection System Expansion Study	PW/WTR					SRF	250,000							SRF	250,000	250,000
197	Slipline Existing Sanitary Sewers	PW/WTR	SRF	250,000	SRF	250,000	SRF	250,000	SRF	250,000	SRF	250,000	SRF	250,000	SRF	1,500,000	1,500,000
198	UV Disinfection Bulb Replacement	PW/WTR	SRF	60,000									SRF	60,000	SRF	120,000	120,000
199	AED	PSS/FIRE					GR	15,000							GR	15,000	15,000
200	Bunker Gear, Replacement of Pass Devices and Volunteer Equipment	PSS/FIRE	GO 2022	45,000	GO 2024	63,000	GO 2024	45,000	GO 2026	45,000	GO 2026	45,000	GO 2028	45,000	GO	288,000	2

FY23 - FY28 CAPITAL IMPROVEMENTS PROGRAM
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201	Fire Hose	PSS/FIRE	GR	21,000			GR	6,000	GR	12,000	GR	6,000	GR	12,000	GR	57,000	57,000
202	Hazardous Material Upgrade	PSS/FIRE					GR	8,000							GR	8,000	8,000
203	Replacement of Thermal Imaging Units	PSS/FIRE			GR	18,760	GR	18,760							GR	37,520	37,520
204	SCBA Replacement	PSS/FIRE			GO 2024	98,010									GO	98,010	392,040
					FF	294,030									FF	294,030	
205	Technical Rescue Equipment and SCBA	PSS/FIRE	GO 2024	5,000	GO 2024	10,000	GO 2024	7,000	GO 2026	7,000	GO 2026	10,000	GO 2028	7,000	GO	46,000	46,000
206	Ballistic Vests Replacements	PSS/POLICE	PF	4,880	PF	7,000	PF	7,000							PF	18,880	79,750
			F/S	4,870	F/S	7,000	F/S	7,000	F/S	14,000	F/S	14,000	F/S	14,000	F/S	60,870	
207	Equipment Reserve	PSS/POLICE	GR	9,000	GR	11,000	GR	11,000	GR	11,000	GR	11,000	GR	11,000	GR	64,000	64,000
208	Forensic Cellphone & Tablet Equipment	PSS/POLICE			GR	5,000			GR	7,500			GR	10,000	GR	22,500	22,500
209	In Car Camera/Body Cameras	PSS/POLICE			GO 2024	240,000									GO	240,000	240,000
210	Lab and Investigative Equipment	PSS/POLICE	GR	10,000			GR	12,000			GR	12,000			GR	34,000	34,000
211	Radar	PSS/POLICE	GR	9,000	GR	12,000	GR	12,000	GR	12,000	GR	8,000	GR	8,000	GR	61,000	61,000
212	Firearms, TASERS, Less-Lethal Systems	PSS/POLICE	GR	18,000	GR	10,000	GR	20,000	GR	20,000	GR	15,000	GR	15,000	GR	98,000	98,000
	FY23-28 CIP TOTAL			$73,923,600		$94,829,140		$90,881,980		$85,236,720		$50,869,130		$63,901,500		$459,642,070	$459,642,070

		FY23	FY24	FY25	FY26	FY27	FY28	TOTAL	
ACB	— Art Culture Board	15,000	15,000	9,500	0	0	0	39,500	--- ACB
ARPA	— American Rescue Plan Act	900,000	5,400,000	200,000	0	0	0	6,500,000	--- ARPA *
BH	--- Beach House Escrow	0	15,000	0	0	0	0	15,000	--- BH
BHC	--- Black Hawk County	0	62,500	0	0	0	0	62,500	--- BHC *
BHCG	--- Black Hawk County Gaming Grant	1,500,000	0	916,000	16,000	750,000	750,000	3,932,000	--- BHCG *
BWMR	--- Big Woods Maintenance Revenue	0	62,500	0	0	0	0	62,500	--- BWMR
CDBG	— Community Development Block Grant	212,870	201,920	0	5,000	0	5,000	424,790	--- CDBG *
CF	— Community Foundation	9,500	151,000	65,000	25,000	0	750,000	1,000,500	--- CF *
CFU	--- Cedar Falls Utility	1,815,000	1,450,000	300,000	60,000	0	0	3,625,000	--- CFU *
CIF	--- Cultural Improvement Fund	25,000	0	0	180,000	0	0	205,000	--- CIF
CMS	--- Community Main Street	0	0	0	0	0	0	0	--- CMS *
CP	--- Capital Projects	770,400	482,900	202,500	140,000	140,000	140,000	1,875,800	--- CP
CTF	--- Cable Television Fund	215,000	200,000	175,000	100,000	100,000	100,000	890,000	--- CTF
DPR	— Data Processing Receipts	1,181,550	717,050	931,000	801,000	790,000	740,000	5,160,600	--- DPR
DR	— Data Processing Cash Reserves	500,000	0	0	0	0	0	500,000	--- DR
EDF	--- Economic Development Fund	0	0	1,500,000	1,500,000	0	0	3,000,000	--- EDF
ER	--- Emergency Reserve	1,775,000	700,000	0	0	0	0	2,475,000	--- ER
FF	--- Assist to FF Grant	0	294,030	0	0	0	0	294,030	--- FF *
FRIEND	--- Friends of the Public Library & Hearst	25,000	15,000	0	0	0	0	40,000	--- FRIEND *
F/S	— Federal or State Funding	6,553,620	1,773,000	2,425,240	937,240	689,000	32,689,000	45,067,100	--- F/S *
GFS	— General Fund Savings	2,503,720	3,700,000	2,500,000	320,000	0	1,340,000	10,363,720	— GFS
GIF	--- Golf Improvement Fund	85,000	55,000	50,000	51,000	50,000	720,000	1,011,000	--- GIF
GO 2020	--- General Obligation Bond	105,000	0	0	0	0	0	105,000	--- GO 2020
GO 2022	--- General Obligation Bond	1,833,550	90,000	0	0	0	0	1,923,550	--- GO 2022
GO 2024	--- General Obligation Bond	20,000	2,302,010	1,727,000	0	0	0	4,049,010	--- GO 2024
GO 2026	--- General Obligation Bond	0	0	1,060,760	2,381,750	530,000	0	3,972,510	--- GO 2026
GO 2028	--- General Obligation Bond	0	0	0	0	575,000	3,544,500	4,119,500	--- GO 2028
GR	--- General Revenue	587,500	471,660	570,260	427,500	407,000	286,000	2,749,920	--- GR
HCV	— Section 8	0	5,000	0	0	0	0	5,000	--- HCV *
H/M	— Hotel/Motel Tax Receipts	0	0	0	0	0	0	0	--- H/M-PK
H/M-PK	--- Hotel/Motel Tax Receipts-Parks	146,000	203,000	160,160	106,160	35,000	35,000	685,320	--- H/M-PK
H/M-TR	--- Hotel/Motel Tax Receipts-Trails	100,000	100,000	100,000	100,000	100,000	100,000	600,000	--- H/M-TR
H/M-VT	--- Hotel/Motel Tax Receipts-Visitor & Tourism	0	16,000	17,000	47,000	0	0	80,000	--- H/M-VT
HOME	--- HOME Investment Partnerships Program	90,000	90,000	0	0	0	0	180,000	--- HOME *
HT	--- Health Trust	0	0	0	0	20,000	0	20,000	--- HT
LST	--- Local Sales Tax (LST)	12,695,000	11,437,500	7,675,000	3,690,000	4,540,000	4,040,000	44,077,500	--- LST
MET	— MET Transit	15,000	0	15,000	0	15,000	0	45,000	--- MET *
NFG	— National Fitness Grant	0	0	0	0	0	30,000	30,000	--- NFG *
PF	— Police Forfeiture	4,880	7,000	7,000	0	0	0	18,880	--- PF
PMF	--- Parking Meter Fund	0	0	0	0	0	0	0	--- PMF
PRIV	--- Private Contribution	646,000	3,636,000	364,550	592,000	881,000	1,621,000	7,740,550	— PRIV *
RCCIP	--- Recreation Center Capital	101,050	1,560,000	105,000	60,000	35,000	122,500	1,983,550	--- RCCIP
RCRG	--- Rec Relief Grant	300,000	0	0	0	0	0	300,000	--- RCRG
REF	--- Refuse Fund	295,000	195,000	250,000	200,000	200,000	1,200,000	2,340,000	--- REF
RR	--- Railroad CN	0	177,500	562,500	465,000	0	0	1,205,000	--- RR *
SA	--- Special Assessment	2,100,000	3,090,000	1,250,000	1,250,000	100,000	100,000	7,890,000	--- SA *
SBPF	--- Softball Player Fund	3,000	3,000	3,000	110,000	3,000	3,000	125,000	--- SBPF
SCF	— Street Construction Fund	4,051,250	3,271,000	5,983,000	1,930,000	1,540,000	1,320,000	18,095,250	--- SCF
SCHOOLS	— School	1,875,000	9,475,000	500,000	0	0	0	11,850,000	--- SCHOOLS *
SRB-2018	--- Sewer Revenue Bond - 2018	900,000	0	0	0	0	0	900,000	--- SRB-2018
SRB-2024	— Sewer Revenue Bond - 2024	0	13,550,000	30,000,000	0	0	0	43,550,000	--- SRB-2024
SRB-2026	--- Sewer Revenue Bond - 2026	0	0	0	33,310,000	34,000,000	0	67,310,000	--- SRB-2026
SRF	--- Sanitary Sewer Rental Fund	1,300,000	895,000	1,135,000	1,005,000	700,000	780,000	5,815,000	--- SRF
STW	--- Storm Water Fund	1,618,000	1,155,000	750,000	480,000	715,000	205,000	4,923,000	--- STW
TIF-CH	--- Tax Increment Financing - College Hill	1,479,450	1,914,450	5,000	5,000	300,000	5,000	3,708,900	--- TIF-CH
TIF-DT	-- Tax Increment Financing - Downtown	3,269,870	5,129,670	4,008,880	18,164,090	1,714,720	70,000	32,357,230	--- TIF-DT
TIF-UN	--- Tax Increment Financing - Unified Industrial Park	19,247,390	606,280	4,074,020	548,810	1,539,410	4,580,000	30,595,910	--- TIF-UN
TIF-PP	-- Tax Increment Financing - Pinnacle Prairie	450,000	300,000	3,200,000	0	0	0	3,950,000	--- TIF-PP
TIF-STH	-- Tax Increment Financing - South Cedar Falls	1,715,000	2,725,000	2,150,000	650,000	0	8,223,000	15,463,000	— TIF-STH
TRC	--- Tourism Cash Reserves	430,000	17,500	52,950	2,500	0	2,500	505,450	--- TRC
UNI	--- University of Northern Iowa	0	16,666,670	15,416,660	15,166,670	0	0	47,250,000	--- UNI *
VRF	--- Vehicle Rental Fees	459,000	445,000	465,000	410,000	400,000	400,000	2,579,000	--- VRF
	TOTALS:	$73,923,600	$94,829,140	$90,881,980	$85,236,720	$50,869,130	$63,901,500	$459,642,070	TOTAL
	GO-2020 Amounts	105,000	0	0	0	0	0	105,000	GO-2020 Bond
	GO-2022 Amounts	1,833,550	90,000	0	0	0	0	1,923,550	GO-2022 Bond
	GO-2024 Amounts	20,000	2,302,010	1,727,000	0	0	0	4,049,010	GO-2024 Bond
	GO-2026 Amounts	0	0	1,060,760	2,381,750	530,000	0	3,972,510	GO-2026 Bond
	GO-2028 Amounts	0	0	0	0	575,000	3,544,500	4,119,500	GO-2028 Bond
	SRB-2018	900,000	0	0	0	0	0	900,000	SRB-2018
	SRB-2024	0	13,550,000	30,000,000	0	0	0	43,550,000	SRB-2024
	SRB-2026	0	0	0	33,310,000	34,000,000	0	67,310,000	SRB-2026
	Capital Projects:	770,400	482,900	202,500	140,000	140,000	140,000	1,875,800	Capital Projects
	Bonds/CapProj:	$3,628,950	$16,424,910	$32,990,260	$35,831,750	$35,245,000	$3,684,500	$127,805,370	Bond/Capital Projects Total

* These funds are not direct funds of the City but are revenue sources from an outside entity.

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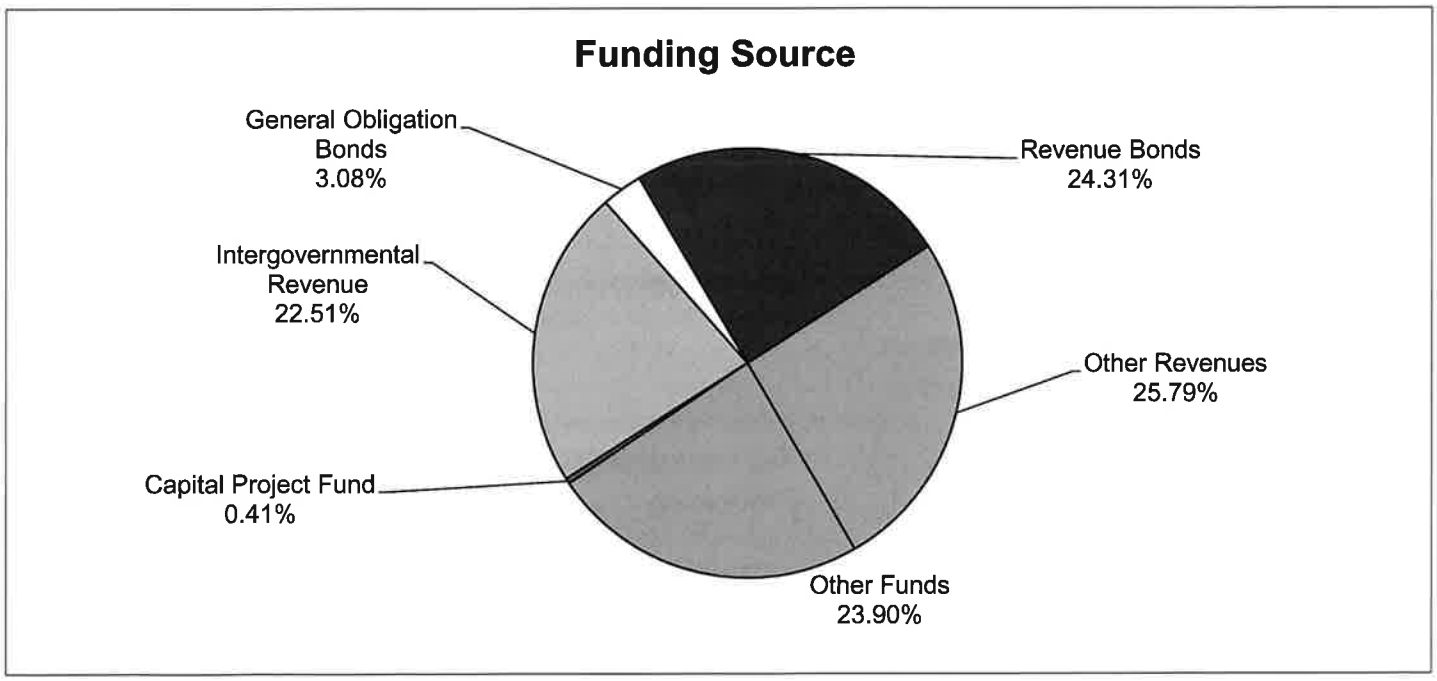
FY23 - FY28 CAPITAL IMPROVEMENTS PROGRAM SUMMARY
CITY OF CEDAR FALLS

EXPENDITURES	FY23	FY24	FY25	FY26	FY27	FY28	TOTAL
Finance & Business Operations	$17,817,660	$9,311,350	$12,008,900	$20,348,900	$5,204,130	$11,003,000	$75,693,940
Community Development	9,569,190	35,520,990	22,662,320	18,198,320	2,948,000	6,475,500	$95,374,320
Public Works	46,410,000	49,221,000	56,042,000	46,561,000	42,596,000	46,301,000	$287,131,000
Public Safety Services	126,750	775,800	168,760	128,500	121,000	122,000	$1,442,810
TOTAL	**$73,923,600**	**$94,829,140**	**$90,881,980**	**$85,236,720**	**$50,869,130**	**$63,901,500**	**$459,642,070**

FUNDING SOURCES	FY23	FY24	FY25	FY26	FY27	FY28	TOTAL
Other Funds	$15,120,070	$30,066,880	$29,901,870	$22,563,670	$4,975,000	$7,219,000	$109,846,490
Capital Project Fund	770,400	482,900	202,500	140,000	140,000	140,000	$1,875,800
Intergovernmental Revenue	22,502,370	19,767,450	12,062,900	5,366,400	6,114,000	37,649,000	$103,462,120
General Obligation Bonds	1,958,550	2,392,010	2,787,760	2,381,750	1,105,000	3,544,500	$14,169,570
Revenue Bonds	900,000	13,550,000	30,000,000	33,310,000	34,000,000	0	$111,760,000
Other Revenues	32,672,210	28,569,900	15,926,950	21,474,900	4,535,130	15,349,000	$118,528,090
TOTAL	**$73,923,600**	**$94,829,140**	**$90,881,980**	**$85,236,720**	**$50,869,130**	**$63,901,500**	**$459,642,070**



12/12/22

FY23-28 CIP
Revenue Change Projections

			Projected Revenue Change	
Fiscal Year	Committed Debt Service	Payment Include FY23- 28 CIP	Amount	Percent
23	1,179,108	1,179,108	317,008	1.33%
24	1,471,350	1,471,350	292,242	1.21%
25	1,466,500	1,871,118	399,768	1.64%
26	1,470,200	1,922,953	51,835	0.21%
27	1,175,350	2,036,119	113,166	0.45%
28	1,175,000	911,322	(1,124,797)	-4.50%
29	803,300	1,343,799	432,477	1.81%

1. Proposed issuance of $4,049,010 in FY24, $3,972,510 in FY26 and $4,119,500 in FY28.

   Each bond sale is assumed to be for ten years at a 3.0 percent interest rate. The interest on the bond sales during the issue year is assumed to be capitalized out of the bond sale amounts.

2. The percentage change is based on the previous year's total property tax askings. There is no taxable growth factored in.

12/20/22

FY23-28 CIP
Revenue Change Projections

Fiscal Year	Percent Change	Change in City Tax Rate	Projected City Tax Rate (Per $1,000)	City Taxes Paid on a $100,000 Home
23	1.33%	0.1514	$11.51	$662.59
24	1.21%	0.1393	$11.65	$670.61
25	1.64%	0.1906	$11.84	$681.58
26	0.21%	0.0247	$11.86	$683.00
27	0.45%	0.0539	$11.92	$686.11
28	-4.50%	-0.5362	$11.38	$655.24
29	1.81%	0.2062	$11.59	$667.11

1. The percentage change is based on the previous year's total property tax askings. There is no taxable growth factored in.

2. The cumulative effect of the revenue changes needed to finance the FY23-28 CIP is a 1.47% percent increase or $68.11 more in property taxes paid on an existing $100,000 home from FY23-FY28.

FY23 - 28 CIP
Debt Limit Projections - All G.O. Debt
(Assumes $0 in Taxable Value Growth)

Fiscal Year (Start)	Current Principal Outstanding	Proposed Net Debt Incurred	New Principal Outstanding	Percent of Current Debt Limit
23	15,710,000	-	15,710,000	8.43%
24	13,915,000	4,049,010	17,964,010	9.64%
25	11,805,000	3,765,862	15,570,862	8.35%
26	9,225,000	7,398,595	16,623,595	8.92%
27	7,380,000	6,759,784	14,139,784	7.59%
28	5,360,000	10,170,756	15,530,756	8.33%
29	700,000	9,132,081	9,832,081	5.27%

FY23 - 28 CIP
Debt Limit Projections
All G.O. Debt Less Direct Revenue Supported Debt

Fiscal Year (Start)	Current Principal Outstanding	Proposed Net Debt Incurred	New Principal Outstanding	Percent of Current Debt Limit
23	9,855,000	-	9,855,000	5.29%
24	8,960,000	4,049,010	13,009,010	6.98%
25	7,785,000	3,765,862	11,550,862	6.20%
26	6,575,000	7,398,595	13,973,595	7.50%
27	5,320,000	6,759,784	12,079,784	6.48%
28	4,320,000	10,170,756	14,490,756	7.77%
29	3,285,000	9,132,081	12,417,081	6.66%

City of Cedar Falls Capital Improvement Program

CIP Number: 1

Department: Administration

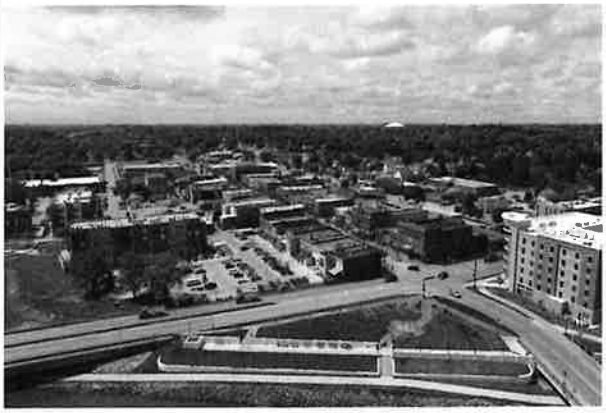
Division: Economic Development

Project Number:

Project Description:

Annual TIF Tax Rebates

Annual tax rebates to companies per previously approved development agreements. A tax rebate is offered to a company in exchange for the company to build a new building or an addition to an existing building which increases the taxable valuation and tax base within the city.



Operations and Maintenance Impact on Budget:
Current:

Long-Term:
Expenses incurred with this project will be repaid using TIF funds from the TIF districts in which the project is located.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
TIF Rebates	1,591,710	1,637,900	1,637,900	1,637,900	1,654,130		8,159,540
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	1,591,710	1,637,900	1,637,900	1,637,900	1,654,130	-	8,159,540
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
TIF - Unified	117,390	76,280	44,020	18,810	9,410		265,910
TIF - College Hill	64,450	64,450					128,900
TIF - Downtown	1,409,870	1,497,170	1,593,880	1,619,090	1,644,720		7,764,730
							-
							-
							-
Total Source	1,591,710	1,637,900	1,637,900	1,637,900	1,654,130	-	8,159,540

Funding Source:

TIF-UN	265,910
TIF-CH	128,900
TIF-DT	7,764,730
Total	$8,159,540

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:		
Total Project		

City of Cedar Falls Capital Improvement Program

CIP Number: 2

Department:	Division:	Project Number:
Administration	Economic Development	

Project Description:

Gibson Property Development - Phase I-II

The City of Cedar Falls acquired approximately 157 acres of land near the intersection of Hudson Road and U.S. Highway 20 from the Gibson family for the purpose of future development. Phase I-II of the project would include platting of the property into lots, utility design and installation, and roadway design and installation for Phase I-II.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

Expenses for this project will initially be paid by Economic Development Funds then will be certified as TIF debt within the South Cedar Falls Urban Renewal Area (TIF District).

Long-Term:

Growth within the South Cedar Falls Urban Renewal Area will increase property tax revenues and job opportunities.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design	150,000						150,000
Land/Right of Way							-
Utility Installation		1,100,000	1,100,000				2,200,000
Construction		325,000	325,000				650,000
Landscaping/Amenities			450,000				450,000
Equipment & Furnish							-
Signage				350,000			350,000
Total Costs	150,000	1,425,000	1,875,000	350,000	-	-	3,800,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
TIF - (South Cedar Falls)	150,000	1,425,000	1,875,000	350,000	-		3,800,000
							-
							-
							-
							-
Total Source	150,000	1,425,000	1,875,000	350,000	-	-	3,800,000

Funding Source:		Project Schedule	Start	Finish
TIF-STH	3,800,000	Design	FY23	
		Land/Right of Way		
		Utility Installation	FY24	FY25
		Construction	FY24	FY25
		Landscaping/Amenities	FY25	FY25
		Signage	FY26	FY26
Total	3,800,000	**Total Project**	FY23	FY26

City of Cedar Falls Capital Improvement Program

CIP Number: 3

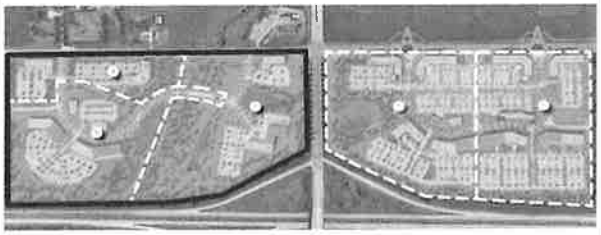
Department:	Division:	Project Number:
Administration	Economic Development	

Project Description:

Gibson Property Development - Phase III-V

The City of Cedar Falls acquired approximately 157 acres of land near the intersection of Hudson Road and U.S. Highway 20 from the Gibson family for the purpose of future development. Phases III through V of the project would include utility design and installation, and roadway design and installation for Phases III through V.

Attach Map:



Operations and Maintenance Impact on Budget:

Current:

Expenses for this project will initially be paid by Economic Development Funds then will be certified as TIF debt within the South Cedar Falls Urban Renewal Area (TIF District).

Long-Term:

Growth within the South Cedar Falls Urban Renewal Area will increase property tax revenues and job opportunities.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Installation						3,775,000	3,775,000
Construction						1,820,000	1,820,000
Landscaping/Amenities						750,000	750,000
Streambank Rest.						1,800,000	1,800,000
Signage						78,000	78,000
Total Costs	-	-	-	-	-	8,223,000	8,223,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
TIF - (South Cedar Falls)	-		-	-	-	8,223,000	8,223,000
							-
							-
							-
							-
Total Source	-	-	-	-	-	8,223,000	8,223,000

Funding Source:		Project Schedule	Start	Finish
TIF-STH	8,223,000	Design		
		Land/Right of Way		
		Utility Installation	FY28	FY28
		Construction	FY28	FY28
		Landscaping/Amenities	FY28	FY28
		Signage		
Total	8,223,000	**Total Project**	FY28	FY28

City of Cedar Falls Capital Improvement Program

CIP Number: 4

Department: Administration

Division: Economic Development

Project Number:

Project Description:

Industrial Park Expansion (Phase I)

The City of Cedar Falls has completed the expansion of the West Viking Road Industrial Park and development of the Northern Cedar Falls Industrial Park. With that, the City recenlty acquired 200 acres of ground to continue the expansion of the West Viking Road Industrial Park. This project would begin phase I of the industrial park expansion project, which will include mass grading of the entire portion of land, and utility extensions and roadway construction for the first phase of development.

Operations and Maintenance Impact on Budget:

Current:

This expense will be initially paid by Economic Development Funds then will be certified as TIF debt within the Unified Highway 58 Corridor Urban Renewal Plan (TIF Dstrict).

Long-Term:

Industrial Park growth will increase property tax revenues and job opportunities.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right-of-Way							-
Utility Relocation							-
Construction	9,000,000	500,000					9,500,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	9,000,000	500,000	-	-	-	-	9,500,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
TIF - Unified	9,000,000	500,000		-			9,500,000
							-
							-
Total Source	9,000,000	500,000	-	-	-	-	9,500,000

Funding Source:

TIF - UN	9,500,000
Total	$9,500,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction	FY23	FY24
Other:		
Total Project	FY20	FY24

City of Cedar Falls Capital Improvement Program

CIP Number: 5

Department: Administration

Division: Economic Development

Project Number:

Project Description:

Industrial Park Land Acquisition

The City of Cedar Falls has completed the expansion of the West Viking Road Industrial Park and development of the Northern Cedar Falls Industrial Park. As both of these parks grow, staff is continually exploring future possible land acquisitions to promote economic development and insure adequate available sites. Specific parcels and final land acquisition costs have not yet been determined.

Operations and Maintenance Impact on Budget:

Current:

No specific acquisitions have been identified. Future land acquisition costs will be determined as land becomes available. This expense will be initially paid by Economic Development Funds then will be certified as TIF debt within the Unified Highway 58 Corridor Urban Renewal Plan (TIF Dstrict).

Long-Term:

Industrial Park growth will increase property tax revenues and job opportunities.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right-of-Way	3,500,000		4,000,000		1,500,000		9,000,000
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	3,500,000	-	4,000,000	-	1,500,000	-	9,000,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
TIF - Unified	3,500,000	-	4,000,000	-	1,500,000	-	9,000,000
							-
							-
Total Source	3,500,000	-	4,000,000	-	1,500,000	-	9,000,000

Funding Source:

TIF - UN	9,000,000
Total	$9,000,000

Project Schedule	Start	Finish
Design		
Land/Right of Way	FY23	FY27
Utility Relocation		
Construction		
Other:		
Total Project	FY23	FY27

City of Cedar Falls Capital Improvement Program

CIP Number: 6

Department: Administration

Division: Economic Development

Project Number: SU-00-1910

Project Description:

Northern Industrial Park: Insurance and Maintenance

With the completion of the Northern Cedar Falls Industrial Park, the City is required to carry annual liability insurance on the City owned rail spur to comply with CN Railroad requirements. This will be an annual expense that is eligible to be reimbursed through the Unified TIF District.

Operations and Maintenance Impact on Budget:

Current:

This expense will be paid annually by the Economic Development Funds then will be certified as TIF debt within the Unified Highway 58 Corridor Urban Renewal Plan (TIF District) and repaid by TIF revenues generated from this district.

Long-Term:

Expenses incurred for insurance and maintenance will be reimbursed through the TIF District.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other	30,000	30,000	30,000	30,000	30,000	30,000	180,000
Total Costs	30,000	30,000	30,000	30,000	30,000	30,000	180,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
TIF (Unified)	30,000	30,000	30,000	30,000	30,000	30,000	180,000
							-
							-
Total Source	30,000	30,000	30,000	30,000	30,000	30,000	180,000

Funding Source:		Project Schedule	Start	Finish
TIF-UN	180,000	Design		
		Land/Right of Way		
		Utility Relocation		
		Construction		
		Other: (Insurance)	Annual	Annual
Total	$180,000	**Total Project**	Annual	Annual

City of Cedar Falls Capital Improvement Program

CIP Number: 7

Department: Finance & Business Operations

Division: Administration

Project Number:

Project Description:

Bond Fees

Bond fees pay for the financial and legal costs of the sale of general obligation bonds.

Operations and Maintenance Impact on Budget:

Current:

Paid with bond proceeds.

Long-Term:

There will be an effect on the Operating Budget via debt service payment fluctuations.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other		50,000		50,000		50,000	150,000
Total Costs	-	50,000	-	50,000	-	50,000	150,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond		50,000		50,000		50,000	150,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
							-
							-
							-
							-
							-
Total Source	-	50,000	-	50,000	-	50,000	150,000

Funding Source:		Project Schedule	Start	Finish
GO Bond	150,000	Design		
		Land/Right of Way		
		Utility Relocation		
		Construction		
		Other: Coordinated		
		with bond sale		
Total	$150,000	**Total Project**		

City of Cedar Falls Capital Improvement Program

CIP Number: 8

Department: Finance & Business Operations

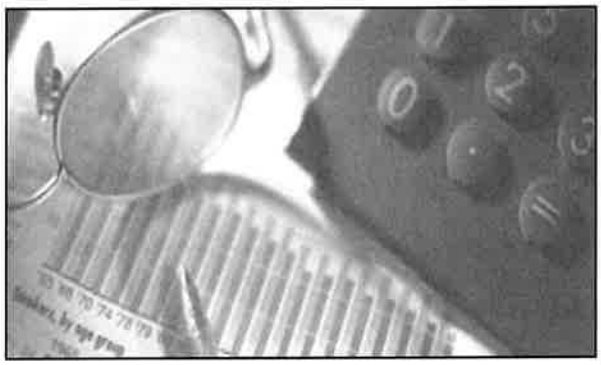
Division: Administration

Project Number:

Project Description:

Capitalized Interest

Capitalized interest pays for the interest costs incurred between the time of bond sale and the first property tax levy.



Operations and Maintenance Impact on Budget:

Current:

Paid with bond proceeds. There will be an effect on the Operating Budget.

Long-Term:

The debt service levy increases to pay interest costs if bond sales are not timed around tax certification dates. Capitalized costs can be levied in a subsequent year which creates property tax fluctuations and additional interest expenses.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other		150,000		150,000		150,000	450,000
Total Costs	-	150,000	-	150,000	-	150,000	450,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond		150,000		150,000		150,000	450,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
							-
							-
							-
							-
							-
Total Source	-	150,000	-	150,000	-	150,000	450,000

Funding Source:

GO Bond	450,000
Total	$450,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other: Coordinated with bond sale		
Total Project		

City of Cedar Falls Capital Improvement Program

CIP Number: 9

Department: Finance & Business Operations

Division: Administration

Project Number:

Project Description:

Vehicle Replacement Program

These are projected capital costs for equipment replacement paid from the Vehicle Replacement Fund through the annual amortization of vehicles owned by each fund or division. Also included are large equipment purchases for the street, sewer, and refuse funds, which are paid for from these user fees accordingly.

Operations and Maintenance Impact on Budget:

Current:

The Vehicle Replacement Program has resulted in a savings in the operating budget due to less repair and maintenance required on new equipment. Vehicle replacement costs are allocated back to operating budgets based on vehicle usage.

Long-Term:

Departments which are effective in extending vehicle life successfully reduce O/M costs prorated to them.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish	1,169,000	814,000	1,035,000	1,035,000	1,035,000	1,035,000	6,123,000
Other							-
Total Costs	1,169,000	814,000	1,035,000	1,035,000	1,035,000	1,035,000	6,123,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Vehicle Replacement	459,000	345,000	400,000	400,000	400,000	400,000	2,404,000
Sewer Rental Fund	-	-	35,000	35,000	35,000	35,000	140,000
Street Const. Fund	440,000	469,000	400,000	400,000	400,000	400,000	2,509,000
Refuse Fund	270,000	-	200,000	200,000	200,000	200,000	1,070,000
Data Processing Fund	-	-	-	-	-		-
Total Source	1,169,000	814,000	1,035,000	1,035,000	1,035,000	1,035,000	6,123,000

Funding Source:		Project Schedule	Start	Finish
VRF	2,404,000	Design		
SCF	2,509,000	Land/Right of Way		
SRF	140,000	Utility Relocation		
REF	1,070,000	Construction		
DPR	-	Other:	Annual	Annual
Total	6,123,000	**Total Project**	Annual	Annual

City of Cedar Falls Capital Improvement Program

CIP Number: 1

Department:	Division:	Project Number:
Finance & Business Operations	Information Systems/Cable TV	

Project Description:

Cable TV Equipment Upgrades/Replacement

General Yearly Equipment Upgrades/Replacement

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

These funds will come from annual Cable TV revenues through franchise fees.

Long-Term:

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Equipment 93-01	100,000	100,000	100,000	100,000	100,000	100,000	600,000
							-
Other							-
Total Costs	100,000	100,000	100,000	100,000	100,000	100,000	600,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Cable TV Fund	100,000	100,000	100,000	100,000	100,000	100,000	600,000
Cable TV Reserves							-
							-
							-
							-
							-
Total Source	100,000	100,000	100,000	100,000	100,000	100,000	600,000

Funding Source:		Project Schedule	Start	Finish
CTF	600,000	Design		
		Land/Right of Way		
		Utility Relocation		
		Construction		
		Other:		
Total	$600,000	**Total Project**	Annual	Annual

City of Cedar Falls Capital Improvement Program

CIP Number: 11

Department: Finance & Business Operations

Division: Information Systems/Cable TV

Project Number:

Project Description:

Video Server

FY24 4K Video Server

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

Cable TV Cash Reserves will be used for these purchases.

Long-Term:

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Video Server		15,000					15,000
Equipment							-
Other							-
Total Costs	-	15,000	-	-	-	-	15,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Cable TV Cash Reserves		15,000					15,000
Capital Projects							-
Cable TV Fund							-
							-
							-
							-
							-
Total Source	-	15,000	-	-	-	-	15,000

Funding Source:

Cable TV Fund	15,000
Total	$15,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:	FY24	FY24
Total Project		

City of Cedar Falls Capital Improvement Program

CIP Number: 12

Department: Finance & Business Operations

Division: Information Systems/Cable TV

Project Number:

Project Description:

Master Control Server

FY24 Master Control Server, Playback & Control System

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

Cable TV Cash Reserves will be used for these purchases.

Long-Term:

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Video Server		55,000					55,000
Equipment							-
Other							-
Total Costs	-	55,000	-	-	-	-	55,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Cable TV Cash Reserves		55,000					55,000
Capital Projects							-
Cable TV Fund							-
							-
							-
							-
							-
Total Source	-	55,000	-	-	-	-	55,000

Funding Source:

Cable TV Fund	55,000
Total	$55,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:	FY24	FY24
Total Project		

City of Cedar Falls Capital Improvement Program

CIP Number: 13

Department: Finance & Business Operations

Division: Information Systems/Cable TV

Project Number:

Project Description:

Video Switcher/Replay replacement

FY22 Video Switcher & Replay replacement: We replaced one video replay system in FY22 and anticipate replacing our second Video Switcher in FY23.

Operations and Maintenance Impact on Budget:

Current:

Cable TV Revenues and the Cable TV Fund studio and equipment budget will be used for these purchases.

Long-Term:

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Video Switchers	40,000						40,000
Video Replay							-
Equipment							-
Other							-
Total Costs	40,000	-	-	-	-	-	40,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Cable TV Cash Reserves	40,000						40,000
Capital Projects							-
Cable TV Fund							-
							-
							-
							-
							-
Total Source	40,000	-	-	-	-	-	40,000

Funding Source:

CTF	40,000
Total	$40,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:	FY22	FY22
Total Project		

City of Cedar Falls Capital Improvement Program

CIP Number: 14

Department: Finance & Business Operations

Division: Information Systems/Cable TV

Project Number:

Project Description:

Broadcast Lenses

FY23 4K Broadcast Lenses

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

Cable TV Cash Reserves & yearly revenues will be used for these purchases.

Long-Term:

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Broadcast Lenses	75,000	30,000	75,000				180,000
Equipment							-
Other							-
Total Costs	75,000	30,000	75,000	-	-	-	180,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Cable TV Cash Reserves	75,000	30,000	75,000				180,000
Capital Projects							-
Cable TV Fund							-
							-
							-
							-
							-
Total Source	75,000	30,000	75,000	-	-	-	180,000

Funding Source:

CTF	180,000
Total	$180,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:	FY23	FY25
Total Project		

City of Cedar Falls Capital Improvement Program

CIP Number: 15

Department: Finance & Business Operations

Division: Information Systems

Project Number:

Project Description:

Camera's

Camera installation, maintenance and replacements. FY22-FY23 includes new camera installations in city hall remodel and a camera replacement/maintenance FY20 - FY27 includes ongoing maintenance and replacements

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

Since general obligation bonds are being used there is an effect on property taxes.

Long-Term:

There will be ongoing maintenance associated with the cameras.

Project Costs	FY22	FY23	FY24	FY25	FY26	FY27	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other	20,000	20,000	70,000	95,000	95,000	70,000	370,000
Total Costs	20,000	20,000	70,000	95,000	95,000	70,000	370,000
Source of Funds	**FY22**	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**Total**
Gen. Obligation Bond	20,000	20,000	70,000	95,000	95,000	70,000	370,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
Data Processing Rev.							-
							-
Total Source	20,000	20,000	70,000	95,000	95,000	70,000	370,000

Funding Source:

GO	370,000
Total	370,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:		
Total Project		

City of Cedar Falls Capital Improvement Program

CIP Number: 16

Department: Finance & Business Operations

Division: Information Systems

Project Number:

Project Description:

CIP/Capital Asset Software

CIP Fixed Asset Software to help with the CIP process. May investigate development costs.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

These costs are prorated to each department's computer services budget line item based on a pre-determined formula.

Long-Term:

There may be ongoing maintenance associated with the purchased App.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other	65,000						65,000
Total Costs	65,000	-	-	-	-	-	65,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
Data Processing Rev.	65,000						65,000
							-
							-
Total Source	65,000	-	-	-	-	-	65,000

Funding Source:

DPR	65,000
Total	$65,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:		
Total Project	FY22	FY22

City of Cedar Falls Capital Improvement Program

CIP Number: 17

Department: Finance & Business Operations

Division: Information Systems

Project Number:

Project Description:

City of Cedar Falls Mobile App

FY 19 - Design and initial install of Mobile App
FY 20 - 24 Ongoing Annual Cost

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

These costs are prorated to each department's computer services budget line item based on a pre-determined formula.

Long-Term:

There will be ongoing maintenance associated with the App this is account for in FY19 - FY23

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish	1,950	1,950					3,900
Other							-
Total Costs	1,950	1,950	-	-	-	-	3,900
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
Data Processing Rev.	1,950	1,950					3,900
							-
							-
Total Source	1,950	1,950	-	-	-	-	3,900

Funding Source:

DPR	3,900
Total	$3,900

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:	FY18	FY19
Total Project		

City of Cedar Falls Capital Improvement Program

CIP Number: 18

Department: Finance & Business Operations

Division: Information Systems

Project Description:

Computer Equipment and Software

Software and equipment costs for city-wide computer systems. These costs include a tehnology refresh with goal of the following refresh cycle: desktops (5 yr cycle), laptops (4 yr cycle), tablets (2 yr cycle)
Accessory replacements like monitors, keyboards, mice, cabling etc
Other AV equipment as needed

Operations and Maintenance Impact on Budget:

Current:

These costs are prorated to each department's computer services budget line item based on a pre-determined formula.

Long-Term:

Centralized computer management has reduced operating expenses by insuring that hardware and software are compatible system-wide, and mitigated risk by providing adequate security of resources.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish	70,000	70,000	70,000	70,000	70,000	70,000	420,000
Other							-
Total Costs	70,000	70,000	70,000	70,000	70,000	70,000	420,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Data Processing Rev.	70,000	70,000	70,000	70,000	70,000	70,000	420,000
							-
							-
							-
							-
Total Source	70,000	70,000	70,000	70,000	70,000	70,000	420,000

Funding Source:

DPR	420,000
Total	$420,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:		
Software & Equipment	Ongoing	Ongoing
Total Project	Ongoing	Ongoing

City of Cedar Falls Capital Improvement Program

CIP Number: 19

Department: Finance & Business Operations

Division: Information Systems

Project Number:

Project Description:

Document Imaging

The numbers include:
FY22 - replacement scanners
FY - 23 Portal for Laserfiche online public records
FY 24 - replacement and maintenance for scanners
FY 25 - replacement and maintenance for scanners
FY 26 - replacement and maintenance for scanners
FY 27 - NAS replacements

Operations and Maintenance Impact on Budget:
Current:
These costs are prorated to each department's computer services budget line item based on a pre-determined formula.
Long-Term:
Provides for the archival of documents city-wide.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish	20,000	6,000	6,000	6,000	20,000		58,000
Training & Implementation							-
Total Costs	20,000	6,000	6,000	6,000	20,000	-	58,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Data Processing Rev.	20,000	6,000	6,000	6,000	20,000	-	58,000
							-
							-
							-
							-
Total Source	20,000	6,000	6,000	6,000	20,000	-	58,000

Funding Source:

DPR	58,000
Total	$58,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:		
Software & Equipment	Ongoing	Ongoing
Total Project	Ongoing	Ongoing

City of Cedar Falls Capital Improvement Program

CIP Number: 20

Department: Finance & Business Operations

Division: Information Systems

Project Number:

Project Description:

Door Lock System

The door lock system at the public safety building is a newer system and required an upgrade for the our main server. With the City Hall remodel we will have to upgrade the card readers to the newer technology as well. We would like to upgrade the entire system to be consistent and user the new technolgy. This will have to take place during FY22 for the city hall remodel and then FY23 we can follow up and update the card readers for other locations.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

Long-Term:

There will be on-going maintenance cost of system.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish	60,000	60,000					120,000
Other							-
Total Costs	60,000	60,000	-	-	-	-	120,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects	50,400	50,400					100,800
Cedar Falls Utilities							-
TIF - Downtown							-
Data Process Revenue	9,600	9,600					19,200
							-
							-
Total Source	60,000	60,000	-	-	-	-	120,000

Funding Source:

CP	100,800
DPR	19,200
Total	$120,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:		
Total Project		

City of Cedar Falls Capital Improvement Program

CIP Number: 21

Department: Finance & Business Operations

Division: Information Systems

Project Number:

Project Description:

Financial & Human Capital Software

New Financial and Human Capital System. This system will replace the current 18 year old system. Workflow management and payroll will also be part of this system.

Operations and Maintenance Impact on Budget:

Current:

These costs are prorated to each department's computer services budget line item based on a pre-determined formula.

Long-Term:

There will be ongoing subscription associated with the App this is account for in FY24 - FY28 and for the rest of the life of the system

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other	1,600,000	750,000	350,000	350,000	350,000	350,000	3,750,000
Total Costs	1,600,000	750,000	350,000	350,000	350,000	350,000	3,750,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond	300,000	400,000					700,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
Data Processing Rev.	800,000	350,000	350,000	350,000	350,000	350,000	2,550,000
Data Proc. Cash Res.	500,000						500,000
							-
Total Source	1,600,000	750,000	350,000	350,000	350,000	350,000	3,750,000

Funding Source:		Project Schedule	Start	Finish
GO	700,000	Design		
DPR	2,550,000	Land/Right of Way		
DR	500,000	Utility Relocation		
		Construction		
		Other:	FY22	FY22
Total	3,750,000	**Total Project**		

City of Cedar Falls Capital Improvement Program

CIP Number: 22

Department: Finance & Business Operations

Division: Information Systems

Project Number:

Project Description:

GIS/Mapping Updates

FY20-24 - Aerial photo update in conjuction with Waterloo & Black Hawk Co. Cost divided between 2 FY's based on flight and delivery of aerials. Flights are for Spring of 2020, 2022, & 2024. FY20/21/23/24 - Other expenses include continued integration of non-spatial data into GIS databases. Stormwater taps, sidewalk inspections, infill of missing attribute data for sewers.

Operations and Maintenance Impact on Budget:

Current:

These costs will be prorated to each department's computer services line item budget according to a pre-determined formula. This will not impact the debt service levy since general revenue funding is being used.

Long-Term:

A centralized repository of infrastructure and web-based mapping applications allows city staff to improve processes and services. This will not impact the debt service levy.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other	15,000	15,000	15,000	20,000	15,000	15,000	95,000
Total Costs	15,000	15,000	15,000	20,000	15,000	15,000	95,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
General Revenue							-
Data Process Revenue	15,000	15,000	15,000	20,000	15,000	15,000	95,000
Tax Inc Financing (Ind Park							-
							-
Total Source	15,000	15,000	15,000	20,000	15,000	15,000	95,000

Funding Source:		Project Schedule	Start	Finish
GR	-	Design		
TIF-IP	-	Land/Right of Way		
DPR	95,000	Utility Relocation		
		Construction		
		Other:	Annual	Annual
Total	$95,000	**Total Project**	Annual	Annual

City of Cedar Falls Capital Improvement Program

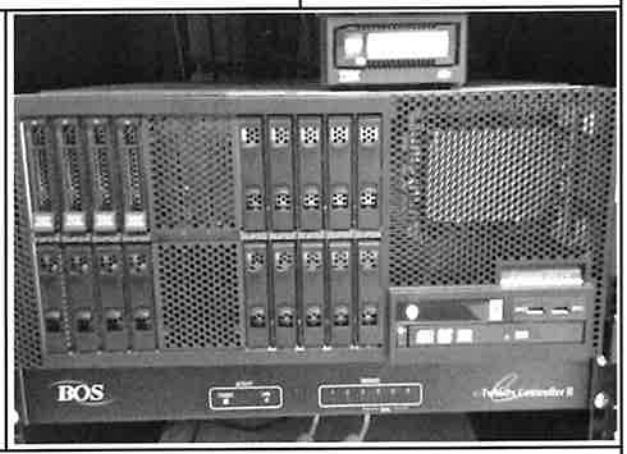
CIP Number: 23

Department:	Division:	Project Number:
Finance & Business Operations	Information Systems	

Project Description:

Mid-Range Operating System Upgrade

This project provides ongoing upgrades to the iSeries. Memory and storage upgrades are required every 5 years with full system replacement every 10 years. The current system was installed in FY15.
Replacment costs for FY24 are still being determined



Operations and Maintenance Impact on Budget:
Current:
These costs are prorated to each department's computer services budget line item based on a pre-determined formula.
Long-Term:
Centralized computer management has reduced operating expenses by insuring that hardware and software are compatible system-wide, and mitigated risk by providing adequate security of resources.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish		4,500					4,500
Other							-
Total Costs	-	4,500	-	-	-	-	4,500
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Data Process Revenue	-	4,500	-	-	-	-	4,500
							-
							-
							-
							-
Total Source	-	4,500	-	-	-	-	4,500

Funding Source:	
DPR	4,500
Total	$4,500

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:	FY24	FY24
Total Project	FY24	FY24

City of Cedar Falls Capital Improvement Program

CIP Number: 24

Department:	Division:	Project Number:
Finance & Business Operations	Information Systems	

Project Description:

Mobile Data Computer Replacement - Police Department

The public Safety department will begin transitioning over to tablets for the squad cars beginning in FY20, the replacement will mean that as the laptops need replaced we will need to purchase new connections in the squad car these costs is included in these figures.
FY22 - 3 replacement and retro fit wiring
FY23 - 2 replacement and retro fit wiring
FY 24 - replace 2 tablets only
FY 25 - replace 2 tablets only
FY 26 - replace 2 tablets only

Attach Map:

Operations and Maintenance Impact on Budget:
Current:
These costs are prorated to the Police Department's computer services line item budget.

Long-Term:
Life expectancy of this hardware is 5 years. Replaced units still operational are distributed to other areas for reuse as laptops.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish	20,000	15,000	15,000	15,000	15,000	15,000	95,000
Other							-
Total Costs	20,000	15,000	15,000	15,000	15,000	15,000	95,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Data Processing Revenue	20,000	15,000	15,000	15,000	15,000	15,000	95,000
							-
							-
							-
							-
Total Source	20,000	15,000	15,000	15,000	15,000	15,000	95,000

Funding Source:		Project Schedule	Start	Finish
		Design		
DPR	95,000	Land/Right of Way		
		Utility Relocation		
		Construction		
		Other:	Annual	Annual
Total	$95,000	**Total Project**	Annual	Annual

City of Cedar Falls Capital Improvement Program

CIP Number: 25

Department: Finance & Business Operations

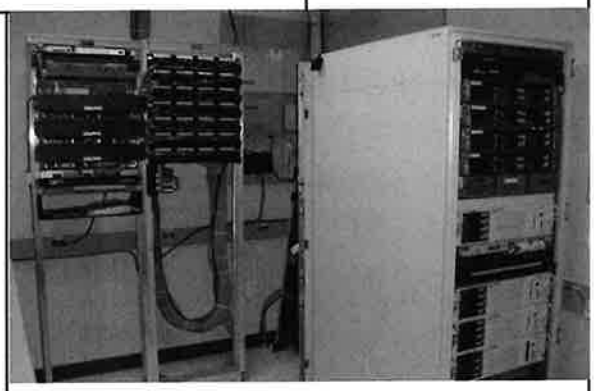
Division: Information Systems

Project Number:

Project Description:

Network Upgrades

FY23 Additional NAS MS Licensing
FY24 Network Switchs that are end of vulnerability updates
FY25 New firewall & MS EA Agreement for servers
FY 26 - On site backup solution
FY 27 - Net App Refresh
FY28 - New ESX Servers and Wireless Upgrade



Operations and Maintenance Impact on Budget:

Current:

These costs are prorated to each department's computer services budget line item based on a pre-determined formula.

Long-

Centralized computer management has reduced operating expenses by insuring that hardware and software are compatible system-wide, and mitigated risk by providing adequate security of resources.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish	75,000	140,000	75,000	110,000	90,000	60,000	550,000
Other							-
Total Costs	75,000	140,000	75,000	110,000	90,000	60,000	550,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Data Process Revenue	75,000	140,000	75,000	110,000	90,000	60,000	550,000
							-
							-
							-
							-
Total Source	75,000	140,000	75,000	110,000	90,000	60,000	550,000

Funding Source:

DPR	550,000
Total	$550,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:	Ongoing	Ongoing
Total Project	Ongoing	Ongoing

City of Cedar Falls Capital Improvement Program

CIP Number: 26

Department: Finance & Business Operations

Division: Information Systems

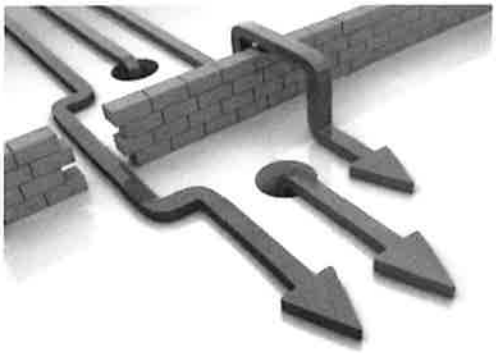
Project Number:

Project Description:

Penetration Security Testing Services

Cyber security measures needed to secure the City's infrastructure and systems.

Attach Map:



Operations and Maintenance Impact on Budget:

Current:

These costs are prorated to each department's computer services budget line item based on a pre-determined formula.

Long-Term:

This project assures system security and hardening of the current data environment.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other	80,000	80,000	80,000	80,000	80,000	80,000	480,000
Total Costs	80,000	80,000	80,000	80,000	80,000	80,000	480,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
Data Processing Rev.	80,000	80,000	80,000	80,000	80,000	80,000	480,000
							-
							-
Total Source	80,000	80,000	80,000	80,000	80,000	80,000	480,000

Funding Source:

		Project Schedule	Start	Finish
		Design		
DPR	480,000	Land/Right of Way		
		Utility Relocation		
		Construction		
		Other:		
Total	$480,000	**Total Project**		

City of Cedar Falls Capital Improvement Program

CIP Number: 27

Department: Finance & Business Operations

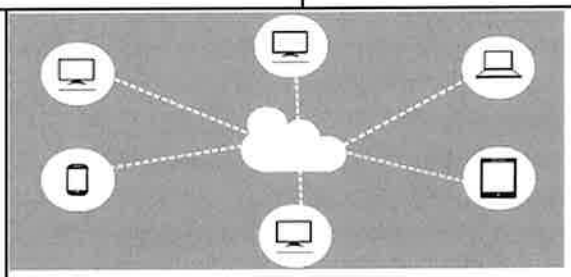
Division: Information Systems

Project Number:

Project Description:

Community Development Software

Replacement for our Land Management, Code Enforcement, Licensing and Permitting software with new Community Development Software



Operations and Maintenance Impact on Budget:

Current:

Long-Term:

There will be on-going subscription associated with the system and this is accounted for in FY26-FY28 and every year after for the life of the system.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other			320,000	150,000	150,000	150,000	770,000
Total Costs	-	-	320,000	150,000	150,000	150,000	770,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
Data Processing Rev.			320,000	150,000	150,000	150,000	770,000
							-
							-
Total Source	-	-	320,000	150,000	150,000	150,000	770,000

Funding Source:

DPR	770,000
Total	$770,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:		
Total Project		

City of Cedar Falls Capital Improvement Program

CIP Number: 28

Department: Finance & Business Operations

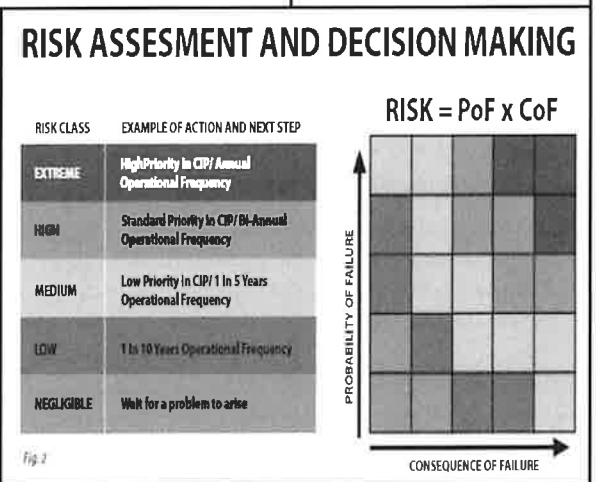
Division: Information Systems

Project Number:

Project Description:

Work Order Management Software

Work order management software that can integrate with existing and future systems is vital for tracking employee time, materials as well as providing tools for follow-up tasks. It can also provide life-cycle monitoring based on probability and analytics to better prioritize asset replacement and maintenance. A robust system also provides the ability to track work by contractors in addition to city staff. In addtion it allows for more granular tracking of the true cost of each asset individually versus by overall category.



Operations and Maintenance Impact on Budget:

Current:

These costs will be prorated to each department's computer services line item budget according to a pre-determined formula. This will not impact the debt service levy since general revenue funding is being used.

Long-Term:

The overall goal is to lower the city's ratio of planned versus un-planned maintenance to 9:1. This will not impact the debt service levy.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other	25,000	25,000					50,000
Total Costs	25,000	25,000		-	-	-	50,000
Source of Funds	**FY22**	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
General Revenue							-
Data Process Revenue	25,000	25,000					50,000
Tax Inc Financing (Ind Park							-
							-
Total Source	25,000	25,000	-	-	-	-	50,000

Funding Source:		Project Schedule	Start	Finish
GR	-	Design		
TIF-IP	-	Land/Right of Way		
DPR	50,000	Utility Relocation		
		Construction		
		Other:	Annual	Annual
Total	$50,000	**Total Project**	Annual	Annual

City of Cedar Falls Capital Improvement Program

CIP Number: 29

Department: FBO

Division: Library

Project Number:

Project Description:

Library Automated Materials Handler

The library's current automated materials handler (AMH) was purchased in 2014. The average expected lifespan of AMH's is ten years, so replacement will likely be necessary in 2024. Leasing options will also be investigated during the RFP process.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

Long-Term:

There will be an effect on the debt service levy since part of the project will be using general obligation bonds.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction		2,000					2,000
Landscaping							-
Equipment & Furnish		170,000					170,000
Other							-
Total Costs	-	172,000	-	-	-	-	172,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond		86,000					86,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
General Revenue							-
CF Community Foundation		86,000					86,000
							-
							-
Total Source	-	172,000	-	-	-	-	172,000

Funding Source:

GO	86,000
CF	86,000
Total	$172,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:		
Total Project		

City of Cedar Falls Capital Improvement Program

CIP Number: 30

Department:	Division:	Project Number:
FBO	Library	

Project Description:

Youth Department Service Desk Replacement

The youth department's service desk was installed when the CFPL building opened in 2004, and its configuration no longer matches the way that youth staff work. During the department's busiest times, daily, two staff stations with computers are required, but there is only one place at the current desk for a computer station. Youth staff have been using a laptop on the higher portion of the desk, but the height is not adjustable and is not ideal for a standing work station. The desk also does not easily accommodate patrons in wheelchairs.

Operations and Maintenance Impact on Budget:
Current:

Long-Term:
There will be no impact on the operating budget since funding will be from the Community Foundation.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish			55,000				55,000
Other							-
Total Costs	-	-	55,000	-	-	-	55,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
CF Community Foundation			55,000				55,000
							-
							-
Total Source	-	-	55,000	-	-	-	55,000

Funding Source:

CF	55,000
Total	$55,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:		
Total Project		

City of Cedar Falls Capital Improvement Program

CIP Number: 31

Department: FBO

Division: Community Center

Project Number:

Project Description:

Replacement of Community Center Tables and Chairs

The Community Center opened in 2004, and the furnishings have not yet been replaced. Especially during the past year, moving the tables and chairs in the common area has been necessary frequently, but they are heavy and difficult to move. Given the need for flexible use of the space and the frequent need to move furniture, the Center would be better served with furniture on casters. This request is to purchase flip-tables on casters and stacking chairs, 10 of which would be on casters for moving stacked chairs.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

Long-Term:

There will not be an impact on the operating budget since funding will be from the Community Foundation.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish		50,000					50,000
Other							-
Total Costs	-	50,000	-	-	-	-	50,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
CF Community Foundation		50,000					50,000
							-
							-
Total Source	-	50,000	-	-	-	-	50,000

Funding Source:

CF	50,000
Total	$50,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:		
Total Project		

City of Cedar Falls Capital Improvement Program

CIP Number: 32

Department: FBO

Division: Parking

Project Number:

Project Description:

Parking Lot: City Hall

This project will reconstruct the parking lot behind City Hall.

Operations and Maintenance Impact on Budget:

Current:

This will impact the downtown TIF district funding.

Long-Term:

The parking lot will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction		130,000					130,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	130,000		-	-	-	130,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Tax Increment Financing -		130,000					130,000
							-
							-
							-
							-
							-
							-
							-
							-
Total Source	-	130,000	-	-	-	-	130,000

Funding Source:

TIF-DT	130,000
Total	$130,000

Project Schedule	Start	Finish
Design	FY24	FY24
Land/Right of Way		
Utility Relocation		
Construction		
Other:	FY24	FY24
Total Project	FY24	FY24

City of Cedar Falls Capital Improvement Program

CIP Number: 33

Department:	Division:	Project Number:
FBO	Parking	

Project Description:

Parking Lot: College Hill Parking Restoration

This project includes the milling and overlay of two large public parking lots located in the College Hill district. Any required curb repair will also be performed. During the parking study, lot improvements were identified as being needed.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This will not impact the debt service levy since TIF funding is being used.

Long-Term:

These parking lots will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	10,000						10,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	10,000	-	-	-	-	-	10,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Tax Increment Financing -	10,000						10,000
							-
							-
							-
							-
							-
							-
							-
							-
Total Source	10,000	-	-	-	-	-	10,000

Funding Source:	
TIF-CH	10,000
Total	10,000

Project Schedule	Start	Finish
Design	FY21	FY22
Land/Right of Way		
Utility Relocation		
Construction	FY21	FY23
Other:		
Total Project	FY21	FY23

City of Cedar Falls Capital Improvement Program

CIP Number: 34

Department: FBO

Division: Parking

Project Number:

Project Description:

Parking Lot: Downtown Lot Improvements

This project will improve municipal parking lots in Downtown. During the parking study, lot improvements were identified as being needed.

Operations and Maintenance Impact on Budget:

Current:

This will not impact the debt service levy since TIF funding is being used.

Long-Term:

The parking lots will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction		150,000	150,000				300,000
Landscaping							-
Equipment & Furnish							-
Signage							-
Total Costs	-	150,000	150,000	-	-	-	300,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Tax Increment Financing -		150,000	150,000				300,000
							-
							-
							-
							-
							-
							-
							-
Total Source	-	150,000	150,000	-	-	-	300,000

Funding Source:	
TIF-DT	300,000
Total	$300,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction	Annual	Annual
Other:		
Total Project	Annual	Annual

City of Cedar Falls Capital Improvement Program

CIP Number: 35

Department: Finance & Business Operations

Division: Parking

Project Number:

Project Description:

Parking Lot: Downtown Parking Ramp Study

This project starts by conducting a feasibility study to identify options and costs of parking ramps. Construction of a downtown parking ramp would be a later step.

Operations and Maintenance Impact on Budget:

Current:

This will be certified in the Downtown TIF district and TIF revenues will be used to repay the expense.

Long-Term:

This ramp will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other	100,000						100,000
Total Costs	100,000	-	-	-	-	-	100,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Tax Increment Financing -	100,000						100,000
							-
							-
							-
							-
							-
							-
							-
							-
Total Source	100,000	-	-	-	-	-	100,000

Funding Source:

TIF-DT	100,000
Total	$100,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:	FY23	FY23
Total Project	FY23	FY23

City of Cedar Falls Capital Improvement Program

CIP Number: 36

Department: Finance & Business Operations

Division: Parking

Project Number:

Project Description:

Downtown Parking Structure

Land acquisition, design and construction of Downtown parking structure.

Operations and Maintenance Impact on Budget:

Current:

This will be certified in the Downtown TIF district and TIF revenues will be used to repay the expense.

Long-Term:

This ramp will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design			1,800,000				1,800,000
Land/Right of Way		2,500,000					2,500,000
Utility Relocation							-
Construction				16,000,000			16,000,000
Landscaping							-
Equipment & Furnish				100,000			100,000
Other							-
Total Costs	-	2,500,000	1,800,000	16,100,000	-	-	20,400,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown		2,500,000	1,800,000	16,100,000			20,400,000
							-
							-
							-
Total Source	-	2,500,000	1,800,000	16,100,000	-	-	20,400,000

Funding Source:

Downtown TIF	20,400,000
Total	$20,400,000

Project Schedule	Start	Finish
Design	FY24	FY25
Land/Right of Way	FY24	
Utility Relocation		
Construction	FY25	FY26
Other:		
Total Project		

City of Cedar Falls Capital Improvement Program

CIP Number: 37

Department: FBO

Division: Parking

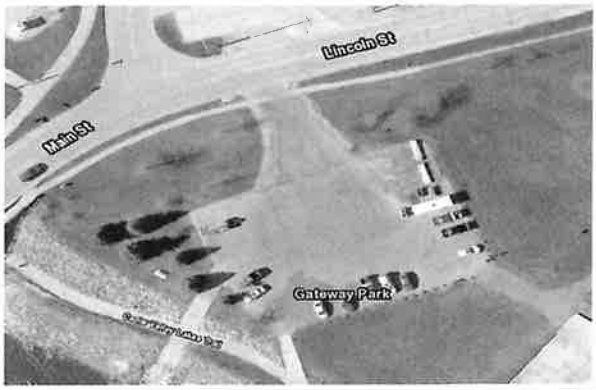
Project Number:

Project Description:

Parking Lot: Gateway Park Parking Lot and Lighting

This project involves the reconstruction of the parking lot at Gateway Park, including lighting.

Attach Map:



Operations and Maintenance Impact on Budget:

Current:

This will affect the debt service levy since general obligation bonds.

Long-Term:

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction			250,000				250,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	250,000	-	-	-	250,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
General Obligation Bond			250,000				250,000
							-
							-
							-
							-
							-
							-
							-
							-
Total Source	-	-	250,000	-	-	-	250,000

Funding Source:

GO	250,000
Total	$250,000

Project Schedule	Start	Finish
Design	FY25	FY25
Land/Right of Way		
Utility Relocation		
Construction	FY25	FY25
Other:		
Total Project	FY25	FY25

City of Cedar Falls Capital Improvement Program

CIP Number: 38

Department: FBO

Division: Parking

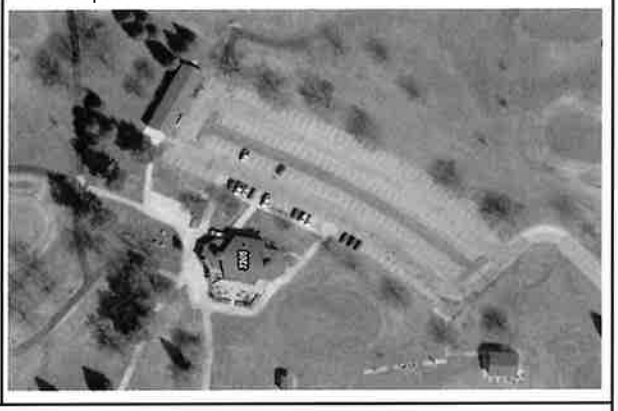
Project Number:

Project Description:

Parking Lot: Pheasant Ridge Pro Shop

This project would include the reconstruction of the Pheasant Ridge Pro Shop Parking Lot. This would include the addition of storm water controls and piping to the adjacent on-site ponds.

Attach Map:



Operations and Maintenance Impact on Budget:

Current:

This project would not inpact the debt service levy since bond funding would not be used.

Long-Term:

This parking lot would be maintained by Public Works

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design						55,000	55,000
Land/Right of Way							-
Utility Relocation							-
Construction						550,000	550,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	-	-	-	605,000	605,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Golf Improvement Fund						605,000	605,000
							-
							-
							-
							-
							-
							-
							-
							-
Total Source	-	-	-	-	-	605,000	605,000

Funding Source:

GIF	605,000
Total	$605,000

Project Schedule	Start	Finish
Design	FY28	FY28
Land/Right of Way		
Utility Relocation		
Construction	FY28	FY28
Other:		
Total Project	FY28	FY28

City of Cedar Falls Capital Improvement Program

CIP Number: 3

Department:	Division:	Project Number:
Finance & Business Operations	Parking	

Project Description:

Parking: Parking Equipment/Technology Replacement

We anticipate replacing the parking equipment, incorporating new technology and implementing fully paid parking system Downtown.

Operations and Maintenance Impact on Budget:

Current:

This will be certified in the Downtown and College Hill TIF district and TIF revenue will be used to repay the expense.

Long-Term:

Equipment will be maintained by parking revenue.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish		300,000					300,000
Other							-
Total Costs	-	300,000	-	-	-	-	300,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
							-
College Hill TIF		20,000					20,000
Downtown TIF		280,000					280,000
							-
							-
Total Source	-	300,000	-	-	-	-	300,000

Funding Source:		Project Schedule	Start	Finish
College Hill TIF	20,000	Design		
Downtown TIF	280,000	Land/Right of Way		
		Utility Relocation		
		Construction		
		Other:		
Total	$300,000	**Total Project**		

City of Cedar Falls Capital Improvement Program

CIP Number: 40

Department: Finance & Business Operations

Division: Public Records

Project Number:

Project Description:

Postage Machine Replacement

We anticipate replacing the postage machine equipment that processes outgoing mail for the entire city. The United States Postal Service is issuing a mandate that all postage meters be replaced with meters with Intelligent Mail Indicia (IMI) technology by June 30, 2024. It is unknown if our current mail machine can accommodate this technology.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

General fund revenues will be used.

Long-Term:

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish		15,000					15,000
Other							-
Total Costs	-	15,000	-	-	-	-	15,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
General Revenue		15,000					15,000
							-
							-
Total Source	-	15,000	-	-	-	-	15,000

Funding Source:

GR	15,000
Total	$15,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:		
Total Project		

City of Cedar Falls Capital Improvement Program

CIP Number: 41

Department: Community Development

Division: Planning & Community Services

Project Number:

Project Description:

CDBG: Access to Transportation

The recently adopted 5-Year Consolidated Plan identifies the potential to create a program providing funding for transportation to income-eligible households, or areas, that are dependent upon these services in order to maintain employment.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This program would be solely funded by CDBG grant dollars.

Long-Term:

This program would be solely funded by CDBG grant dollars.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other	-	22,420					22,420
Total Costs	-	22,420	-	-	-	-	22,420
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
CDBG	-	22,420	-		-	-	22,420
							-
							-
							-
Total Source	-	22,420	-	-	-	-	22,420

Funding Source:

CDBG	22,420
Total	$22,420

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:	FY24	FY24
Total Project	FY24	FY24

City of Cedar Falls Capital Improvement Program

CIP Number: 42

Department:	Division:	Project Number:
Community Development	Planning & Community Services	

Project Description:

CDBG: Consolidated Plan

The Community Development Block Grant program requires a 5-year Consolidated Action Plan. Our current plan covers federal years 2019-2023 (City fiscal years 2020-2024).The next Con Plan must include an added element, a plan for "affirmatively furthering fair housing," which will add to the cost. Administrative funds from the Housing Choice Voucher Program (HCV), also know as Section 8 can also be used for a portion of the cost of the Con Plan and Plan for furthering fair housing.

Attach Map:

CITY OF CEDAR FALLS, IOWA
CDBG ENTITLEMENT PROGRAM
FEDERAL FISCAL YEAR 2019-2023 CONSOLIDATED PLAN AMENDMENT (CARES Act)

COMMENT PERIOD PUBLICATION (5-day public comment period, per Citizen Participation Plan)
Waterloo-Cedar Falls Courier: May 22nd, 2020

HOUSING COMMISSION (PUBLIC) MEETINGS ON
May 19th, 2020

CITY COUNCIL (PUBLIC) MEETINGS ON
May 18th, 2020 (Council sets public hearing for June 1st, 2020)
June 1st, 2020 (adoption) (after a properly-noticed public hearing was conducted)
Publication Waterloo-Cedar Falls Courier, May 22nd, 2020

Operations and Maintenance Impact on Budget:
Current:
The CDBG program allows 20% of its annual funding to support Administrative activities such as this project. The City uses a majority of the Administrative activities to fund staff time, therefore there will be an impact to the General Fund due to reassigning some Administrative funds to this required plan.
Long-Term:
This is a one-time expenditure every 5 years.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other		40,000					40,000
Total Costs	-	40,000	-	-	-	-	40,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
CDBG		10,000		-			10,000
HCV (Section 8)		5,000					5,000
GR		25,000					25,000
							-
Total Source	-	40,000	-	-	-	-	40,000

Funding Source:		Project Schedule	Start	Finish
CDBG	10,000	Design		
HCV (Section 8)	5,000	Land/Right of Way		
GR	25,000	Utility Relocation		
		Construction		
		Other:	FY24	Ongoing every 5 yrs
Total	$40,000	**Total Project**	FY24	Ongoing every 5 yrs

City of Cedar Falls Capital Improvement Program

CIP Number: 43

Department: Community Development

Division: Planning & Community Services

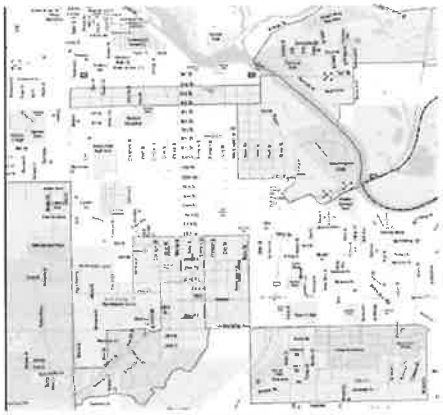
Project Number:

Project Description:

CDBG: Neighborhood Accessibility

The recently adopted 5-Year Consolidated Plan identifies a goal to support neighborhood accessibility improvements that may include sidewalks, steps, curb cuts, and trails in low and moderate income areas.

Attach Map:



Operations and Maintenance Impact on Budget:

Current:

Projects that are in low-and-moderate income areas are eligible for CDBG funds to support costs of the project. Rather than create new projects, the City will often look for ways to leverage both CDBG and general funds to complete an improvement.

Long-Term:

City-owned infrastructure is maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other	92,870	64,000					156,870
Total Costs	92,870	64,000	-	-	-	-	156,870
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
CDBG	92,870	64,000	-	-	-	-	156,870
							-
							-
							-
Total Source	92,870	64,000	-	-	-	-	156,870

Funding Source:		Project Schedule	Start	Finish
CDBG	156,870	Design		
		Land/Right of Way		
		Utility Relocation		
		Construction		
		Other:	FY21	FY24
Total	$156,870	**Total Project**	FY21	FY24

City of Cedar Falls Capital Improvement Program

CIP Number: 44

Department: Community Development

Division: Planning & Community Services

Project Number:

Project Description:

CDBG: Neighborhood Recreational Amenities

The recently adopted 5-Year Consolidated Plan identifies a goal to increase access to healthy lifestyles and educational advancement related to parks, recreation, trees, and active living assets in Low and Moderate Income Areas of the community.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

Projects that are in low-and-moderate income areas are eligible for CDBG funds to support costs of the project. Rather than create new projects, the City will often look for ways to leverage both CDBG and general funds to complete an improvement.

Long-Term:

Parks, recreational facilities, and other improvements in the public ROW are maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other	20,000						20,000
Total Costs	20,000	-	-	-	-	-	20,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
CDBG	20,000	-	-	-	-	-	20,000
							-
							-
							-
Total Source	20,000	-	-	-	-	-	20,000

Funding Source:

CDBG	20,000
Total	$20,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:	FY22	FY23
Total Project	FY22	FY23

City of Cedar Falls Capital Improvement Program

CIP Number: 45

Department: Community Development

Division: Planning & Community Services

Project Number:

Project Description:

CDBG: Owner Occupied Rehabilitation

The City of Cedar Falls will continue to preserve and make available owner-occupied, single-family housing stock. Funds may support programs such as housing rehabilitation grants, repair grants or downpayment assistance. Income eligibility is required.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This is a grant provided to individuals, no City funds are involved.

Long-Term:

This is a grant provided to individuals, no City funds are involved.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other	115,000	157,000					272,000
Total Costs	115,000	157,000	-	-	-	-	272,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
CDBG	25,000	67,000				-	92,000
HOME	90,000	90,000					180,000
							-
							-
Total Source	115,000	157,000	-	-	-	-	272,000

Funding Source:		Project Schedule	Start	Finish
CDBG	92,000	Design		
HOME	180,000	Land/Right of Way		
		Utility Relocation		
		Construction		
		Other:	On-going	On-going
Total	$272,000	**Total Project**	On-going	On-going

City of Cedar Falls Capital Improvement Program

CIP Number: 46

Department: Community Development

Division: Planning & Community Services

Project Number:

Project Description:

CDBG: Renter Occupied Rehabilitation

The recently adopted 5-Year Consolidated Plan identifies a goal to create a new program to preserve renter-occupied housing stock by developing a grant program toward the cost of rehabilitation, repair, accessibility to eligible low-and-moderate income households.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This is a grant provided to individuals, no City funds are involved.

Long-Term:

This is a grant provided to individuals, no City funds are involved.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other	75,000	33,500					108,500
Total Costs	75,000	33,500	-	-	-	-	108,500
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
CDBG	75,000	33,500	-	-	-	-	108,500
							-
							-
							-
Total Source	75,000	33,500	-	-	-	-	108,500

Funding Source:		Project Schedule	Start	Finish
CDBG	108,500	Design		
		Land/Right of Way		
		Utility Relocation		
		Construction		
		Other:	FY22	On-going
Total	$108,500	**Total Project**	FY22	On-going

City of Cedar Falls Capital Improvement Program

CIP Number: 4

Department: Community Development

Division: Inspection Services

Project Number: BG-036-3231

Project Description:

City Hall Repurpose & Remodel

In the initial analysis of the City Hall Remodel we determined the scope should go beyond new carpet. In an attempt to provide the best customer service to our citizens a relocation of various divisions and rebuild of offices will be required. In FY20 a contract for schematic design services was approved. Design and construction documents will be completed in FY22 and if scope of work and design are approved construction will be completed in FY23. $1,915,245 has been spent to date.

Operations and Maintenance Impact on Budget:

Current:

There will be an effect on the Operating Budget since general fund dollars will be used for this project.

Long-Term:

Anticipate lower operating expenses to what City Hall has historically been due to the upgraded HVAC system

Project Costs	FY23	FY23	FY24	FY25	FY26	FY27	Total
Design	18,000						18,000
Land/Right of Way							-
Utility Relocation							-
Construction	2,210,720						2,210,720
Landscaping							-
Equipment & Furnish	275,000						275,000
Other							-
Total Costs	2,503,720	-	-	-	-	-	2,503,720
Source of Funds	**FY23**	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
General Fund Savings	2,503,720						2,503,720
							-
							-
							-
							-
Total Source	2,503,720	-		-	-	-	2,503,720

Funding Source:

GFS	2,503,720
Total	$2,503,720

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:	FY19	FY23
Total Project	FY19	FY23

City of Cedar Falls Capital Improvement Program

CIP Number: 48

Department:	Division:	Project Number:
Community Development	Inspection Services	

Project Description:

Code Enforcement, Property Clean-up, Condemnation

The City of Cedar Falls has the authority to condemn any building or structure that may be deemed dangerous and unsafe for human habitation. This project provides for the on-going funding of property demolitions, debris removal and property clean up as part of the code enforcement program in the city. Certain individual demolition/clearance activities may be eligible for CDBG funding subject to the City's CDBG Annual Action Plan or for clean-up/demo related activities after a natural disaster, such as flood-buyouts.

Operations and Maintenance Impact on Budget:
Current:
Mininal impact on the general budget. These expenses are sporadic and are generally not significant.

Long-Term:

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other (Demo/clearance)	45,000	50,000	45,000	50,000	45,000	50,000	285,000
Total Costs	45,000	50,000	45,000	50,000	45,000	50,000	285,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
CDBG		5,000		5,000		5,000	15,000
Capital Projects	45,000	45,000	45,000	45,000	45,000	45,000	270,000
							-
							-
							-
							-
							-
Total Source	45,000	50,000	45,000	50,000	45,000	50,000	285,000

Funding Source:		Project Schedule	Start	Finish
CP	270,000	Design		
CDBG	15,000	Land/Right of Way		
		Utility Relocation		
		Construction		
		Other:	On-going	On-going
Total	$285,000	**Total Project**		

City of Cedar Falls Capital Improvement Program

CIP Number: 49

Department: Community Development

Division: Inspection Services

Project Number:

Project Description:

Hearst 2.0

The Hearst Center expansion/new building project was re-initiated in 2018 to review current building deficiencies and plan for future growth. A continued moderated updating of this aging facility does not meet current nor future needs of the community. A Master Plan will be completed in FY23 to develop a building layout for a new facility on Seerley Blvd., with conceptual building elevations, conceptual images of the interior, and detailed cost estimate. Steps that Friends of the Hearst or Art & Culture Board may take separately for this project include a fundraising feasibility study and hiring a capital campaign counsel to achieve the fundraising goal.

Current:

Initial construction costs.

Long-Term:

Operating costs could increase by approximately $35,000 including: utilities; repair/maintenance; supplies, and additional staff costs. Staff costs will, initially, result from add'l hours scheduled to accommodate rental activities, and improved services rendered to the public. Revenue from annual fund raising events, increased membership fees. and additional rental fees could generate funds to pay for extra staff will offset some of these costs.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design				500,000			500,000
Land/Right of Way							-
Utility Relocation							-
Construction					2,300,000	5,300,000	7,600,000
Landscaping							-
Equipment & Furnish						200,000	200,000
Other							-
Total Costs	-	-	-	500,000	2,300,000	5,500,000	8,300,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond						700,000	700,000
Federal/State Funding					675,000	675,000	1,350,000
Cultural Improvement Fund				180,000			180,000
Capital Projects							-
Private Gifts and Grants					875,000	1,495,000	2,370,000
Gaming					750,000	750,000	1,500,000
Community Foundation						750,000	750,000
General Fund Savings				320,000		1,130,000	1,450,000
Total Source	-	-	-	500,000	2,300,000	5,500,000	8,300,000

Funding Source:	
PRIV	2,370,000
CIF	180,000
F/S	1,350,000
BHCG	1,500,000
GO	700,000
CF	750,000
GFS	1,450,000
Total	$8,300,000

Project Schedule	Start	Finish
Design	FY26	FY26
Land/Right of Way		
Utility Relocation		
Construction	FY27	FY28
Other:		
Total Project	FY26	FY28

City of Cedar Falls Capital Improvement Program

CIP Number: 50

Department:	Division:	Project Number:
Community Development	Inspection Services	

Project Description:

Land Acquisition and Building Demolition at School Administration Property

It is anticipated the School District will consider transferring this land to the City, after the new high school opens. The City will then need to demolish the building. A fire & police station is anticipated as a future opportunity at this site, replacing the fire station at 18th/Main that is over 50 years old. A 2015 feasibility study found that the best locations for fire stations would include a station along the 1st Street corridor along with the Public Safety building at 4600 S. Main.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

None, it is not currently a City-owned property.

Long-Term:

It will increase the City's costs taking on an additional property. Maintenance costs for building, parking lot and mowing will be paid out of the operating or building matenance budgets.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other: Demolition						210,000	210,000
Total Costs	-	-	-	-	-	210,000	210,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
General Fund Savings						210,000	210,000
Emergency Reserve							-
							-
							-
Total Source	-	-	-	-	-	210,000	210,000

Funding Source:

GFS	210,000
ER	-
Total	$210,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:		
Total Project	FY28	FY28

City of Cedar Falls Capital Improvement Program

CIP Number: 51

Department: Community Development

Division: Inspection Services

Project Number:

Project Description:

Pedestrian way from Andy Ave to Aldrich Elementary

In 2021 a family built a pedestrian bridge from Andy Ave. to Aldrich Elementary to help the children in the neighborhood access the school. Upon coming to the City's attention, it was removed due to safety and drainage concerns. The desire to create a more direct, safe route to Aldrich remains due to lack of street connectivity. Project would include a sidewalk from Andy Ave to the southwest corner of Prairie West Subdivision, a culvert over the drainageway, and a sidewalk along the east edge of the McMahill Subdivision, connecting to Ashworth Drive's sidewalk. Easements would be donated by the property owners.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

Minimal. Project would be contracted for completion.

Long-Term:

Costs could be increased for snow removal. Future costs for sidewalk repair as required on the city lot portion of the project.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	15,000	15,000					30,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	15,000	15,000	-	-	-	-	30,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond	15,000	15,000					30,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
							-
							-
							-
Total Source	15,000	15,000	-	-	-	-	30,000

Funding Source:

		Project Schedule	Start	Finish
GO	30,000	Design	FY23	FY23
		Land/Right of Way		
		Utility Relocation		
		Construction	FY23	FY24
		Other:		
Total	$30,000	**Total Project**		

City of Cedar Falls Capital Improvement Program

CIP Number: 52

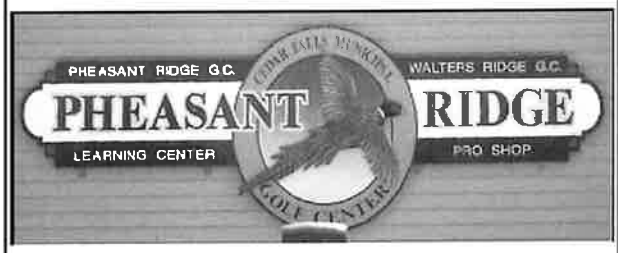
Department:	Division:	Project Number:
Community Development	Inspection Services	

Project Description:

Pheasant Ridge Pro Shop and Cart Storage Repairs

Pheasant Ridge Golf Club Proshop has several areas that are in need of repair and updating. The building has had minimal work since the addtion and remodel was completed in 1998. We propose a phased approach to repair and upgrade the building. Phase 1 (FY23): Replace roof, soffit, fascia, siding, and repair any underlining damage of Cart Storage Building. Repair and paint ProShop Patio ceiling and beams. Phase 2 (FY24): Upgrade and bring the bathrooms into code compliance. Phase 3 (FY26): Replace the carpet throughout. Potential Phase 4: Replace Pro Shop Roof. Current roof has 5-8 year life remaining

Attach Map:



Operations and Maintenance Impact on Budget:

Current:

The Golf Improvement Fund will be used for the improvements needed.

Long-Term:

None, the Golf Improvement Fund will be used.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	15,000	50,000		46,000			111,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	15,000	50,000	-	46,000	-	-	111,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
Golf Improvement Fund	15,000	50,000		46,000			111,000
							-
							-
Total Source	15,000	50,000	-	46,000	-	-	111,000

Funding Source:		Project Schedule	Start	Finish
GIF	111,000	Design		
		Land/Right of Way		
		Utility Relocation		
		Construction	FY23	FY26
		Other:		
Total	$111,000	**Total Project**	FY23	FY26

City of Cedar Falls Capital Improvement Program

CIP Number 53

Department: Communty Development

Division: Inspection Services

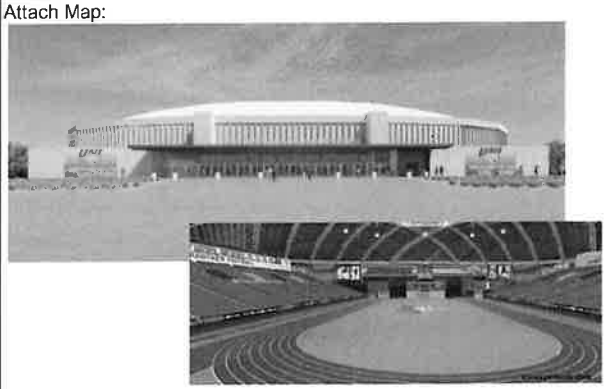
Project Number:

Project Description:

UNI Dome Renovation

The University of Northern Iowa Dome was built nearly 50 years ago. It is in need of renovations to maintain an attractive facility for both UNI and the community. The Dome is a multi-use facility, hosting not only UNI events but the State High School Football playoffs and championship game, FIRST Robotics Competition, sportsman shows, concerts, wrestling tournaments and more.

Attach Map:



Operations and Maintenance Impact on Budget:

Current:

Rennovation cost request from the City.

Long-Term:

UNI is responsible for maintenance of this facility.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction		16,666,670	16,666,660	16,666,670			50,000,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	16,666,670	16,666,660	16,666,670	-	-	50,000,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Univ. of Northern Iowa		16,666,670	15,166,660	15,166,670			47,000,000
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
Hotel/Motel							-
Economic Development			1,500,000	1,500,000			3,000,000
							-
Total Source	-	16,666,670	16,666,660	16,666,670	-	-	50,000,000

Funding Source:		Project Schedule	Start	Finish
GO	-	Design		
UNI	47,000,000	Land/Right of Way		
H/M	-	Utility Relocation		
EDF	3,000,000	Construction	FY23	FY26
		Other:		
Total	$50,000,000	**Total Project**	FY23	FY26

City of Cedar Falls Capital Improvement Program

CIP Number: 54

Department: Community Development

Division: Planning & Community Services

Project Number:

Project Description:

Bike Network On-street Signage

This project will fund signage and paint for the bicycle network. Funds used to improve bicycle facilities during road improvement projects and for annual maintenance; repainting bike lanes and sharrows.

Operations and Maintenance Impact on Budget:

Current:

Staff time to install the signs and paint bike stencils on the street

Long-Term:

Future maintenance will be required as needed

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Design/Relocation							-
Construction	5,000	5,000	5,000	5,000	5,000	5,000	30,000
Construction Engineering							-
Equipment & Furnish							-
Other							-
Total Costs	5,000	5,000	5,000	5,000	5,000	5,000	30,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
General Revenue							-
Street Construction Fund	5,000	5,000	5,000	5,000	5,000	5,000	30,000
Hotel/Motel Tax-VT							-
							-
Total Source	5,000	5,000	5,000	5,000	5,000	5,000	30,000

Funding Source:		Project Schedule	Start	Finish
		Design		
SCF	30,000	Land/Right of Way		
	-	Utility Relocation		
	-	Construction	FY19	FY28
		Other:		
	30,000			
Total	$60,000	**Total Project**	FY19	FY28

City of Cedar Falls Capital Improvement Program

CIP Number: 55

Department:	Division:	Project Number:
Community Development	Planning & Community Services	

Project Description:

Bus Shelters & Related Amenities

This project would include the installation of bus shelters and related amenities including but not limited to sidewalk connections, benches, and crosswalks along selected MET Transit routes. The City will work with MET Transit on the specific locations of the shelters and funding for each future shelter. These funds are through the Federal Transit Authority for shelters and route enhancements.

Operations and Maintenance Impact on Budget:

Current:

Initial expenses for bus shelter installation will be reimbursed through MET Transit upon completion of each individual project.

Long-Term:

All public improvements will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	15,000		15,000		15,000		45,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	15,000	-	15,000	-	15,000	-	45,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
MET Transit	15,000		15,000		15,000		45,000
							-
							-
							-
							-
Total Source	15,000	-	15,000	-	15,000	-	45,000

Funding Source:		Project Schedule	Start	Finish
MET Transit Reimbursement	45,000	Design		
		Land/Right of Way		
		Utility Relocation		
		Construction	FY19	ongoing
		Other:		
Total	$45,000	**Total Project**	FY19	ongoing

City of Cedar Falls Capital Improvement Program

CIP Number: 56

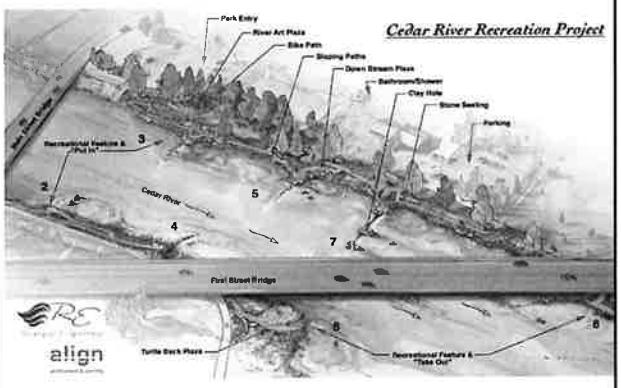
Department:	Division:	Project Number:
Community Development	Planning and Community Services	FL - 033 - 3088

Project Description:

Cedar River Safety and Recreational River Improvements Phase I

This project will study and construct the recreational improvements along the river bank and in the river from the Main Street bridge to the downstream side of the W. 1st Street bridge. This project includes the safety improvements at the Gateway Park Dam (remove rebar) along with fishing jetties, trails and adjacent recreational features.
$296,587.10 has already been spent on design as of 9-13-21.

Attach Map:



Operations and Maintenance Impact on Budget:
Current:
The recreational features will impact the debt service levy.

Long-Term:
The public improvements will be maintained by Municipal Operations & Programs.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design	352,000						352,000
Land/Right of Way							-
Utility Relocation							-
Construction	5,211,550	1,070,000					6,281,550
Landscaping							-
Equipment & Furnish							-
Other		70,000					70,000
Total Costs	5,563,550	1,140,000	-	-	-	-	6,703,550
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond	288,550	70,000					358,550
Federal/State Funding	1,725,000						1,725,000
Emergency Reserve	1,000,000	700,000					1,700,000
Private	500,000						500,000
Black Hawk Cnty Gaming	1,500,000						1,500,000
General Revenue	150,000						150,000
General Fund Savings		300,000					300,000
Hotel/Motel-Parks		70,000					70,000
Tourism Cash Reserves	400,000						400,000
Total Source	5,563,550	1,140,000	-	-	-	-	6,703,550

Funding Source:		Project Schedule	Start	Finish
GO Bond	358,550	Design	FY16	FY23
F/S	1,725,000	Land/Right of Way		
ER	1,700,000	Utility Relocation		
PRIV	500,000	Construction	FY23	FY23
BHCG	1,500,000	Other:	FY24	FY24
GR	150,000			
GFS	300,000			
H/M-PK	70,000			
TRC	400,000			
Total	6,703,550	**Total Project**	FY16	FY24

City of Cedar Falls Capital Improvement Program

CIP Number: 57

Department:	Division:	Project Number:
Community Development	Planning & Community Services	

Project Description:

Cedar Valley Placemaking

Grow Cedar Valley completed the Cedar Valley River Experience Vision Document in July 2022. As a part of a joint Cedar Falls-Waterloo Destination Iowa grant application, Cedar Falls would complete the anchor projects of bridge lighting on Main Street, W 1st St. and Center Street bridges in addition to several trees along the north riverbank as well as the connector projects of several park improvements. This item reflects the Cedar Falls component of the overall $14 million project submitted to the State of Iowa.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

The General Fund Operating Budget will be used for the design and installation costs of this project.

Long-Term:

The improvements will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design			60,000				60,000
Land/Right of Way							-
Utility Relocation							-
Construction			266,160	266,150			532,310
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	326,160	266,150	-	-	592,310
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond			125,760	65,750			191,510
Federal/State Funding			113,240	113,240			226,480
Local Sales Tax							-
Capital Projects							-
General Revenue							-
Cedar Falls Utilities							-
TIF - Downtown							-
Black Hawk Co. Gaming			16,000	16,000			32,000
Hotel/Motel-Parks			71,160	71,160			142,320
Total Source	-	-	326,160	266,150	-	-	592,310

Funding Source:	
GO	191,510
F/S	226,480
BHCG	32,000
H/M-PK	142,320
Total	592,310

Project Schedule	Start	Finish
Design	FY25	
Land/Right of Way		
Utility Relocation		
Construction	FY25	FY26
Other:		
Total Project	FY25	FY26

City of Cedar Falls Capital Improvement Program

CIP Number: 58

Department:	Division:	Project Number:
Community Development	Planning & Community Services	

Project Description:

Community-wide Strategic Plan

Cedar Falls has a history of regularly conducting community-wide strategic planning to identify initiatives that could propoel the community forward for the next 5-10 years. The last plan, Future Forward, was developed in 2015 and endorsed in 2017. In August 2021, the Council agreed it should remain in use through 2030 and discussed at goal setting.

Attach Map:

Operations and Maintenance Impact on Budget:
Current:
The General Fund Operating budget will be used to complete this project.

Long-Term:
Initiatives or projects recommended by a new plan would be proposed as individual CIP items in the future, with funding proposed as appropriate to the project.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design		12,500	12,500				25,000
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	12,500	12,500	-	-	-	25,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
General Revenue		12,500	12,500			-	25,000
Cedar Falls Utilities							-
TIF - Downtown							-
							-
							-
Total Source	-	12,500	12,500	-	-	-	25,000

Funding Source:		Project Schedule	Start	Finish
GR	25,000	Design	FY24	FY25
		Land/Right of Way		
		Utility Relocation		
		Construction		
		Other:		
Total	$25,000	**Total Project**	FY24	FY25

City of Cedar Falls Capital Improvement Program

CIP Number: 59

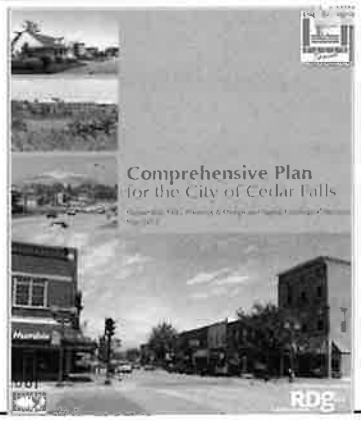
Department:	Division:	Project Number:
Community Development	Planning & Community Services	

Project Description:

Comprehensive Plan and Zoning Code Update

A Comprehensive Plan was adopted in May 2012. Changes to the zoning code are necessary to implement this plan. This project will result in adoption of more detailed area plans, starting with Downtown and College Hill and moving to other areas as directed by Council, including an needed update to the City's office/business/ and industrial park zoning districts. These area plans will become an integral part of the City's Comprehensive Plan. The Zoning Code will be updated concurrently.

Attach Map:



Operations and Maintenance Impact on Budget:

Current:

The General Fund Operating Budget will be used to complete these updates.TIF funds may be used for planning efforts in Downtown, College Hill, and the Unified District if urban renewal plans are amended accordingly.

Long-Term:

Changes that help to preserve existing assets while thoughtfully guiding growth and development in the community will increase assessed values, protect existing adjacent property values and increase the tax base.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other		150,000	150,000	150,000	150,000	150,000	750,000
Total Costs	-	150,000	150,000	150,000	150,000	150,000	750,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
General Revenue		125,000	150,000	150,000	150,000	150,000	725,000
TIF - Downtown							-
TIF - College Hill		25,000					25,000
TIF - Unified							-
							-
Total Source	-	150,000	150,000	150,000	150,000	150,000	750,000

Funding Source:	
GR	725,000
TIF - CH	25,000
Total	$750,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:	FY19	FY28
Total Project	FY19	FY28

City of Cedar Falls Capital Improvement Program

CIP Number: 6

Department: Community Development

Division: Planning & Community Services

Project Number:

Project Description:

Conversion of rental homes back to owner-occupied.

This incentive program is intended to be one tool to restore a better balance of owner-occupied homes within neighborhoods with an over-concentration of short term rental properties. A forgivable loan program has been developed for individuals that would like to take a rental back to an owner-occupied house, providing a $10,000 matching forgivable loan.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

The cost of the program will affect the General Fund Operating Budget. There will also be staff time to develop, implement and administer the program. Council would decide to fund through budget process.

Long-Term:

The General Fund Operating Budget would be impacted for an additional 4 years, for both the program and the staff time to administer it.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other	100,000	100,000	100,000	100,000	100,000		500,000
Total Costs	100,000	100,000	100,000	100,000	100,000	-	500,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
General Revenue	100,000	100,000	100,000	100,000	100,000		500,000
							-
							-
Total Source	100,000	100,000	100,000	100,000	100,000	-	500,000

Funding Source:

GR	500,000
Total	500,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:	FY15	FY27
Total Project	FY15	FY27

City of Cedar Falls Capital Improvement Program

CIP Number: 61

Department: Community Development

Division: Planning & Community Services

Project Number:

Project Description:

Historic Reconnaissance Survey of Overman Park Neighborhood

The Historic Preservation Commission proposes to seek a CLG grant from the State Historic Preservation Office to hire a consultant to conduct a reconnaissance survey of a portion of the Overman Park Neighborhood in the area bounded by 1st, 12th, Washington, and Walnut Streets. The consultant would be assisted by Historic Preservation Commissioners and community volunteers. The survey will identify potential historic resources in the area to help facilitate the preservation and appreciation of the history of the neighborhood and identify areas for more intensive surveys and potential for national recognition.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

CLG grant requires a 40% local match, which can be satisfied primarily with in-kind volunteer work and minimal cash contribution from the City.

Long-Term:

Preservation of the history and culture of the downtown neighborhoods was a high priority of local residents and CMS in the Downtown Vision Plan, as it adds to the value, attractiveness of livability of the close in neighborhoods.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other		13,400					13,400
Total Costs	-	13,400	-	-	-	-	13,400
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding		11,000					11,000
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
General Revenue		2,400					2,400
							-
							-
Total Source	-	13,400	-	-	-	-	13,400

Funding Source:

F/S	11,000
GR	2,400
Total	$13,400

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:	FY24	FY24
Total Project		

City of Cedar Falls Capital Improvement Program

CIP Number: 62

Department: Community Development

Division: Planning & Community Services

Project Number:

Project Description:

Parks and Public Lands Master Plan

The last Park Plan was completed in 1996. Since 1996 the city has experienced growth to the south and west and changes to northern Cedar Falls due to flood buyouts. In addition, recreation preferences have changed over time, so a review and update of current recreation programs, services, and facilities within parks is warranted. This plan will consolidate previous plans and implement the goals of the City's 2012 Comprehensive Plan, including incorporating a method of land dedication for parks so that newly developing areas have adequate park space and facilities.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

Cost for the consultant to complete the plan

Long-Term:

Provides more orderly decision making for future park and public lands and needed amenities.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design			75,000	75,000			150,000
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	75,000	75,000	-	-	150,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond			75,000	75,000			150,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Hotel/Motel-Park							-
							-
							-
							-
							-
Total Source	-	-	75,000	75,000	-	-	150,000

Funding Source:

GO	150,000
Total	$150,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:	FY25	FY26
Total Project	FY25	FY26

City of Cedar Falls Capital Improvement Program

CIP Number: 63

Department: Community Development

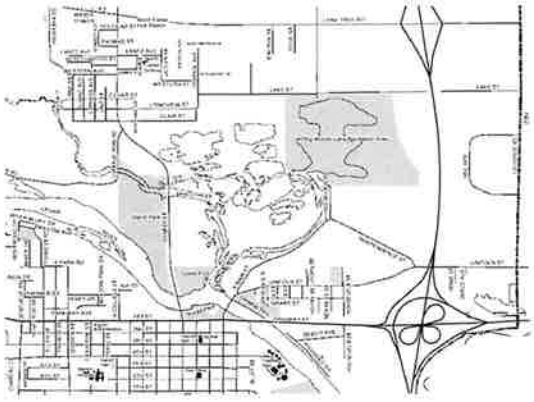
Division: Planning & Community Services

Project Number:

Project Description:

Property/Flood Buyouts

Continue the voluntary flood buyout program in selected neighborhoods of both commercial and residential properties. Priority purchases are identified on the City's "priority buyout list" and will be targeted in floodprone areas of the City. This local money is used to leverage federal and state funds for hazard mitigation programs, pre-disaster/post-disaster grants, as they become available. We currently have a pre-disaster grant request approved with the DNR/FEMA for approximately $500,000 with funding made available in early 2022. City match of approx. $225K was approved by Council in October 2021. In September 2022, the State announced that no local match was needed for the current round of buy-outs. The funds allocated shift to FY24 to fun acquisition of several floodprone properties that may become available.



Operations and Maintenance Impact on Budget:

Current:

This will effect the General Fund operating budget by increasing maintenance areas and acquisition costs.

Long-Term:

This buy out will target properties in the Floodplain and Floodway which will reduce flood loss in the long term.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way	500,000	300,000	70,000	70,000	70,000	70,000	1,080,000
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	500,000	300,000	70,000	70,000	70,000	70,000	1,080,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding	500,000						500,000
Local Sales Tax							-
Capital Projects		300,000	70,000	70,000	70,000	70,000	580,000
							-
							-
							-
							-
							-
Total Source	500,000	300,000	70,000	70,000	70,000	70,000	1,080,000

Funding Source:		Project Schedule	Start	Finish
CP	580,000	Design		
F/S	500,000	Land/Right of Way	On-going	On-going
		Utility Relocation		
		Construction		
		Other:		
Total	$1,080,000	**Total Project**	On-going	On-going

City of Cedar Falls Capital Improvement Program

CIP Number: 64

Department: Community Development

Division: Planning & Community Services

Project Number:

Project Description:

Resilience Initiatives

The City has worked with with the public to create a Resilience Plan. The goal of the plan is to identify short-term and long-term actions the community can implement to help prepare infrastructure, the economy, the natural environment, civic services and the general public for potential disruption due to events such as flooding, economic disturbance or public health crisis. The plan was presented to the public on April 12, 2022 and was received and filed by City Council on June 20, 2022. This item anticipates implementation of actions at the direction of City Council.

Attach Map:

Commitment & Creativity for a Better Tomorrow

Operations and Maintenance Impact on Budget:

Current:

The implementation will likely involve various city departments and the funding would be used to implement or complement identifed projects and programs

Long-Term:

The plan will indentify projects which can help to improve stormwater management and flooding issues, efficiencies in service delivery, and the quality of life for residents

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other	25,000		25,000	25,000	25,000	25,000	125,000
Total Costs	25,000	-	25,000	25,000	25,000	25,000	125,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
General Revenue	25,000		25,000	25,000	25,000	25,000	125,000
							-
							-
Total Source	25,000	-	25,000	25,000	25,000	25,000	125,000

Funding Source:		Project Schedule	Start	Finish
GR	125,000	Design		
		Land/Right of Way		
		Utility Relocation		
		Construction		
		Other:	On-going	On-going
Total	$125,000	**Total Project**	On-going	On-going

City of Cedar Falls Capital Improvement Program

CIP Number: 65

Department: Community Development

Division: Planning & Community Services

Project Number:

Project Description:

Support for Historical Society Enhance Iowa Grant

The Cedar Falls Historical Society is seeking a $300,000 Enhance Iowa Grant to help fund a $1.5 million renovation of their building at 315 Clay Street into a new exhibit hall and educational center. The grant requires a 15% match ($40,000) from the City for the project.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

Funds would be provided from Hotel/Motel tax

Long-Term:

The facility would be a new attraction for downtown Cedar Falls and help to preserve and educate the public about the history and culture of the community.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other		16,000	17,000	17,000			50,000
Total Costs	-	16,000	17,000	17,000	-	-	50,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
General Revenue							-
Hotel/Motel		16,000	17,000	17,000			50,000
							-
Total Source	-	16,000	17,000	17,000	-	-	50,000

Funding Source:	
H/M-VT	50,000
Total	$50,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:	FY24	FY26
Total Project	FY24	FY26

City of Cedar Falls Capital Improvement Program

CIP Number: 66

Department: Community Development

Division: Planning & Community Services

Project Number:

Project Description:

Wayfinding Signage-Phase II

Install a series of wayfinding signage throughout the community in order to promote and direct travelers to the City's historical, cultural and commercial areas. The first phase of the project was completed in 2021. A second phase was anticipated to include signage along other major thoroughfares, including Main Street (after reconstruction), Greenhill Road, Waterloo Road, and University Ave. Based on experience with the 1st phase, would recommend larger signs similar to what was installed along 1st Street.

Operations and Maintenance Impact on Budget:

Current:

Sign locations in the TIF district may be eligible for funding through TIF revenues, if eligible. Otherwise signs will need to be funded through Hotel/Motel revenue.

Long-Term:

The directional signs will need to be continually maintained after installation.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction				30,000			30,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	-	30,000	-	-	30,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
TIF - DT							-
TIF -UN							-
Hotel/Motel-V&T				30,000			30,000
							-
							-
Total Source	-	-	-	30,000	-	-	30,000

Funding Source:	
TIF- UN	-
H/M-VT	30,000
Total	$30,000

Project Schedule	Start	Finish
Design	FY25	
Land/Right of Way		
Utility Relocation		
Construction		FY26
Other:		
Total Project	FY25	FY26

City of Cedar Falls Capital Improvement Program

CIP Number: 67

Department: Community Development

Division: Recreation

Project Number:

Project Description:

Ballfield Fencing Spot Repair around the City

Fencing at various ballfields within the Cedar Falls Park system needs to be repaired, from normal wear of regular use and age. Damage includes bent posts, curled fence fabric, missing or detached posts and rails. This includes certain areas of Birdsall, Orchard Hill, Pfeiffer Park and Central Park.

Operations and Maintenance Impact on Budget:

Current:

Fence will function as it was supposed to and will provide a safer facility for those using these facilities.

Long-Term:

Minor-repairs will improve the structural integrity and lengthen the useful life of current fencing.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	1,500	1,500	1,500	1,500	1,500	1,500	9,000
Landscaping							-
Equipment & Furnish	1,500	1,500	1,500	1,500	1,500	1,500	9,000
Other							-
Total Costs	3,000	3,000	3,000	3,000	3,000	3,000	18,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
Player Fund	3,000	3,000	3,000	3,000	3,000	3,000	18,000
Rec CIP							-
							-
Total Source	3,000	3,000	3,000	3,000	3,000	3,000	18,000

Funding Source:

SBPF	18,000
	-
Total	$18,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:	FY21	FY26
Total Project	FY21	FY26

City of Cedar Falls Capital Improvement Program

CIP Number 68

Department: Community Development

Division: Recreation

Project Number:

Project Description:

Dugout Covers - Birdsall Park

The Six Dugout Covers at Birdsall Park will need replaced. Current structure was a prototype that has proven to need frequent repair. Upgraded cantilever structure is promised to be more resilient and provide simple set up and tear down resulting in longer fabric life.

Operations and Maintenance Impact on Budget:

Current:

Improve customer service and user facilities

Long-Term:

Improvements will make city facilities more attractive to program participants and potential outside user/rental groups interested in hosting tournaments and game play. Potentially increasing concession and rental revenue. Improvements would decrease maintenance including mowing and run-off clean- up.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction				65,000			65,000
Landscaping							-
Equipment & Furnish				42,000			42,000
Other							-
Total Costs	-	-	-	107,000	-	-	107,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Player Fund				107,000			107,000
							-
							-
Total Source	-	-	-	107,000	-	-	107,000

Funding Source:

SBPF	107,000
GO	-
Total	$107,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction	FY26	FY26
Other:		
Total Project	FY26	FY26

City of Cedar Falls Capital Improvement Program

CIP Number: 69

Department: Community Development

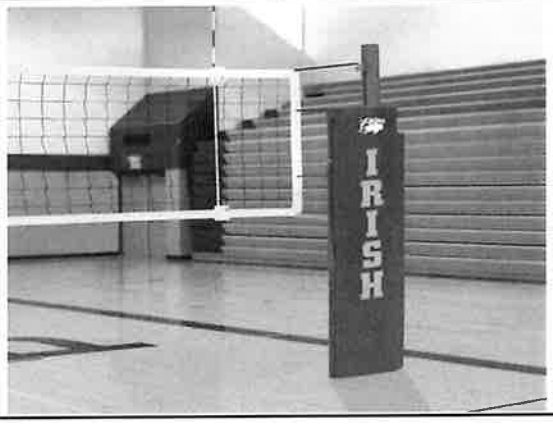
Division: Recreation

Project Number:

Project Description:

Facility Improvements - Rec Center

Replacing antiquated Volleyball net systems - current Volleyball net systems are original to the facility and in need of replacement. This will make facilty more attractive to use for programming and community user groups. 3 nets systems are needed



Operations and Maintenance Impact on Budget:

Current:

Improve customer service and user facilites

Long-Term:

Improved appearance and custmer safety

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish		10,000					10,000
Other							-
Total Costs	-	10,000	-	-	-	-	10,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Rec CIP		10,000					10,000
							-
							-
							-
							-
							-
Total Source	-	10,000	-	-	-	-	10,000

Funding Source:

RCCIP	10,000
Total	$10,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:	FY 24	FY24
Total Project	FY24	FY24

City of Cedar Falls Capital Improvement Program

CIP Number 70

Department: Community Development

Division: Recreation

Project Number:

Project Description:

New HS Pool: Phase I & II

Like the City did in 75/76 when the indoor pools at Peet and Holmes were built, the City will be asked by the school system to contribute approximately 1/3 of the construction cost to build a new pool attached to the new High School currently being planned. Since the City is a participant in the planning we can ensure public access 24/7 when it is not being used for school functions. Both Peet and Holmes are at the last of their useful lives without more major costly renovations. Phase I includes the building shell with interior drywall, exterior sidewalks, & minor excavation. Phase II builds the pool, completes fireproofing/sprinklers, seating area, and other interior improvements

Operations and Maintenance Impact on Budget:

Current:

Long-Term:

There would be on-going costs related to the upkeep of the pool.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design		1,500,000					1,500,000
Land/Right of Way							-
Utility Relocation							-
Construction		14,600,000	4,900,000				19,500,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	16,100,000	4,900,000	-	-	-	21,000,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond		700,000					700,000
Federal/State Funding			700,000				700,000
School District		7,600,000	500,000				8,100,000
Rec CIP		1,400,000					1,400,000
General Fund Savings		3,400,000	2,500,000				5,900,000
Black Hawk Cnty Gaming			900,000				900,000
Private		3,000,000	300,000				3,300,000
							-
Total Source	-	16,100,000	4,900,000	-	-	-	21,000,000

Funding Source:		Project Schedule	Start	Finish
GO	700,000	Design		
SCHOOLS	8,100,000	Land/Right of Way		
F/S	700,000	Utility Relocation		
RCCIP	1,400,000	Construction		
GFS	5,900,000	Other:	FY24	FY25
BHCG	900,000			
PRIV	3,300,000			
Total	$21,000,000	**Total Project**	FY24	FY25

City of Cedar Falls Capital Improvement Program

CIP Number: 71

Department: Community Development

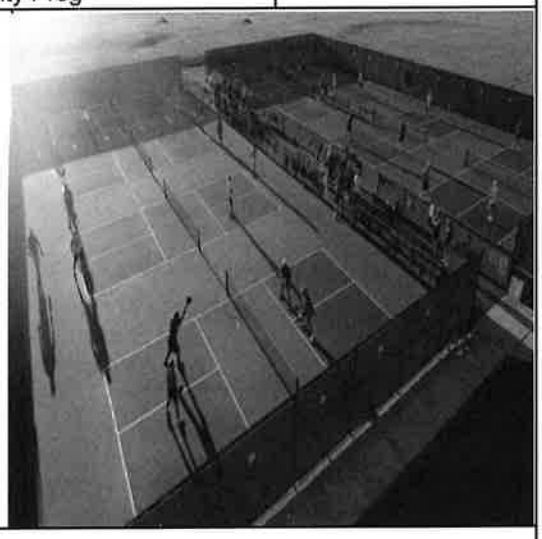
Division: Recreation & Community Programs

Project Number:

Project Description:

Orchard Hill Park-Pickleball Expansion

Remove existing tennis courts and replace them with eight pickleball courts, matching the existing courts. Remove existing shelter and playground. Construct new shelter inbetween the courts. Double the size of the parking lot, paving and striping it.



Operations and Maintenance Impact on Budget:

Current:

Tennis courts need to be removed at this point regardless. With the current parking lot situation there is an imminent need for more parking.

Long-Term:

Courts would have to be resurfaced at some point down the road.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Parking Lot Expansion		200,000					200,000
Utility Relocation							-
Construction		50,000					50,000
Landscaping							-
Equipment & Furnish		150,000					150,000
Other							-
Total Costs	-	400,000	-	-	-	-	400,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond		110,000					110,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
Private-Pickleball Club		190,000					190,000
Hotel/Motel- Parks		100,000					100,000
							-
Total Source	-	400,000	-	-	-	-	400,000

Funding Source:	
GO	110,000
PRIV	190,000
H/M-PK	100,000
Total	$400,000

Project Schedule	Start	Finish
Design	FY23	
Land/Right of Way		
Utility Relocation		
Construction	FY24	FY24
Other:		
Total Project	FY23	FY24

City of Cedar Falls Capital Improvement Program

CIP Number: 72

Department: Community Development

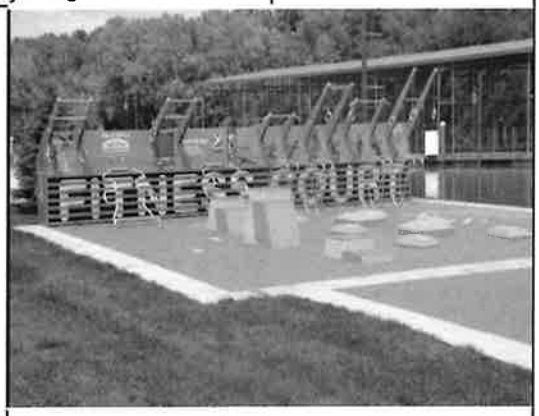
Division: Recreation & Community Programs

Project Number:

Project Description:

Outdoor Fitness Park

An outdoor fitness park that would be free for public use. It would be located near the Rec to support and facilitate classes being held there adding potential future clients to the Rec.



Operations and Maintenance Impact on Budget:

Current:

Should be very minimal on the maintenance side.

Long-Term:

Built tough for the hard climate, but individual apparatuses may need replaced over time.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							0
Land/Right of Way							0
Utility Relocation							0
Construction						50,000	50,000
Landscaping							0
Equipment & Furnish						100,000	100,000
Other							0
Total Costs	-	-	-	-	-	150,000	150,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							0
Federal/State Funding							0
Local Sales Tax							0
Capital Projects							0
Cedar Falls Utilities							0
TIF - Downtown							0
Nat'l. Fitness Grant						30,000	30,000
Private Fundraising						120,000	120,000
							0
Total Source	-	-	-	-	-	150,000	150,000

Funding Source:

NFG	30,000
PRIV	120,000
Total	$150,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction	FY28	FY28
Other:		
Total Project	FY28	FY28

City of Cedar Falls Capital Improvement Program

CIP Number: 73

Department: Community Development

Division: Recreation & Community Programs

Project Number:

Project Description:

Park Renovations

Add a new piece of playground equipment or playground structure in an already established City Park. We have taken down old or damaged equipment over the past decade without replacing it. This item identifies funding to establish a rotation in our parks, to improve the attractiveness of all of our parks by having relevant and safe equipment.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

Parks/PW could assist with construction.

Long-Term:

Weekly inspections are already taking place looking for potential safety hazards that are addressed as needed. Rotation of equipment is proposed with this CIP item.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish			100,000	50,000	200,000	100,000	450,000
Other							-
Total Costs	-	-	100,000	50,000	200,000	100,000	450,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond			100,000	50,000	200,000	100,000	450,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
Hotel/Motel-Parks							-
General Revenue							-
							-
Total Source	-	-	100,000	50,000	200,000	100,000	450,000

Funding Source:

GO	450,000
Total	$450,000

Project Schedule	Start	Finish
Design	FY24	
Land/Right of Way		
Utility Relocation		
Construction	FY25	Annual
Other:		
Total Project	FY25	Annual

City of Cedar Falls Capital Improvement Program

CIP Number: 74

Department: Community Development

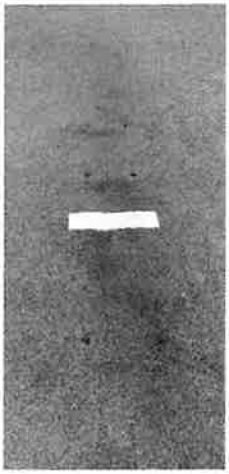
Division: Recreation Division

Project Number:

Project Description:

Turf Replacement Robinson Dresser

The Synthetic Turf at Robinson Dresser was installed in 2007 as a joint project between the City and Cedar Falls Schools. The average life expectancy according to Midwest Field Turf is 10 -12 years. This field has exceeded this estimate with high usage from both school programs and communtiy users. Is now showing its age and has a limited usable life remaining before it becomes unsafe to use. A full removal and replacement is proposed.



Operations and Maintenance Impact on Budget:

Current:

Once installed will need limited maintenance

Long-Term:

Rubber granular fill will need to be added to the turf about every 6-7 years to extend lifetime.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish						175,000	175,000
Other							-
Total Costs	-	-	-		-	175,000	175,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond						87,500	87,500
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
School Contribution							-
Recreation Center Capi						87,500	87,500
Hotel/Motel-Parks							-
							-
							-
Total Source	-	-	-	-	-	175,000	175,000

Funding Source:		Project Schedule	Start	Finish
GO	87,500	Design		
RCCIP	87,500	Land/Right of Way		
SCHOOLS	-	Utility Relocation		
		Construction	FY28	FY28
		Other:		
Total	$175,000	**Total Project**	FY28	FY28

City of Cedar Falls Capital Improvement Program

CIP Number: 75

Department: Community Development

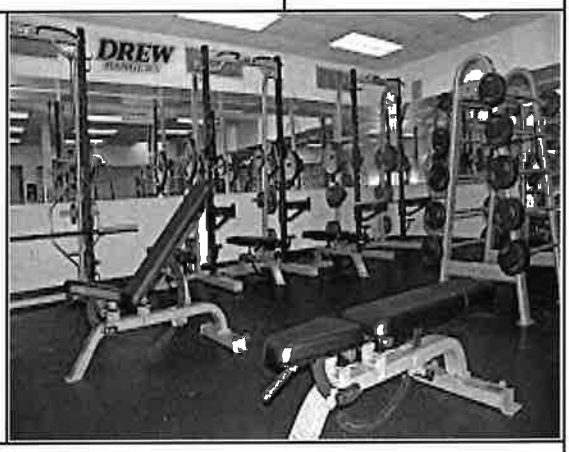
Division: Recreation

Project Number:

Project Description:

Weight Equipment

New Weight Equipment to replace machines bought in December of 2005. These machines are showing their age and wearing out as indicated by the number of repairs staff is now having to do.



Operations and Maintenance Impact on Budget:

Current:

This will reduce repair cost, should increase membership/income as updated or new machines foster an increased enthusiasm.

Long-Term:

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish	300,000						300,000
Other							-
Total Costs	300,000	-	-	-	-	-	300,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Rec Relief Grant	300,000						300,000
							-
							-
							-
							-
Total Source	300,000	-	-	-	-	-	300,000

Funding Source:

		Project Schedule	Start	Finish
RCRG	300,000	Design		
		Land/Right of Way		
		Utility Relocation		
		Construction		
		Other:	FY23	FY23
Total	$300,000	**Total Project**	FY23	FY23

City of Cedar Falls Capital Improvement Program

CIP Number: 76

Department: Community Development

Division: Recreation

Project Number:

Project Description:

Falls-Cabanas

Purchase and install cabanas that would be available for patron rental throughout the season at the Falls Aquatic Center.

Operations and Maintenance Impact on Budget:

Current:

Normal annual upkeep and maintenance on cabanas.

Long-Term:

Additional income could be generated by renting cabanas to those interested at the FAC to offset maintenance and replacement.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other			15,000				15,000
Total Costs	-	-	15,000	0			15,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
Rec CIP			15,000				15,000
Total Source	-	-	15,000	0			15,000

Funding Source:

RCCIP	15,000
Total	$15,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:	FY25	FY25
Total Project	FY25	FY25

City of Cedar Falls Capital Improvement Program

CIP Number 77

Department: Community Development

Division: Recreation

Project Number:

Project Description:

Falls-Improve fencing location

Moving approximately 400' of fence in, to a total length of approximately 350'. The goal is to curb behavior that is not allowed that frequently occurs in this area due to the lack of visibility of the area for the deck guards for the area below the berm on the south side of the Falls.

Operations and Maintenance Impact on Budget:

Current:

Cost of construction to process the move.

Long-Term:

This project will help reduce the amount of difficult situations that take place behind the berm area at the Falls. Currently the berm creates a large portion of unsupervised/not-visible space for lifeguards.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	9,050						9,050
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	9,050	-	-	-	-	-	9,050
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							
Federal/State Funding							
School District							
Capital Projects							
Rec CIP	9,050						9,050
General Fund Savings							
Black Hawk Cnty Gaming							
Private							
Total Source	9,050						9,050

Funding Source:	
GO	-
SCHOOLS	-
RCCIP	9,050
GFS	-
BHCG	-
PRIV	-
Total	$9,050

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction	FY23	FY23
Other:		
Total Project	FY 23	FY 23

City of Cedar Falls Capital Improvement Program

CIP Number: 78

Department: Community Development

Division: Recreation

Project Number:

Project Description:

Falls - Maintenance

On-going maintenance of The Falls Aquatic Center is important for a top-notch facility. These items are not related to the annual operations but more focused on larger maintenance needs such as replacing chemical controllers, repairs & painting of the pool and other structures within the facility, chair/innertube replacement, and more. Staff has developed an overall maintenance list, to guide CIP proposals and budgeting.

Operations and Maintenance Impact on Budget:

Current:

Consistent evaluation of maintenance projects for near and distant future.

Long-Term:

Reduce unanticipated repairs that would be more costly if not planned in a systematic fashion.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	26,000	10,000	10,000	10,000	10,000	10,000	76,000
Landscaping							-
Equipment & Furnish	41,000	15,000	45,000	25,000	25,000	25,000	176,000
Other		30,000	10,000				40,000
Total Costs	67,000	55,000	65,000	35,000	35,000	35,000	292,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
Rec CIP	67,000	55,000	65,000	35,000	35,000	35,000	292,000
							-
Total Source	67,000	55,000	65,000	35,000	35,000	35,000	292,000

Funding Source:	
RCCIP	292,000
Total	$292,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:	On-going	On-going
Total Project	On-going	On-going

City of Cedar Falls Capital Improvement Program

CIP Number 79

Department: Community Development

Division: Recreation

Project Number:

Project Description:

Falls- Splash Feature

Remove & replace Totem Pole water feature with more modern Splash Pad Play Structure.

Operations and Maintenance Impact on Budget:

Current:

Demolition & Replacement costs

Long-Term:

Cost to maintain & repair structure

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design	5,000						5,000
Land/Right of Way							-
Utility Relocation							-
Construction		20,000					20,000
Landscaping							-
Equipment & Furnish		50,000					50,000
Other							-
Total Costs	5,000	70,000	-	-	-	-	75,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
Rec CIP	5,000	70,000					75,000
							-
							-
Total Source	5,000	70,000	-	-	-	-	75,000

Funding Source:

RCCIP	75,000
Total	$75,000

Project Schedule	Start	Finish
Design	FY23	FY23
Land/Right of Way		
Utility Relocation		
Construction	FY24	FY24
Other:		
Total Project	FY23	FY24

City of Cedar Falls Capital Improvement Program

CIP Number: 80

Department:	Division:	Project Number:
Community Development	V&T-Cultural	

Project Description:

Hearst Center Master Plan

In FY20 the Hearst presented results from visioning in anticipation of the building feasibility study. The study was delayed due to COVID. Staff and stakeholders reconvened in FY22. This project would complete a Master Plan to develop a building layout for a new facility on Seerley Blvd., with conceptual building elevations, conceptual images of the interior, and detailed cost estimate.

Operations and Maintenance Impact on Budget:
Current:
Some of this work may be completed by staff reducing the expense of the project.

Long-Term:
Make best possible decisions about future expansion and to limit additonal tax support.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other	55,000						55,000
Total Costs	55,000	-	-	-	-	-	55,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cultural Rep. & Maint.							-
Art and Culture Funds	15,000						15,000
Friends	15,000						15,000
CIF	25,000						25,000
							-
Total Source	55,000	-	-	-	-	-	55,000

Funding Source:		Project Schedule	Start	Finish
ACB	15,000	Design		
FRIEND	15,000	Land/Right of Way		
CIF	25,000	Utility Relocation		
		Construction		
		Other:	FY22	FY23
Total	$55,000	**Total Project**	FY22	FY23

City of Cedar Falls Capital Improvement Program

CIP Number: 81

Department: Community Development

Division: V&T-Cultural

Project Number:

Project Description:

Hearst Center Fundraising Feasibility Study

In FY23 the Hearst is working on a new building master plan. In anticipation of the results of the master plan, staff also seeks to begin work on a Hearst 2.0 fundraising feasibility study with a certified fundraising professional/firm to prepare for large public and private fundraising efforts and confirm anticipated results of a capital campaign.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

Long-Term:

Make best possible estimates of fundraising support through public and private means.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other	10,000	30,000					40,000
Total Costs	10,000	30,000	-	-	-	-	40,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							
Capital Projects							-
Cultural Rep. & Maint.							
Art and Culture Funds		15,000					15,000
Friends	10,000	15,000					25,000
CIF							
							-
Total Source	10,000	30,000	-	-	-	-	40,000

Funding Source:	
ACB	15,000
FRIEND	25,000
Total	$40,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:	FY23	FY24
Total Project		

City of Cedar Falls Capital Improvement Program

CIP Number: 82

Department:	Division:	Project Number:
Community Development	V&T	

Project Description:

RAGBRAI Start Up Funds

This is revenue generated from the 2015 event. It is held in the reserve account for use as start-up funds when the event returns to Cedar Falls.

Operations and Maintenance Impact on Budget:

Current:

n/a

Long-Term:

n/a

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other			5,000				5,000
Total Costs	-	-	5,000	-	-	-	5,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Tourism Cash Reserves			5,000				5,000
							-
							-
							-
							-
Total Source	-	-	5,000	-	-	-	5,000

Funding Source:	
TRC	5,000
Total	$5,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:	FY25	FY25
Total Project	FY25	FY25

City of Cedar Falls Capital Improvement Program

CIP Number: 83

Department:	Division:	Project Number:
Community Development	V&T	

Project Description:

Replacement of Horse & Rider Sculpture at Visitor Center

A donation in memory of Howard Lund, a former volunteer, was received in 2016 for improvements to the Visitor Center. This gift is being held in the reserve account and will be used to help replace the Horse & Rider sculpture with the piece reaches the end of its life.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This project will be funded from the Division's cash reserves, private donations, and public art funds.

Long-Term:

Little maintenance is expected

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction			20,000				20,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	20,000	-	-	-	20,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Tourism Cash Reserves			950				950
Art & Cultural Board			9,500				9,500
Private Fundraising			9,550				9,550
							-
							-
Total Source	-	-	20,000	-	-	-	20,000

Funding Source:		Project Schedule	Start	Finish
TRC	950	Design		
PRIV	9,550	Land/Right of Way		
ACB	9,500	Utility Relocation		
		Construction		
		Other:	FY25	FY25
Total	$20,000	**Total Project**	FY25	FY25

City of Cedar Falls Capital Improvement Program

CIP Number: 84

Department: Community Development

Division: V&T

Project Number:

Project Description:

Replacement of Street Banners

We set aside $1,000 each year to replace street banners as they become worn. We currently have $7,030 in reserves for this purpose. This CIP request serves as a reminder that these funds are available.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This project will be funded from the Division's cash reserves.

Long-Term:

Little maintenance is expected

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other		2,500		2,500		2,500	7,500
Total Costs	-	2,500	-	2,500	-	2,500	7,500
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Tourism Cash Reserves		2,500		2,500		2,500	7,500
							-
							-
							-
							-
Total Source	-	2,500	-	2,500	-	2,500	7,500

Funding Source:

TRC	7,500
Total	$7,500

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:	FY24	On-going
Total Project	FY24	On-going

City of Cedar Falls Capital Improvement Program

CIP Number: 85

Department: Community Development

Division: V&T

Project Number:

Project Description:

Tourism Market Study

A tourism plan and market research project would identify needs within the community to attract more visitors. This destination assessment would help confirm if there is a need for expanded meeting venues, athletic venues and hotels. This could be used to support and advocate for continued growth in the Cedar Falls tourism industry by sharing information with potential investors interested in destination-enhancing economic development projects.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This project will be funded from the Division's cash reserves.

Long-Term:

No long term impact

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other			25,000				25,000
Total Costs	-	-	25,000	-	-	-	25,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Tourism Cash Reserves			25,000				25,000
							-
							-
							-
							-
Total Source	-	-	25,000	-	-	-	25,000

Funding Source:

TRC	25,000
Total	$25,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:	FY25	FY25
Total Project	FY25	FY25

City of Cedar Falls Capital Improvement Program

CIP Number: 86

Department:	Division:	Project Number:
Community Development	V&T	

Project Description:

Visitor Center -Cedar Falls 3D Sign

The sign would be located in the grass circle in the driveway of the Visitor Center. The 4 foot high letters are aluminum and would be mounted on a concrete base and lit. Many communities and universities are using these letters to welcome visitors (and residents) and encouage photo opportunities that are shared online. This would be another way to draw guests into the Visitor Center for information about the community.

Attach Map:

Operations and Maintenance Impact on Budget:
Current:
This project will be funded from the Division's cash reserves.

Long-Term:
Little maintenance is expected

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction			22,000				22,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-		22,000	-	-	-	22,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Tourism Cash Reserves			22,000				22,000
							-
							-
							-
							-
Total Source	-	-	22,000	-	-	-	22,000

Funding Source:	
TRC	22,000
Total	$22,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction	FY25	FY25
Other:		
Total Project	FY25	FY25

City of Cedar Falls Capital Improvement Program

CIP Number: 87

Department:	Division:	Project Number:
Community Development	V&T	

Project Description:

Visitor Center Interior Painting & Updates

The paint in staff section of the visitor center could use refreshing. The photos in the Visitor Center foyer, gift shop and conference room are nearly 20 years old and need replacing.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This project will be funded from the Division's cash reserves.

Long-Term:

Little maintenance is expected

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other		15,000					15,000
Total Costs	-	15,000	-	-	-	-	15,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Tourism Cash Reserves		15,000					15,000
							-
							-
							-
							-
Total Source	-	15,000	-	-	-	-	15,000

Funding Source:		Project Schedule	Start	Finish
TRC	15,000	Design		
		Land/Right of Way		
		Utility Relocation		
		Construction		
		Other:	FY24	FY24
Total	$15,000	**Total Project**	FY24	FY24

City of Cedar Falls Capital Improvement Program

CIP Number: 88

Department: Community Development

Division: V&T

Project Number:

Project Description:

Visitor Center -Retaining Wall and Patio Repair

This project would include tearing out the existing retaining wall and replacing it with two new walls, along with replacing the entire patio area. This area has also become unsightly and overgrown with prairie. The appearance of the building would be improved by cleaning this area up while discouraging foot traffic since there is a large drop-off. We hope to do this project at the beginning of FY23.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This project will be funded from the Division's cash reserves.

Long-Term:

Little maintenance is expected

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping	30,000						30,000
Equipment & Furnish							-
Other							-
Total Costs	30,000	-	-	-	-	-	30,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Tourism Cash Reserves	30,000						30,000
							-
							-
							-
							-
Total Source	30,000	-	-	-	-	-	30,000

Funding Source:		Project Schedule	Start	Finish
TRC	30,000	Design		
		Land/Right of Way		
		Utility Relocation		
		Construction	FY23	FY23
		Other:		
Total	$30,000	**Total Project**	FY23	FY23

City of Cedar Falls Capital Improvement Program

CIP Number: 89

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Bridges/Culverts: Hudson Road Bridge Deck Overlay

This projects involves the removal and replacement of the bridge deck of the Hudson Road bridge south of University Avenue.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This will impact the street construction fund since road use tax is being used.

Long-Term:

The bridge will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design			100,000				100,000
Land/Right of Way							-
Utility Relocation							-
Construction			800,000				800,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	900,000	-	-	-	900,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Street Construction Fund							-
Local Sales Tax			900,000				900,000
							-
							-
							-
							-
							-
							-
							-
Total Source	-	-	900,000	-	-	-	900,000

Funding Source:	
SCF	-
LST	900,000
Total	$900,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction	FY22	FY23
Other:		
Total Project	FY22	FY23

City of Cedar Falls Capital Improvement Program

CIP Number: 90

Department:	Division:	Project Number:
Public Works	Engineering	02.1719

Project Description:

Bridges/Culverts: Inspections/Repairs

Alternating year inspection program of the 63 bridges in the City of Cedar Falls required by the State of Iowa and financed through Road Use Taxes. We are doing dive inspections on our bridges in FY20 which is required by FHWA every 5 years.
The bridge repairs found as part of the biannual inspections will be repaired in the following fiscal years. Example of required bridge repairs are expansion joint repair, deck repairs, concrete repairs, bearing cleaning, painting, rip rap inlet/outlets, footing repair, and pile encasements.

Operations and Maintenance Impact on Budget:
Current:
This will impact the street construction fund since road use tax is being used.

Long-Term:
This is an operational cost that will need to be budgeted annually.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design	50,000		50,000		50,000		150,000
Land/Right of Way							-
Utility Relocation							-
Construction	150,000		150,000		150,000		450,000
Landscaping							-
Equipment & Furnish							-
Other-Consultant Inspecting		55,000		55,000		55,000	165,000
Total Costs	200,000	55,000	200,000	55,000	200,000	55,000	765,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Street Construction Fund	200,000	55,000	200,000	55,000	200,000	55,000	765,000
							-
							-
							-
							-
							-
							-
							-
							-
Total Source	200,000	55,000	200,000	55,000	200,000	55,000	765,000

Funding Source:		Project Schedule	Start	Finish
SCF	765,000	Design		
		Land/Right of Way		
		Utility Relocation		
		Construction		
		Other:	Annual	Annual
Total	$765,000	**Total Project**	Annual	Annual

City of Cedar Falls Capital Improvement Program

CIP Number: 91

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Bridges/Culverts: Katoski Drive Box Culvert Replacement

Katoski Drive Box Culvert Replacement Project will remove and replace the existing steel I-beam bridge with a box culvert. The current bridge is in poor condition with advanced deterioration.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This will not impact the debt service levy since storm water funds are being used.

Long-Term:

This bridge will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	240,000	240,000					480,000
Landscaping							-
Inspection							-
Other							-
Total Costs	240,000	240,000	-	-	-	-	480,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Storm Water Fund	240,000	240,000					480,000
							-
							-
							-
							-
							-
							-
							-
							-
							-
							-
Total Source	240,000	240,000	-	-	-	-	480,000

Funding Source:

STW	480,000
Total	$ 480,000

Project Schedule	Start	Finish
Design	FY22	FY23
Land/Right of Way		
Utility Relocation		
Construction	FY23	FY24
Other:		
Total Project	FY22	FY24

City of Cedar Falls Capital Improvement Program

CIP Number: 92

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Bridges/Culverts: Olive Street Box Culvert Replacement

Olive Street Box Culvert Replacement Project will remove and replace the existing 2 span slab bridge with a twin 10X8 box culvert. The current bridge is poor condition with advanced deterioration. This project includes streambank restoration between College Street and Olive Street.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This will impact the debt service levy since bond funding is being used for a portion of the project. Storm water funds will also be paying for a portion of the project.

Long-Term:

This bridge will be maintained by the Public Works Department.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	1,400,000	1,400,000					2,800,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	1,400,000	1,400,000	-	-	-	-	2,800,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
General Obligation Bond							-
Storm Water Fund							-
Tax Increment Financing -	1,400,000	1,400,000					2,800,000
							-
							-
							-
							-
							-
							-
Total Source	1,400,000	1,400,000	-	-	-	-	2,800,000

Funding Source:	
GO	-
STW	-
TIF-CH	2,800,000
Total	$2,800,000

Project Schedule	Start	Finish
Design	FY21	FY21
Land/Right of Way	FY21	FY21
Utility Relocation		
Construction	FY22	FY23
Other:		
Total Project	FY21	FY23

City of Cedar Falls Capital Improvement Program

CIP Number: 93

Department:	Division:	Project Number:
Public Works	Engineering	

Project Description:

Bridges/Culverts: Ridgeway Avenue Bridge Replacement

Ridgeway Avenue Bridge Project will remove and replace the existing bridge with a new bridge.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This will impact the debt service levy since the City's match to the IDOT bridge funding will be paid for with TIF proceeds.

Long-Term:

This bridge will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction			665,000				665,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	665,000	-	-	-	665,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Federal or State Funding			480,000				480,000
Tax Increment Financing -			185,000				185,000
							-
							-
							-
							-
							-
							-
							-
Total Source	-	-	665,000	-	-	-	665,000

Funding Source:

F/S	480,000
TIF-STH	185,000
Total	$665,000

Project Schedule	Start	Finish
Design	FY25	FY25
Land/Right of Way		
Utility Relocation		
Construction	FY25	FY25
Other:		
Total Project	FY25	FY25

City of Cedar Falls Capital Improvement Program

CIP Number: 94

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Industrial & City Development: Infrastructure Oversizing

This project would provide funding when there's a project where the City must participate in oversizing sanitary sewer, storm sewer, or the street.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This will impact the debt service levy since General Obligation Bond will be used.

Long-Term:

Completed improvements will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	110,000	110,000	110,000	110,000	110,000	110,000	660,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	110,000	110,000	110,000	110,000	110,000	110,000	660,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
General Obligation Bond	50,000	50,000	50,000	50,000	50,000	50,000	300,000
Storm Water Fund	30,000	30,000	30,000	30,000	30,000	30,000	180,000
Sanitary Sewer Rental Fur	30,000	30,000	30,000	30,000	30,000	30,000	180,000
							-
							-
							-
							-
							-
							-
Total Source	110,000	110,000	110,000	110,000	110,000	110,000	660,000

Funding Source:		Project Schedule	Start	Finish
GO	300,000	Design		
STW	180,000	Land/Right of Way		
SRF	180,000	Utility Relocation		
		Construction	Annual	Annual
		Other:		
Total	$660,000	**Total Project**	Annual	Annual

City of Cedar Falls Capital Improvement Program

CIP Number: 95

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Sanitary Sewer: Gibson Property Extension

This project would extend sanitary sewer service to the southern Gibson property.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This project will not impact the debt service levy since bond funding will not be used.

Long-Term:

This sanitary extention will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way			90,000				90,000
Utility Relocation							-
Construction				300,000			300,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	90,000	300,000	-	-	390,000

Source of Funds	FY23	FY24	FY25	FY26	FY27	FY28	Total
Tax Increment Financing -			90,000	300,000			390,000
							-
							-
							-
							-
							-
							-
							-
							-
Total Source	-	-	90,000	300,000	-	-	390,000

Funding Source:

TIF-STH	390,000
Total	$390,000

Project Schedule	Start	Finish
Design		
Land/Right of Way	FY25	FY25
Utility Relocation		
Construction	FY26	FY26
Other:		
Total Project	FY25	FY26

City of Cedar Falls Capital Improvement Program

CIP Number: 96

Department: Public Works

Division: Engineering

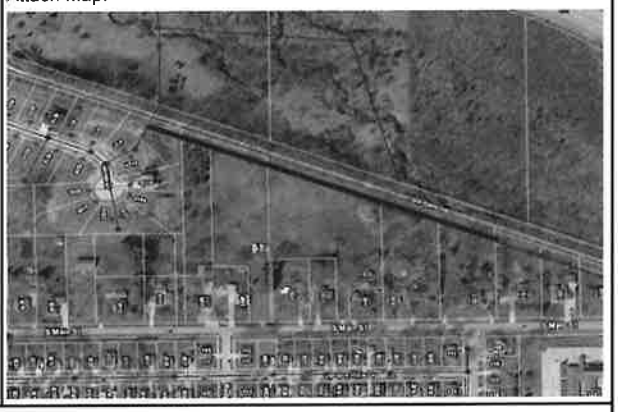
Project Number:

Project Description:

Sanitary Sewer: Main Street to James Drive Extension

This project will bridge the gap in the City's sanitary network by connecting the mains at Main Street and James Drive. This will afford multiple properties the ability to connect to the City's sanitary network.

Attach Map:



Operations and Maintenance Impact on Budget:

Current:

This will not impact the debt service levy since the General Obligation Fund will not be used.

Long-Term:

The City's wastewater division will maintain this realignment.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way	330,000						330,000
Utility Relocation							-
Construction		690,000					690,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	330,000	690,000	-	-	-	-	1,020,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Special Assessment		690,000					690,000
Sanitary Sewer Rental Fur	330,000						330,000
							-
							-
							-
							-
							-
							-
							-
Total Source	330,000	690,000	-	-	-	-	1,020,000

Funding Source:		Project Schedule	Start	Finish
SA	690,000	Design		
SRF	330,000	Land/Right of Way		
		Utility Relocation		
		Construction	FY24	FY24
		Other:		
Total	$1,020,000	**Total Project**	FY24	FY24

City of Cedar Falls Capital Improvement Program

CIP Number: 97

Department:	Division:	Project Number:
Public Works	Engineering	

Project Description:

Sanitary Sewer: Northern Industrial Park Realignment

This project will realign the current sanitary network within the Northen Industrial Park to allow for future developers to combine lots without building over a live sanitary line.

Operations and Maintenance Impact on Budget:

Current:

This project will not impact the debt service levy since TIF funds will be utilized.

Long-Term:

The City's wastewater division will maintain this realignment.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction						550,000	550,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	-	-	-	550,000	550,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Tax Increment Financing -						550,000	550,000
							-
							-
							-
							-
							-
							-
							-
							-
Total Source	-	-	-	-	-	550,000	550,000

Funding Source:		Project Schedule	Start	Finish
TIF-UN	550,000	Design		
		Land/Right of Way		
		Utility Relocation		
		Construction	FY28	FY28
		Other:		
Total	$550,000	**Total Project**	FY28	FY28

City of Cedar Falls Capital Improvement Program

CIP Number: 98

Department:	Division:	Project Number:
Public Works	Engineering	

Project Description:

Sanitary Sewer: Pheasant Ridge Water/Sewer Connection

This project would extend City water and sanitary service to the pro shop building at Pheasant Ridge. This building is currently served with a well. Extending water service will increase water quality and reduce well maintenance.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This project will not impact the debt service levy since bond funding is not being used.

Long-Term:

These utility connections will reduce long term maintenance costs and will be maintained by the Golf Course.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction						100,000	100,000
Landscaping						10,000	10,000
Equipment & Furnish							-
Other							-
Total Costs	-	-	-	-	-	110,000	110,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Golf Improvement Fund						110,000	110,000
							-
							-
							-
							-
							-
							-
							-
							-
Total Source	-	-	-	-	-	110,000	110,000

Funding Source:

GIF	110,000
Total	$110,000

Project Schedule	Start	Finish
Design	FY21	FY22
Land/Right of Way	FY28	FY28
Utility Relocation		
Construction	FY28	FY28
Other:		
Total Project	FY28	FY28

City of Cedar Falls Capital Improvement Program

CIP Number: 99

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Sanitary Sewer: SW Branch of Dry Run Creek Extension

This project will extend the sanitary sewer system an additional 4,500 feet to the west to promote future development.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This project will not impact the debt service levy since bond funding is not being used.

Long-Term:

This sanitary infrastructure would be maintained by the Water Reclamation division.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way				210,000			210,000
Utility Relocation							-
Construction				2,100,000			2,100,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	-	2,310,000	-	-	2,310,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Sewer Revenue Bond				2,310,000			2,310,000
							-
							-
							-
							-
							-
							-
							-
							-
Total Source	-	-	-	2,310,000	-	-	2,310,000

Funding Source:

SRB	2,310,000
Total	$2,310,000

Project Schedule	Start	Finish
Design	FY26	FY26
Land/Right of Way		
Utility Relocation		
Construction	FY26	FY26
Other:		
Total Project	FY26	FY26

City of Cedar Falls Capital Improvement Program

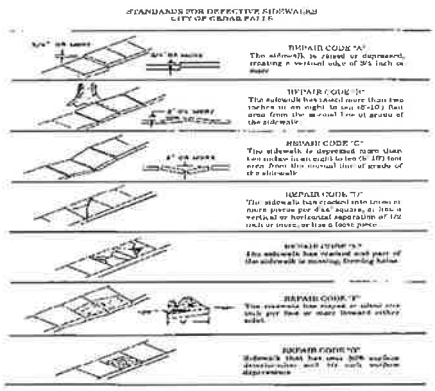
CIP Number: 100

Department:	Division:	Project Number:
Public Works	Engineering	

Project Description:

Sidewalks/Trails: Assessment Program

This is a multi-year program which addresses non-ADA compliant private sidewalks.



Operations and Maintenance Impact on Budget:

Current:

This will be a special assessment and therefore property taxes will be levied specifically to those properties.

Long-Term:

This will not impact the debt service levy, since property owners are responsible for the adjacent sidewalks.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	100,000	100,000	100,000	100,000	100,000	100,000	600,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	100,000	100,000	100,000	100,000	100,000	100,000	600,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Special Assessment	100,000	100,000	100,000	100,000	100,000	100,000	600,000
							-
							-
							-
							-
							-
							-
							-
							-
Total Source	100,000	100,000	100,000	100,000	100,000	100,000	600,000

Funding Source:

SA	600,000
Total	$600,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction	Annual	Annual
Other:		
Total Project	Annual	Annual

City of Cedar Falls Capital Improvement Program

CIP Number: 101

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Sidewalks/Trails: Autumn Ridge Sidewalk Infill

This project would infill a missing segment of sidewalk along the west side of Union road from Paddington Drive north approximately 630 feel to the southern extent of the planned Autumn Ridge 9th subdivision. This project would include any necessary street crossing and pedestrian ramp modifications to ensure ADA accessibility crossing Union Road to Fieldstone Boulevard.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This project will impact the debt service levy since bond funding will be utilized.

Long-Term:

The sidewalk will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction						65,000	65,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	-	-	-	65,000	65,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
General Obligation Bond						65,000	65,000
							-
							-
							-
							-
							-
							-
							-
							-
Total Source	-	-	-	-	-	65,000	65,000

Funding Source:

GO	65,000
Total	$65,000

Project Schedule	Start	Finish
Design	FY28	FY28
Land/Right of Way		
Utility Relocation		
Construction	FY28	FY28
Other:		
Total Project	FY28	FY28

City of Cedar Falls Capital Improvement Program

CIP Number: 102

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Sidewalks/Trails: Grand Avenue Trail Infill (Bronson to Galloway)

This project would infill a segment of paved trail to complete the footpath created between Galloway Avenue and Bronson Court. This infill would require the purchase of easements along this private property, but would create a significant pedestrian connection on Grand Avenue.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This project would impact the debt service levy since bond funding would be used.

Long-Term:

This sidewalk would be maintained by Public Works in the long term.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction						130,000	130,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	-	-	-	130,000	130,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
General Obligation Bond						130,000	130,000
							-
							-
							-
							-
							-
							-
							-
							-
Total Source	-	-	-	-	-	130,000	130,000

Funding Source:

GO	130,000
Total	$130,000

Project Schedule	Start	Finish
Design	FY28	FY28
Land/Right of Way		
Utility Relocation		
Construction	FY28	FY28
Other:		
Total Project	FY28	FY28

City of Cedar Falls Capital Improvement Program

CIP Number: 103

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Sidewalks/Trails: Lake Street Trail

This project will install new HMA recreational trail on the south side of Lake Street from Central Avenue to Big Woods Lake Recreation Area. The Public Works Department has already prepared the base for the trail along Lake Street.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This will impact the debt service levy since bond funding is being used.

Long-Term:

The recreation trail will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	290,000						290,000
Construction Inspection							-
Equipment & Furnish							-
Other							-
Total Costs	290,000	-	-	-	-	-	290,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
General Obligation Bond	40,000						40,000
Federal or State Funding	250,000						250,000
							-
							-
							-
							-
Total Source	290,000	-	-	-	-	-	290,000

Funding Source:

GO	40,000
F/S	250,000
Total	$290,000

Project Schedule	Start	Finish
Design	FY22	FY22
Land/Right of Way		
Utility Relocation		
Construction	FY22	FY22
Other:		
Total Project	FY22	FY22

City of Cedar Falls Capital Improvement Program

CIP Number: 104

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Sidewalks/Trails: Lloyd Lane Sidewalk Infill

This project will construct sidewalk along the south side of Lloyd Lane from Norse Drive to Algonquin Drive approximately 840 feet.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This will impact the debt service levy since bond funding is being used.

Long-Term:

This will not impact the debt service levee, since property owners are responsible for the adjacent sidewalks.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction					45,000		45,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	-	-	45,000	-	45,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
General Obligation Bond					45,000		45,000
							-
							-
							-
							-
							-
							-
							-
							-
Total Source	-	-	-	-	45,000	-	45,000

Funding Source:

GO	45,000
Total	$45,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction	FY27	FY27
Other:		
Total Project	FY27	FY27

City of Cedar Falls Capital Improvement Program

CIP Number: 105

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Sidewalks/Trails: McClain Drive Sidewalk Infill

This project will construct sidewalk along McClain Drive from University Ave south to Primrose Drive totaling approximately 1400 feet. This sidewalk will connect surrounding subdivisions to Orchard Hill Park and Orchard Hill Elementary School.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This will impact the debt service levy since bond funding is being used.

Long-Term:

This will not impact the debt service levee, since property owners are responsible for the adjacent sidewalks.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction						100,000	100,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	-	-		100,000	100,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
General Obligation Bond						100,000	100,000
							-
							-
							-
							-
							-
							-
							-
							-
Total Source	-	-	-	-	-	100,000	100,000

Funding Source:

GO	100,000
Total	$100,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction	FY28	FY28
Other:		
Total Project	FY28	FY28

City of Cedar Falls Capital Improvement Program

CIP Number: 106

Department: Public Works

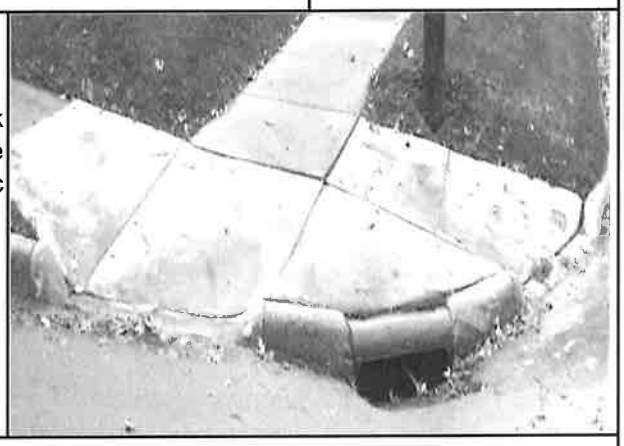
Division: Engineering

Project Number:

Project Description:

Sidewalks/Trails: Reconstruction Program

This is a multi-year program which addresses public sidewalk ADA compliance issues to update, correct, and infill gaps in the sidewalk network system. This program replaces deficient public sidewalks and reduces public liability.



Operations and Maintenance Impact on Budget:

Current:

This will impact the debt service levy since bond funding is being used.

Long-Term:

The sidewalk will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	75,000	100,000	100,000	100,000	100,000	100,000	575,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	75,000	100,000	100,000	100,000	100,000	100,000	575,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
General Obligation Bond	75,000	100,000	100,000	100,000	100,000	100,000	575,000
							-
							-
							-
							-
							-
							-
							-
Total Source	75,000	100,000	100,000	100,000	100,000	100,000	575,000

Funding Source:		Project Schedule	Start	Finish
GO	575,000	Design		
		Land/Right of Way		
		Utility Relocation		
		Construction	Annual	Annual
		Other:		
Total	$575,000	**Total Project**	Annual	Annual

City of Cedar Falls Capital Improvement Program

CIP Number: 107

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Sidewalks/Trails: Trail Oversizing

When a developer is required to place a sidewalk in a new subdivision or project, this project will provide the funding for the City to pay for the additional cost in expanding that sidewalk into a trail. The expense will only occur when it is coordinated with a new development.

Operations and Maintenance Impact on Budget:

Current:

This will impact the debt service levy since bond funding is being used.

Long-Term:

The recreation trail will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	20,000	20,000	20,000	20,000	20,000	20,000	120,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	20,000	20,000	20,000	20,000	20,000	20,000	120,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
General Obligation Bond	20,000	20,000	20,000	20,000	20,000	20,000	120,000
							-
							-
							-
							-
							-
							-
Total Source	20,000	20,000	20,000	20,000	20,000	20,000	120,000

Funding Source:		Project Schedule	Start	Finish
GO	120,000	Design		
		Land/Right of Way		
		Utility Relocation		
		Construction	Annual	Annual
		Other:		
Total	$120,000	**Total Project**	Annual	Annual

City of Cedar Falls Capital Improvement Program

CIP Number: 108

Department: Public Works

Division: Engineering

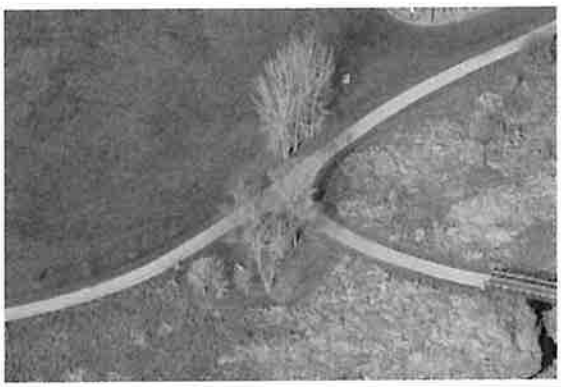
Project Number:

Project Description:

Sidewalks/Trails: Trail Reconstruction

This project addresses major changes needed with at specific locations of the trail network. It may include steep slopes, unsafe crossings, erosion, sight visibility issues, or other aspects that require design and reconstruction to complete. It is not for minor trail maintenance such as a panel replacement or culvert crossing.

Attach Map:



Operations and Maintenance Impact on Budget:

Current:

Hotel/Motel tax will be utilized, therefore no impact on the debt service levy is anticipated.

Long-Term:

Trails will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	50,000	50,000	50,000	50,000	50,000	50,000	300,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	50,000	50,000	50,000	50,000	50,000	50,000	300,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Hotel/Motel Tax Receipts-	50,000	50,000	50,000	50,000	50,000	50,000	300,000
							-
							-
							-
							-
							-
							-
							-
							-
Total Source	50,000	50,000	50,000	50,000	50,000	50,000	300,000

Funding Source:

		Project Schedule	Start	Finish
H/M-TR	300,000	Design	Annual	Annual
		Land/Right of Way		
		Utility Relocation		
		Construction		
		Other:	Annual	Annual
Total	$300,000	**Total Project**	Annual	Annual

City of Cedar Falls Capital Improvement Program

CIP Number: 109

Department: Public Works

Division: Engineering

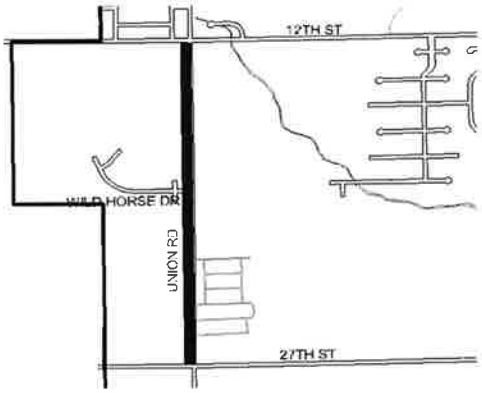
Project Number:

Project Description:

Sidewalks/Trails: Union Road Trail Phase II

Union Road Trail Project will install a 10 feet wide trail along Union Road from West 12th Street to West 27th Street.

Attach Map:



Operations and Maintenance Impact on Budget:

Current:

This will impact the debt service levy since bond funding is being used.

Long-Term:

The recreation trail will be maintained by Public Works

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	90,000						90,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	90,000	-	-	-	-	-	90,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
General Obligation Bond	75,000						75,000
Federal or State Funding	15,000						15,000
Private Contribution							-
							-
							-
							-
							-
							-
							-
Total Source	90,000	-	-	-	-	-	90,000

Funding Source:

GO	75,000
F/S	15,000
PRIV	-
Total	$90,000

Project Schedule	Start	Finish
Design	FY20	FY20
Land/Right of Way		
Utility Relocation		
Construction	FY22	FY23
Other:		
Total Project	FY20	FY23

City of Cedar Falls Capital Improvement Program

CIP Number: 11(

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Sidewalks/Trails: W. 20th Street Sidewalk Infill

This project will construct 350 feet of sidewalk from College Street to the existing sidewalk at 1016 W 20th Street.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This will impact the debt service levy since bond funding is being used.

Long-Term:

This will not impact the debt service levy, since property owners are responsible for the adjacent sidewalks.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction		50,000					50,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	50,000	-	-	-	-	50,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
General Obligation Bond		50,000					50,000
							-
							-
							-
							-
							-
							-
Total Source	-	50,000	-	-	-	-	50,000

Funding Source:

GO	50,000
Total	$50,000

Project Schedule	Start	Finish
Design	FY24	FY24
Land/Right of Way		
Utility Relocation		
Construction	FY24	FY24
Other:		
Total Project	FY24	FY24

City of Cedar Falls Capital Improvement Program

CIP Number: 111

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Storm Water: Drainage Studies

This project analyzes drainage patterns and issues subwatersheds within Cedar Falls. The study would identify improvements needed that can then be done in conjuction with the Annual Pavement Management Program or as separate projects, as appropriate. A seperate grant has been awarded the City, allowing the study of four locations around town. The grant will fund 85% of the costs for these four specific studies.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This will not impact the debt service levy since Storm Water Fund is being used.

Long-Term:

The erosion protection will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design	296,000		75,000		75,000		446,000
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	296,000	-	75,000	-	75,000	-	446,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Storm Water Fund	75,000		75,000		75,000		225,000
Federal or State Funding	221,000						221,000
							-
							-
							-
							-
							-
							-
							-
Total Source	296,000	-	75,000	-	75,000	-	446,000

Funding Source:

STW	225,000
F/S	221,000
Total	$446,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:	Biennial	Biennial
Total Project	Biennial	Biennial

City of Cedar Falls Capital Improvement Program

CIP Number: 112

Department: Public Works

Division: Engineering

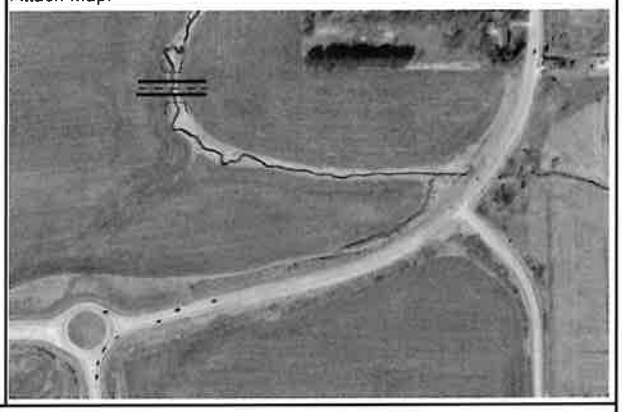
Project Number:

Project Description:

Storm Water: Huntington Road Extension Over Green Creek

This project would infill the roadway segment and culvert crossing of Green Creek that would be requried for the Huntington Road extension into the Pinnacle Prairie area.

Attach Map:



Operations and Maintenance Impact on Budget:

Current:

This project will not impact the debt service levy since bond funding will not be utilized.

Long-Term:

The roadway and culvert will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction					500,000		500,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	-	-	500,000	-	500,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Storm Water Fund					250,000		250,000
Local Sales Tax					250,000		250,000
							-
							-
							-
							-
							-
							-
							-
Total Source	-	-	-	-	500,000	-	500,000

Funding Source:

STW	250,000
LST	250,000
Total	$500,000

Project Schedule	Start	Finish
Design	FY26	FY26
Land/Right of Way		
Utility Relocation		
Construction	FY27	FY27
Other:		
Total Project	FY27	FY27

City of Cedar Falls Capital Improvement Program

CIP Number: 113

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Storm Water: Northern Cedar Falls Storm Sewer Extension

This project includes the design and infrastructure to extend the storm sewer network from Center Street southwest to Lone Tree Road. This line will run behind the existing line along the north side of the roadway.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This project will impact the debt service levy since bond funding will be used.

Long-Term:

This storm sewer will be maintained by the Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction					480,000		480,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	-	-	480,000	-	480,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
General Obligation Bond					480,000		480,000
							-
							-
							-
							-
							-
							-
							-
							-
Total Source	-	-	-	-	480,000	-	480,000

Funding Source:

GO	480,000
Total	$480,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction	FY27	FY27
Other:		
Total Project	FY27	FY27

City of Cedar Falls Capital Improvement Program

CIP Number: 114

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Storm Water: Slope Repair (Greenwood Cemetery)

This project will repair portions of the steep slope on the northern edge of Greenwood Cemetery that have failed.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This project will impact the debt service levy since bond funding will be utilized.

Long-Term:

Public works will continue to maintain this slope long term.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design	70,000						70,000
Land/Right of Way							-
Utility Relocation							-
Construction		275,000	275,000				550,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	70,000	275,000	275,000	-	-	-	620,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
General Obligation Bond	70,000						70,000
Storm Water Fund		275,000	275,000				550,000
							-
							-
							-
							-
							-
							-
							-
Total Source	70,000	275,000	275,000	-	-	-	620,000

Funding Source:	
GO	70,000
STW	550,000
Total	$620,000

Project Schedule	Start	Finish
Design	FY23	FY23
Land/Right of Way		
Utility Relocation		
Construction	FY24	FY25
Other:		
Total Project	FY23	FY25

City of Cedar Falls Capital Improvement Program

CIP Number: 115

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Storm Water: Slope Repair (W Ridgewood Drive)

This project will repair portions of the steep slope on the northern edge of W Ridgewood Drive that have failed. This will take place during the winter of 2022/2023 as a beginning to the North Cedar Heights Area reconstruction efforts.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This will not impact the debt service levy since Storm Water Fund is being used.

Long-Term:

The erosion protection will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design	30,000						30,000
Land/Right of Way							-
Utility Relocation							-
Construction	300,000						300,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	330,000	-	-	-	-	-	330,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
General Obligation Bond	30,000						30,000
Storm Water Fund	300,000						300,000
							-
							-
							-
							-
							-
							-
							-
Total Source	330,000	-	-	-	-	-	330,000

Funding Source:

GO	30,000
STW	300,000
Total	$330,000

Project Schedule	Start	Finish
Design	FY22	FY22
Land/Right of Way		
Utility Relocation		
Construction	FY23	FY23
Other:		
Total Project	FY22	FY23

City of Cedar Falls Capital Improvement Program

CIP Number: 116

Department: Public Works

Division: Engineering

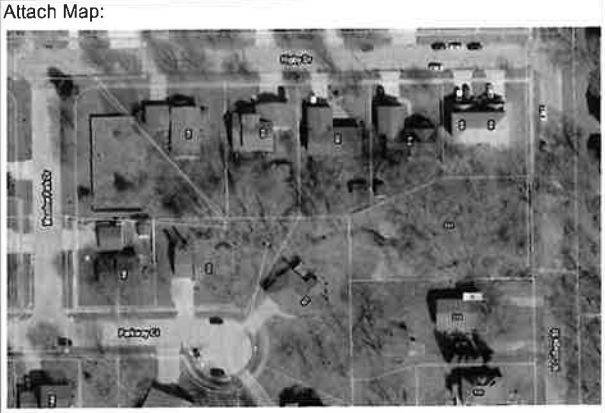
Project Number:

Project Description:

Storm Water: Storm Sewer Extension to North College Street

This project would extend the storm sewer from Parkway Court to North College Street. This would include the burial of the new pipe and grading to remove the natural drainage way.

Attach Map:



Operations and Maintenance Impact on Budget:

Current:

This project would not impact the debt service levy since bond funding would not be used.

Long-Term:

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way						10,000	10,000
Utility Relocation							-
Construction						65,000	65,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	-	-	-	75,000	75,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Storm Water Fund						65,000	65,000
General Obligation Bond						10,000	10,000
							-
							-
							-
							-
							-
							-
							-
Total Source	-	-	-	-	-	75,000	75,000

Funding Source:

STW	65,000
GO	10,000
Total	$75,000

Project Schedule	Start	Finish
Design	FY28	FY28
Land/Right of Way		
Utility Relocation		
Construction	FY28	FY28
Other:		
Total Project	FY28	FY28

City of Cedar Falls Capital Improvement Program

CIP Number: 117

Department: Public Works

Division: Engineering

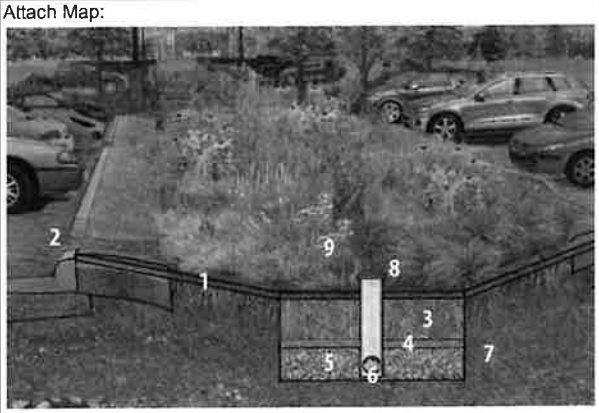
Project Number:

Project Description:

Storm Water: University Avenue Bioretention Swales/Cells

This project will create bioretention swales/cells in the commercial areas along Universtiy Avenue to treat strom water runoff, improve water quality in receiving streams, and alleviate storm water runoff problems. Funding will be the Storm Water Fund and grants from State Funds.

Attach Map:



Operations and Maintenance Impact on Budget:

Current:

This will not impact the debt service levy since the bond funding will not be used.

Long-Term:

The cells will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	140,000						140,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	140,000	-	-	-	-	-	140,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Federal or State Funding	77,000						77,000
Storm Water Fund	63,000						63,000
							-
							-
							-
							-
							-
							-
							-
Total Source	140,000	-	-	-	-	-	140,000

Funding Source:

F/S	77,000
STW	63,000
Total	$140,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction	FY23	FY23
Other:		
Total Project	FY23	FY23

City of Cedar Falls Capital Improvement Program

CIP Number: 118

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Storm Water: W 18th St Extension Over Dry Run Creek

This project will extend West 18th St. west to promote residential development. This project also includes a box culvert over Dry Run Creek.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This project will not impact the debt service levy since bond funding will not be utilized.

Long-Term:

The roadway and culvert will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction					500,000		500,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	-	-	500,000	-	500,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Storm Water Fund					250,000		250,000
Local Sales Tax					250,000		250,000
							-
							-
							-
							-
							-
							-
							-
Total Source	-	-	-	-	500,000	-	500,000

Funding Source:

STW	250,000
LST	250,000
Total	$500,000

Project Schedule	Start	Finish
Design	FY27	FY27
Land/Right of Way		
Utility Relocation		
Construction	FY27	FY27
Other:		
Total Project	FY27	FY27

City of Cedar Falls Capital Improvement Program

CIP Number: 119

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Streets: Aldrich Elementary School Connections

This project inlcudes four separate roadway connections to be installed, allowing for greater connectivity to Aldrich Elementary. (1) Ashworth Drive Extention to Hudson Road, (2) Ashworth Drive Extention in Prairie Winds Subdivision, (3) Ironwood Drive Extention north to Greenhill Road, (4) Arbors Drive north to Greenhill Road

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This project will impact the debt service levy since bond funding will be used.

Long-Term:

This project will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design & Legal		300,000					300,000
Land/Right of Way							-
Utility Relocation							-
Construction	825,000		2,300,000	2,300,000			5,425,000
Construction Inspection			225,000	225,000			450,000
Equipment & Furnish							-
Other							-
Total Costs	825,000	300,000	2,525,000	2,525,000	-	-	6,175,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Street Construction Fund	250,000						250,000
Capital Projects	575,000						575,000
General Obligation Bond			1,375,000	1,375,000	-		2,750,000
Special Assessment		300,000	1,150,000	1,150,000	-		2,600,000
							-
							-
							-
							-
							-
Total Source	825,000	300,000	2,525,000	2,525,000	-	-	6,175,000

Funding Source:		Project Schedule	Start	Finish
SCF	250,000	Design		
CP	575,000	Land/Right of Way		
GO	2,750,000	Utility Relocation		
SA	2,600,000	Construction	FY23	FY27
		Other:		
Total	$6,175,000	**Total Project**	FY22	FY26

City of Cedar Falls Capital Improvement Program

CIP Number: 120

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Streets: Alley Reconstruction program

This project will create 3 permeable alleys per year in residential and commercial areas to treat storm water runoff, improving water quality in receiving streams and alleviate storm water runoff problems. Funding will be from the Road Use Tax and Storm Water Funds. When a permeable system would not be practical for certain alleys, a full concrete reconstruction would take it's place. If additional funding is obtained through DNR or Dry Run Creek Watershed Improvement grants, the City will attempt to construct additional alleys.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This will impact the street construction fund since the road use tax is being used.

Long-Term:

The alleys will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	510,000	400,000	400,000	380,000	380,000	380,000	2,450,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	510,000	400,000	400,000	380,000	380,000	380,000	2,450,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Storm Water Fund	85,000	85,000	85,000	85,000	85,000	85,000	510,000
Street Construction Fund	364,250	315,000	235,000	235,000	235,000	235,000	1,619,250
Federal or State Funding	60,750						60,750
Tax Increment Financing -			80,000	60,000	60,000	60,000	260,000
							-
							-
							-
							-
							-
Total Source	510,000	400,000	400,000	380,000	380,000	380,000	2,450,000

Funding Source:		Project Schedule	Start	Finish
SCF	1,619,250	Design		
STW	510,000	Land/Right of Way		
F/S	60,750	Utility Relocation		
TIF-DT	260,000	Construction	Annual	Annual
		Other:		
Total	$2,450,000	**Total Project**	Annual	Annual

City of Cedar Falls Capital Improvement Program

CIP Number: 121

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Streets: Annual Street Repair Program (Resurfacing and Reconstruction)

The Street Repair Program is financed by the local option sales tax revenues. The program is cash flowed annually by local option sales tax revenues. This project will repair or reconstruct city streets. This project will include paving City alleys with the road use tax as part of the pavement management plan. Sewer funds will be used for sewer replacements and repairs as part of the project. Funding in FY22 - FY23 is reduced due to the Main Street Reconstruction Project occuring in those years.

Operations and Maintenance Impact on Budget:

Current:

This will not impact the debt service levy since local option sales tax and road use tax funds are being used.

Long-Term:

The additional initiatives will be funded through bond proceeds, therefore having an effect on property tax rates.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design	100,000	100,000	100,000	100,000			400,000
Land/Right of Way							-
Sewer Utilities	250,000	250,000	250,000	250,000	150,000	150,000	1,300,000
Construction	4,200,000	4,200,000	4,200,000	4,200,000	4,200,000	4,200,000	25,200,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	4,550,000	4,550,000	4,550,000	4,550,000	4,350,000	4,350,000	26,900,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Local Sales Tax	4,000,000	4,000,000	4,000,000	3,500,000	3,940,000	3,940,000	23,380,000
Street Construction Fund	240,000	240,000	240,000	240,000	200,000	200,000	1,360,000
Sanitary Sewer Rental Fur	250,000	250,000	250,000	250,000	150,000	150,000	1,300,000
General Obligation Bond	60,000	60,000	60,000	60,000	60,000	60,000	360,000
Tax Increment Financing -				500,000			500,000
							-
							-
							-
							-
Total Source	4,550,000	4,550,000	4,550,000	4,550,000	4,350,000	4,350,000	26,900,000

Funding Source:		Project Schedule	Start	Finish
LST	23,380,000	Design		
SCF	1,360,000	Land/Right of Way		
SRF	1,300,000	Utility Relocation		
GO	360,000	Construction	Annual	Annual
TIF-UN	500,000	Other:		
Total	26,900,000	Total Project	Annual	Annual

City of Cedar Falls Capital Improvement Program

CIP Number: 122

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Streets: Cedar Heights Drive Reconstruction

This project will remove and replace Cedar Heights Drive including the intersection of Cedar Heights/Greenhill Road and continuing south along Cedar Heights to approximately Viking Road. The intersection was part of a recently adopted Greenhill Road Corridor Study. A roundabout was recommended for Greenhill Road as well as Huntington Dr.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This will impact the debt service levy since bond proceeds are being used for portions of the project. Local option sales tax, road use tax funds, and state funds are being used.

Long-Term:

The street will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	2,550,000						2,550,000
Construction Inspection	200,000						200,000
Equipment & Furnish							-
Other							-
Total Costs	2,750,000	-	-	-	-	-	2,750,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
General Obligation Bond	375,000						375,000
Federal or State Funding	1,700,000						1,700,000
Local Sales Tax	600,000						600,000
Cedar Falls Utilities							-
Street Construction Fund	75,000						75,000
							-
							-
							-
							-
Total Source	2,750,000	-	-	-	-	-	2,750,000

Funding Source:	
GO	375,000
F/S	1,700,000
LST	600,000
CFU	-
SCF	75,000
Total	2,750,000

Project Schedule	Start	Finish
Design	FY20	FY20
Land/Right of Way	FY20	FY20
Utility Relocation		
Construction	FY21	FY23
Other:		
Total Project	FY20	FY23

City of Cedar Falls Capital Improvement Program

CIP Number: 123

Department: Public Works

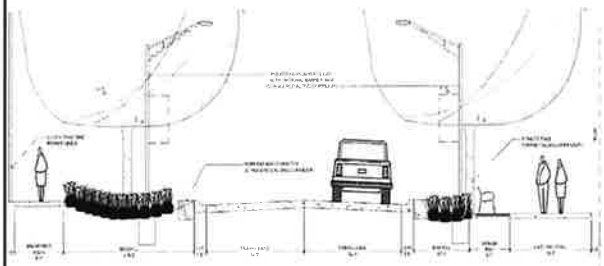
Division: Engineering

Project Number:

Project Description:

Streets: Center Street Improvements
(ER Total Funding = $800,000)
This project will focus on streetscape improvements that may include constructing shoulder improvements, intersection improvements at Center Street & Cottage Row Rd, gap sidewalk on east side of Center Street, decorative lighting, pavers, bioswales and drainage improvements.

Attach Map:



Operations and Maintenance Impact on Budget:

Current:

This will impact the debt service levy since bond proceeds are being used. Road use tax and flood reserve funds are also being used.

Long-Term:

The street and recreation trail will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	1,575,000						1,575,000
Landscpaing	50,000						50,000
Equipment & Furnish							-
Other							-
Total Costs	1,625,000	-	-	-	-	-	1,625,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Emergency Reserve	775,000						775,000
Black Hawk County Gamir							-
Storm Water Fund	300,000						300,000
Cedar Falls Utilities							-
Private Contribution	50,000						50,000
Street Construction Fund	500,000						500,000
							-
							-
							-
Total Source	1,625,000	-	-	-	-	-	1,625,000

Funding Source:		Project Schedule	Start	Finish
ER	775,000	Design	FY20	FY20
BHGC	-	Land/Right of Way		
STW	300,000	Utility Relocation		
SCF	500,000	Construction	FY22	FY23
PRIV	50,000	Other:		
Total	$1,625,000	**Total Project**	FY20	FY23

City of Cedar Falls Capital Improvement Program

CIP Number: 124

Department:	Division:	Project Number:
Public Works	Engineering	RC-269-3245

Project Description:

Streets: Cyber Lane Extension

This project will complete the connection of Cyber Lane to Technology Parkway.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This will not impact the debt service levy since General Obligation Bond is not being used.

Long-Term:

This street will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	55,000						55,000
Inspection							-
Equipment & Furnish							-
Other							-
Total Costs	55,000	-	-	-	-	-	55,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Tax Increment Financing -	55,000						55,000
							-
							-
							-
							-
							-
							-
							-
							-
Total Source	55,000	-	-	-	-	-	55,000

Funding Source:

TIF-STH	55,000
Total	$55,000

Project Schedule	Start	Finish
Design	FY21	FY21
Land/Right of Way		
Utility Relocation		
Construction	FY22	FY22
Other:		
Total Project	Annual	Annual

City of Cedar Falls Capital Improvement Program

CIP Number: 12

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Streets: Greenhill Road & South Main Street Intersection

This project will reconstruct the intersection to a roundabout, to improve the capacity, efficiency and safety of the intersection. The intersection was part of a recently adopted Greenhill Road Corridor Study. This project is being undertaken in response to recent development in the area and concerns about intersection capacity and safety.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This will impact the debt service levy since bond funding is being used.

Long-Term:

The intersection will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	2,575,000						2,575,000
Landscaping							-
Construction Inspection							-
Other							-
Total Costs	2,575,000	-	-	-	-	-	2,575,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
General Obligation Bond	250,000						250,000
Local Sales Tax	1,825,000						1,825,000
Federal or State Funding	500,000						500,000
							-
							-
							-
							-
							-
							-
Total Source	2,575,000	-	-	-	-	-	2,575,000

Funding Source:

GO	250,000
LST	1,825,000
F/S	500,000
Total	$2,575,000

Project Schedule	Start	Finish
Design	FY21	FY22
Land/Right of Way	FY21	FY22
Utility Relocation		
Construction	FY22	FY23
Other:		
Total Project	FY21	FY23

City of Cedar Falls Capital Improvement Program

CIP Number: 126

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Streets: Highway 58 & Greenhill Road Intersection

This project will install a grade seperated interchange at the Highway 58 and Greenhill Road Intersection.

Operations and Maintenance Impact on Budget:

Current:

This will be certified in the Unified TIF district and TIF revenues will be used to repay the expense.

Long-Term:

Greenhill Road will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction						36,000,000	36,000,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	-	-	-	36,000,000	36,000,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Tax Increment Financing -						4,000,000	4,000,000
Federal or State Funding						32,000,000	32,000,000
							-
							-
							-
							-
							-
							-
							-
Total Source	-	-	-	-	-	36,000,000	36,000,000

Funding Source:

TIF-UN	4,000,000
F/S	32,000,000
Total	$36,000,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction	FY28	FY28
Other:		
Total Project		

City of Cedar Falls Capital Improvement Program

CIP Number: 127

Department:	Division:	Project Number:
Public Works	Engineering	RC-000-3294

Project Description:

Streets: Hudson Road & Ridgeway Avenue Traffic Signal

This project will install a traffic signal at the intersection of Hudson Road and Ridgeway Avenue.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This will not impact the debt service levy since TIF, LST, and SCF funding will be used.

Long-Term:

The improvements will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	580,000						580,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	580,000	-	-	-	-	-	580,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Tax Increment Financing -	210,000						210,000
Local Sales Tax	170,000						170,000
Street Construction Fund	200,000						200,000
							-
							-
							-
							-
							-
							-
Total Source	580,000	-	-	-	-	-	580,000

Funding Source:		Project Schedule	Start	Finish
TIF-STH	210,000	Design	FY22	FY23
LST	170,000	Land/Right of Way		
SCF	200,000	Utility Relocation		
	-	Construction	FY23	FY23
	-	Other:		
Total	$580,000	**Total Project**	FY22	FY23

City of Cedar Falls Capital Improvement Program

CIP Number: 128

Department: Public Works

Division: Engineering

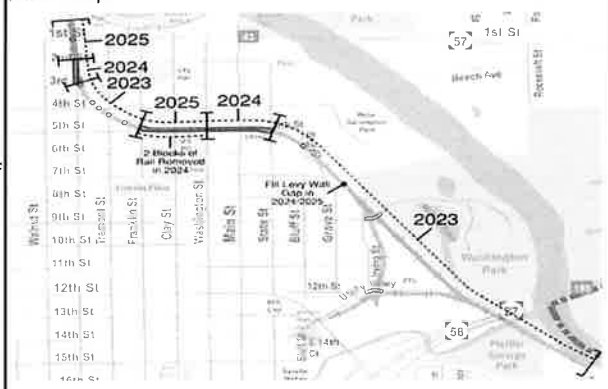
Project Number:

Project Description:

Streets: IANR CFU Spur Grade Crossing Removals

With the acceptance of a City applied federal grant, this project would remove the IANR CFU rail spur from W 1st Street to its southern limits adjacent to the pedestrain trail along the river. This would be a full reconstruction of W 5th St from Franklin to State, a full reconstruction of Iowa Street from 2nd to 3rd, and replacement of the impacted pavement elsewhere. In addition, a segment of the levy wall would get closed, and a pedestrain trail would connect Washington park to Peiffer Springs park directly. The overall project cost is approximately 12M, however, the costs for the IANR yard relocation is not shown. Cost share is 10% City, 10% IANR, 80% federal grant.

Attach Map:



Operations and Maintenance Impact on Budget:

Current:

This project would not impact the debt service levy since bond funding would not be used.

Long-Term:

This would be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design		250,000	250,000				500,000
Land/Right of Way							-
Utility Relocation							-
Construction		460,000	2,000,000	1,740,000			4,200,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	710,000	2,250,000	1,740,000	-	-	4,700,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Tax Increment Financing -		62,500	375,000	375,000			812,500
Local Sales Tax		52,500	125,000	90,000			267,500
Capital Projects		62,500	62,500				125,000
Railroad CN		177,500	562,500	465,000			1,205,000
Federal or State Funding		355,000	1,125,000	810,000			2,290,000
							-
							-
							-
							-
Total Source	-	710,000	2,250,000	1,740,000	-	-	4,700,000

Funding Source:		Project Schedule	Start	Finish
TIF-DT	812,500	Design	FY24	FY25
LST	267,500	Land/Right of Way		
CP	125,000	Utility Relocation		
RR	1,205,000	Construction	FY24	FY26
F/S	2,290,000	Other:		
Total	$4,700,000	**Total Project**	FY23	FY24

City of Cedar Falls Capital Improvement Program

CIP Number: 129

Department: Public Works

Division: Engineering

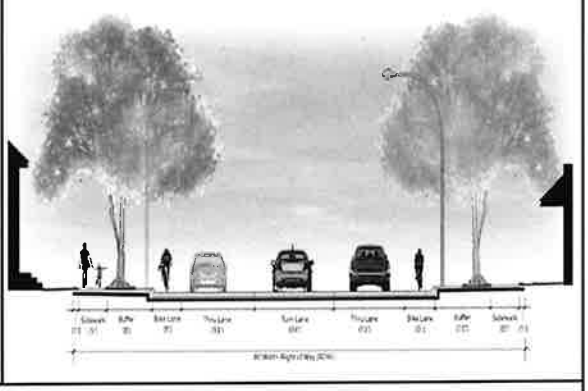
Project Number:

Project Description:

Streets: Main Street Reconstruction

This project includes design and reconstruction of Main Street from 6th Street south to University Avenue. The design of the roadway will include a 3 lane corridor with on-street bike lanes. Intersection improvements will include roundabouts at Seerley, 18th St., 12th St., and a design alternative for a roundabout at 6th Street. American Rescue Plan funding will be used for storm water ($1,000,000) and sewer improvements ($900,000) on this project. Included within this budget is the additional cost for sanitary sewer I&I testing.

Attach Map:



Operations and Maintenance Impact on Budget:

Current:

The project will primarily utilize Local Option Sales Tax to implement. However, initial components of design and right-of-way acquisition (if necessary) will require use of General Obligation Bonds which will impact the debt service levy.

Long-Term:

The street will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design	300,000	195,000					495,000
Land/Right of Way	450,000						450,000
Utility Relocation							-
Construction	11,187,000	11,567,000	7,353,000				30,107,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	11,937,000	11,762,000	7,353,000	-	-	-	31,052,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
General Obligation Bond	50,000		500,000				550,000
Federal or State Funding	1,500,000	1,400,000					2,900,000
Local Sales Tax	5,000,000	5,800,000	1,900,000				12,700,000
Street Construction Fund	687,000	687,000	4,478,000				5,852,000
American Rescue Plan	900,000	1,550,000	200,000				2,650,000
Storm Water Fund	500,000	500,000	200,000				1,200,000
Cedar Falls Utilities	1,450,000	1,450,000	200,000				3,100,000
Tax Increment Financing -	1,600,000	500,000					2,100,000
							-
Total Source	11,687,000	11,887,000	7,478,000	-	-	-	31,052,000

Funding Source:	
GO	550,000
F/S	2,900,000
LST	12,700,000
SCF	5,852,000
ARPA	2,650,000
STW	1,200,000
CFU	3,100,000
TIF-DT	2,100,000
Total	31,052,000

Project Schedule	Start	Finish
Design	FY22	FY22
Land/Right of Way		
Utility Relocation		
Construction	FY23	FY25
Other:		
Total Project	FY22	FY25

City of Cedar Falls Capital Improvement Program

CIP Number: 130

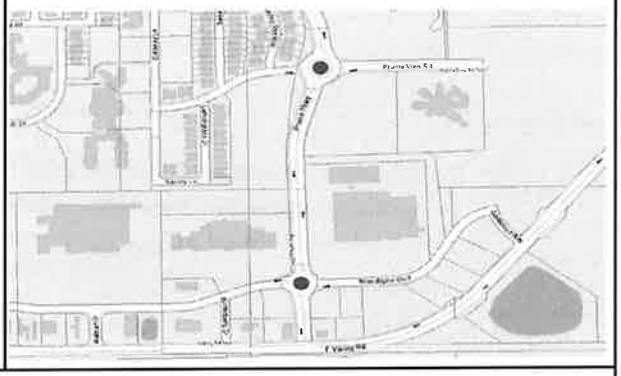
Department:	Division:	Project Number:
Public Works	Engineering	RC-000-3294

Project Description:

Streets: Prairie Parkway Roundabout Landscaping Improvements

This project will construct landscaping improvements at the roundabout intersections of Prairie Parkway in conjunction with the developer at Prairie Parkway/Prairie View Rd Corridor and the Brandilynn roundabout within the Pinnacle Prairie Urban Renewal Area. The 2015 amendment ot the Pinnacle Prairie Master Plan calls for the developer to make improvements at Prairie Parkway/Prairie View Rd.

Attach Map:



Operations and Maintenance Impact on Budget:

Current:

This will not impact the debt service levy since TIF funding will be used.

Long-Term:

The improvements will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping	490,000						490,000
Equipment & Furnish							-
Other							-
Total Costs	490,000	-	-	-	-	-	490,000

Source of Funds	FY23	FY24	FY25	FY26	FY27	FY28	Total
Local Sales Tax							-
Street Construction Fund							-
Tax Increment Financing -	450,000						450,000
Tax Increment Financing -							-
Private Contribution	40,000						40,000
							-
							-
							-
							-
Total Source	490,000	-	-	-	-	-	490,000

Funding Source:	
LST	-
SCF	-
TIF-PP	450,000
TIF-STH	-
PRIV	40,000
Total	$490,000

Project Schedule	Start	Finish
Design	FY22	FY23
Land/Right of Way		
Utility Relocation		
Construction	FY23	FY23
Other:		
Total Project	FY22	FY23

City of Cedar Falls Capital Improvement Program

CIP Number: 131

Department:	Division:	Project Number:
Public Works	Engineering	RC-000-3294

Project Description:

Streets: Prairie Parkway & Viking Road Intersection Improvements

This project will construct improvements at the intersection of Prairie Parkway & Viking Road. It also includes extending a median west through Winterbury Drive, along Viking Road, for corridor functionality and safety. During this project, the trail along Viking Road will be extended east from the Goldenrod Intersection to the Cedar Heights Drive roundabout, approximately 4000'.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This will not impact the debt service levy since TIF funding will be used.

Long-Term:

The traffic signal will be maintained by Traffic Operation Division/Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design		300,000					300,000
Land/Right of Way			200,000				200,000
Utility Relocation							-
Construction			3,000,000				3,000,000
Landscaping (Trail)							-
Equipment & Furnish							-
Other							-
Total Costs	-	300,000	3,200,000	-	-	-	3,500,000

Source of Funds	FY23	FY24	FY25	FY26	FY27	FY28	Total
Local Sales Tax							-
Street Construction Fund							-
Tax Increment Financing -		300,000	3,200,000				3,500,000
General Obligation Bond							-
							-
							-
							-
							-
							-
Total Source	-	300,000	3,200,000	-	-	-	3,500,000

Funding Source:	
LST	-
SCF	-
TIF-PP	3,500,000
TIF-STH	-
PRIV	-
Total	$3,500,000

Project Schedule	Start	Finish
Design	FY24	FY25
Land/Right of Way		
Utility Relocation		
Construction	FY25	FY25
Other:		
Total Project	FY24	FY25

City of Cedar Falls Capital Improvement Program

CIP Number: 132

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Streets: Ridgeway Avenue Reconstruction

This project will reconstruct portions of Ridgeway Avenue installing improvements required for the Midland Atlantic Development(Mills Fleet Farm).

Operations and Maintenance Impact on Budget:

Current:

This will be certified in the South Cedar Falls TIF district revenues will be used to repay the expense.

Long-Term:

The street will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	1,300,000	1,300,000					2,600,000
Construction Inspection							-
Equipment & Furnish							-
Landscaping							-
Total Costs	1,300,000	1,300,000	-	-	-	-	2,600,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Tax Increment Financing -	1,300,000	1,300,000					2,600,000
							-
							-
							-
							-
							-
							-
Total Source	1,300,000	1,300,000	-	-	-	-	2,600,000

Funding Source:

TIF-STH	2,600,000
	-
Total	2,600,000

Project Schedule	Start	Finish
Design	FY19	FY20
Land/Right of Way	FY20	FY20
Utility Relocation		
Construction	FY23	FY24
Other:		
Total Project	FY19	FY24

City of Cedar Falls Capital Improvement Program

CIP Number: 133

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Streets: Seal Coat Program

Annual program to seal coat streets in accordance with the Pavement Management Plan. It is financed with Local Option Sales Tax funds. In addition, parks and cemetery parking lots and roads will be selected for seal coat treatment and/or asphalt overlay.

Operations and Maintenance Impact on Budget:

Current:

This will not impact the debt service levy since local option sales tax funding is being used.

Long-Term:

The streets will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	250,000	250,000	250,000	250,000	250,000	250,000	1,500,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	250,000	250,000	250,000	250,000	250,000	250,000	1,500,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Local Sales Tax	100,000	100,000	100,000	100,000	100,000	100,000	600,000
Street Construction Fund	150,000	150,000	150,000	150,000	150,000	150,000	900,000
							-
							-
							-
							-
							-
							-
							-
Total Source	250,000	250,000	250,000	250,000	250,000	250,000	1,500,000

Funding Source:	
LST	600,000
SCF	900,000
Total	$1,500,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:	Annual	Annual
Total Project	Annual	Annual

City of Cedar Falls Capital Improvement Program

CIP Number: 134

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Streets: Traffic Planning

Perform subarea and corridor transportation plans, including analyses to define traffic forecasts, functional geometry, access management, traffic control for roadway improvements and Complete Streets elements needed for the community. Consultant would work with City staff. Combined FY23/24 Funding to cover Hudson Road Corrdior traffic study.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This will impact the debt service levy since General Obligation Bond is being used.

Long-Term:

This will impact the debt service levy.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction		150,000	75,000	75,000	75,000	75,000	450,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	150,000	75,000	75,000	75,000	75,000	450,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Street Construction Fund	-	150,000	75,000	75,000	75,000	75,000	450,000
							-
							-
							-
							-
							-
							-
							-
							-
Total Source	-	150,000	75,000	75,000	75,000	75,000	450,000

Funding Source:

SCF	450,000
Total	$450,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction	Annual	Annual
Other:		
Total Project	Annual	Annual

City of Cedar Falls Capital Improvement Program

CIP Number: 135

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Streets: Union Road Culvert Replacement

This project includes design and construction of a new box culvert south of W. 27th Street on Union Road. Also as part of this project, the extension of the sanitary sewer trunk line from the box culvert to W. 27th Street. This will assist in providing utilities to unserved areas of the City,

Operations and Maintenance Impact on Budget:

Current:

Long-Term:

The street will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design			75,000				75,000
Land/Right of Way			10,000				10,000
Utility Relocation							-
Construction				575,000			575,000
Inspection							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	85,000	575,000	-	-	660,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Sanitary Sewer Rental Fur			15,000	235,000			250,000
Local Sales Tax							-
General Obligation Bond			10,000		-		10,000
Federal or State Funding							-
Storm Water Fund			60,000	340,000			400,000
Capital Projects							-
							-
							-
							-
Total Source	-	-	85,000	575,000	-	-	660,000

Funding Source:	
SRF	250,000
GO	10,000
CP	-
F/S	-
STW	400,000
Total	$660,000

Project Schedule	Start	Finish
Design	FY21	FY21
Land/Right of Way		
Utility Relocation		
Construction	FY24	FY26
Other:		
Total Project	FY24	FY26

City of Cedar Falls Capital Improvement Program

CIP Number: 136

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Streets: Viking Road Reconstruction & Sidewalk Infill

This project will include the reconstruction of West Viking Road from South Union Road to approzximately 600 feet from the intersection at Production Drive. Updating this roadway to an urban cross section will include curb & gutter, sanitary, water main, and storm sewer. Sidewalk will be infilled to the edge of the current lots. An additional segment of aspahlt overlay with a saw and seal along Viking Road to the west of Hudson Road is included with this project.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This will not impact the debt service levy since TIF funding is being used.

Long-Term:

The roadway will be maintained by Public Works. The sidewalk will be maintained by Public Works until the adjacent property is developed.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility (Water Main)	365,000						365,000
Construction	6,600,000						6,600,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	6,965,000	-	-	-	-	-	6,965,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Tax Increment Financing -	6,600,000						6,600,000
Cedar Falls Utilities	365,000						365,000
							-
							-
							-
							-
							-
							-
							-
Total Source	6,965,000	-	-	-	-	-	6,965,000

Funding Source:

TIF-UN	6,600,000
CFU	365,000
Total	$6,965,000

Project Schedule	Start	Finish
Design	FY20	FY22
Land/Right of Way		
Utility Relocation		
Construction	FY23	FY23
Other:		
Total Project	FY20	FY23

City of Cedar Falls Capital Improvement Program

CIP Number: 137

Department:	Division:	Project Number:
Public Works	Engineering	

Project Description:

Streets: W. 12th Street Extension

This project will pay for the extension of W. 12th Street as part of the Agreement Regarding Annexation between Rocky Point, L.C. and the City of Cedar Falls. Rocky Point, L.C. is responsible for the extension of W. 12th Street from 4416 W. 12th Street west boundary to the west City Limits.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This will not impact the debt service levy since private funds are being used.

Long-Term:

The street will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction				1,130,000			1,130,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	-	1,130,000	-	-	1,130,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Private Contribution				500,000			500,000
Street Construction Fund				570,000			570,000
Cedar Falls Utilities				60,000			60,000
							-
							-
							-
							-
							-
Total Source	-	-	-	1,130,000	-	-	1,130,000

Funding Source:

PRIV	500,000
SCF	570,000
CFU	60,000
Total	$1,130,000

Project Schedule	Start	Finish
Design	FY26	FY26
Land/Right of Way		
Utility Relocation		
Construction	FY26	FY26
Other:		
Total Project	FY26	FY26

City of Cedar Falls Capital Improvement Program

CIP Number: 138

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Streets: W. 22nd St Reconstruction & Campus St Sidewalk

This project included the overall reconstruction and widening of W 22nd St from College to Campus St as development continues in the area. Sidewalk will be extended on the North side of Campus St down to the box culvert. In addition, this project will construct sidewalk along the eastern side of Campus Street from W 20th Street south approximately 140 feet and from W 22nd Street north approximately 380 feet. Sidewalk will connect Sunnyside Addition to the University of Northern Iowa Campus.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This will not impact the debt service levy since local option sales tax and College Hill TIF funds are being used.

Long-Term:

Long-term maintainance would be by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design	60,000						60,000
Land/Right of Way	20,000						20,000
Utility Relocation							-
Construction		1,000,000					1,000,000
Landscaping		35,000					35,000
Equipment & Furnish							-
Other							-
Total Costs	80,000	1,035,000	-	-	-	-	1,115,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Local Sales Tax		385,000					385,000
Tax Increment Financing -		400,000					400,000
Street Construction Fund		250,000					250,000
General Obligation Bond	80,000						80,000
							-
							-
							-
							-
							-
Total Source	80,000	1,035,000	-	-	-	-	1,115,000

Funding Source:	
LST	385,000
TIF-CH	400,000
SCF	250,000
GO	80,000
Total	$1,115,000

Project Schedule	Start	Finish
Design	FY23	FY23
Land/Right of Way	FY23	FY24
Utility Relocation		
Construction	FY24	FY24
Other:		
Total Project	FY23	FY24

City of Cedar Falls Capital Improvement Program

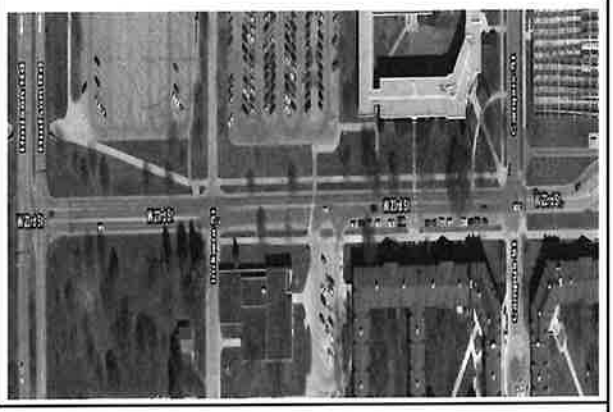
CIP Number: 139

Department:	Division:	Project Number:
Public Works	Engineering	

Project Description:

Streets: W. 23rd Street Reconstruction

This project will reconstruct W. 23rd Street from Hudson Road east to Campus Street.



Operations and Maintenance Impact on Budget:

Current:

This will impact the debt service levy since bond funding is being used.

Long-Term:

The street will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design		100,000					100,000
Land/Right of Way							-
Utility Relocation							-
Construction			1,000,000				1,000,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	100,000	1,000,000	-	-	-	1,100,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
General Obligation Bond		100,000					100,000
Local Sales Tax			650,000				650,000
University of Northern Iowa			250,000				250,000
Cedar Falls Utilities			100,000				100,000
							-
							-
							-
							-
Total Source	-	100,000	1,000,000	-	-	-	1,100,000

Funding Source:	
GO	100,000
LST	650,000
UNI	250,000
CFU	100,000
Total	$1,100,000

Project Schedule	Start	Finish
Design	FY24	FY24
Land/Right of Way		
Utility Relocation		
Construction	FY25	FY25
Other:		
Total Project	0	FY25

City of Cedar Falls Capital Improvement Program

CIP Number: 140

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Streets: W. 27th Street Improvements

This project will increase W. 27th Street from a two lane section of roadway to a four lane section, beginning at Greenhill Road and continuing for a distance fo 2000 feet to the west.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This will impact the debt service levy since bond funding is being used.

Long-Term:

The street will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	3,725,000	3,725,000					7,450,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	3,725,000	3,725,000	-	-	-	-	7,450,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Street Construction Fund	740,000	750,000					1,490,000
Local Sales Tax	1,000,000	1,100,000					2,100,000
General Obligation Bond	110,000						110,000
School	1,875,000	1,875,000					3,750,000
							-
							-
							-
							-
							-
Total Source	3,725,000	3,725,000	-	-	-	-	7,450,000

Funding Source:

SCF	1,490,000
LST	2,100,000
GO	110,000
SCHOOLS	3,750,000
Total	$7,450,000

Project Schedule	Start	Finish
Design	FY21	FY21
Land/Right of Way	FY21	FY21
Utility Relocation		
Construction	FY22	FY23
Other:		
Total Project	FY21	FY23

City of Cedar Falls Capital Improvement Program

CIP Number: 141

Department:	Division:	Project Number:
Public Works	Engineering	RC-000-3242

Project Description:

Streetscape: Downtown Streetscape and Reconstruction Phase II

This project would remove and replace the existing sidewalk pavers and streetscape elements along Main Street from 3rd Street to 6th Street according to the newly adopted design. Additional pavers and streetscape elements will be added to 3rd Street (Main to State), 4th Street (Washington to State), and 5th Street (Washington to Main). In addition, E 3rd Street (Main to State) and 4th Street (Washington to State) will be fully reconstructed, while 5th Street (Washington to Main) will undergo an asphalt mill and overlay.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This will be certified in the Downtown TIF district and TIF revenues will be used to repay the expense.

Long-Term:

The streetscape will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	150,000						150,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	150,000		-	-	-	-	150,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Black Hawk County Gamin							-
Cedar Falls Utilities							-
Tax Increment Financing -	150,000						150,000
Community Main Street							-
							-
							-
							-
							-
							-
Total Source	150,000	-	-	-	-	-	150,000

Funding Source:		Project Schedule	Start	Finish
BHGC	-	Design	FY21	FY21
CFU	-	Land/Right of Way		
TIF-DT	150,000	Utility Relocation		
CMS	-	Construction	FY21	FY22
		Other:		
Total	$150,000	**Total Project**	FY21	FY22

City of Cedar Falls Capital Improvement Program

CIP Number: 142

Department: Public Works

Division: Operations and Maintenance - Cemetery

Project Number:

Project Description:

Cemetery Columbariums

Columbariums have become a popular choice for storing cremains. This method of interment will save space throughout the three City cemeteries. The most common columbarium is a 72 space or "niche" unit at a cost of approximately $20,000 plus installation. Niches installed in other cemeteries that were surveyed are sold on average at $900.00 each.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

There will be an initial impact with the purchase of 6 units over a period of three years.

Long-Term:

The sales of each niche of a 72 niche unit will offset the cost of purchase and installation. Additionally, staff costs will be reduced by not having to dig holes for traditional cremation burials.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish		70,000	70,000	70,000			210,000
Other							-
Total Costs	-	70,000	70,000	70,000	-	-	210,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
GR		70,000	70,000	70,000			210,000
							-
							-
Total Source	-	70,000	70,000	70,000	-	-	210,000

Funding Source:

GR	210,000
Total	$210,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction	FY24	FY26
Other:		
Total Project	FY24	FY26

City of Cedar Falls Capital Improvement Program

CIP Number: 143

Department: Public Works

Division: Operations and Maintenance-Golf

Project Number:

Project Description:

Golf Course Maintenance

Pheasant Ridge Golf Course requires regular maintenance in order to be well kept and ensure it remains a desirable place to play golf.

Operations and Maintenance Impact on Budget:

Current:

The Golf Improvement Fund will be used for materials and expenditures related to maintenance.

Long-Term:

The Golf Improvement Fund will be used for materials and expenditures related to maintenance.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	5,000	5,000	10,000	5,000	10,000	5,000	40,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	5,000	5,000	10,000	5,000	10,000	5,000	40,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
Golf Improvement Fund	5,000	5,000	10,000	5,000	10,000	5,000	40,000
							-
							-
Total Source	5,000	5,000	10,000	5,000	10,000	5,000	40,000

Funding Source:

GIF	40,000
Total	$40,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction	On-going	On-going
Other:		
Total Project	On-going	On-going

City of Cedar Falls Capital Improvement Program

CIP Number: 14

Department:	Division:	Project Number:
Public Works	Operations and Maintenance - Golf	03.2399

Project Description:

Pheasant Ridge Cart Path Renovations

Some of the older cart paths at Pheasant Ridge need to be replaced. There are also some additional paths that need to be constructed adjacent to more heavily used areas. The paths will be constructed with either asphalt or concrete.

Operations and Maintenance Impact on Budget:

Current:

Staff time will be needed to install the paths and repair the adjacent turf. There will be cost associated with purchasing grass seed. This item is added to our Park work plan every other year.

Long-Term:

Safer cart paths will reduce wear and tear to golf carts, provide a safer surface to walk on and promote a positive, professional image of the golf course, hopefully encouraging additional play and additional revenues.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	65,000		40,000		40,000		145,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	65,000	-	40,000	-	40,000	-	145,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Golf Improve Fund	65,000		40,000		40,000		145,000
							-
							-
							-
Total Source	65,000	-	40,000	-	40,000	-	145,000

Funding Source:		Project Schedule	Start	Finish
GIF	145,000	Design		
		Land/Right of Way		
		Utility Relocation		
		Construction	On-going	On-going
		Other:		
Total	$145,000	**Total Project**	On-going	On-going

City of Cedar Falls Capital Improvement Program

CIP Number: 145

Department: Public Works

Division: Operations and Maintenance - Park

Project Number:

Project Description:

Bess Streeter Park Playground Equipment Upgrade

Playground equipment upgrades for Bess Streeter Park have been requested by neighbors. PROJECT DELAY DUE TO SUPPLY ISSUES

Operations and Maintenance Impact on Budget:

Current:

Staff time to install equipment.

Long-Term:

Future maintenance will be required as needed.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	5,000						5,000
Landscaping							-
Equipment & Furnish	58,000						58,000
Other							-
Total Costs	63,000	-	-	-	-	-	63,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Hotel/Motel-Parks	63,000						63,000
Private							-
							-
							-
							-
Total Source	63,000	-	-	-	-	-	63,000

Funding Source:

H/M-PK	63,000
Total	$63,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction	FY23	FY23
Other:		
Total Project	FY22	FY22

City of Cedar Falls Capital Improvement Program

CIP Number: 146

Department: Public Works

Division: Operations and Maintenance-Park

Project Number:

Project Description:

Big Woods Lake Cabin

Cabin rentals have been very popular with reservations being full for the majority of the past several years. During the construction of the first cabin, grade work and infrastructure was put in place for future addidion of cabins. An additional cabin is now warranted and fits into the time frame for expansion.

Operations and Maintenance Impact on Budget:

Current:

There will be an initial impact on the Big Woods Campground and Maintenance budget

Long-Term:

Cabin rental history shows that there is a 5 year payoff for construction cost. Future general maintenance will be covered by rental fees.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction		125,000					125,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	125,000	-	-	-	-	125,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
GR							-
Black Hawk County		62,500					62,500
BW Maintenance Reserve		62,500					62,500
Total Source	-	125,000	-	-	-	-	125,000

Funding Source:		Project Schedule	Start	Finish
BHC	62,500	Design		
BWMR	62,500	Land/Right of Way		
		Utility Relocation		
		Construction	FY24	FY24
		Other:		
Total	$125,000	**Total Project**	FY24	FY24

City of Cedar Falls Capital Improvement Program

CIP Number: 147

Department: Public Works

Division: Operations and Maintenance -Park

Project Number:

Project Description:

Cedar River Dam Maintenance

The tainter gate structure of the dam is in need of structural repairs in order to maintan proper functionality.This project is intended to restore surface decking, repair gate guide plates and seals, and recalibrate guages on the control panel.

Operations and Maintenance Impact on Budget:

Current:

There will be an impact on the capital operating budget

Long-Term:

Gates will require less man power to raise and lower and will be safer to operate.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	75,000						75,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	75,000	-	-	-	-	-	75,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects	75,000						75,000
Cedar Falls Utilities							-
TIF - Downtown							-
							-
							-
							-
Total Source	75,000	-	-	-	-	-	75,000

Funding Source:		Project Schedule	Start	Finish
CP	75,000	Design	FY22	FY23
		Land/Right of Way		
		Utility Relocation		
		Construction		
		Other:		
Total	$75,000	**Total Project**	FY22	FY23

City of Cedar Falls Capital Improvement Program

CIP Number: 14

Department: Public Works

Division: Operations and Maintenance - Park

Project Number:

Project Description:

Gold Star Family Memorial Monument

Local veteran volunteers are proposing an additional memorial monument in Veterans Park. The purpose of the monument is to honor Gold Star Families, preserve the memory of the fallen, and stand as a reminder that Freedom is not free. The scenes on each panel are a reflection of each community's Gold Star Families and their fallen Heroes. At the center of this tribute is the most distinct feature of the monument, the cut out which represents the loved one who paid the ultimate sacrifice in the name of Freedom. Like other portions of Veterans Park, it is proposed that private fundraising and in-kind donations pay for the improvements.

Operations and Maintenance Impact on Budget:

Current:

Staff time to meet with proponants to discuss design of the project.

Long-Term:

Periodic upkeep of the memorial and the surrounding amenities.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction		65,000	40,000				105,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	65,000	40,000	-	-	-	105,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Street Construction Fund							-
Capital Projects							-
Private		65,000	40,000				105,000
General Revenues							-
Black Hawk Cnty Gaming							-
Hotel/Motel Tax-Parks							-
							-
Total Source	-	65,000	40,000	-	-	-	105,000

Funding Source:

PRIV	105,000
H/M-PK	-
Total	$105,000

Project Schedule	Start	Finish
Design	FY24	FY25
Land/Right of Way		
Utility Relocation		
Construction	FY24	FY25
Other:		
Total Project	FY24	FY25

City of Cedar Falls Capital Improvement Program

CIP Number: 149

Department:	Division:	Project Number:
Public Works	Operations & Maintenance - Park	

Project Description:

Mini Plaza on 1st St. Historical Area - Rotary Club

This project is to commerate 100 years of the Rotary Club. The project would consist of a small plaza connected by a trail between the Rapp Station and the Little Red School House. The palza with elevated seating could be used for outdoor education and presentations. May be considered a COVID memorial for local residents that passed from COVID 19

Operations and Maintenance Impact on Budget:
Current:
No known impact to operating budget

Long-Term:
Care and maintenance of landscape brick and amentities Possible revenue source with brick sales.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design		10,000					10,000
Land/Right of Way							-
Utility Relocation							-
Construction		65,000					65,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	75,000	-	-	-	-	75,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
Private		75,000					75,000
							-
							-
Total Source	-	75,000	-	-	-	-	75,000

Funding Source:		Project Schedule	Start	Finish
PRIV	75,000	Design	FY24	FY24
		Land/Right of Way		
		Utility Relocation		
		Construction	FY24	FY24
		Other:		
Total	$75,000	**Total Project**	FY24	FY24

City of Cedar Falls Capital Improvement Program

CIP Number: 150

Department: Public Works

Division: Operations and Maintenance - Park

Project Number:

Project Description:

New Park Identification Signage

The current Park identification signage has been in place in some locations since the 1970's. Many of the signs are routed wood that is stained and painted. Due to the exposure to the elements, frequent maintenance of the signs is necessary. This proposal involves working with a sign company for consistancy/standardization of signs throughout the park system and providing branding that is consistant with other area signage.

Attach

Operations and Maintenance Impact on Budget:

Current:

Initial investment in the new signs, staff time to install

Long-Term:

Reduced ongoing maintenance.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish	25,000						25,000
Other							-
Total Costs	25,000	-	-	-	-	-	25,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Hotel/Motel-PK	25,000						25,000
							-
							-
							-
							-
Total Source	25,000	-	-	-	-	-	25,000

Funding Source:

H/M-PK	25,000
Total	$25,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction	FY21	FY23
Other:		
Total Project	FY21	FY23

City of Cedar Falls Capital Improvement Program

CIP Number: 151

Department:	Division:	Project Number:
Public Works	Operations and Maintenance - Park	03.2396

Project Description:

Park Improvements

This is an ongoing project of improving existing parks and park infrastructure. The City currently has over 1,000 acres of park land that these funds will be used for to perform various maintenance needs. Projects are prioritized annually by staff and Park and Recreation Commission. Projects may include; shelter and playground surface renovations, sidewalk replacements, grade work, etc.

Operations and Maintenance Impact on Budget:

Current:

Park staff will perform maintenance as part of the annual work plan. The material purchase wil initially impact the budget

Long-Term:

Future maintenance will occur related to repair of structures or improvement due to vandalism or usual wear. The annual park operating and capital budgets will pay ongoing maintenance costs.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	25,000	25,000	25,000	25,000	25,000	25,000	150,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	25,000	25,000	25,000	25,000	25,000	25,000	150,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
							-
Hotel/Motel-Parks	25,000	25,000	25,000	25,000	25,000	25,000	150,000
							-
							-
							-
							-
							-
							-
Total Source	25,000	25,000	25,000	25,000	25,000	25,000	150,000

Funding Source:		Project Schedule	Start	Finish
H/M-PK	150,000	Design		
		Land/Right of Way		
	-	Utility Relocation		
		Construction	Ongoing	Ongoing
		Other:		
Total	$150,000	**Total Project**	Ongoing	Ongoing

City of Cedar Falls Capital Improvement Program

CIP Number: 152

Department: Public Works

Division: Operations and Maintenance - Park

Project Number:

Project Description:

Pickle Ball Court Maintenance

The acrylic surface on the pickle ball courts will need to be replaced approximately every 5 years. Additionally, this will provide any other maintenance and upkeep for all of the existing infrastructure.

Operations and Maintenance Impact on Budget:

Current:

The cost of court maintenance will create an impact on the operating budget.

Long-Term:

Maintenance costs will increase with addition of additional courts

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	35,000	5,000	5,000	5,000	5,000	40,000	95,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	35,000	5,000	5,000	5,000	5,000	40,000	95,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
General Revenue	35,000	5,000	5,000	5,000	5,000	40,000	95,000
Cedar Falls Utilities							-
TIF - Downtown							-
Priv							-
							-
							-
Total Source	35,000	5,000	5,000	5,000	5,000	40,000	95,000

Funding Source:

GR	95,000
Total	$95,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction	FY23	FY27
Other:		
Total Project		

City of Cedar Falls Capital Improvement Program

CIP Number: 153

Department: Public Works

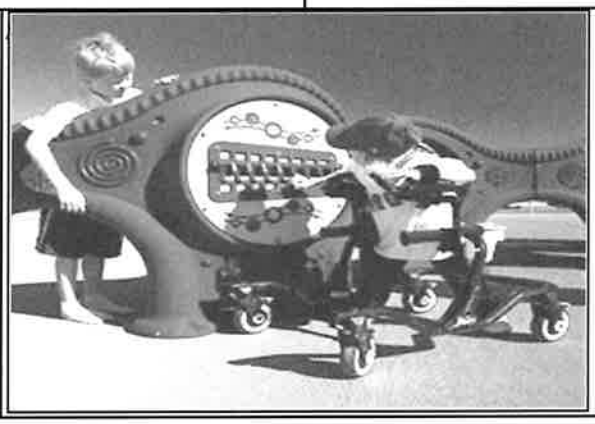
Division: Operations and Maintenance - Park

Project Number:

Project Description:

Place to Play Park - Future Maintenance

The Place to Play Park contains unique ADA compliant safety surfacing and equipment. Early use has shown the park to be extremely popular which will add to wear and tear of the equipment and facility. Staff recommends a separate maintenance account be established specifically for this facility so safety and maintenance can be addressed as needed.



Operations and Maintenance Impact on Budget:

Current:

Staff time to assess wear and tear

Long-Term:

Increased maintenance costs for a specialized park should it see heavy use.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	6,000	6,000	6,000	6,000	6,000	6,000	36,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	6,000	6,000	6,000	6,000	6,000	6,000	36,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Private	6,000	6,000	6,000	6,000	6,000	6,000	36,000
General Revenues							-
Black Hawk Cnty Gamir							-
							-
Total Source	6,000	6,000	6,000	6,000	6,000	6,000	36,000

Funding Source:

PRIV	36,000
BHCG	-
GR	-
Total	$36,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction	FY20	FY25
Other:		
Total Project	FY20	FY25

City of Cedar Falls Capital Improvement Program

CIP Number 154

Department:	Division:	Project Number:
Public Works	Operations and Maintenance -Park	

Project Description:

Place to Play Park Modifications

The park is very popular and in need of some modifications. This project includes adding an additional shelter that can be semi isolated with a gate that will allow reservations without conflict with the main shelter. Additionally, the sand feature is one of the main attractions of the park and is located in the middle of the park. This has created problems with sand impacting the artifical turf and with some of the play equipment. Moving the sand and water feature to an area on the southeast side of the park will help mitigate the problem. A new play feature will be designed into the

Operations and Maintenance Impact on Budget:

Current:

This will be funded with private donations. Some staff time will be needed to construct the shelter.

Long-Term:

By making the proposed modifications, maintenance costs will be reduced.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design	5,000						5,000
Land/Right of Way							-
Utility Relocation							-
Construction	20,000						20,000
Landscaping							-
Equipment & Furnish	25,000						25,000
Other							-
Total Costs	50,000	-	-	-	-	-	50,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
Private - Beau's BB	50,000						50,000
							-
							-
Total Source	50,000	-	-	-	-	-	50,000

Funding Source:

		Project Schedule	Start	Finish
PRIV	50,000	Design	FY22	FY23
		Land/Right of Way		
		Utility Relocation		
		Construction	FY23	FY23
		Other:		
Total	$50,000	**Total Project**	FY23	FY23

City of Cedar Falls Capital Improvement Program

CIP Number: 155

Department:	Division:	Project Number:
Public Works	Operations and Maintenance - Parks	

Project Description:

Private Property Hazardous Tree Removal

The Emerald Ash Borer infestation began in Iowa in 2010. In 2017, the City started a multi-year effort to remove dead and damaged trees on City property. In 2019, the City started notifying private property owners that trees needed to be removed or treated. A recent inventory, estimates approximately 2,000 hazardous trees on private property. The City plans to hire a contractor to address this nuisance.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

If a property owner does not remove it themselves, then the City will pay the cost of removal and then assess each owner. The owner may choose to pay immediately or over a period of five years, through an assessment on their property tax bill.

Long-Term:

Collection of assessments is anticipated to be up to five years after the initial expense.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other	2,000,000	2,000,000					4,000,000
Total Costs	2,000,000	2,000,000	-	-	-	-	4,000,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
Special Assessment	2,000,000	2,000,000	-				4,000,000
							-
							-
Total Source	2,000,000	2,000,000	-	-	-	-	4,000,000

Funding Source:		Project Schedule	Start	Finish
SA	4,000,000	Design		
		Land/Right of Way		
		Utility Relocation		
		Construction		
		Other:	FY22	FY24
Total	$4,000,000	**Total Project**	FY22	FY24

City of Cedar Falls Capital Improvement Program

CIP Number: 156

Department:	Division:	Project Number:
Public Works	Operations and Maintenance - Park	

Project Description:

Roundabout and Roadway Landscape Maintenance

This project involves creating landscape beautification similar to University Avenue on existing roundabouts and other thoroghfares of the City. Landscaping would include trees, prairie, and other low manitenance plant material.

Operations and Maintenance Impact on Budget:

Current:

There will be an initial impact on the budget associated with the construction of the features.

Long-Term:

There will be long term impact on the operating budget due to ongoing increased maintenance cost of the sites. Additional staff would be needed to maintan the new amentities

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	5,000	10,000	10,000	10,000	10,000	10,000	55,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	5,000	10,000	10,000	10,000	10,000	10,000	55,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
General Revenue	5,000	10,000	10,000	10,000	10,000	10,000	55,000
							-
							-
							-
							-
							-
							-
							-
							-
Total Source	5,000	10,000	10,000	10,000	10,000	10,000	55,000

Funding Source:		Project Schedule	Start	Finish
GR	55,000	Design		
	-	Land/Right of Way		
		Utility Relocation		
		Construction	FY22	FY27
		Other:		
Total	$55,000	**Total Project**	FY22	FY27

City of Cedar Falls Capital Improvement Program

CIP Number: 157

Department: Public Works

Division: Operations and Maintenance - Park

Project Number:

Project Description:

Seerley Park Renovation

This project includes the installation of a new shelter, restroom, upgraded playground equipment including inclusive elements, fencing, and signage.

Operations and Maintenance Impact on Budget:

Current:

This will not impact the debt service levy since Hotel/Motel Tax will be utilized.

Long-Term:

On-going maintenance of the structures

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design	25,000						25,000
Land/Right of Way							-
Utility Relocation							-
Construction			75,000	225,000			300,000
Landscaping							-
Equipment & Furnish				75,000			75,000
Other							-
Total Costs	25,000	-	75,000	300,000	-	-	400,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
H/M-PK	25,000		56,000				81,000
Private			9,000	36,000			45,000
Community Foundation			10,000	25,000			35,000
General Obligation Bon				239,000			239,000
							-
							-
Total Source	25,000	-	75,000	300,000	-	-	400,000

Funding Source:		Project Schedule	Start	Finish
H/M-PK	81,000	Design		
PRIV	45,000	Land/Right of Way		
CF	35,000	Utility Relocation		
GO	239,000	Construction	FY23	FY26
		Other:		
Total	$400,000	**Total Project**	FY23	FY26

City of Cedar Falls Capital Improvement Program

CIP Number: 158

Department:	Division:	Project Number:
Public Works	Operations and Maintenance - Park	

Project Description:

Skate Park Relocation

Relocation of the Skate Park 100 feet north of its current location may be of interest to an adjacent private business wishing to expand. This land is subject to federal requirements since the park area was provided as mitigation to the impact of Highway 58 on other parks, therefore the City must maintain the same level or greater of public amenities and land. Additional land may be provided if a trailhead is provided in the Sands Addition.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

Initial costs of relocating the Skate Park, adding new updated features and improving land at an alternate site.

Long-Term:

On-going maintenance of the structures.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction		200,000					200,000
Landscaping							-
Equipment & Furnish		100,000					100,000
Other							-
Total Costs	-	300,000	-	-	-	-	300,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
Private	-	300,000					300,000
							-
							-
							-
Total Source	-	300,000	-	-	-	-	300,000

Funding Source:

PRIV	300,000
Total	$300,000

Project Schedule	Start	Finish
Design	FY24	FY24
Land/Right of Way		
Utility Relocation		
Construction	FY24	FY24
Other:		
Total Project	FY24	FY24

City of Cedar Falls Capital Improvement Program

CIP Number: 159

Department:	Division:	Project Number:
Public Works	Operations and Maintenance - Park	

Project Description:

Street Tree Replacement

The city is currently removing approximately 250 street trees annually. These removals are due to age, damage from storms and the Emerald Ash Borer. Current bid prices are approximately $100 per replacement tree which would require $25,000 annually if all trees would be replaced. Operating dollars and grants currenlty fund around $10,000 annually.

Operations and Maintenance Impact on Budget:

Current:

Staff time to plant trees

Long-Term:

Increased costs to maintain the trees in the future.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping	8,000	8,000	8,000	10,000	10,000	10,000	54,000
Equipment & Furnish							-
Other							-
Total Costs	8,000	8,000	8,000	10,000	10,000	10,000	54,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
Grant							-
Hotel/Motel-PK	8,000	8,000	8,000	10,000	10,000	10,000	54,000
							-
							-
Total Source	8,000	8,000	8,000	10,000	10,000	10,000	54,000

Funding Source:		Project Schedule	Start	Finish
		Design		
H/M-PK	54,000	Land/Right of Way		
		Utility Relocation		
		Construction	FY21	FY27
		Other:		
Total	$54,000	**Total Project**	FY21	FY27

City of Cedar Falls Capital Improvement Program

CIP Number: 160

Department:	Division:	Project Number:
Public Works	Operations and Maintenance - Park	03.2391

Project Description:

Trail Maintenance

Funded by Hotel/Motel Tax revenue on an annual basis for structural repairs to the existing recreation trail system. The goal is to only utilize a portion of the funds annually so that a reserve fund will accumulate.

Operations and Maintenance Impact on Budget:

Current:

Park staff will coordinate periodic repairs and will use city staff members or equipment or private contractors depending on the complexity of the repairs.

Long-Term:

Smooth, safe recreation trails limit city liability and reduce the need for expensive total reconstruction projects.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	50,000	50,000	50,000	50,000	50,000	50,000	300,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	50,000	50,000	50,000	50,000	50,000	50,000	300,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Hotel/Motel Tax-Trail	50,000	50,000	50,000	50,000	50,000	50,000	300,000
							-
							-
							-
Total Source	50,000	50,000	50,000	50,000	50,000	50,000	300,000

Funding Source:		Project Schedule	Start	Finish
H/M-TR	300,000	Design		
		Land/Right of Way		
		Utility Relocation		
		Construction	Annual	Annual
		Other:		
Total	$300,000	**Total Project**	Annual	Annual

City of Cedar Falls Capital Improvement Program

CIP Number: 161

Department: Public Works

Division: Operations and Maintenance - Park

Project Number:

Project Description:

Veterans Park Restroom

With a weekly event ond other functions taking place at veterans park, there is a need for restroom facilities. This project would include a uni-sex restroom located on the south side of the park

Operations and Maintenance Impact on Budget:

Current:

Construction costs would be privately funded. City staff time to construct.

Long-Term:

Long term impacts will include utility and maintenance costs

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction				50,000			50,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	-	50,000	-	-	50,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
Hotel/Motel Tax							-
Private Funds				50,000			50,000
Other							-
Total Source	-	-	-	50,000	-	-	50,000

Funding Source:

PRIV	50,000
Total	$50,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction	FY26	FY26
Other:		
Total Project	FY26	FY26

City of Cedar Falls Capital Improvement Program

CIP Number: 162

Department: Public Works

Division: Operations and Maintenance - Landscape

Project Number:

Project Description:

Cedar Falls Landscape Improvements

The PW/Park Division is proposing to plant, prairie, wildflowers, trees and turfgrass on select flood buyout as defined on the Northern Cedar Falls Recreation and Maintence Plan prepared by Confluence. The goal is to make the properties more reflective of the Park system, upgrade neighborhood aesthetics while reducing long term maintenance costs.

Operations and Maintenance Impact on Budget:

Current:

Staff time to install seeding, trees and other natural amenities.

Long-Term:

Reduced maintenance costs to mow small and large tracts of land.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping	25,000	25,000	25,000	25,000	25,000	25,000	150,000
Equipment & Furnish							-
Other	-		-		-	-	-
Total Costs	25,000	25,000	25,000	25,000	25,000	25,000	150,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond	-		-		-	-	-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects	25,000	25,000	25,000	25,000	25,000	25,000	150,000
							-
							-
							-
							-
							-
Total Source	25,000	25,000	25,000	25,000	25,000	25,000	150,000

Funding Source:

CP	150,000
Total	$150,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:	Annual	Annual
Total Project	Annual	Annual

City of Cedar Falls Capital Improvement Program

CIP Number: 163

Department: Public Works

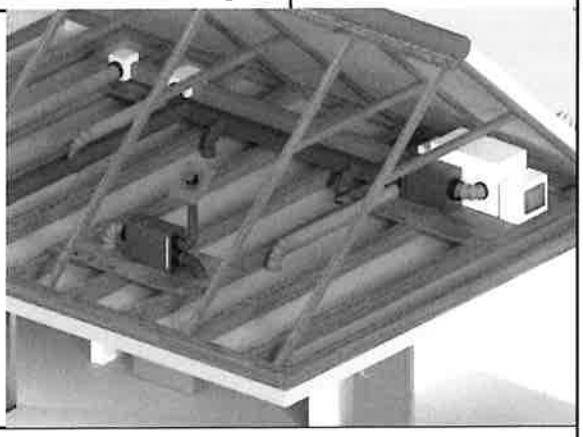
Division: Operations and Maintenance - Public Buildings

Project Number:

Project Description:

Beach House Dehumidification System

During the spring when ambient temperatures are higher than ground temperatures, and on humid days, the floor at the beach house becomes wet with condensation causing a slip hazard for users. This project is to install a roof mount dehumidifier to be used during those situations to prevent condensation.



Operations and Maintenance Impact on Budget:

Current:

The project will be paid from beach house improvements funds generated by rentals and should not have an initial impact on the operating budget

Long-Term:

Cost of energry to operate throughout the spring and summer months. Reducion in risk of slip and fall injuries.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish		15,000					15,000
Other							-
Total Costs	-	15,000	-	-	-	-	15,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
Beach House escrow		15,000					15,000
							-
							-
Total Source	-	15,000	-	-	-	-	15,000

Funding Source:		Project Schedule	Start	Finish
Beach House	15,000	Design		
		Land/Right of Way		
		Utility Relocation		
		Construction	FY24	FY24
		Other:		
Total	$15,000	**Total Project**	FY24	FY24

City of Cedar Falls Capital Improvement Program

CIP Number: 164

Department: Public Works

Division: Operations and Maintenance - Public Buildings

Project Number:

Project Description:

Building Weatherproofing - Public Buildings

City owned buildings are nearing the age when it will be necessary to perform exterior surface maintenance. This project includes brick & block tuck-point, EIFS repair and waterproofing for buildings that are ten years old or older.

Operations and Maintenance Impact on Budget:

Current:

This project will have an initial impact on the Operating Budget.

Long-Term:

Preventative maintenance will extend the longevity of city owned buildings which will reduce expensive repair and/or replacement costs.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	60,000		60,000		60,000		180,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	60,000	-	60,000	-	60,000	-	180,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
General Revenue	60,000		60,000		60,000		180,000
CF Community Foundation							-
							-
							-
							-
							-
Total Source	60,000	-	60,000	-	60,000	-	180,000

Funding Source:

GR	180,000
	-
Total	180,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction	Ongoing	Ongoing
Other:		
Total Project	Ongoing	Ongoing

City of Cedar Falls Capital Improvement Program

CIP Number: 165

Department: Public Works

Division: Operations and Maintenance--Public Buildings and Community Cente

Project Number:

Project Description:

Community Center Flooring and Furniture

The Community Center opened in 2004. Carpet and a dance floor were installed at that time. Programs for seniors and evening and weekend rentals have resulted in wear and tear and stains that cannot be removed. The soft seating around the TV in the Community Center is worn and shabby and should be replaced with furniture designed for the heavy traffic of public buildings. Because spills during rentals have resulted in the dance floor's having to be professionally cleaned occasionally, flooring that is more easily cleaned will be considered in consultation with the maintenance supervisor and flooring expert. The divider that surrounds the dance floor will also be repaired or replaced.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

Long-Term:

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design	3,000						3,000
Land/Right of Way							-
Utility Relocation							-
Construction	50,000						50,000
Landscaping							-
Equipment & Furnish	10,000						10,000
Other							-
Total Costs	63,000	-	-	-	-	-	63,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
General Revenues	57,000						57,000
CF Community Foundation	6,000						6,000
							-
							-
Total Source	63,000	-	-	-	-	-	63,000

Funding Source:

GR	57,000
CFCF	6,000
Total	$63,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:		
Total Project		

City of Cedar Falls Capital Improvement Program

CIP Number: 16

Department: Public Works

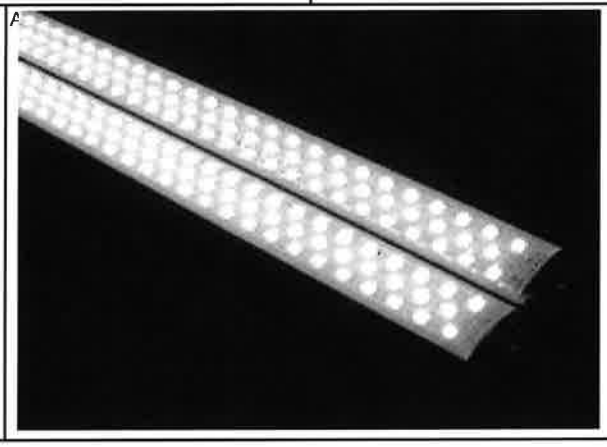
Division: Operations and Maintenance - Public Buildings

Project Number:

Project Description:

LED Lighting Upgrade - Aquatic Center

This project is an energy initiative that includes replacing and retrofitting LED lighting throughout the Aquatic Center



Operations and Maintenance Impact on Budget:

Current:

The cost of LED lighting has decreased significantly over the past 5 years although with a building this size there will be an impact on the budget.

Long-Term:

A reduction in energy cost will be realized in the long term.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	25,000						25,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	25,000	-	-	-	-	-	25,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
General Revenue	25,000						25,000
							-
							-
Total Source	25,000	-	-	-	-	-	25,000

Funding Source:

GR	25,000
Total	$25,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction	FY23	FY23
Other:		
Total Project	FY23	FY23

City of Cedar Falls Capital Improvement Program

CIP Number: 167

Department: Public Works

Division: Operations and Maintenance - Public Buildings

Project Number:

Project Description:

LED Lighting Upgrade - Library

This project is an energy initiative that includes replacing and retrofitting LED lighting throughout the Library

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

The cost of LED lighting has decreased significantly over the past 5 years although with a building this size there will be an impact on the budget.

Long-Term:

A reduction in energy cost will be realized in the long term.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction		35,000	30,000				65,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	35,000	30,000	-	-	-	65,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
General Revenue		35,000	30,000				65,000
							-
							-
Total Source	-	35,000	30,000	-	-	-	65,000

Funding Source:

GR	65,000
Total	$65,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction	FY24	FY24
Other:		
Total Project	FY24	FY24

City of Cedar Falls Capital Improvement Program

CIP Number: 16

Department: Public Works

Division: Operations and Maintenance-Public Bldgs.

Project Number:

Project Description:

Library: Atrium Window Replacement

The library building was constructed in 2004. Recently some of the windows in the atrium are showing signs of wear and collecting condensation to the point that the maintenance supervisor recommended replacing those.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

Ideally the cost would be funded partially by the library's Community Foundation funds and partially by city funding.

Long-Term:

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction		25,000					25,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	25,000	-	-	-	-	25,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
CF Community Foundation		15,000					15,000
General Revenue		10,000					10,000
							-
Total Source	-	25,000	-	-	-	-	25,000

Funding Source:

CF	15,000
GR	10,000
Total	$25,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:		
Total Project		

City of Cedar Falls Capital Improvement Program

CIP Number: 169

Department: Public Works

Division: Operations and Maintenance--Public Buildings

Project Number:

Project Description:

Library Drive-Through Book Returns

The drive-through book returns on the State Street side of the library are now seventeen years old and have been repaired multiple times, but are close to being beyond repair.

Attach Map:

Operations and Maintenance Impact on Budget:
Current:

Long-Term:

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	2,000						2,000
Landscaping							-
Equipment & Furnish	5,000						5,000
Other							-
Total Costs	7,000	-	-	-	-	-	7,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
General Revenue	3,500						3,500
CF Community Foundation	3,500						3,500
							-
							-
Total Source	7,000	-	-	-	-	-	7,000

Funding Source:

GR	3,500
CFCF	3,500
Total	$7,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:		
Total Project		

City of Cedar Falls Capital Improvement Program

CIP Numbe 170

Department: Public Works

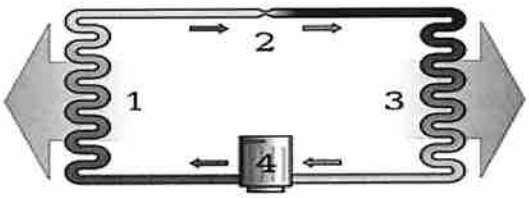
Division: Operations and Maintenance - Public Buildings

Project Number:

Project Description:

Rec Center Heat Pumps and MEP

The heat pumps were installed when the Rec Center was built in 1992 are at the end of their lives and need to be replaced. These items along with other mechanical/electrical/plumbing& heating items will need to be replaced over several years.



Operations and Maintenance Impact on Budget:

Current:

There will be an initilal impact on the operating budget

Long-Term:

Long term savings on utility costss may be experienced by utilizing modern, high efficiency equipment

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish	20,000	25,000	25,000	25,000			95,000
Other							-
Total Costs	20,000	25,000	25,000	25,000	-	-	95,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
Rec CIP	20,000	25,000	25,000	25,000			95,000
							-
							-
Total Source	20,000	25,000	25,000	25,000	-	-	95,000

Funding Source:

RCCIP	95,000
Total	$95,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction	FY21	FY26
Other:		
Total Project	FY21	FY26

City of Cedar Falls Capital Improvement Program

CIP Number: 11

Department: Public Works

Division: Operations and Maintenance-Refuse

Project Number:

Project Description:

Expanded Poly Styrene (Styrofoam) Densifier

The intake of Expanded Poly Styrene (Styrofoam) has increased significantly since the purchase and onset of the recycling program. The material intake has outgrown the efficient capability of original densifying machine. This project is intended to replace the existing unit with a larger machine with improved loading capabilities.

Operations and Maintenance Impact on Budget:

Current:

The initial cost of purchase and setup will have an impact on the Refuse Enterprise Fund.

Long-Term:

Improved capacity and loading of the material will reduce staff hours needed to process the expanded material

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish		95,000					95,000
Other							-
Total Costs	-	95,000	-	-	-	-	95,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
Refuse Fund		95,000					95,000
							-
							-
Total Source	-	95,000	-	-	-	-	95,000

Funding Source:

REF	95,000
Total	$95,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:	FY24	FY24
Total Project	FY24	FY24

City of Cedar Falls Capital Improvement Program

CIP Number: 172

Department: Public Works

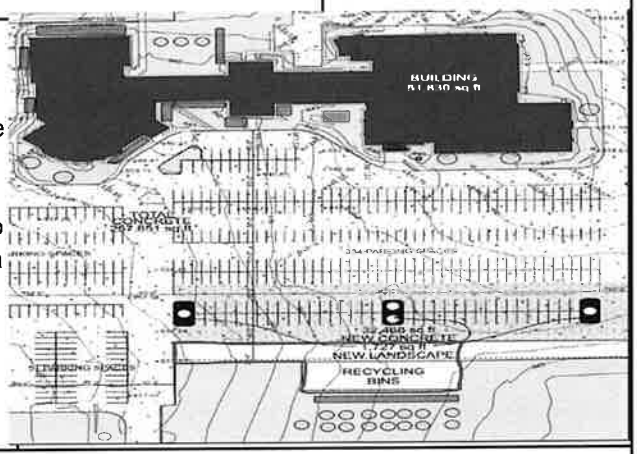
Division: Oper/Maint - Refuse

Project Number:

Project Description:

Orchard Hill Recycling Drop Site Improvements

Orchard Hill Church is extending paved surface on the south side of their complex. The City has partnered with the church to provide a public drop site for household recyclables. As the site becomes more popular, and to meet City code, there is a need to construct a hard surface deck for the roll off containers. The area of City responsibility is outlined in red.



Operations and Maintenance Impact on Budget:

Current:

The initial impact will be the cost of concrete and staff time to complete the project.

Long-Term:

Maintenance of the site will be reduced with the hard surface in place.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction		25,000					25,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	25,000	-	-	-	-	25,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
Hotel/Motel Tax							-
Refuse Funds		25,000					25,000
VRP							-
Total Source	-	25,000	-	-	-	-	25,000

Funding Source:

REF	25,000
Total	$25,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction	FY24	FY24
Other:		
Equipment		
Total Project		

City of Cedar Falls Capital Improvement Program

CIP Number: 17

Department: Public Works

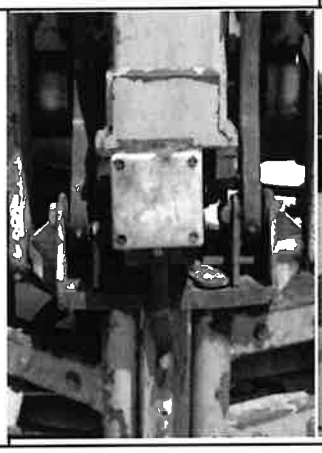
Division: Operations and Maintenance - Refuse

Project Number:

Project Description:

Refuse and Yard Waste Cart Tracking

RFID technology is utilized to track collection and billing of yard waste carts. This technology is used so residents can be billed on a per dump basis. The hardware used on the trucks is proprietary and is becoming outdated along with the software used to track both solid waste and yard waste carts. There will be a need in the near future to update all aspects of cart collection and tracking services.



Operations and Maintenance Impact on Budget:

Current:

Purchase of new software, hardware for trucks and RFID tags will have an impact on the refuse operating budget

Long-Term:

Improved tracking of cart collections an billing will reduce long term operating costs.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	25,000	25,000					50,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	25,000	25,000	-	-	-	-	50,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
General Revenue							-
CF Community Foundation							-
REF	25,000	25,000					50,000
							-
							-
							-
Total Source	25,000	25,000	-	-	-	-	50,000

Funding Source:

REF	50,000
	-
Total	50,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:	FY23	FY24
Total Project		

City of Cedar Falls Capital Improvement Program

CIP Number: 17

Department: Public Works

Division: Operations and Maintenance - Refuse

Project Number:

Project Description:

Security Cameras at Recycling sites.

This initiative is an effort to monitor use of recycling drop sites due to increased contamination and illicit dumping,. Sites are receiving more usage and with it comes the dumping of unwanted items. The cameras would be used to identify misuse and hold the abusers accountable.

Operations and Maintenance Impact on Budget:

Current:

This project will be funded by the refuse enterprise fund. There will be an initial impact on the refuse operating budget.

Long-Term:

Cameras may prove to be cost effective by reducing man-hours and tipping fees required to manage illicit materials. There may be future ongoing costs for service provided by CFU

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish		50,000	50,000				100,000
Other							-
Total Costs	-	50,000	50,000	-	-	-	100,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
REF		50,000	50,000				100,000
							-
							-
Total Source	-	50,000	50,000	-	-	-	100,000

Funding Source:

REF	100,000
Total	$100,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction	FY24	FY25
Other:		
Total Project	FY24	FY25

City of Cedar Falls Capital Improvement Program

CIP Number: 17

Department: Public Works

Division: Operations & Maintenance - Refuse

Project Number:

Project Description:

SW Solid Waste Transfer Station

The current facility has portions of its operation located in the 500 year flood plain. The DNR has restrictions related to ancillary items being stored in the flood plain that are currently under waiver. Creating an additional facility will allow unencumbered storage and processing of banned landfill items more efficiently. This project would be for the site selection/land acquisition necessary to build a new facility in the future.

Operations and Maintenance Impact on Budget:

Current:

The cost of design and construction would create an impact on the refuse enterprise fund and would need to be subsidized by other funding sources.

Long-Term:

Long term impacts will include utility and operation/maintenance costs

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way						1,000,000	1,000,000
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	-	-	-	1,000,000	1,000,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
Hotel/Motel Tax							-
Refuse Funds						1,000,000	1,000,000
Other							-
Total Source	-	-	-	-	-	1,000,000	1,000,000

Funding Source:

REF	1,000,000
Total	$1,000,000

Project Schedule	Start	Finish
Design	FY28	FY28
Land/Right of Way		
Utility Relocation		
Construction	FY28	FY28
Other:		
Total Project		

City of Cedar Falls Capital Improvement Program

CIP Number: 176

Department: Public Works

Division: Operations & Maintenance - Streets

Project Number:

Project Description:

Material Storage Bunkers

Granular materials are in constant need for maintenance operations. Some of these materials are required to be dry for use. For example, dirt used in cemeteries during the winter months, washed stone for spray patch operations, etc. The project would include constructing concrete bunker walls with a wood roof to protect materials from precipitation. The location of the project would be on the west side of the Public Works complex at 2200 Technology Parkway.

Operations and Maintenance Impact on Budget:

Current:

Initail cost of construction materails - Constuction would be completed by city staff.

Long-Term:

Efficiencies would be created by having dry materail to use on a regular basis.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction					75,000		75,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	-	-	75,000	-	75,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
Road Use Tax					75,000		75,000
							-
							-
Total Source	-	-	-	-	75,000	-	75,000

Funding Source:

SCF	75,000
Total	$75,000

Project Schedule	Start	Finish
Design	FY27	FY27
Land/Right of Way		
Utility Relocation		
Construction	FY27	FY27
Other:		
Total Project	FY27	FY27

City of Cedar Falls Capital Improvement Program

CIP Number: 177

Department: Public Works

Division: Operations and Maintenance - Street

Project Number:

Project Description:

Streetscape: College Hill Maintenance & Improvements

This project will continue to provide improvements to the City's College Hill Business District. The improvements will include streets, sidewalks, benches, landscaping, public art, and pedestrian amenities. This will also include the cost to clean the pavers on a biennial cycle.

Operations and Maintenance Impact on Budget:

Current:

This will be certified in the College Hill TIF district and TIF revenues will be used to repay the expense.

Long-Term:

The streetscape will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design					70,000		70,000
Land/Right of Way							-
Utility Relocation							-
Const. (Streets & Parking)					230,000		230,000
Maintenance	5,000	5,000	5,000	5,000		5,000	25,000
Other							-
							-
Total Costs	5,000	5,000	5,000	5,000	300,000	5,000	325,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Parkade Assessment							-
Road Use Tax							-
TIF-College Hill	5,000	5,000	5,000	5,000	300,000	5,000	325,000
							-
							-
Total Source	5,000	5,000	5,000	5,000	300,000	5,000	325,000

Funding Source:		Project Schedule	Start	Finish
TIF-CH	325,000	Design		
		Land/Right of Way		
		Utility Relocation		
		Construction	Annual	Annual
		Other:		
Total	$325,000	**Total Project**	Annual	Annual

City of Cedar Falls Capital Improvement Program

CIP Number: 178

Department: Public Works

Division: Operations and Maintenance - Street

Project Number:

Project Description:

Streetscape: Downtown Maintenance & Improvements

This project will continue to provide improvements to the City's Central Business District. The improvements include maintenance/repairs to sidewalk bricks on the Parkade.

Operations and Maintenance Impact on Budget:

Current:

This will be certified in the Downtown TIF district and TIF revenues will be used to repay the expense.

Long-Term:

The streetscape will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Const. (Streets & Parking)							-
Maintenance	10,000	10,000	10,000	10,000	10,000	10,000	60,000
Cleaning Bricks & Repairs							-
Amenities						-	-
Total Costs	10,000	10,000	10,000	10,000	10,000	10,000	60,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Parkade Assessment							-
Road Use Tax							-
TIF-Downtown	10,000	10,000	10,000	10,000	10,000	10,000	60,000
							-
							-
Total Source	10,000	10,000	10,000	10,000	10,000	10,000	60,000

Funding Source:		Project Schedule	Start	Finish
TIF-DT	60,000	Design		
		Land/Right of Way		
		Utility Relocation		
		Construction	Annual	Annual
		Other:		
Total	$60,000	**Total Project**	Annual	Annual

City of Cedar Falls Capital Improvement Program

CIP Number: 179

Department: Public Works

Division: Operations and Maintenance-Street

Project Number:

Project Description:

Storm Water: Erosion Repair Project

This project will repair drainage areas on public property or in drainage easements. The project will stabilize the drainage area and prevent future erosion.

Operations and Maintenance Impact on Budget:

Current:

This will not impact the debt service levy since the storm water fund is being used.

Long-Term:

The channel will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	25,000	25,000	25,000	25,000	25,000	25,000	150,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	25,000	25,000	25,000	25,000	25,000	25,000	150,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Storm Water Fund	25,000	25,000	25,000	25,000	25,000	25,000	150,000
							-
							-
							-
							-
							-
							-
							-
Total Source	25,000	25,000	25,000	25,000	25,000	25,000	150,000

Funding Source:

STW	150,000
Total	$150,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:	Annual	Annual
Total Project	Annual	Annual

City of Cedar Falls Capital Improvement Program

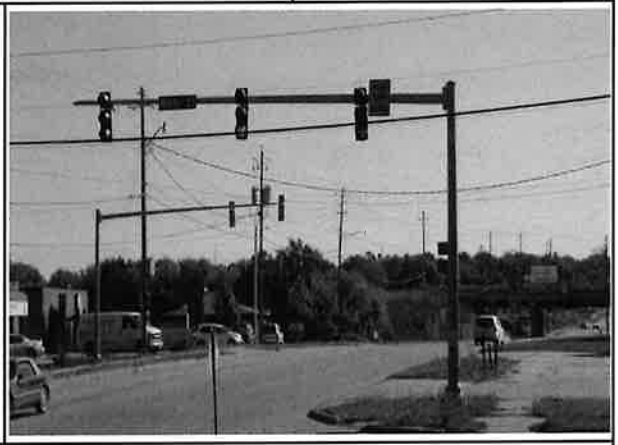
CIP Number: 180

Department:	Division:	Project Number:
Public Works	Operations and Maintenance - Traffic	

Project Description:

Signalized Intersection Upgrade

Select intersections will be in need of complete replacement due to deteriorating bases and signal structures. Including wiring, conduit, detector loops, signal heads and controllers. This also incorporates the upgrading of controller electronics and replacement of failing Light Emitting Diodes (LED's).



Operations and Maintenance Impact on Budget:

Current:

This ongoing project will affect the Street Construction Fund.

Long-Term:

Long term operation and maintenance savings will be realized due to the fact that LED's use 90% less electricity and last approximately 10 times longer than incandescent bulbs. Signal maintenance will also be reduced.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish	200,000	200,000	200,000	200,000	200,000	200,000	1,200,000
Other							-
Total Costs	200,000	200,000	200,000	200,000	200,000	200,000	1,200,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Road Use Tax	200,000	200,000	200,000	200,000	200,000	200,000	1,200,000
							-
							-
							-
							-
Total Source	200,000	200,000	200,000	200,000	200,000	200,000	1,200,000

Funding Source:		Project Schedule	Start	Finish
SCF	1,200,000	Design	Annual	Annual
		Land/Right of Way		
		Utility Relocation		
		Construction	Annual	Annual
		Other:		
Total	1,200,000	**Total Project**	Annual	Annual

City of Cedar Falls Capital Improvement Program

CIP Number: 181

Department: Public Works

Division: Operations and Maintenance - Traffic

Project Number:

Project Description:

Outdoor Warning Siren Upgrade

Siren upgrades will be required to take place in the coming years. Additional sites will need to be evaluated and added as the city expands south and westward.

Operations and Maintenance Impact on Budget:

Current:

This upgrade will have an impact on the general operating budget.

Long-Term:

Maintenance costs will be reduced by installing modern controllers and siren heads.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	60,000	5,000	5,000	5,000	5,000	5,000	85,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	60,000	5,000	5,000	5,000	5,000	5,000	85,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
General Revenue	60,000	5,000	5,000	5,000	5,000	5,000	85,000
							-
							-
							-
							-
Total Source	60,000	5,000	5,000	5,000	5,000	5,000	85,000

Funding Source:

GR	85,000
Total	$85,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction	Annual	Annual
Other:		
Total Project		

City of Cedar Falls Capital Improvement Program

CIP Number: 182

Department: Public Works

Division: Operations and Maintenance-Vehicle Maint.

Project Number:

Project Description:

Bulk Fluids Room Expansion

With newer modern technology of equipment the requirements for lubricants and coolants has become very specific. Due to the need to stock additional items the bulk fluid storage room has become cluttered and is no longer sizeable to properly store the fluids. This project includes enlarging the space to accommodate additional bulk fluids to ensure proper safe storage is available.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

There will be an initial impact with the purchase of 6 units over a period of three years.

Long-Term:

The sales of each niche of a 72 niche unit will offset the cost of purchase and installation. Additionally, staff costs will be reduced by not having to dig holes for traditional cremation burials.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design		10,000					10,000
Land/Right of Way							-
Utility Relocation							-
Construction		70,000					70,000
Landscaping							-
Equipment & Furnish		20,000					20,000
Other							-
Total Costs	-	100,000	-	-	-	-	100,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
GR							-
VRF		100,000					100,000
							-
Total Source	-	100,000	-	-	-	-	100,000

Funding Source:

VRF	100,000
Total	$100,000

Project Schedule	Start	Finish
Design	FY24	FY24
Land/Right of Way		
Utility Relocation		
Construction	FY24	FY24
Other:		
Total Project	FY24	FY24

City of Cedar Falls Capital Improvement Program

CIP Number: 183

Department:	Division:	Project Number:
Public Works	Operations and Maintenance - Vehicle Maint.	

Project Description:

Electric Shore Station for Patrol Vehicles

This project is to add shore power charging at the Public Safety Building for patrol vehicles. Currently, vehicles are required to run the gas engine in order to keep the electronic devices from draining the vehicle battery. Having the ability to plug in to shore power will reduce idle time significantly.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

Installing connectors on the vehicles and shore lines would have an initial impact on the budget.

Long-Term:

Long term impacts would include savings on fuel. Vehicles will not need to idle to maintain battery power

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish			50,000				50,000
Other							-
Total Costs	-	-	50,000	-	-	-	50,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
Hotel/Motel Tax							-
VRF			50,000				50,000
Other							-
Total Source	-	-	50,000	-	-	-	50,000

Funding Source:		Project Schedule	Start	Finish
VRF	50,000	Design		
		Land/Right of Way		
		Utility Relocation		
		Construction		
		Other:		
		Equipment	FY25	FY25
Total	$50,000	**Total Project**		FY25

City of Cedar Falls Capital Improvement Program

CIP Number: 184

Department: Public Works

Division: Oper/Maint - Vehicle Maintenance

Project Number:

Project Description:

P511 Replacement Aerial Truck

The current operational life of fire apparatus is on a 30 year replacement schedule. The platform aerial truck will reach that age in FY28.This project will replace the unit with a modern more compact chassis that will retain the same capabilities as the current unit.

Operations and Maintenance Impact on Budget:

Current:

This will have a major impact on the debt service levy since general obligation funding will be used.

Long-Term:

Maintenance costs of a new apparatus will be reduced.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish						1,800,000	1,800,000
Other							-
Total Costs	-	-	-	-	-	1,800,000	1,800,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond						1,800,000	1,800,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
Hotel/Motel Tax							-
VRP Public Safety							-
Other							-
Total Source	-	-	-	-	-	1,800,000	1,800,000

Funding Source:

GO	1,800,000
Total	$1,800,000

Project Schedule	Start	Finish
Design	FY26	FY27
Land/Right of Way		
Utility Relocation		
Construction		
Other:		
Equipment	FY27	FY28
Total Project		FY28

City of Cedar Falls Capital Improvement Program

CIP Number: 185

Department: Public Works

Division: Operations and Maintenance - Vehicle Maint.

Project Number:

Project Description:

Vehicle Locators

This project is intended to add additional vehicle locators to the city fleet. Currently, public works street, refuse and some of parks vehicles are equipped with telematics hardware. The vehicles being added to the program would be Public Safety, Engineering, and Inspection Services. The equipment has the capability to track location, speed and vehicle analytics.

Operations and Maintenance Impact on Budget:

Current:

Outfitting equipment with telematics hardware would have an initial impact on the operating budget

Long-Term:

Long term impacts would include the cost of a data plan for each vehicle. Increased efficiencies are a result of having tracking abilities.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish			15,000	10,000			25,000
Other							-
Total Costs	-	-	15,000	10,000	-	-	25,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
Hotel/Motel Tax							-
Refuse Funds							-
VRF			15,000	10,000			25,000
Total Source	-	-	15,000	10,000	-	-	25,000

Funding Source:		Project Schedule	Start	Finish
VRF	25,000	Design		
		Land/Right of Way		
		Utility Relocation		
		Construction		
		Other:		
		Equipment	FY25	FY26
Total	$25,000	**Total Project**		FY26

City of Cedar Falls Capital Improvement Program

CIP Number: 18

Department: Public Works

Division: Water Reclamation

Project Number:

Project Description:

Building Maintenance

This is an expense once every five years to include block repair, waterproofing and tuck-pointing as needed on the block buildings maintained by the Water Reclamation Division.

Operations and Maintenance Impact on Budget:

Current:

This project should have little impact on the budget.

Long-Term:

This work waterproofs the concrete block and reduces the need for major repairs.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other					30,000		30,000
Total Costs	-	-	-	-	30,000	-	30,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Sewer Rental Fund					30,000		30,000
							-
							-
							-
							-
Total Source	-	-	-	-	30,000	-	30,000

Funding Source:

SRF	30,000
Total	$30,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:	FY27	FY27
Total Project	FY27	FY27

City of Cedar Falls Capital Improvement Program

CIP Number 187

Department: Public Works

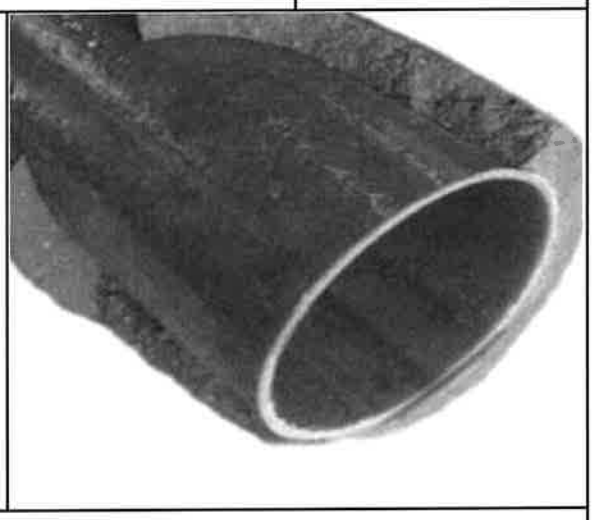
Division: Water Reclamation

Project Number:

Project Description:

Hudson Road Sanitary Line Replacement

This project involves replacing decaying concrete lines along Hudson Road. This will likely be included in future road reconstruction projects.



Operations and Maintenance Impact on Budget:

Current:

This should not have a significant impact on the budget. The dollar amount for this will be taken from annual sliplining. This is another lining technology where CIPP lining is not suitable.

Long-Term:

None

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction						50,000	50,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	-	-	-	50,000	50,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
Sewer Rental Fund						50,000	50,000
							-
							-
Total Source		-	-	-	-	50,000	50,000

Funding Source:

SRF	50,000
Total	$50,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction	FY28	FY28
Other:		
Total Project	FY28	FY28

City of Cedar Falls Capital Improvement Program

CIP Number: 188

Department: Public Works

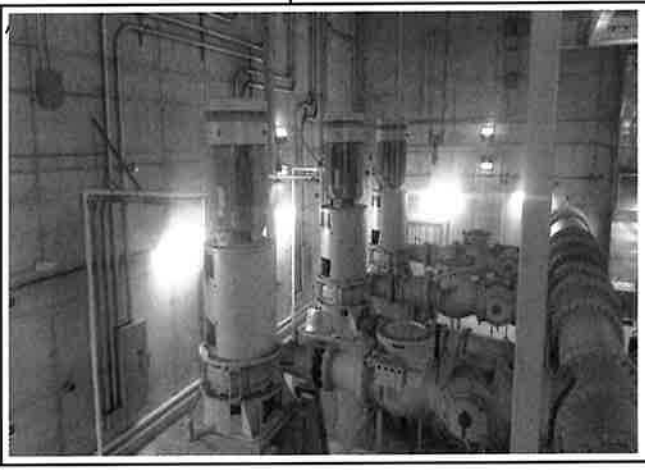
Division: Water Reclamation

Project Number:

Project Description:

Lift Station Pump Rebuild or Replacement

With twelve lift stations and thirty pumps throughout the collections system in the City, pumps and rebuilt or replaced on a regular basis. This project is for the next three 17th street pumps and two additional at Cedar Heights. Price increases have also significantly increased the estimates for this project.



Operations and Maintenance Impact on Budget:

Current:

This will have minimal impact on the current budget.

Long-Term:

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other	75,000	135,000	75,000	75,000	75,000	75,000	510,000
Total Costs	75,000	135,000	75,000	75,000	75,000	75,000	510,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
SRF	75,000	135,000	75,000	75,000	75,000	75,000	510,000
							-
							-
Total Source	135,000	75,000	75,000	75,000	75,000	75,000	510,000

Funding Source:		Project Schedule	Start	Finish
SRF	510,000	Design		
		Land/Right of Way		
		Utility Relocation		
		Construction		
		Other:	FY22	FY28
Total	$510,000	**Total Project**	FY22	FY28

City of Cedar Falls Capital Improvement Program

CIP Number: 18

Department: Public Works

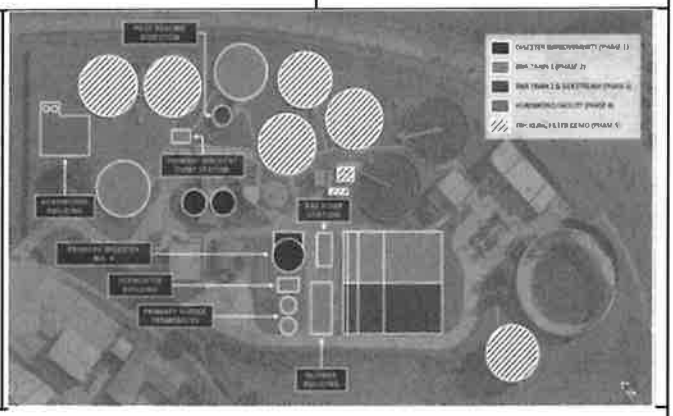
Division: Water Reclamation

Project Number:

Project Description:

Nutrient Reduction Improvements

The treatment facility will be updated to a new treatement process that allows for the removal of Nitrogen and Phosphorus to meet new USEPA and IDNR regulations added to Cedar Falls NPDES permit.



Operations and Maintenance Impact on Budget:

Current:

Sewer Rental Bonds will need to be sold and sewer rates will be impacted.

Long-Term:

This will have an impact on the Operating Budget by increasing sewer rental fees to cover the cost of bond repayment.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design		17,400,000					17,400,000
Land/Right of Way							-
Utility Relocation							-
Construction			30,000,000	31,000,000	34,000,000		95,000,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	17,400,000	30,000,000	31,000,000	34,000,000	-	112,400,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Sewer Revenue Bonds		13,550,000	30,000,000	31,000,000	34,000,000		108,550,000
American Rescue Plan Act		3,850,000					3,850,000
							-
							-
Total Source	-	17,400,000	30,000,000	31,000,000	34,000,000	-	112,400,000

Funding Source:

SRB	108,550,000
ARPA	3,850,000
Total	$112,400,000

Project Schedule	Start	Finish
Design	FY24	FY24
Land/Right of Way		
Utility Relocation		
Construction	FY25	FY27
Other:		
Total Project	FY25	FY27

City of Cedar Falls Capital Improvement Program

CIP Number: 190

Department: Public Works

Division: Water Reclamation

Project Description:

Oak Park Sewer Replacement Project

This line runs through private property along property bordering 929 & 941 Oak Park Boulevard with an elevated portion through a wooded ravine. The elevated portion collapsed in December of 2018 and a temporary repair was made. A permanent repair will need to be made as soon as possible to avoid overflows or basement back-ups.

Operations and Maintenance Impact on Budget:

Current:

This project will have added impact on SRF funds.

Long-Term:

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	900,000						900,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	900,000	-	-	-	-	-	900,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Sewer Revenue Bond	900,000						900,000
							-
							-
							-
							-
Total Source	900,000	-	-	-	-	-	900,000

Funding Source:

SRB	900,000
Total	$900,000

Project Schedule	Start	Finish
Design	FY23	FY23
Land/Right of Way		
Utility Relocation		
Construction	FY23	FY23
Other:		
Total Project	FY23	FY23

City of Cedar Falls Capital Improvement Program

CIP Number: 191

Department: Public Works

Division: Water Reclamation

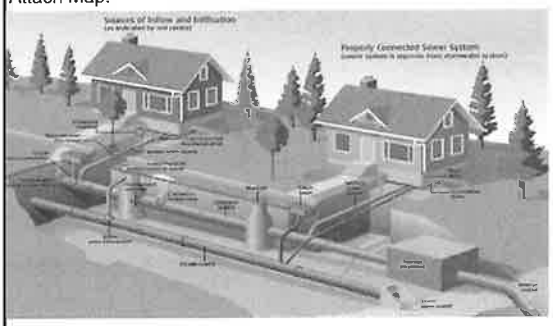
Project Number:

Project Description:

Cross Connection Removal Reimbursement

This is related to ongoing projects to remove clean water entering the City's sanitary sewer system through legal and illicit connections. These connections can add millions of gallons of water a day in wet weather to the City's sanitary sewer system. This leads to back-ups, overflows, and permit violations. This item will provide reimbursements to homeowners for plumbing changes that would be required under new regulations. This program will help reduce any future violations by the EPA & IDNR.

Attach Map:



Operations and Maintenance Impact on Budget:

Current:

The immediate impact on the budget can be offset with short term reductions in other sewer projects such as sliplining.

Long-Term:

This project will lessen the need for increasing the size of sewer mains and capacity at the treatment plant, leading to long term overall costs savings.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other	150,000	150,000	150,000	50,000	50,000	50,000	600,000
Total Costs	150,000	150,000	150,000	50,000	50,000	50,000	600,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
Sewer Rental Funds	150,000	150,000	150,000	50,000	50,000	50,000	600,000
							-
							-
Total Source	150,000	150,000	150,000	50,000	50,000	50,000	600,000

Funding Source:

SRF	600,000
Total	$600,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:	FY23	FY28
Total Project		

City of Cedar Falls Capital Improvement Program

CIP Number 192

Department: Public Works

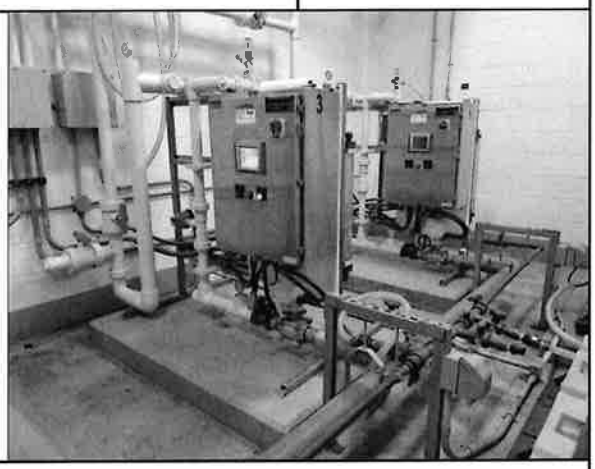
Division: Water Reclamation

Project Number:

Project Description:

Polymer Pumps

The polymer system for the biosolids processing equipment are very difficult to get parts for. This is a very complex system and should be replaced as a complete unit.



Operations and Maintenance Impact on Budget:
Current:
Long-Term:
none

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish	75,000						75,000
Other							-
Total Costs	75,000	-	-	-	-	-	75,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
SRF	75,000						75,000
							-
							-
Total Source	75,000	-	-	-	-	-	75,000

Funding Source:

SRF	75,000
Total	$75,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:	FY23	FY23
Total Project	FY23	FY23

City of Cedar Falls Capital Improvement Program

CIP Number 193

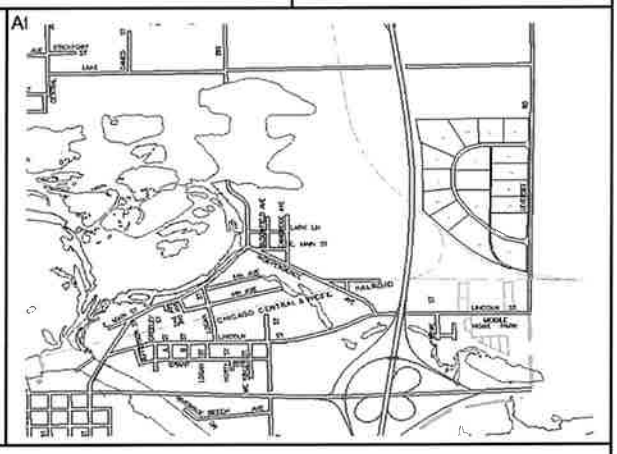
Department: Public Works

Division: Water Reclamation

Project Description:

Sanitary Sewer Infiltration & Inflow Reduction Project

This project is aimed at reducing extraneous flows to the Water Reclamation Facility during wet weather, in response to pressure from EPA and DNR. A consultant has worked with the City on efforts to remove this water and will continue to study options for improvements.



Operations and Maintenance Impact on Budget:

Current:

Sewer rates may have to be adjusted to cover the cost of this project.

Long-Term:

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other	50,000	50,000	50,000	50,000	50,000	50,000	300,000
Total Costs	50,000	50,000	50,000	50,000	50,000	50,000	300,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Sewer Rental Fund	50,000	50,000	50,000	50,000	50,000	50,000	300,000
							-
							-
							-
							-
Total Source	50,000	50,000	50,000	50,000	50,000	50,000	300,000

Funding Source:

SRF	300,000
Total	$300,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:	Annual	Annual
Total Project	Annual	Annual

City of Cedar Falls Capital Improvement Program

CIP Number: 194

Department: Public Works

Division: Water Reclamation

Project Number:

Project Description:

Sanitary Sewer Spot Repairs/Emergency

Some streets that are to be reconstructed or overlaid have damaged spots in the sanitary sewer and are repaired prior to the street's improvement in an effort to keep the street's surface integrity from being affected by sewer repairs. These funds may also be used if emergency repairs need to be made.

Operations and Maintenance Impact on Budget:

Current:

This has been an ongoing program and should not have a significant impact on the current budget.

Long-Term:

This program helps improve the sanitary sewer system and protects the integrity of the system.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	30,000	30,000	30,000	30,000	30,000	30,000	180,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	30,000	30,000	30,000	30,000	30,000	30,000	180,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Sewer Rental Fund	30,000	30,000	30,000	30,000	30,000	30,000	180,000
							-
							-
							-
Total Source	30,000	30,000	30,000	30,000	30,000	30,000	180,000

Funding Source:

SRF	180,000
Total	$180,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction	As needed	As needed
Other:		
Total Project	As needed	As needed

City of Cedar Falls Capital Improvement Program

CIP Number: 19

Department:	Division:	Project Number:
Public Works	Water Reclamation	

Project Description:

Sartori Trust Farm Improvements

This farm is used extensively for our biosolids land application program and generates revenue for the Health Trust Fund. Improvements are needed periodically either to satisfy USDA requirements, or to solve problems the tenant or city may be having, or enhance productivity of the soil.

Operations and Maintenance Impact on Budget:

Current:

Minimal impact on Sewer Rental Fund.

Long-Term:

Maintaining the property to meet USDA farm program requirements will insure our eligibility to participate in these beneficial programs.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping					20,000		20,000
Equipment & Furnish							-
Other							-
Total Costs	-	-	-	-	20,000	-	20,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Sewer Rental Funds							-
Health Trust					20,000		20,000
							-
							-
							-
Total Source	-	-	-	-	20,000	-	20,000

Funding Source:

HT	20,000
Total	$20,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:	FY27	FY27
Total Project	FY27	FY27

City of Cedar Falls Capital Improvement Program

CIP Number: 196

Department: Public Works

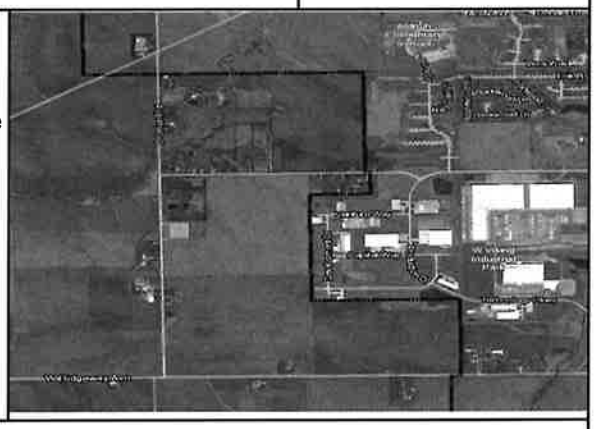
Division: Water Reclamation

Project Number:

Project Description:

Sewer Collection System Expansion Study

In order to prepare for future growth, planning of infrastructure needs to be completed with information and understanding of the conditon and size of the current system and how best to proceed with extending this. An outside engineering firm with expertise in this area will be utilized to move forward with this.



Operations and Maintenance Impact on Budget:

Current:

This should be completed over three years and will have an impact on the current budget.

Long-Term:

This process will help the expansion of the sewer system proceed in a planned manner to help eliminate replacing undersized lines in the future. Some of the costs will be absorbed by developers as areas are expanded into.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design			250,000				250,000
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	250,000	-	-	-	250,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - S Industrial Park							-
Sanitary Sewer Rental Fu			250,000				250,000
							-
Total Source	-	-	250,000	-	-	-	250,000

Funding Source:

SRF	250,000
Total	$250,000

Project Schedule	Start	Finish
Design	FY25	FY25
Land/Right of Way		
Utility Relocation		
Construction		
Other:		
Total Project	FY25	FY25

City of Cedar Falls Capital Improvement Program

CIP Number: 197

Department:	Division:	Project Number:
Public Works	Water Reclamation	06.2417

Project Description:

Slipline Existing Sanitary Sewers

An ongoing process of repair and refurbishing existing sewer lines. A very cost effective method of increasing the strength of a line while decreasing the infiltration. A decrease in infiltration is very beneficial to the WWTP.

Operations and Maintenance Impact on Budget:

Current:

This has been an ongoing program and does have a significant impact on the current budget.

Long-Term:

This program helps improve the sanitary sewer system and protect the integrity of the system.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other	250,000	250,000	250,000	250,000	250,000	250,000	1,500,000
Total Costs	250,000	250,000	250,000	250,000	250,000	250,000	1,500,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Sewer Rental Fund	250,000	250,000	250,000	250,000	250,000	250,000	1,500,000
CDBG							-
							-
							-
Total Source	250,000	250,000	250,000	250,000	250,000	250,000	1,500,000

Funding Source:		Project Schedule	Start	Finish
SRF	1,500,000	Design		
		Land/Right of Way		
		Utility Relocation		
		Construction		
		Other:	Annual	Annual
Total	$1,500,000	**Total Project**	Annual	Annual

City of Cedar Falls Capital Improvement Program

CIP Number: 198

Department:	Division:	Project Number:
Public Works	Water Reclamation	

Project Description:

UV Disinfection Bulb Replacement

The bulbs used in the disinfection process have a lifespan of 1200 hours. They will need to be replaced to maintain permit requirements.

Operations and Maintenance Impact on Budget:

Current:

Sewer rates have been adjusted to allow for this and other upgrades.

Long-Term:

This is a recurring cost.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish	60,000					60,000	120,000
Other							-
Total Costs	60,000	-	-	-	-	60,000	120,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Sanitary Sewer Rental Fu	60,000					60,000	120,000
							-
							-
							-
							-
Total Source	60,000	-	-	-	-	60,000	120,000

Funding Source:		Project Schedule	Start	Finish
SRF	120,000	Design		
		Land/Right of Way		
		Utility Relocation		
		Construction		
		Other:	FY23	FY28
Total	$120,000	**Total Project**	FY23	FY28

City of Cedar Falls Capital Improvement Program

CIP Number: 199

Department: Public Safety Services

Division: Fire Operations

Project Number:

Project Description:

AED

AED units are used in medical emergencies involving cardiac arrest. These units typically have a 10 year life span, although from time to time may need to be replaced sooner due to upgrades or other requirements. Batteries and pads need to be replaced often due to expiration dates. The Fire Department is responsible for the AED program through out the City. There are 25 AEDs in the city.

Operations and Maintenance Impact on Budget:

Current:

There are some maintenance costs that will effect the fire operations budget.

Long-Term:

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish				15,000			15,000
Other							-
Total Costs	-	-	-	15,000	-	-	15,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
General Revenue				15,000			15,000
							-
							-
							-
							-
							-
Total Source	-	-	-	15,000	-	-	15,000

Funding Source:

GR	$15,000
Total	$15,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:	FY23	FY26
Total Project	FY23	FY26

City of Cedar Falls Capital Improvement Program

CIP Number: 200

Department:	Division:	Project Number:
Public Safety Services	Fire Operations	04.2369

Project Description:

Bunker Gear, Replacement of PASS Devices and Volunteer Equipment

Personal protective equipment (PPE), including fire gear need to be replaced as they wear and breakdown. The life span of the fire gear is up to 10 years. The bunker gear is replaced as it wears or is damaged. The average bunker gear cost is $3899. The estimates below are based on replacing older gear and damaged gear according our schedule. These estimates have been updated with the increased number of certified fire responders within Public Safety.

Operations and Maintenance Impact on Budget:

Current:

Purchase of integrated PASS devices or Bunker gear from operating budget would have a major effect on the Operating Budget, however items purchased with bond funds meet the longevity of equipment requirement.

Long-Term:

There is the usual costs of cleaning and maintaining the gear, which is already built into the annual budget.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish	45,000	63,000	45,000	45,000	45,000	45,000	288,000
Other							-
Total Costs	45,000	63,000	45,000	45,000	45,000	45,000	288,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond	45,000	63,000	45,000	45,000	45,000	45,000	288,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
General Revenue							-
							-
							-
							-
							-
Total Source	45,000	63,000	45,000	45,000	45,000	45,000	288,000

Funding Source:		Project Schedule	Start	Finish
GO Bond	288,000	Design		
GR	-	Land/Right of Way		
		Utility Relocation		
		Construction		
		Other:	FY 23	FY 28
Total	$288,000	**Total Project**	FY 23	FY 28

City of Cedar Falls Capital Improvement Program

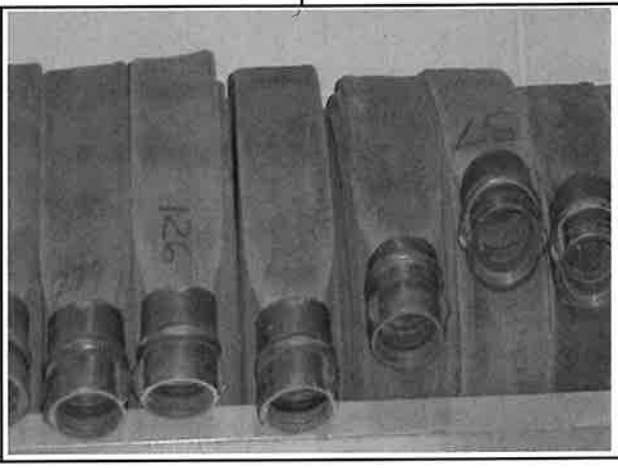
CIP Number: 20

Department:	Division:	Project Number:
Public Safety Services	Fire Operations	

Project Description:

Fire Hose

A replacement program for Fire Hose has been developed. This comprehensive replacement program will help insure safety of fire personnel and our operation effeciency. About one dozen lengths fail testing each year. On going replacement is vital to operations. These funds include updating of nozzles and other connections. Updated planning includes the replacement of 5 inch large diameter hose used to supply water to trucks from fire hydrants.



Operations and Maintenance Impact on Budget:

Current:

Maintaining fire hose is already included in the normal operating budget. However, replacement is not in the operating budget.

Long-Term:

Life expectancy of fire hose is 20 years.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish	21,000		6,000	12,000	6,000	12,000	57,000
Other							-
Total Costs	21,000	-	6,000	12,000	6,000	12,000	57,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
General Revenue	21,000		6,000	12,000	6,000	12,000	57,000
Donations							-
							-
							-
							-
Total Source	21,000	-	6,000	12,000	6,000	12,000	57,000

Funding Source:		Project Schedule	Start	Finish
GR	57,000	Design		
		Land/Right of Way		
		Utility Relocation		
		Construction		
		Other:	FY 23	FY 28
Total	$57,000	**Total Project**	FY 23	FY 28

City of Cedar Falls Capital Improvement Program

CIP Number: 202

Department:	Division:	Project Number:
Public Safety Services	Fire Operations	

Project Description:

Hazardous Materials Upgrade

In order to continue the ability to provide Hazardous Materials Response for the City for all incidents below Level "A". As a continued effort to maintain and upgrade some of our equipment and supplies. It is also important to keep up with training of current and new personnel. A portion of these funds maybe used to modify the Haz/Mat trailer to serve as a special operations trailer which will facilitate haz/mat, technical rescue and incident command operations. This trailer will also be available for other city departments and mutual aid partners to utilize.

Operations and Maintenance Impact on Budget:

Current:

Typically Hazardous Materials equipment and supply purchases are long term efforts. Supplies used during an incident are charged to the responsible party and replaced thereafter. However much of the equipment has expiration

Long-Term:

The life expectancy of the equipment is 7 years and 15 years for the trailer modifications

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish			8,000				8,000
Other							-
Total Costs	-	-	8,000	-	-	-	8,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
General Revenue			8,000				8,000
							-
							-
							-
							-
Total Source	-	-	8,000	-	-	-	8,000

Funding Source:	
GO Bond	-
GR	8,000
Total	$8,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:	FY 23	FY28
Total Project	FY 23	FY28

City of Cedar Falls Capital Improvement Program

CIP Number: 203

Department: Public Safety Services

Division: Fire Operations

Project Number:

Project Description:

Replacement of Thermal Imaging Units.

Thermal Imaging cameras are used by firefighters in order to assist in "seeing" through smoke and into walls. The cameras are a very valuable firefighting and rescue tools. These tools have been proven to save several hundred thousand of dollars of property by finding hidden fires in walls and ceilings.The thermal imaging cameras are used on every incident that deals with smoke, heat and/or fire.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This will replace two of the thermal imaging units each year. This should allow a smaller impact on the budget with giving longer use of the units. The primary ongoing cost is simple maintenance and batteries

Long-Term:

Replacement cycle should be considered every ten years.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish		18,760	18,760				37,520
Other							-
Total Costs	-	18,760	18,760	-	-	-	37,520
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
General Revenue		18,760	18,760				37,520
							-
Total Source	-	18,760	18,760	-	-	-	37,520

Funding Source:

GR	37,520
Total	37,520

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:	FY24	FY25
Total Project	FY24	FY25

City of Cedar Falls Capital Improvement Program

CIP Number: 204

Department:	Division:	Project Number:
Public Safety Services	Fire Operations	

Project Description:

SCBA Replacement

The City purchased the current Self Contained Breathing Apparatus which includes the backpack, air tanks and face masks in 2009 placing the age of these units at 12 years. The life expectancy of these units is 15 years. Replacement costs of the units is $7,381 per SCBA unit. CF Fire would need 40 back packs, 100 tanks and 84 face masks. Each firefighter is issued a mask that is specific to them and spares are carried on each fire truck. Back packs and tanks are shared. Newer units will not be compatible with the older units we currently own.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

Minimal cost to maintain this equipment. The normal operating budget can afford maintenance costs.

Long-Term:

Long-term costs are handled within the normal budget with the exception of the replacement of the equipment.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish		392,040					392,040
Other							-
Total Costs	-	392,040	-	-	-	-	392,040
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond		98,010					98,010
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
Assist to FF Grant		294,030					294,030
							-
							-
Total Source	-	392,040	-	-	-	-	392,040

Funding Source:		Project Schedule	Start	Finish
GO	98,010	Design		
FF	294,030	Land/Right of Way		
		Utility Relocation		
		Construction		
		Other:	FY24	FY24
Total	$392,040	Total Project	FY24	FY24

City of Cedar Falls Capital Improvement Program

CIP Number: 205

Department: Public Safety Services

Division: Fire Operations

Project Number:

Project Description:

Technical Rescue Equipment and SCBA

WIth the ever expanding role the fire department will facilitate in the future, the replacement and additional Technical Rescue Equipment used in Confined Space, Trench Rescue and Structural Collapse is needed. Included would be: Extrication Tools; Supplied Air Respirators; Rescue Struts; Ventilation Systems; Winch; Ropes; and Full Body Harness. Life safety ropes have a 10 year life span and planning for replacement is included here. This would include replacement and updates of vehicle rescue equipment as well. This also includes the cost of SCBA purchases.

Operations and Maintenance Impact on Budget:

Current:

Primary impact on budget is ongoing maintenance of equipment. Estimated life of the equipment would be 10 years.

Long-Term:

Many components of technical rescue equipment have a shelf life which requires replacement. Allocations will be needed in varying intervals for a variety of the equipment.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish	5,000	10,000	7,000	7,000	10,000	7,000	46,000
Other							-
Total Costs	5,000	10,000	7,000	7,000	10,000	7,000	46,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond	5,000	10,000	7,000	7,000	10,000	7,000	46,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
							-
							-
							-
							-
Total Source	5,000	10,000	7,000	7,000	10,000	7,000	46,000

Funding Source:

GO	46,000
Total	$46,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:	FY 23	FY28
Total Project	FY 23	FY28

City of Cedar Falls Capital Improvement Program

CIP Number: 206

Department: Public Safety Services

Division: Police

Project Number: 05.2370

Project Description:

Ballistic Vest Replacement

Scheduled replacement of Bullet Resistant Vests. Police officers are required to wear ballistics vests during patrol functions. The vests have a lifespan of 5 years. These purchases are for the replacement of expired vests and purchases for new hires.

Current:

There will be no effect on the General Fund Operating Budget since these vests are being purchased with grant funds and forfeiture funds.

Long-Term:

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish	9,750	14,000	14,000	14,000	14,000	14,000	79,750
Other							-
Total Costs	9,750	14,000	14,000	14,000	14,000	14,000	79,750
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding	4,870	7,000	7,000	14,000	14,000	14,000	60,870
Local Sales Tax							-
Capital Projects							-
Police Forfeiture	4,880	7,000	7,000				18,880
Police Block Grant							-
Donations							-
							-
Total Source	9,750	14,000	14,000	14,000	14,000	14,000	79,750

Funding Source:		Project Schedule	Start	Finish
F/S	60,870	Design		
PF	18,880	Land/Right of Way		
		Utility Relocation		
		Construction		
		Other:	Annual	Annual
Total	$79,750	**Total Project**	Annual	Annual

City of Cedar Falls Capital Improvement Program

CIP Number: 207

Department: Public Safety Services

Division: Police

Project Number:

Project Description:

Equipment Reserve

For the purchase of various police equipment for police officers and reserve officers. The department supplements policing efforts with the use of reserve officers. This fund helps to equip officers with needed equipment.

Operations and Maintenance Impact on Budget:

Current:

By maintaining a reserve of police equipment, fluctuations in the operating budget will not occur when equipment needs to be purchased.

Long-Term:

Any repairs associated with this equipment after any warranty expires would come out of the general operating budget.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish	9,000	11,000	11,000	11,000	11,000	11,000	64,000
Other							-
Total Costs	9,000	11,000	11,000	11,000	11,000	11,000	64,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
General Revenue	9,000	11,000	11,000	11,000	11,000	11,000	64,000
							-
							-
							-
							-
Total Source	9,000	11,000	11,000	11,000	11,000	11,000	64,000

Funding Source:		Project Schedule	Start	Finish
GR	64,000	Design		
		Land/Right of Way		
		Utility Relocation		
		Construction		
		Other:	Annual	Annual
Total	$64,000	**Total Project**	Annual	Annual

City of Cedar Falls Capital Improvement Program

CIP Number: 208

Department: Public Safety Services

Division: Police

Project Number:

Project Description:

Forensic Cellphone & Tablet Equipment

The Public Safety Department currently owns a Cellbrite Forensic Kit that is used to examine cellphones and tablets as needed for criminal investigation. The unit is used weekly to examine phones. As with most technology these units need upgraded or replaced regularly in order to analyze the newer lines of phones that come out annually. This unit needs expensive upgrades annually or replaced completely every few years.

Operations and Maintenance Impact on

Current:

Long-Term:

Annual repair and maintenance will impact the operating budgets after any warranties expire.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish		5,000		7,500		10,000	22,500
Other	-		-		-	-	-
Total Costs	-	5,000	-	7,500	-	10,000	22,500
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond	-		-		-	-	-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
General Revenue		5,000		7,500		10,000	22,500
							-
							-
							-
							-
Total Source	-	5,000	-	7,500	-	10,000	22,500

Funding Source:

GR	22,500
Total	$22,500

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:	FY22	FY28
Total Project	FY22	FY28

City of Cedar Falls Capital Improvement Program

CIP Number: 209

Department:	Division:	Project Number:
Public Safety Services	Police	

Project Description:

In Car Camera/Body Camera's

The Police Department has in-car camera systems in each of the 12 patrol vehicles. Each police officer has a body camera. The camera systems record audio and video of all police activity. The car cameras and body cameras do link together providing side by side synched viewing. The current cameras are expected to reach the end of their life expectancy in 2023. The in-car camera system and body cameras are expected by courts and the public in this modern day of policing and technology.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

Long-Term:

Any repairs associated with this equipment after any warranty expires would come out of the general operating budget.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish		240,000					240,000
Other							-
Total Costs	-	240,000	-	-	-	-	240,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond		240,000					240,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
General Revenue							-
							-
							-
Total Source	-	240,000	-	-	-	-	240,000

Funding Source:

GR	-
GO	240,000
Total	$240,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:	FY24	FY24
Total Project	FY24	FY24

City of Cedar Falls Capital Improvement Program

CIP Number: 210

Department: Public Safety Services

Division: Police

Project Number:

Project Description:

Lab and Investigative Equipment

The Police Department processes many crime scenes each year. This requires a wide variety of equipment, including static print lifter, camera equipment, fumer, laser fingerprint light and other equipment. Equipment is replaced as needed or added if a need arrises. Technology frequently changes and new tools are created that can be of aid during investigations.

Operations and Maintenance Impact on Budget:

Current:

Long-Term:

Any repairs associated with this equipment after any warranty expires would come out of the general operating budget.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish	10,000		12,000		12,000		34,000
Other							-
Total Costs	10,000	-	12,000	-	12,000	-	34,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
General Revenue	10,000		12,000		12,000		34,000
							-
							-
							-
							-
							-
Total Source	10,000	-	12,000	-	12,000	-	34,000

Funding Source:		Project Schedule	Start	Finish
GR	34,000	Design		
		Land/Right of Way		
		Utility Relocation		
		Construction		
		Other:	FY23	FY28
Total	$34,000	**Total Project**	FY23	FY28

City of Cedar Falls Capital Improvement Program

CIP Number: 211

Department:	Division:	Project Number:
Public Safety	Police	

Project Description:

Radar

The Public Safety Department has one radar installed in each patrol vehicle for speed violation detection. The radar units have a life span of less than 10 years. Each unit cost is approximately $4,000. The Deparmtent also has handheld speed detection radar units which cost approx. $4,000. The Department routinely replaces radar units as they age and do not pass certification.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

There is a minimal cost to to maintain this equipment and normal operating budget can afford these costs.

Long-Term:

There is a minimal cost to to maintain this equipment and normal operating budget can afford these costs.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish	9,000	12,000	12,000	12,000	8,000	8,000	61,000
Other							-
Total Costs	9,000	12,000	12,000	12,000	8,000	8,000	61,000
Source of Funds	FY23	FY24	FY25	FY26	FY27	FY28	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
General Revenue	9,000	12,000	12,000	12,000	8,000	8,000	61,000
							-
							-
Total Source	9,000	12,000	12,000	12,000	8,000	8,000	61,000

Funding Source:		Project Schedule	Start	Finish
GR	61,000	Design		
		Land/Right of Way		
		Utility Relocation		
		Construction		
		Other:	FY23	FY28
Total	$61,000	**Total Project**	FY23	FY28

City of Cedar Falls Capital Improvement Program

CIP Number: 21

Department: Public Safety Services

Division: Police

Project Number:

Project Description:

Firearms, TASERS, Less-Lethal systems

The Police Division has an inventory of handguns, rifles, shotguns, TASERS and less-lethal weapons systems that need replaced on a 5 to 10 year basis. The weapons are a necessary piece of equipment for the safety of the public and the police officers. The replacement of the weapons are based upon their useful life and maintenance costs. Curtrent Investorty: (98) pistols, (17) rifles, (14) shotguns, (22) TASERS, (4) less-lethal systems

Operations and Maintenance Impact on Budget:

Current:

Minimal cost to maintain this equipment. Normal operating budget can afford these costs.

Long-Term:

Long-term costs are handled with the annual budget with the exception of the replacement of the equipment.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish	18,000	10,000	20,000	20,000	15,000	15,000	98,000
Other							-
Total Costs	18,000	10,000	20,000	20,000	15,000	15,000	98,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
General Revenue	18,000	10,000	20,000	20,000	15,000	15,000	98,000
							-
							-
Total Source	18,000	10,000	20,000	20,000	15,000	15,000	98,000

Funding Source:		Project Schedule	Start	Finish
CP	-	Design		
GR	98,000	Land/Right of Way		
		Utility Relocation		
		Construction		
		Other:	Annual	Annual
Total	$98,000	**Total Project**	Annual	Annual

FY23 - FY28 CAPITAL IMPROVEMENTS PROGRAM SUMMARY
CITY OF CEDAR FALLS
LIST OF UNMET NEEDS

#	PROJECT	DEPT/ DIV	REQUESTED AMOUNT
A	Industrial Park Expansion (Phase II)	ADM/ED	3,000,000
B	Recreation & Fitness Center Expansion & Land Acquisition	CD/INSPECT	6,000,000
C	Cedar River Safety & Recreational River Improvements - Phase II	CD/PLAN	17,500,000
D	Parkland Purchase	CD/PLAN	250,000
E	Birdsall Park Renovation	CD/REC	2,200,000
F	Birdsall Fencing	CD/REC	200,000
G	Falls-Shelters	CD/REC	20,000
H	Hearst Center Lower Restrooms Refurbish	CD/CULT	35,000
I	Hearst Center - Replace Tile Flooring on Lower Level	CD/CULT	10,170
J	Hearst Center - Upper Restrooms Refurbish	CD/CULT	35,000
K	Hearst Center - Entrance Signage Replacement & Upgrades	CD/CULT	92,500
L	Visitor Center/Entrance Sign	CD/V&T	10,000
M	Bridges/Culverts: Bridge Handrail - Center St. & N. Main	PW/ENG	540,500
N	Bridges/Culverts: Tremont Street Bridge Replacement	PW/ENG	495,000
O	Bridges/Culverts: West 12th Street Culvert (Near Union Rd.)	PW/ENG	275,000
P	Industrial & City Development: Capital Way Street Extension	PW/ENG	88,000
Q	Industrial & City Development: Waterway Avenue Extension	PW/ENG	255,000
R	Sidewalks/Trails: Cedar Heights Drive Shoulder Improvements	PW/ENG	350,000
S	Sidewalks/Trails: Center Street Paved Shoulder & Sidewalk	PW/ENG	770,000
T	Sidewalks/Trails: Danish Drive Infill	PW/ENG	10,000
U	Sidewalks/Trails: Devlin Circle Sidewalk Infill	PW/ENG	10,000
V	Sidewalks/Trails: Hudson Road Prairie Lakes Trail	PW/ENG	560,000
W	Sidewalks/Trails: Hwy 58 Recreation Trail to UNI Campus	PW/ENG	1,000,000
X	Sidewalks/Trails: Magnolia Drive Sidewalk Infill	PW/ENG	26,000
Y	Sidewalks/Trails: State Street Infill	PW/ENG	6,000
Z	Sidewalks/Trails: Valley High Drive Sidewalk Infill	PW/ENG	15,000
AA	Sidewalks/Trails: Veralta Infill	PW/ENG	45,000
BB	Sidewalks/Trails: W. 8th Street Sidewalk Infill	PW/ENG	60,000
CC	Sidewalks/Trails: W. 12th St. Sidewalk Infill	PW/ENG	25,000
DD	Sidewalks/Trails: W. Viking Road Trail Infill	PW/ENG	170,000
EE	Storm Water: Greenhill Road Drainage Improvements	PW/ENG	395,000
FF	Storm Water: Streambank Stabilization (Bergstrom Branch)	PW/ENG	660,000
GG	Streets: Ashworth Drive Extension West of Arbors Drive	PW/ENG	275,000
HH	Streets: Barnett Drive Extension	PW/ENG	2,050,000
II	Streets: Greenhill Road Corridor Lighting	PW/ENG	198,000

JJ	**Streets: Greenhill Road & Coneflower Intersection Widening**	PW/ENG	930,000
KK	**Streets: Greenhill Road Intersection Improvements**	PW/ENG	2,780,000
LL	**Streets: Greenhill Road/University Avenue Landscaping**	PW/ENG	176,000
MM	**Streets: Union Road Phase I: From 27th to University**	PW/ENG	7,600,000
NN	**Streets: Union Road Phase II - From 27th to 12th St.**	PW/ENG	2,715,000
OO	**Cedar City Campground**	PW/PARK	2,310,000
PP	**Dog Park - Northern Cedar Falls**	PW/PARK	65,000
QQ	**Eco-Loop Trail**	PW/PARK	5,000,000
RR	**Outdoor Winter Recreation Ice Rink with Refrigeration**	PW/PARK	450,000
SS	**Traffic Signal Fiber Connectivity**	PW/TO	690,000
TT	**Trunkline and Forcemain Replacement and Lining**	PW/WTR	1,000,000
UU	**Ulrich Park Lift Station**	PW/WTR	2,000,000
VV	**Physical Fitness Equipment**	PSS/FIRE	22,500
	TOTAL		**$ 63,369,670**

City of Cedar Falls Capital Improvement Program

CIP Number: A

Department: Administration

Division: Economic Development

Project Number:

Project Description:

Industrial Park Expansion (Phase II)

The City of Cedar Falls has completed the expansion of the West Viking Road Industrial Park and development of the Northern Cedar Falls Industrial Park. With that, the City recenlty acquired 200 acres of ground to continue the expansion of the West Viking Road Industrial Park. This project would plan for the design and construction of infrastructure of future phases of the industrial park expansion project when they are ready to be developed.

Operations and Maintenance Impact on Budget:

Current:

This expense will be initially paid by Economic Development Funds then will be certified as TIF debt within the Unified Highway 58 Corridor Urban Renewal Plan (TIF Dstrict).

Long-Term:

Industrial Park growth will increase property tax revenues and job opportunities.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right-of-Way							-
Utility Relocation							-
Construction			3,000,000				3,000,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	3,000,000	-	-	-	3,000,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
TIF - Unified		-	3,000,000	-			3,000,000
							-
							-
Total Source	-	-	3,000,000	-	-	-	3,000,000

Funding Source:

		Project Schedule	Start	Finish
TIF - UN	3,000,000	Design		
		Land/Right of Way		
		Utility Relocation		
		Construction	FY25	FY25
		Other:		
Total	$3,000,000	**Total Project**	FY20	FY25

City of Cedar Falls Capital Improvement Program

CIP Number: B

Department: Community Development

Division: Inspections

Project Number:

Project Description:

Recreation & Fitness Center Expansion & Land Acquisition

The project will add an estimated 7,600 square feet. This addition will allow the City to offer a wider selection of programs and at more times. Fees generated from the increase in membership sales & program fees are anticipated to cover any increase in costs. Plus, this expansion allows classes to be larger, generating additional revenue with no additional staff cost. This addition will allow more flexibility in programming the different areas. The land has already been acquired. This project is pending based on the usage study results.

Operations and Maintenance Impact on Budget:

Current:

A portion of this project will be funded through general obligation bonds so it will have a small effect on property taxes.

Long-Term:

Additional space will mean more maintenance and utility costs.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design					500,000		500,000
Land/Right of Way				250,000			250,000
Utility Relocation							-
Construction						4,500,000	4,500,000
Landscaping							-
Equipment & Furnish						750,000	750,000
Other							-
Total Costs	-	-	-	250,000	500,000	5,250,000	6,000,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Rec CIP				250,000	165,000	1,000,000	1,415,000
Private					335,000	1,165,000	1,500,000
Black Hawk Cnty Gaming						300,000	300,000
Block Grant						500,000	500,000
GFS						2,285,000	2,285,000
Total Source	-	-	-	250,000	500,000	5,250,000	6,000,000

Funding Source:	
GO	-
PRIV	1,500,000
RCCIP	1,415,000
CP	-
GFS	2,285,000
CDBG	500,000
BHCG	300,000
Total	6,000,000

Project Schedule	Start	Finish
Design	FY26	FY26
Land/Right of Way		
Utility Relocation		
Construction	FY27	FY28
Other:		
Total Project	FY26	FY28

City of Cedar Falls Capital Improvement Program

CIP Number: C

Department: Community Development

Division: Planning & Community Services

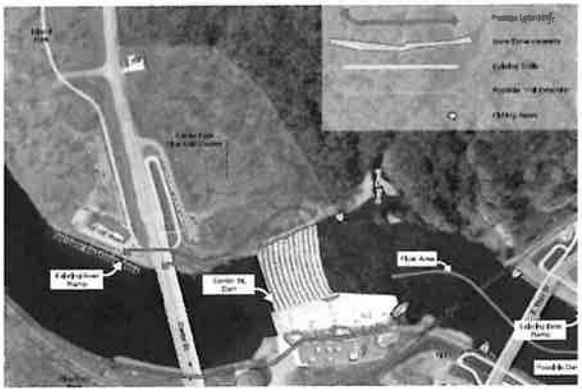
Project Number:

Project Description:

Cedar River Safety and Recreational Improvements Phase II

This project will study and construct a new recreational feature to replace the existing 10' dam at Center Street.

Attach Map:



Operations and Maintenance Impact on **Budget**:

Current:

The recreational features will impact the debt service levy.

Long-Term:

The public improvements will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design					1,500,000		1,500,000
Land/Right of Way							-
Utility Relocation							-
Construction						16,000,000	16,000,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	-	-	1,500,000	16,000,000	17,500,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond					300,000	400,000	700,000
Federal/State Funding						10,000,000	10,000,000
Local Sales Tax							-
Capital Projects							-
Flood Reserve							-
Private					1,200,000	5,600,000	6,800,000
Black Hawk Cnty Gaming							-
							-
Total Source	-	-	-	-	1,500,000	16,000,000	17,500,000

Funding Source:	
GO Bond	700,000
F/S	10,000,000
PRIV	6,800,000
FR	-
BHCG	-
Total	$17,500,000

Project Schedule	Start	Finish
Design	FY27	FY28
Land/Right of Way		
Utility Relocation		
Construction	FY28	FY29
Other:		
Total Project	FY27	FY29

City of Cedar Falls Capital Improvement Program

CIP Number:

Department: Community Development

Division: Planning & Community Services

Project Number:

Project Description:

Parkland Purchase

Ongoing funding for purchase of land for new regional/community parks. Yearly amount would accumulate in an account to be used to fund land acquisition approximately every 3-5 years in appropriate locations to serve the needs of the larger community. This is not intended to substitute for land dedication from developers for smaller neighborhood open space or parks within new subdivisions at the time of platting.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

Funding would come from General Revenue

Long-Term:

Community parks enhance the livability and desirability of the city, making it an attractive place for residents and visitors, and for investment from new employers, which will enhance property values and increase the tax base.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other		50,000	50,000	50,000	50,000	50,000	250,000
Total Costs	-	50,000	50,000	50,000	50,000	50,000	250,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond		50,000	50,000	50,000	50,000	50,000	250,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
General Revenue							-
							-
							-
Total Source	-	50,000	50,000	50,000	50,000	50,000	250,000

Funding Source:		Project Schedule	Start	Finish
GR	-	Design		
GO	250,000	Land/Right of Way		
		Utility Relocation		
		Construction		
		Other:	FY24	Ongoing
Total	$250,000	**Total Project**	FY24	Ongoing

City of Cedar Falls Capital Improvement Program

CIP Number: E

Department: Community Development

Division: Recreation & Community Programs

Project Number:

Project Description:

Birdsall Park Renovation

The current Birdsall Park Baseball/Softball Complex was built in 1970 and is now in need of some major renovations. This project includes replacing the infield with an alternative material, replacement of fences and dugouts, LED Lighting upgrade, and adding scoreboards to the primary fields.

Attac

Operations and Maintenance Impact on Budget:

Current:

Two ball field maintenance seasonal workers are hired each year for line chalking, dragging of the fields, and general maintenance. Public Works/Parks hires a seasonal mower to mow the fields and the complex.

Long-Term:

At completion, it is recommended three ball field maintenance seasonals workers are hired due to anticipated higher use of the fields.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction						300,000	300,000
Landscaping							-
Equipment & Furnish						1,900,000	1,900,000
Other							-
Total Costs	-	-	-	-	-	2,200,000	2,200,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond						700,000	700,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
School Contribution						250,000	250,000
Fundraising						170,000	170,000
Hotel/Motel-Parks						1,000,000	1,000,000
Softball Players Fund						80,000	80,000
							-
Total Source	-	-	-	-	-	2,200,000	2,200,000

Funding Source:	
GO	700,000
SCHOOL	250,000
PRIV	170,000
H/M-PK	1,000,000
SPF	80,000
Total	$2,200,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction	FY25	FY26
Other:		
Total Project	FY25	FY26

City of Cedar Falls Capital Improvement Program

CIP Number: F

Department: Community Development

Division: Recreation

Project Number:

Project Description:

Birdsall Fencing

To install a tall protective fence along West 12th Street where the softball complex is located. This is needed in an attempt to prevent trail users and vehicles traveling on 12th Street from being hit by balls during scheduled events on the fields and for drop in usage as well.

Operations and Maintenance Impact on Budget:

Current:

None. Just a safety issue.

Long-Term:

Annual maintenance to keep fence functioning as intended.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction					200,000		200,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	-	-	200,000	-	200,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Player Fund					200,000		200,000
Capital Projects							-
Rec CIP							-
							-
							-
							-
							-
Total Source	-	-	-	-	200,000	-	200,000

Funding Source:

SBPF	200,000
Total	$200,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction	FY26	FY26
Other:		
Total Project	FY26	FY26

City of Cedar Falls Capital Improvement Program

CIP Number: G

Department: Community Development

Division: Recreation

Project Number:

Project Description:

Falls - Shelters

Install one shelter at the Falls Aquatic Center that can be rented during open hours for parties and events.

Operations and Maintenance Impact on Budget:

Current:

Cost of construction but should produce revenue from rentals.

Long-Term:

Maintenance and upkeep on shelter once installed.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction				20,000			20,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	-	20,000	-	-	20,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Rec CIP				20,000			20,000
							-
							-
Total Source	-	-	-	20,000	-	-	20,000

Funding Source:

RCCIP	20,000
Total	$20,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction	FY26	FY26
Other:		
Total Project	FY26	FY26

City of Cedar Falls Capital Improvement Program

CIP Number:

Item 2.

Project Number:

Department: Community Development

Division: V&T-Cultural

Project Description:

Hearst Center Lower Restrooms Refurbish

Lower lever restrooms are frequented by class attendees. Space is original to 1989 and contain one men's and one women's room. New stalls, fixtures, countertops and flooring are recommended. Contingent on expansion/relocation options being explored.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

No impact to current operating budget

Long-Term:

New fixtures and flooring may reduce cleaning and maintenance costs.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction				35,000			35,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	-	35,000	-	-	35,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Cultural Impr. Fund				35,000			35,000
Cultural - Rep & Maint. Fur							-
General Revenue							-
Capital Projects							-
							-
							-
Total Source	-	-	-	35,000	-	-	35,000

Funding Source:

CIF	35,000
Total	$35,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction	FY26	FY26
Other:		
Total Project	FY26	FY26

City of Cedar Falls Capital Improvement Program

CIP Number: I

Department: Community Development

Division: V&T - Cultural

Project Number:

Project Description:

Hearst Center - Replace tile flooring on lower level

Lower level composite vinyl tile is in poor condition that warrents replacement. The flooring has exceeded its life expectancy and is no longer able to be refinished to a satisfactory standard. Areas are deteriorating and beginning to cause trip hazards. This request is contingent on expansion/relocation options.

Attach Map:

Operations and Maintenance Impact on Budget:
Current:

Long-Term:

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish				10,170			10,170
Other							-
Total Costs	-	-	-	10,170	-	-	10,170
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
Cultural Imp Fund				10,170			10,170
							-
							-
Total Source	-	-	-	10,170	-	-	10,170

Funding Source:

CIF	10,170
Total	$10,170

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction	FY26	FY26
Other:		
Total Project	FY26	FY26

City of Cedar Falls Capital Improvement Program

CIP Number:

Item 2.

Project Number:

Department: Community Development

Division: V&T-Cultural

Project Description:

Hearst Center Upper Restrooms Refurbish

Facelift for the public restrooms on the first floor (one men's, one women's.) Space is original to 1989. Current wallpaper is stained, some minor wall repairs are needed, new stalls, fixtures, countertops and flooring are recommended. Contingent on expansion/relocation options being explored.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

No impact to current operating budget

Long-Term:

New fixtures and flooring may reduce cleaning and maintenance costs.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction				35,000			35,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	-	35,000	-	-	35,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Cultural Impr. Fund				35,000			35,000
Cultural - Rep & Maint. Fur							-
General Revenue							-
Capital Projects							-
							-
							-
Total Source	-	-	-	35,000	-	-	35,000

Funding Source:	
CIF	35,000
Total	$35,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction	FY26	FY26
Other:		
Total Project	FY26	FY26

City of Cedar Falls Capital Improvement Program

CIP Number: K

Department: Community Development

Division: V&T

Project Number:

Project Description:

Entrance Signage Replacement & Upgrade

City entrance signs were installed 20 years ago and have been well maintained. The City has been integrating beautification and placemaking with recent roadway and industrial park expansion. We are also nearing installation of community wayfinding signage. It is time to integrate these into our entrance signage and make upgrades to improve our welcome to visitors and community pride. Replacement of 2 signs on Hwy 58 and addition of signs at Hudson/Ridgeway and W 1st St./Union Road are proposed over the next 10 years.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

Sign locations in the TIF district may be eligible for funding through TIF revenues, if eligible. Otherwise Hotel/Motel revenues may be used.

Long-Term:

The signs will need to be maintained after installation. There may be landscaping that will require weeding and maintenance too.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design			7,500				7,500
Land/Right of Way							-
Utility Relocation							-
Construction				75,000			75,000
Landscaping				10,000			10,000
Equipment & Furnish							-
Other							-
Total Costs	-	-	7,500	85,000	-	-	92,500
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - UN			3,750	42,500	-	-	46,250
TIF - South							-
Hotel/Motel-V&T			3,750	42,500			46,250
							-
Total Source	-	-	7,500	85,000	-	-	92,500

Funding Source:

GO	-
CP	-
TIF-UN	46,250
H/M-VT	46,250
Total	$92,500

Project Schedule	Start	Finish
Design	FY25	FY40
Land/Right of Way		
Utility Relocation		
Construction	FY26	FY41
Other:		
Total Project	FY25	FY41

City of Cedar Falls Capital Improvement Program

CIP Number: L

Department: Community Development

Division: V&T

Project Number:

Project Description:

Visitor Center -Entrance Sign

The monument sign at the entrance to the Visitor Center coordinates with the building and other monument signage throughout Industrial Park. The top of the sign is composed of aluminum and vinyl with interior LED illumination. It was updated in 2012 and is beginning to show wear. In addition, the logo is outdated. We would like to replace this portion of the sign, leaving the stone monument and Daktronics electronic message board intact.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This project will be funded from the Division's cash reserves.

Long-Term:

Little maintenance is expected

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction			10,000				10,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	10,000	-	-	-	10,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Tourism Cash Reserves			10,000				10,000
							-
							-
							-
							-
Total Source	-	-	10,000	-	-	-	10,000

Funding Source:

TRC	10,000
Total	$10,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction	FY25	FY25
Other:		
Total Project	FY25	FY25

City of Cedar Falls Capital Improvement Program

CIP Number: M

Department: Public Works

Division: Engineering

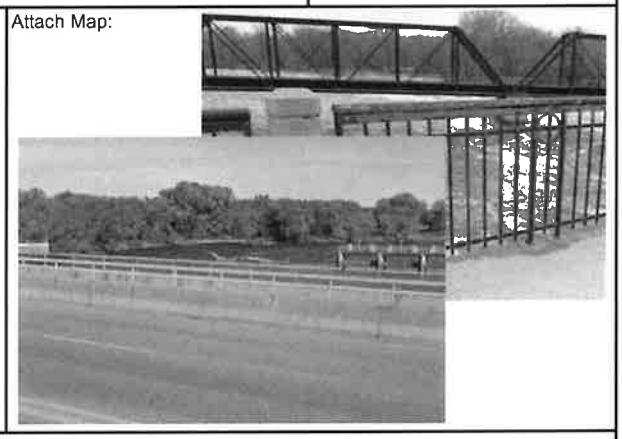
Project Number:

Project Description:

Bridges/Culverts: Bridge Handrail - Center St. & N.Main

Center Street Bridge Rail Project will remove and replace the existing galvanized handrail with black decorative rail.
The N. Main Street Bridge Handrail Project would repair the handrail on the N. Main Street Bridge. Currently the N. Main Street Bridge's handrail is peeling its paint and needs to be removed, repainted and reinstalled.

Attach Map:



Operations and Maintenance Impact on Budget:

Current:

This will impact the debt service levy since bond funding is being used.

Long-Term:

This bridge will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design		47,500					47,500
Land/Right of Way							-
Utility Relocation							-
Construction		493,000					493,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	540,500	-	-	-	-	540,500
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
General Obligation Bond		540,500					540,500
							-
							-
							-
							-
							-
							-
							-
							-
Total Source	-	540,500	-	-	-	-	540,500

Funding Source:

GO	540,500
GRANT	
Total	$ 540,500

Project Schedule	Start	Finish
Design	FY24	FY24
Land/Right of Way		
Utility Relocation		
Construction	FY24	FY24
Other:		
Total Project	FY24	FY24

City of Cedar Falls Capital Improvement Program

CIP Number: N

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Bridges/Culverts: Tremont Street Bridge Replacement

This project will replace the existing bridge with a twin 10X8 box culvert. The current bridge is in poor condition with advanced deterioration. Design for this project will occur in-house. Additional work includes the infill of city sidewalk at the gap at 422 West 20th Street.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This will impact the debt service levy since bond proceeds are being used.

Long-Term:

The box culvert will be maintained by the Public Works Department.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way		15,000					15,000
Utility Relocation							-
Construction			480,000				480,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	15,000	480,000	-	-	-	495,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
General Obligation Bond			10,000				10,000
Street Construction Fund			115,000				115,000
Storm Water Fund		15,000	355,000				370,000
							-
							-
							-
							-
							-
							-
Total Source	-	15,000	480,000	-	-	-	495,000

Funding Source:

GO	10,000
STW	370,000
SCF	115,000
Total	$495,000

Project Schedule	Start	Finish
Design	FY24	FY24
Land/Right of Way		
Utility Relocation		
Construction	FY25	FY25
Other:		
Total Project	FY24	FY25

City of Cedar Falls Capital Improvement Program

CIP Number: O

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Bridges/Culverts: West 12th Street Culvert (Near Union Road)

This project would involve the placement of a larger box culvert at this location to better convey large rainfall events.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This will not impact the debt service levy since storm water funds are being used.

Long-Term:

This culvert will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design						25,000	25,000
Land/Right of Way							-
Utility Relocation							-
Construction						250,000	250,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	-	-	-	275,000	275,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Storm Water Fund						275,000	275,000
							-
							-
							-
							-
							-
							-
							-
							-
Total Source	-	-	-	-	-	275,000	275,000

Funding Source:

STW	275,000
Total	$275,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction	FY28	FY28
Other:		
Total Project	FY27	FY27

City of Cedar Falls Capital Improvement Program

CIP Number: P

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Industrial & City Development: Capital Way Street Extension

This project will extend Capital Way to the limits of the platted area within the industrial park.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This will be certified in the Unified TIF district and TIF revenues will be used to repay the expense.

Long-Term:

The street will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction				88,000			88,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	-	88,000	-	-	88,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Tax Increment Financing -				88,000			88,000
							-
							-
							-
							-
							-
							-
							-
							-
Total Source	-	-	-	88,000	-	-	88,000

Funding Source:

TIF-UN	88,000
Total	$88,000

Project Schedule	Start	Finish
Design	FY26	FY26
Land/Right of Way		
Utility Relocation		
Construction	FY26	FY26
Other:		
Total Project	FY26	FY26

City of Cedar Falls Capital Improvement Program

CIP Number: Q

Department: Public Works

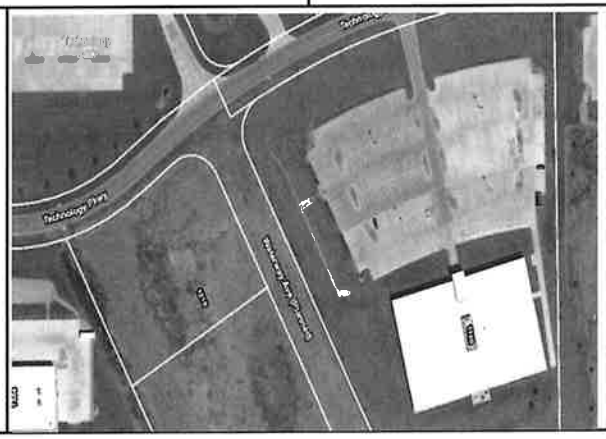
Division: Engineering

Project Number:

Project Description:

Industrial & City Development: Waterway Avenue Extension

This project will extend Waterway Avenue to the limits of the platted area within the industrial park.



Operations and Maintenance Impact on Budget:

Current:

This will be certified in the Unified TIF district and TIF revenues will be used to repay the expense.

Long-Term:

The street will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design					30,000		30,000
Land/Right of Way							-
Utility Relocation							-
Construction					225,000		225,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	-	-	255,000	-	255,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Tax Increment Financing -				-	255,000		255,000
							-
							-
							-
							-
							-
							-
							-
							-
Total Source	-	-	-	-	255,000	-	255,000

Funding Source:

TIF-UN	255,000
Total	$255,000

Project Schedule	Start	Finish
Design	FY27	FY27
Land/Right of Way		
Utility Relocation		
Construction	FY27	FY27
Other:		
Total Project	FY27	FY27

City of Cedar Falls Capital Improvement Program

CIP Number: R

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Sidewalks/Trails: Cedar Heights Drive Shoulder Improvements

This project would construct 5' shoulders on both sides of Cedar Heights Drive from Viking Road to Black Hawk Road.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This will impact the debt service levy since bond funding is being used.

Long-Term:

The shoulders will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction				350,000			350,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	-	350,000	-	-	350,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
General Obligation Bond				350,000			350,000
							-
							-
							-
							-
							-
							-
							-
							-
Total Source	-	-	-	350,000	-	-	350,000

Funding Source:

GO	350,000
Total	$350,000

Project Schedule	Start	Finish
Design	FY26	FY26
Land/Right of Way		
Utility Relocation		
Construction	FY26	FY26
Other:		
Total Project	FY26	FY26

City of Cedar Falls Capital Improvement Program

CIP Number: S

Department: Public Works

Division: Engineering

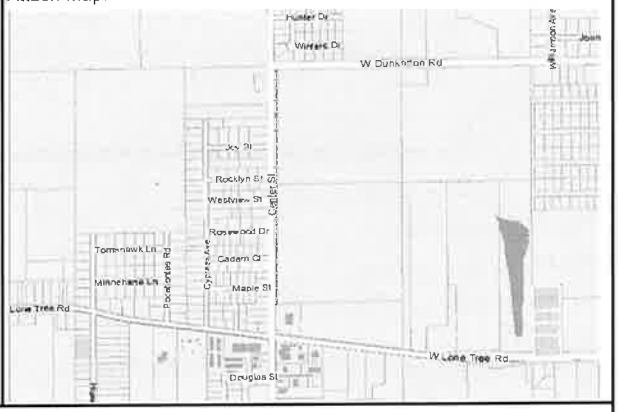
Project Number:

Project Description:

Sidewalks/Trails: Center Street Paved Shoulders & Sidewalk

This project will construct 2,625 feet of sidewalk on the east side of Center Street from Lone Tree Road to Dunkerton Road. In addition, paved shoulders will be placed on either side of the roadway from Lone Tree Road to the northern City limits.

Attach Map:



Operations and Maintenance Impact on Budget:

Current:

This will impact the debt service levy since bond funding is being used.

Long-Term:

The paved shoulder and sidewalk will be maintained by Public Works. The sidewalk will be maintained by the adjacent property following development.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design			70,000				70,000
Land/Right of Way							-
Utility Relocation							-
Construction				700,000			700,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	70,000	700,000	-	-	770,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
General Obligation Bond			70,000	700,000			770,000
							-
							-
							-
							-
							-
							-
							-
							-
Total Source	-	-	70,000	700,000	-	-	770,000

Funding Source:

GO	770,000
Total	$770,000

Project Schedule	Start	Finish
Design	FY25	FY25
Land/Right of Way		
Utility Relocation		
Construction	FY26	FY26
Other:		
Total Project	FY25	FY26

City of Cedar Falls Capital Improvement Program

CIP Number: T

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Sidewalks/Trails: Danish Drive Infill

This project would construct sidewalk on the south side of Danish Drive from Norse Drive to just past Fjord Drive. This would complete the sidewalk system on Danish Drive from Norse Drive to Glacier Drive.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This will impact the debt service levy since bond funding is being used.

Long-Term:

This will not impact the debt service levy, since property owners are responsible for the adjacent sidewalks.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction		10,000					10,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	10,000	-	-	-	-	10,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
General Obligation Bond		10,000					10,000
							-
							-
							-
							-
							-
							-
							-
Total Source	-	10,000	-	-	-	-	10,000

Funding Source:

GO	10,000
Total	$10,000

Project Schedule	Start	Finish
Design	FY24	FY24
Land/Right of Way		
Utility Relocation		
Construction	FY24	FY24
Other:		
Total Project	FY24	FY24

City of Cedar Falls Capital Improvement Program

CIP Number: U

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Sidewalks/Trails: Devlin Circle Sidewalk Infill

This project will complete a gap in sidewalk along the south side at 211 Devlin Circle.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This will impact the debt service levy since bond funding is being used.

Long-Term:

This will not impact the debt service levy, since property owners are responsible for the adjacent sidewalks.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction		10,000					10,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	10,000	-	-	-	-	10,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
General Obligation Bond		10,000					10,000
							-
							-
							-
							-
							-
Total Source	-	10,000	-	-	-	-	10,000

Funding Source:

GO	10,000
Total	$10,000

Project Schedule	Start	Finish
Design	FY24	FY24
Land/Right of Way		
Utility Relocation		
Construction	FY24	FY24
Other:		
Total Project	FY24	FY24

City of Cedar Falls Capital Improvement Program

CIP Number: V

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Sidewalks/Trails: Hudson Road Trail - Prairie Lakes

This project will construct trail along the east side of Hudson Road from Viking Road past Technology Parkway approximately 3,900 feet.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This will impact the debt service levy since bond funding is being used.

Long-Term:

The trail will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design			60,000				60,000
Land/Right of Way							-
Utility Relocation							-
Construction				500,000			500,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	60,000	500,000	-	-	560,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
General Obligation Bond			60,000	492,500			552,500
Private Contribution				7,500			7,500
							-
							-
							-
							-
							-
							-
							-
Total Source	-	-	60,000	500,000	-	-	560,000

Funding Source:

GO	552,500
PRIV	7,500
Total	$560,000

Project Schedule	Start	Finish
Design	FY25	FY25
Land/Right of Way		
Utility Relocation		
Construction	FY26	FY26
Other:		
Total Project	FY25	FY26

City of Cedar Falls Capital Improvement Program

CIP Number: W

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Sidewalks/Trails: Hwy 58 Recreation Trail to UNI Campus

As recreational trail improvements are developed, UNI requests a recreational trail connection to the Prairie Lakes Trail and Greenhill Trail with UNI's south campus in the Hwy 58 prairie and Upland Forest areas. This project would construct an underpass on Greenhill Road west of Hwy 58.

Operations and Maintenance Impact on Budget:

Current:

This will impact the debt service levy since bond funding is being used.

Long-Term:

The trail will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction						1,000,000	1,000,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	-	-	-	1,000,000	1,000,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
General Obligation Bond						200,000	200,000
Federal or State Funding						800,000	800,000
							-
							-
							-
							-
Total Source	-	-	-	-	-	1,000,000	1,000,000

Funding Source:

GO	200,000
F/S	800,000
Total	$1,000,000

Project Schedule	Start	Finish
Design	FY24	FY24
Land/Right of Way		
Utility Relocation		
Construction	FY24	FY24
Other:		
Total Project	FY24	FY24

City of Cedar Falls Capital Improvement Program

CIP Number: X

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Sidewalks/Trails: Magnolia Drive Sidewalk Infill

This project would construct sidewalk on the east side of Magnolia Drive from Crescent Drive to Whitetail Drive.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This will impact the debt service levy since bond funding is being used.

Long-Term:

This will not impact the debt service levy, since property owners are responsible for the adjacent sidewalks.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction				26,000			26,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	-	26,000	-	-	26,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
General Obligation Bond				26,000			26,000
							-
							-
							-
							-
							-
							-
							-
							-
Total Source	-	-	-	26,000	-	-	26,000

Funding Source:

GO	26,000
Total	$26,000

Project Schedule	Start	Finish
Design	FY22	FY22
Land/Right of Way		
Utility Relocation		
Construction	FY22	FY22
Other:		
Total Project	FY22	FY22

City of Cedar Falls Capital Improvement Program

CIP Number: Y

Department: Public Works

Division: Engineering

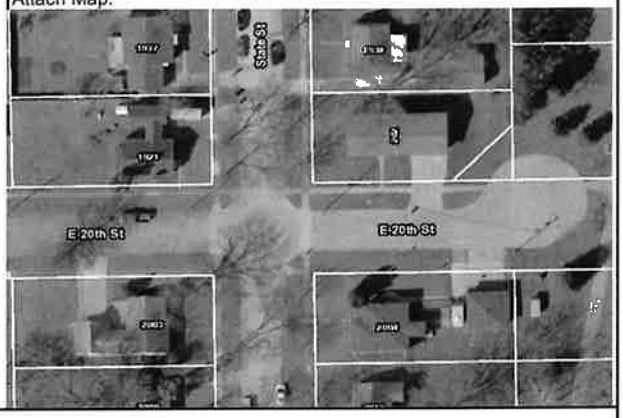
Project Number:

Project Description:

Sidewalks/Trails: State Street Infill

This project will construct 135 feet of sidewalk on E. 20th Street.

Attach Map:



Operations and Maintenance Impact on Budget:

Current:

This will impact the debt service levy since bond funding is being used.

Long-Term:

This will not have a long-term effect on debt service levy since the adjacent property owners will maintain the sidewalk.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction			6,000				6,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	6,000	-	-	-	6,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
General Obligation Bond			6,000				6,000
							-
							-
							-
							-
							-
							-
							-
							-
Total Source	-	-	6,000	-	-	-	6,000

Funding Source:

GO	6,000
Total	$6,000

Project Schedule	Start	Finish
Design	FY25	FY25
Land/Right of Way		
Utility Relocation		
Construction	FY25	FY25
Other:		
Total Project	FY25	FY25

City of Cedar Falls Capital Improvement Program

CIP Number: Z

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Sidewalks/Trails: Valley High Drive Sidewalk Infill

This project will install new sidewalk along Valley High Drive from Veralta Drive to the Hanna Park Addition. This will connect the existing sidewalk for half a block on both sides of the street.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This will impact the debt service levy since bond funding is being used.

Long-Term:

This will not impact the debt service levy, since property owners are responsible for the adjacent sidewalks.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction		15,000					15,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	15,000	-	-	-	-	15,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
General Obligation Bond		15,000					15,000
							-
							-
							-
							-
							-
							-
Total Source	-	15,000	-	-	-	-	15,000

Funding Source:

GO	15,000
Total	$15,000

Project Schedule	Start	Finish
Design	FY23	FY23
Land/Right of Way		
Utility Relocation		
Construction	FY23	FY23
Other:		
Total Project	FY23	FY23

City of Cedar Falls Capital Improvement Program

CIP Number: AA

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Sidewalks/Trails: Veralta Infill

This project will construct sidewalk along one side of Veralta Drive from University Avenue to Orchard Drive. This infill project will connect the trail on University Avenue to Orchard Dive sidewalk.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This will impact the debt service levy since bond funding is being used.

Long-Term:

This will not impact the debt service levy, since property owners are responsible for the adjacent sidewalks.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction				45,000			45,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	-	45,000	-	-	45,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
General Obligation Bond				45,000			45,000
							-
							-
							-
							-
							-
							-
							-
							-
Total Source	-	-	-	45,000	-	-	45,000

Funding Source:

GO	45,000
Total	$45,000

Project Schedule	Start	Finish
Design	FY24	FY24
Land/Right of Way		
Utility Relocation		
Construction	FY24	FY24
Other:		
Total Project	FY24	FY24

City of Cedar Falls Capital Improvement Program

CIP Number: BB

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Sidewalks/Trails: W. 8th Street Sidewalk Infill

This project will construct 1250 feet of sidewalk from Division Street to Hudson Road along the south side of W. 8th Street.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This will impact the debt service levy since General Obligation Bond will be used.

Long-Term:

The sidewalk will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction		60,000					60,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	60,000	-	-	-	-	60,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
General Obligation Bond		60,000					60,000
							-
							-
							-
							-
							-
							-
							-
							-
Total Source	-	60,000	-	-	-	-	60,000

Funding Source:

GO	60,000
Total	$60,000

Project Schedule	Start	Finish
Design	FY24	FY24
Land/Right of Way		
Utility Relocation		
Construction	FY24	FY24
Other:		
Total Project	FY24	FY24

City of Cedar Falls Capital Improvement Program

CIP Number: CO

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Sidewalks/Trails: W. 12th Street Sidewalk Infill

This project would install 500 feet of sidewalk along the south side of W. 12th Street from Delta Drive to 1902 W. 12th Street.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This will impact the debt service levy since bond funding is being used.

Long-Term:

This will not impact the debt service levy, since property owners are responsible for the adjacent sidewalks.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction				25,000			25,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	-	25,000	-	-	25,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
General Obligation Bond				25,000			25,000
							-
							-
							-
							-
							-
							-
Total Source	-	-	-	25,000	-	-	25,000

Funding Source:

GO	25,000
Total	$25,000

Project Schedule	Start	Finish
Design	FY24	FY24
Land/Right of Way		
Utility Relocation		
Construction	FY24	FY24
Other:		
Total Project	FY24	FY24

City of Cedar Falls Capital Improvement Program

CIP Number: DD

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Sidewalks/Trails: W. Viking Road Trail Infill

This project would complete the missing segment of sidewalk/trail along W. Viking Road, allowing the connection from Prairie Lakes to Highway 27/58. This trail will be approximately 1400' long.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This will impact the debt service levy sing bond funding will be used.

Long-Term:

This will be maintaned by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design					170,000		170,000
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	-	-	170,000	-	170,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
General Obligation Bond					170,000		170,000
							-
							-
							-
							-
							-
							-
							-
							-
Total Source	-	-	-	-	170,000	-	170,000

Funding Source:

GO	170,000
Total	$170,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction	FY27	FY27
Other:		
Total Project	FY27	FY27

City of Cedar Falls Capital Improvement Program

CIP Number: EE

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Storm Water: Greenhill Road Drainage Improvements

This project includes improving a storm drainage channel of approximatley 1,600' between the Greenhill Trail Spur and Briarwood Hills Drive. The project will include the construction of a concrete drainage channel to improve sheet flow.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This project will have an impact the debt service levy since bond funding will utilized.

Long-Term:

The roadway and culvert will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design						45,000	45,000
Land/Right of Way							-
Utility Relocation							-
Construction						350,000	350,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	-	-	-	395,000	395,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Storm Water Fund						195,000	195,000
Local Sales Tax						200,000	200,000
							-
							-
							-
							-
							-
							-
							-
Total Source	-	-	-	-	-	395,000	395,000

Funding Source:

STW	195,000
LST	200,000
Total	$395,000

Project Schedule	Start	Finish
Design	FY28	FY28
Land/Right of Way		
Utility Relocation		
Construction	FY28	FY28
Other:		
Total Project	FY28	FY28

City of Cedar Falls Capital Improvement Program

CIP Number: FF

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Storm Water: Streambank Stabilization (Bergstrom Branch)

This project would address observed erosion issues along the Bergstrom Branch of Dry Run Creek on the North side of Greenhill Road. The first 700 linear feet of this branch is a concrete cunette to be removed and replaced with a natural channel, and the following 1100 linear feet would have its slopes modified to a more stable condition. This project would reduce erosion while restoring some habitat and ecological functions.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This project would not impact the debt service levy since bond funding is not being used.

Long-Term:

This channel would continue to be maintained by Public Works, with a segment to be maintained by the condominum association.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design						60,000	60,000
Land/Right of Way							-
Utility Relocation							-
Construction						600,000	600,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	-	-	-	660,000	660,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Storm Water Fund						660,000	660,000
							-
							-
							-
							-
							-
							-
							-
							-
Total Source	-	-	-	-	-	660,000	660,000

Funding Source:

STW	660,000
Total	$660,000

Project Schedule	Start	Finish
Design	FY28	FY28
Land/Right of Way		
Utility Relocation		
Construction	FY28	FY28
Other:		
Total Project	FY28	FY28

City of Cedar Falls Capital Improvement Program

CIP Number: GG

Department: Public Works

Division: Engineering

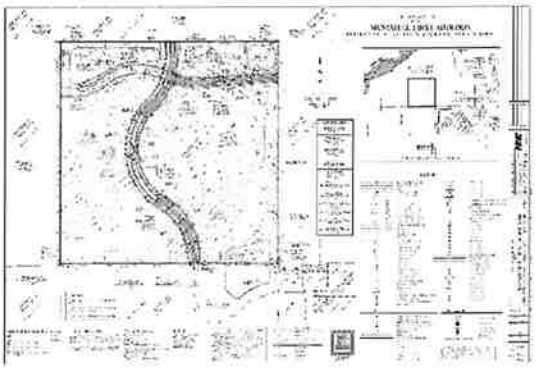
Project Number:

Project Description:

Streets: Ashworth Drive Extension West of Arbors Drive

This project would extend Ashworth Drive west from Arbors Drive to the west property limits of the joint school/park land currently under development. All developments are required to extend roads to their limits for future connections with developing areas adjacent.

Attach Map:



Operations and Maintenance Impact on Budget:

Current:

This will impact the debt service levy since General Obligation Bond will be used.

Long-Term:

This road will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design			25,000				25,000
Land/Right of Way							-
Utility Relocation							-
Construction				250,000			250,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-		250,000	-	-	275,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
General Obligation Bond			12,500	125,000			137,500
School			12,500	125,000			137,500
							-
							-
							-
							-
							-
							-
							-
Total Source	-	-	25,000	250,000	-	-	275,000

Funding Source:	
GO	137,500
SCHOOLS	137,500
Total	$275,000

Project Schedule	Start	Finish
Design	FY25	FY25
Land/Right of Way		
Utility Relocation		
Construction	FY26	FY26
Other:		
Total Project	FY25	FY26

City of Cedar Falls Capital Improvement Program

CIP Number: HH

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Streets: Barnett Drive Extension

This project provides for the future extension of Barnett Drive south to intersect with 18th Street.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This will impact the debt service levy since bond funding is being used.

Long-Term:

The street will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design				200,000			200,000
Land/Right of Way				200,000			200,000
Utility Relocation							-
Construction					1,650,000		1,650,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	-	400,000	1,650,000	-	2,050,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
General Obligation Bond				80,000	530,000		610,000
Federal or State Funding				320,000	1,120,000		1,440,000
							-
							-
							-
							-
							-
							-
							-
Total Source	-	-	-	400,000	1,650,000	-	2,050,000

Funding Source:

GO	610,000
F/S	1,440,000
Total	$2,050,000

Project Schedule	Start	Finish
Design	FY26	FY26
Land/Right of Way	FY26	FY26
Utility Relocation		
Construction	FY27	FY27
Other:		
Total Project	FY26	FY27

City of Cedar Falls Capital Improvement Program

CIP Number: II

Department: Public Works

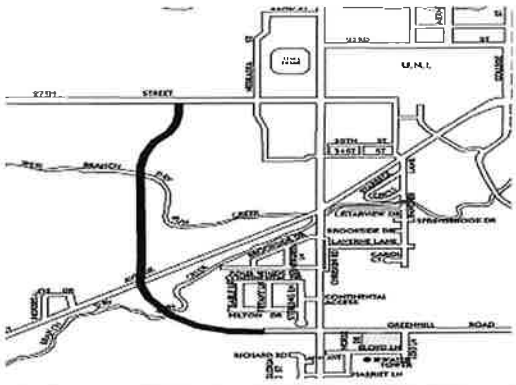
Division: Engineering

Project Number:

Project Description:

Streets: Greenhill Road Corridor Lighting

This project will construct corridor lighting along the Greenhill Road Extension Project.



Operations and Maintenance Impact on Budget:

Current:

This will impact the debt service levy since General Obligation Bond will be used.

Long-Term:

The street lights will be maintained by Cedar Falls Utilities.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design					18,000		18,000
Land/Right of Way							-
Utility Relocation							-
Construction						180,000	180,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-			-	18,000	180,000	198,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
General Obligation Bond					18,000	180,000	198,000
							-
							-
							-
							-
							-
							-
							-
							-
Total Source	-	-	-	-	18,000	180,000	198,000

Funding Source:

GO	198,000
Total	$198,000

Project Schedule	Start	Finish
Design	FY23	FY23
Land/Right of Way		
Utility Relocation		
Construction	FY24	FY24
Other:		
Total Project	FY23	FY24

City of Cedar Falls Capital Improvement Program

CIP Number: JJ

Department: Public Works

Division: Engineering

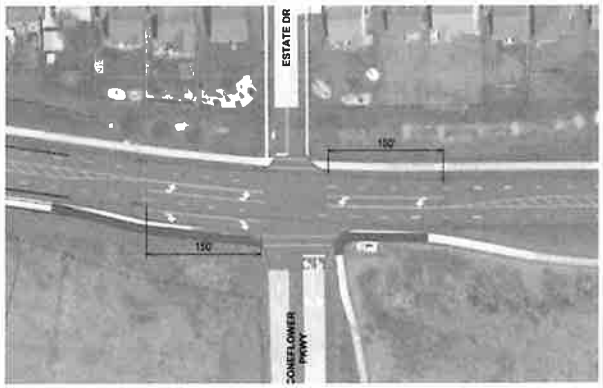
Project Number:

Project Description:

Streets: Greenhill Road & Coneflower Intersection Widening

This project will widen the Greenhill Road corridor at the intersection of Coneflower Parkway and Estate Drive. Additional turning lanes and improved traffic flow will be achieved, while improving overall safety. Private funding was received as part of the Kwik Star developement, with funds being deposited in the 443 account.

Attach Map:



Operations and Maintenance Impact on Budget:

Current:

This project will not impact the debt service levy since bond funding is not being used.

Long-Term:

This roadway will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design					80,000		80,000
Land/Right of Way							-
Utility Relocation							-
Construction						850,000	850,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	-	-	80,000	850,000	930,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Local Sales Tax						61,170	61,170
Private Contribution						101,830	101,830
Street Construction Fund						687,000	687,000
General Obligation Bond					80,000		80,000
							-
							-
							-
							-
							-
Total Source	-	-	-	-	80,000	850,000	930,000

Funding Source:	
LST	61,170
PRIV	101,830
SCF	687,000
GO	80,000
Total	$930,000

Project Schedule	Start	Finish
Design	FY27	FY27
Land/Right of Way		
Utility Relocation		
Construction	FY28	FY28
Other:		
Total Project	FY27	FY28

City of Cedar Falls Capital Improvement Program

CIP Number: KK

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Streets: Greenhill Road Intersection Improvements

This project will complete intersection improvements for Greenhill Road at Ashworth Drive, Algonquin Drive, and Hudson Road for the future development of 50 acres. This relates to the new proposed hospital project and Greenhill Road traffic study.

Operations and Maintenance Impact on Budget:

Current:

This will not impact the debt service levy, since private funding will be used.

Long-Term:

The public improvements will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design					280,000		280,000
Land/Right of Way							-
Utility Relocation							-
Construction						2,500,000	2,500,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	-		280,000	2,500,000	2,780,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Private Contribution					140,000	1,250,000	1,390,000
Street Construction Fund						687,000	687,000
Local Sales Tax					140,000	563,000	703,000
							-
							-
							-
							-
							-
							-
Total Source	-	-	-	-	280,000	2,500,000	2,780,000

Funding Source:	
PRIV	1,390,000
SCF	687,000
LST	703,000
Total	$2,780,000

Project Schedule	Start	Finish
Design	FY27	FY27
Land/Right of Way		
Utility Relocation		
Construction	FY28	FY28
Other:		
Total Project	FY27	FY28

City of Cedar Falls Capital Improvement Program

CIP Number: LL

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Streets: Greenhill Road/University Avenue Landscaping

This project will provide landscaping improvements to the roundabout at Greenhill Road/University Ave.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This will impact the debt service levy since General Obligation Bond is being used.

Long-Term:

The landscaping will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design			16,000				16,000
Land/Right of Way							-
Utility Relocation							-
Construction			160,000				160,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	176,000	-	-	-	176,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
General Obligation Bond			176,000				176,000
							-
							-
							-
							-
							-
							-
							-
							-
Total Source	-	-	176,000	-	-	-	176,000

Funding Source:

GO	176,000
Total	$176,000

Project Schedule	Start	Finish
Design	FY25	FY25
Land/Right of Way		
Utility Relocation		
Construction		
Other:	FY25	FY25
Total Project	FY25	FY25

City of Cedar Falls Capital Improvement Program

CIP Number: MM

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Streets: Union Road Phase I: From 27th to University

This project will include the reconstruction of Union Road from University Ave to 27th Street. Updating this roadway to an urban cross section will include curb & gutter and storm sewer. (Planned FY29)

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This will not impact the debt service levy since the Street Construction Fund is being used.

Long-Term:

The roadway will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way		550,000					550,000
Utility Relocation							-
Construction			3,250,000	3,250,000			6,500,000
Inspection			275,000	275,000			550,000
Equipment & Furnish							-
Other							-
Total Costs	-	550,000	3,525,000	3,525,000	-	-	7,600,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Street Construction Fund		550,000	725,000	725,000			2,000,000
Local Sales Tax			1,300,000	1,300,000			2,600,000
Federal or State Funding			1,500,000	1,500,000	-		3,000,000
							-
							-
							-
							-
							-
							-
Total Source	-	550,000	3,525,000	3,525,000	-	-	7,600,000

Funding Source:		Project Schedule	Start	Finish
SCF	2,000,000	Design	FY21	FY21
LST	2,600,000	Land/Right of Way		
F/S	3,000,000	Utility Relocation		
		Construction	FY24	FY26
		Other:		
Total	$7,600,000	**Total Project**	FY24	FY26

City of Cedar Falls Capital Improvement Program

CIP Number: NN

Department: Public Works

Division: Engineering

Project Number:

Project Description:

Streets: Union Road Phase II: From 27th Street to 12th Street

This project will include the reconstruction of Union Road from 27th Street to 12th Street.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

This will not impact the debt service levy since the Street Construction Fund is being used.

Long-Term:

The roadway will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design				325,000			325,000
Land/Right of Way				2,390,000			2,390,000
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	-	2,715,000	-	-	2,715,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Street Construction Fund				2,715,000		-	2,715,000
							-
							-
							-
							-
							-
							-
							-
							-
Total Source	-	-	-	2,715,000	-	-	2,715,000

Funding Source:

SCF	2,715,000
Total	$2,715,000

Project Schedule	Start	Finish
Design	FY25	FY25
Land/Right of Way		
Utility Relocation		
Construction	FY25	FY25
Other:		
Total Project	FY25	FY25

City of Cedar Falls Capital Improvement Program

CIP Number: OO

Department: Public Works

Division: Operations & Maintenance - Park

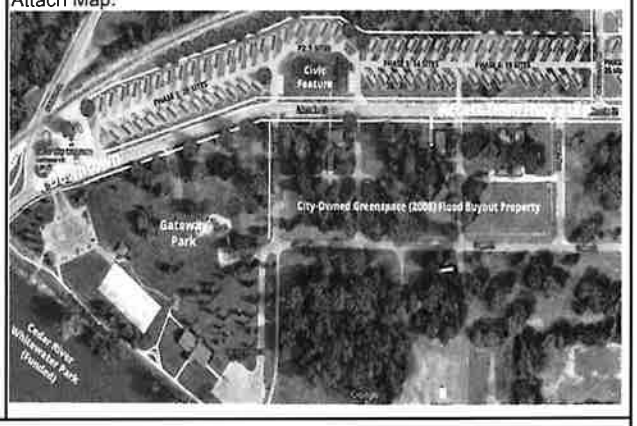
Project Number:

Project Description:

Cedar City Campground

This project includes design and development of Phase I of the Cedar City Campground Concept. This project would involve the utility installation and site preparation for approximatly 30 sites.

Attach Map:



Operations and Maintenance Impact on Budget:

Current:

This will not impact the debt service levy since private and federal/state grants will be used.

Long-Term:

The campground will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design						60,000	60,000
Land/Right of Way							-
Utility Relocation							-
Construction						2,250,000	2,250,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	-	-	-	2,310,000	2,310,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Private						577,500	577,500
Federal/State						1,732,500	1,732,500
							-
							-
							-
							-
							-
							-
							-
Total Source	-	-	-	-	-	2,310,000	2,310,000

Funding Source:	
GO	577,500
F/S	1,732,500
	-
	-
	-
	-
Total	2,310,000

Project Schedule	Start	Finish
Design	FY28	FY28
Land/Right of Way		
Utility Relocation		
Construction	FY28	FY28
Other:		
Total Project	FY28	FY28

City of Cedar Falls Capital Improvement Program

CIP Number: PP

Department: Public Works

Division: Operations and Maintenance - Park

Project Number:

Project Description:

Dog Park - Northern Cedar Falls

Construction of a dog park located in Northern Cedar Falls. The feasibility and location will be determine by a future park master plan.

Operations and Maintenance Impact on Budget:

Current:

Park Staff time to install recommended improvements

Long-Term:

Increased maintenance costs for additional park

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction				65,000			65,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	-	65,000	-	-	65,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
H/M - PK				48,750		-	48,750
Capital Projects							-
Private				16,250		-	16,250
General Revenues							-
							-
							-
Total Source	-	-	-	65,000	-	-	65,000

Funding Source:		Project Schedule	Start	Finish
H/M - PK	48,750	Design		
Private	16,250	Land/Right of Way		
	-	Utility Relocation		
	-	Construction	FY26	FY26
		Other:		
Total	$65,000	**Total Project**	FY20	FY25

City of Cedar Falls Capital Improvement Program

CIP Number: QQ

Department: Public Works

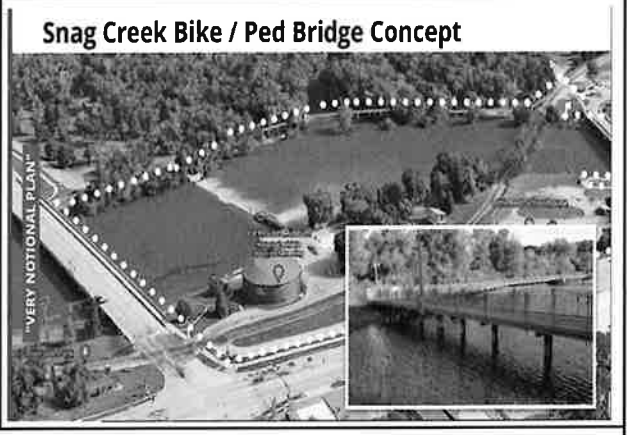
Division: Operations & Maintenance - Park

Project Number:

Project Description:

Eco-Loop Trail

This project includes design and development of the connection of trail system in the downtown area. This connection will provide a continuous river front trail system along the Cedar River from the Center Street Bridge to Cedar Falls Utilities on both sides of the river.Significant engineering and permitting will be require on the north side of the river between the Main Street and Center Street Bridge.



Operations and Maintenance Impact on Budget:

Current:

This will not impact the debt service levy since private and federal/state grants will be used.

Long-Term:

The trail will be maintained by Public Works.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design						500,000	500,000
Land/Right of Way							-
Utility Relocation							-
Construction						4,500,000	4,500,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	-	-	-	5,000,000	5,000,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Private						125,000	125,000
Federal/State						4,875,000	4,875,000
							-
							-
							-
							-
							-
							-
							-
Total Source	-	-	-	-	-	5,000,000	5,000,000

Funding Source:	
GO	125,000
F/S	4,875,000
	-
	-
	-
	-
Total	5,000,000

Project Schedule	Start	Finish
Design	FY28	FY28
Land/Right of Way		
Utility Relocation		
Construction	FY28	FY28
Other:		
Total Project	FY28	FY28

City of Cedar Falls Capital Improvement Program

CIP Number: RR

Department: Public Works

Division: Operations and Maintenance - Park

Project Number:

Project Description:

Outdoor Winter Recreation Ice Rink With Refrigeration

This project is an option to create sustainable ice through the winter months in order to provide outdoor recreation opportunites. The rink could be used for both recreational skating and youth hockey league. Estimated rink size would be 85' x 185' and would be located at Gateway Park. This project would include new perimeter boards, portable roll out flooring and a chiller unit capable of sustaining ice up to 50 degrees, allowing skating from mid November through early March. Entire unit would be protable and capable of being moved if the threat of flooding occurs.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

The initial impact would be the purchase of new equipment to sustain and maintain ice through the winter.

Long-Term:

Staff time requirement for set up and tear down. Power supply for refrigeration unit

Potential income generator by providing hockey league during select times and dates throughout the winter.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish			425,000				425,000
Other			25,000				25,000
Total Costs	-		450,000	-	-	-	450,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond			237,500				237,500
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
Hotel/Motel			100,000				100,000
PRIV			112,500				112,500
							-
Total Source	-	-	450,000	-	-	-	450,000

Funding Source:		Project Schedule	Start	Finish
GO	237,500	Design		
H/M	100,000	Land/Right of Way		
PRIV	112,500	Utility Relocation		
		Construction	FY25	FY25
		Other:		
Total	$450,000	**Total Project**	FY25	FY25

City of Cedar Falls Capital Improvement Program

CIP Number: SS

Department: Public Works

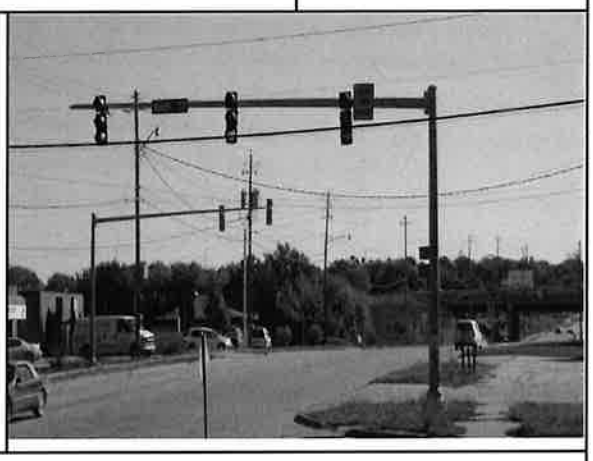
Division: Operations and Maintenance -Traffic

Project Number:

Project Description:

Traffic Signal Fiber Connectivity

This project will consist of conneting fiber to signalized intersections in order to perform remote data gathering, maintenance and controller operations. This will also provide opporunity for intersection observation that can be used to gather accident data and adjustment of traffic patterns.



Operations and Maintenance Impact on Budget:

Current:

The initial cost will have an impact on the budget

Long-Term:

Remote connectivity to traffic signals will provide greater ease of maintenance and allow oversight of signalized intersections with cameras via fiber optics and/or wi fi.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction			250,000	250,000			500,000
Landscaping							-
Equipment & Furnish			190,000				190,000
Other							-
Total Costs	-	-	440,000	250,000	-	-	690,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
SCF			440,000	250,000			690,000
							-
							-
Total Source	-	-	440,000	250,000	-	-	690,000

Funding Source:

		Project Schedule	Start	Finish
SCF	690,000	Design	FY25	FY26
		Land/Right of Way		
		Utility Relocation		
		Construction		
		Other:		
Total	690,000	**Total Project**	FY25	FY26

City of Cedar Falls Capital Improvement Program

CIP Number: TT

Department: Public Works

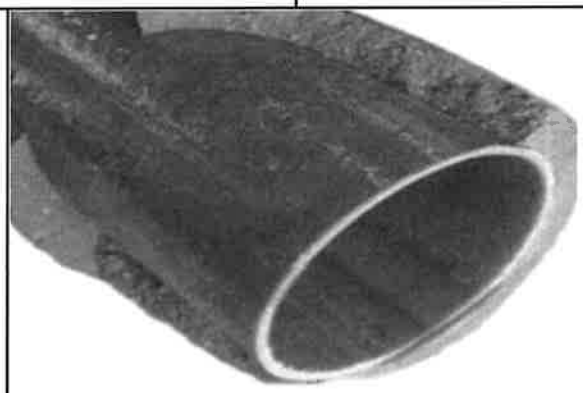
Division: Water Reclamation

Project Number:

Project Description:

Trunkline and Forcemain Replacement and Lining

This project involves replacing and lining older large gravity lines and forcemains throughout the city.



Operations and Maintenance Impact on Budget:

Current:

This should not have a significant impact on the budget. The dollar amount for this will be taken from annual sliplining. This is another lining technology where CIPP lining is not suitable.

Long-Term:

None

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction						1,000,000	1,000,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-		-	-	1,000,000	1,000,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
Sewer Rental Fund						1,000,000	1,000,000
							-
							-
Total Source		-	-	-	-	1,000,000	1,000,000

Funding Source:

SRF	1,000,000
Total	$1,000,000

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction	FY28	FY28
Other:		
Total Project	FY28	FY28

City of Cedar Falls Capital Improvement Program		CIP Number: UU
Department: Public Works	Division: Water Reclamation	Project Number:

Project Description:

Ulrich Park Lift Station

A new lift station in the area of Ulrich Park would open up additional areas for development in the northwest part of the city. It will be designed such that it could replace a smaller, older lift station in Lakewood Hills.

Operations and Maintenance Impact
Current:
Sewer Rental Bonds will need to be sold

Long-Term:
This will have an impact on the Operating Budget by increasing sewer rental fees to cover the cost of bond repayment. It will replace an older, less efficient lift station.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design			500,000				500,000
Land/Right of Way							-
Utility Relocation							-
Construction				1,500,000			1,500,000
Landscaping							-
Equipment & Furnish							-
Other							-
Total Costs	-	-	500,000	1,500,000	-	-	2,000,000
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Sewer Revenue Bond			500,000	1,500,000			2,000,000
							-
							-
							-
Total Source	-	-	500,000	1,500,000	-	-	2,000,000

Funding Source:		Project Schedule	Start	Finish
SRB	2,000,000	Design	FY25	FY25
	-	Land/Right of Way		
		Utility Relocation		
		Construction	FY26	FY26
		Other:		
Total	$2,000,000	**Total Project**	FY26	FY26

City of Cedar Falls Capital Improvement Program

CIP Number: VV

Department: Public Safety

Division: Fire

Project Number:

Project Description:

Physical Fitness Equipment

The Public Safety Department has two fire stations and each facility has a physical fitness room for the use of all public safety employees. Nearly all of the current physical fitness equipment was donated by the recreation department after it's useful life-cycle. This funding allows public safety staff to replace equipment after it can no longer be repaired.

Attach Map:

Operations and Maintenance Impact on Budget:

Current:

There is a minimal cost to to maintain this equipment and normal operating budget can afford these costs.

Long-Term:

There is a minimal cost to to maintain this equipment and normal operating budget can afford these costs.

Project Costs	FY23	FY24	FY25	FY26	FY27	FY28	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish		7,500		7,500		7,500	22,500
Other							-
Total Costs	-	7,500	-	7,500	-	7,500	22,500
Source of Funds	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**Total**
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
General Revenue		7,500		7,500		7,500	22,500
							-
							-
Total Source	-	7,500	-	7,500	-	7,500	22,500

Funding Source:

GR	22,500
Total	$22,500

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction		
Other:	Bi-Annual	Bi-Annual
Total Project	Bi-Annual	Bi-Annual

DEPARTMENT OF FINANCE & BUSINESS OPERATIONS

CITY OF CEDAR FALLS, IOWA
220 CLAY STREET
CEDAR FALLS, IOWA 50613
319-273-8600
FAX 319-268-5126

INTEROFFICE MEMORANDUM

TO: Mayor Green and City Council Members

FROM: Jennifer Rodenbeck, Director of Finance & Business Operations

DATE: December 21, 2022

SUBJECT: Annual Reimbursement Resolution

Please find attached a copy of the IRS mandated reimbursement resolution. Each year the City submits a list of projects prior to the sale of General Obligation bonds and Revenue bonds that allows the City to be eligible to reimburse ourselves from the bond funds for previously incurred expenses relating to the projects listed.

The attachment referred to in the resolution will be the FY23-FY28 Capital Improvements Program (CIP) that is also being presented to Council for approval. After formal adoption, a copy of the final CIP will be attached to the resolution and filed in the City's official records.

If you have any questions, please feel free to contact me.

RESOLUTION NO. _____

RESOLUTION DECLARING AN OFFICIAL INTENT UNDER TREASURY REGULATION 1.150-2 TO ISSUE DEBT TO REIMBURSE THE CITY FOR CERTAIN ORIGINAL EXPENDITURES PAID IN CONNECTION WITH SPECIFIED PROJECTS

WHEREAS, the City anticipates making cash expenditures for one or more capital improvements projects, generally described on Attachment A (each of which shall hereinafter be referred to as a "Project"), and

WHEREAS, the City reasonably expects to issue debt to reimburse the costs of a Project, and

WHEREAS, the Council believes it is consistent with the City's budgetary and financial circumstances to issue this declaration of official intent.

NOW THEREFORE, be it resolved by the City Council of the City of Cedar Falls, Iowa:

Section 1. That this Resolution be and does hereby serve as a declaration of official intent under Treasury Regulation 1.150-2.

Section 2. That it is reasonably expected that capital expenditures will be made in respect of the foregoing Projects, from time to time and in such amounts as this Council determines to be necessary or desirable under the circumstances then and there existing.

Section 3. That the City reasonably expects to reimburse all or a portion of the foregoing expenditures with the proceeds of bonds, notes or other indebtedness to be issued or incurred by the City in the future.

Section 4. That the total estimated costs of the projects, the maximum principal amount of bonds, notes or other indebtedness to be issued for the foregoing Projects and the estimated dates of completion of the Projects are reasonably expected to be as follows:

See Attachment A:

- All Projects with the identifications code of G.O. 2020, 2022, 2024, 2026, and 2028; SRF, STW, SRB-2018, SRB-2024,and SRB-2026.
- All Projects with the identifications code of TIF-UN, TIF-DT, TIF-CH, TIF-PP, and TIF-STH.
- All Projects with CP, LST, SCF, ER, and GFS.

If such grants are not received, it is intended that the costs to be financed will be increased accordingly.

Section 5. That the City reasonably expects to reimburse the above-mentioned Project costs no later than the later of eighteen months after the capital expenditures are paid or eighteen months after the property is placed in service.

Section 6. That this Resolution be maintained by the City Clerk in an Official Intent File maintained in the office of the City Clerk and available at all times for public inspection, subject to such revisions as may be necessary.

ADOPTED this 3rd day of January 2023.

_____
Robert M. Green, Mayor

ATTEST:

_____
Jacque Danielsen, MMC, City Clerk

ADMINISTRATION

City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613
Phone: 319-273-8600
Fax: 319-273-8610
www.cedarfalls.com

MEMORANDUM

TO: Honorable Mayor Robert M. Green and City Council

FROM: Shane Graham, Economic Development Coordinator

DATE: December 21, 2022

SUBJECT: Adoption of the Southwest Cedar Falls Urban Renewal Plan

At its December 5, 2022 meeting, City Council set a date of public hearing on the proposed Southwest Cedar Falls Urban Renewal Plan. The proposed Urban Renewal Plan for the Southwest Cedar Falls Urban Renewal Area has been developed to help promote economic development in this portion of Cedar Falls. The primary goal of this Plan is to stimulate, through public involvement and commitment, private investment in new and expanded commercial and industrial development in the Urban Renewal Area.

This area is being formed from property that the City is planning to acquire, in order to expand the city's industrial park, which is located adjacent to this property. By placing this property in an urban renewal area, the City can then use tax increment financing funds (TIF) to assist in the future development this property (see image below).

As you can see in the proposed Plan, eligible urban renewal projects that may be undertaken within the area include development agreements, land acquisitions, extension of utilities by Cedar Falls Utilities, capital improvement/public infrastructure projects, and legal fees and expenses.

Part of the legal requirement for establishing a new Urban Renewal Plan is to notify the local taxing entities (in this case Black Hawk County and Dike-New Hartford School District) and conduct a “consultation session” to discuss the proposed Southwest Cedar Falls Urban Renewal Plan. A copy of the Minutes from the December 13, 2022 consultation session is attached as part of the adopting resolution.

Another legal requirement for establishing a new Urban Renewal Plan is that the Planning and Zoning Commission must review and provide a recommendation finding that the proposed Plan is in conformance with the general plan for the development of the municipality as a whole (also known as the Cedar Falls Comprehensive Plan). The Planning and Zoning Commission did review the proposed Southwest Cedar Falls Urban Renewal Plan at their December 14, 2022 meeting, where it was unanimously recommended that the proposed Plan was in conformance with the general plan for the development of the municipality as a whole (see attached minutes that are part of the adopting resolution).

With the above information noted, a copy of the proposed Southwest Cedar Falls Urban Renewal Plan (Exhibit 1 to the Resolution) is attached for your review. This Plan and related documents were drafted by city staff in coordination with the Ahlers Law Office in Des Moines.

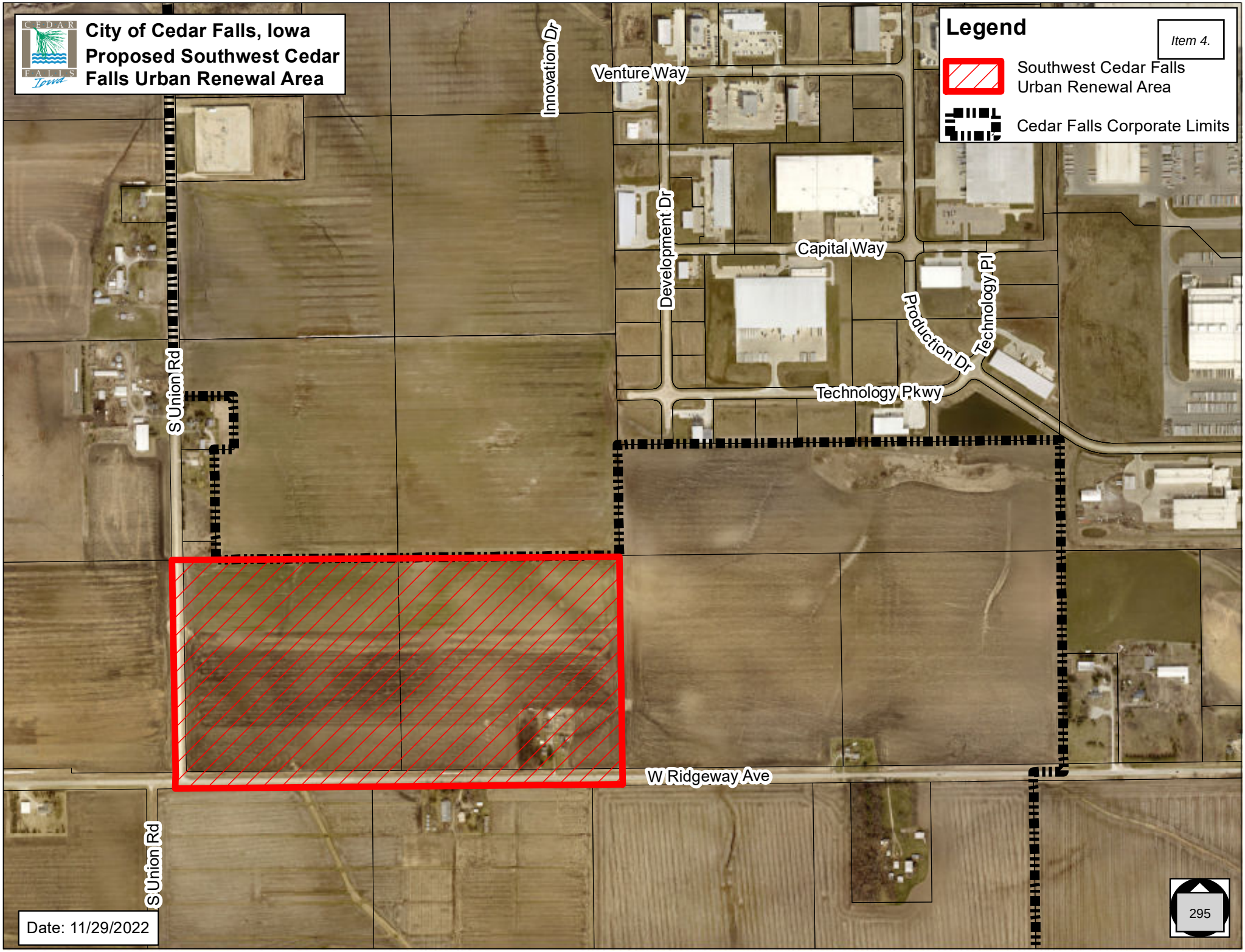
<u>It is important to keep in mind that the projects and associated cost estimates are maximum expenditures for potential projects that **may** occur within the Southwest Cedar Falls Urban Renewal Area over the next few years. To the best of our ability, staff is trying to identify all potential future projects to minimize the need for constant plan amendments (hopefully for the next 12-18 months) that require significant amounts of staff time and legal expense.</u>

Prior to entering into any new Development Agreements or proceeding with future infrastructure projects within the area, it is required that the Southwest Cedar Falls Urban Renewal Plan be adopted. Staff recommends that City Council adopt the following attached Resolution prepared by the Ahlers Law Office:

1. Resolution 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 Southwest Cedar Falls Urban Renewal Plan.

If you have any questions, please feel free to contact me.

Xc: Ron Gaines, P.E., City Administrator
Jennifer Rodenbeck, Director of Finance and Business Operations
Nathan Overberg, Ahlers Law Office


City of Cedar Falls, Iowa
Proposed Southwest Cedar Falls Urban Renewal Area
Legend
Item 4.
Southwest Cedar Falls Urban Renewal Area
Cedar Falls Corporate Limits
Innovation Dr
Venture Way
Development Dr
Capital Way
Production Dr
Technology Pl
Technology Pkwy
S Union Rd
W Ridgeway Ave
S Union Rd
Date: 11/29/2022
295

ITEMS TO INCLUDE ON AGENDA

CITY OF CEDAR FALLS, IOWA

January 3, 2023
7:00 P.M.

Southwest Cedar Falls Urban Renewal Plan

- Public hearing on the proposed Southwest Cedar Falls Urban Renewal Plan
- Resolution 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 Southwest Cedar Falls Urban Renewal Plan

IMPORTANT INFORMATION

1. The above agenda items should be included, along with any other agenda items, in the meeting agenda. The agenda should be posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the body holding the meeting. If no such office exists, the notice must be posted at the building in which the meeting is to be held.
2. If you do not now have a bulletin board designated as above mentioned, designate one and establish a uniform policy of posting your notices of meeting and tentative agenda.
3. Notice and tentative agenda must be posted at least 24 hours prior to the commencement of the meeting.

NOTICE MUST BE GIVEN PURSUANT TO CHAPTER 21,
CODE OF IOWA, AND THE LOCAL RULES OF THE CITY.

January 3, 2023

The City Council of the City of Cedar Falls, State of Iowa, met in _____ session, in the Council Chambers, City Hall, 220 Clay Street, Cedar Falls, Iowa, at 7:00 P.M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

_____

Absent: _____

Vacant: _____

* * * * * * * * *

This being the time and place fixed for a public hearing on the matter of the adoption of the proposed Southwest Cedar Falls Urban Renewal Plan, the Mayor first asked for the report of the Economic Development Coordinator, or his delegate, with respect to the consultation held with the affected taxing entities to discuss the proposed Plan. The Council was informed that the consultation was duly held as ordered by the Council, and that _____ written recommendations were received from affected taxing entities. The report of the Economic Development Coordinator, or his delegate, with respect to the consultation was placed on file for consideration by the Council.

The City also was informed that the proposed Plan had been approved by the Planning and Zoning Commission as being in conformity with the general plan for development of the City as a whole, as set forth in the minutes or report of the Commission. The Commission's report or minutes were placed on file for consideration by the Council.

The Mayor then asked the City Clerk whether any written comments had been filed with respect to the proposed Plan, and the City Clerk reported that _____ written comments thereto had been filed. The Mayor then called for any oral comments to the adoption of the Southwest Cedar Falls Urban Renewal Plan and _____ were made. The public hearing was then closed.

{Attach summary of comments here,
or include summary of comments in meeting minutes}

ADMINISTRATION

City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613
Phone: 319-273-8600
Fax: 319-273-8610
www.cedarfalls.com

MEMORANDUM

TO: Jacqueline Danielsen, MMC, City Clerk

FROM: Shane Graham, Economic Development Coordinator

DATE: December 13, 2022

SUBJECT: Consultation Session Minutes
Southwest Cedar Falls Urban Renewal Plan

On Tuesday, December 13, 2022, a consultation session was held at 11:00 a.m. in Conference Room 2, City Hall, 220 Clay Street, Cedar Falls, Iowa regarding the City's proposal to establish and implement the Southwest Cedar Falls Urban Renewal Plan. Those in attendance included:

1. Shane Graham, Economic Development Coordinator

Since no other parties attended the consultation session after prior notice by mail, Mr. Graham ended the consultation session at 11:15 a.m.

Submitted by,

Shane Graham
Economic Development Coordinator

Cedar Falls Planning and Zoning Commission
Regular Meeting
December 14, 2022
Cedar Falls, Iowa

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on December 14, 2022 at 5:30 p.m. at the Community Center. The following Commission members were present: Crisman, Grybovych, Larson, Leeper (joined later in the meeting by phone), Lynch and Moser. Hartley was absent. Karen Howard, Community Services Manager, Shane Graham, Economic Development Coordinator, Michelle Pezley, Planner III and Chris Sevy, Planner I were also present.

1.) Acting Chair Lynch noted the Minutes from the November 22, 2022 regular meeting are presented. Ms. Crisman made a motion to approve the Minutes as presented. Ms. Grybovych seconded the motion. The motion was approved unanimously with 5 ayes (Crisman, Grybovych, Larson, Lynch and Moser), and 0 nays.

2.) The first item of business was a public hearing for a new zoning agreement in Midway Business Park. Acting Chair Lynch introduced the item and Mr. Sevy provided background information. He explained that the property sits east of Cedar Heights Drive and north of Greenhill Road and Lots 5 and 6 are not properly zoned for an assisted living facility. The new zoning agreement would remove the zoning restriction by rezoning the lots to R-4 and would also allow for a correction to the legal description. Staff recommends approval of the rezoning and the new zoning agreement.

Mr. Larson made a motion to approve the item. Ms. Grybovych seconded the motion. The motion was approved unanimously with 5 ayes (Crisman, Grybovych, Larson, Lynch and Moser), and 0 nays.

3.) The next item for consideration by the Commission was a public hearing regarding a rezoning of Lots 1-4 in the Midway 2nd Addition. Acting Chair Lynch introduced the item and Mr. Sevy provided background information. He explained that the previous zoning agreement encompassed a little bit larger of an area that included the Lovejoy cul-de-sac that are currently zoned R-4. The City is proposing to rezone these lots to R-1 similar to the rest of the neighborhood.

Ms. Moser made a motion to approve the item. Mr. Larson seconded the motion. The motion was approved unanimously with 5 ayes (Crisman, Grybovych, Larson, Lynch and Moser), and 0 nays.

4.) The Commission then considered the Southwest Cedar Falls Urban Renewal Plan. Acting Chair Lynch introduced the item and Mr. Graham provided background information. He indicated that the city is looking to establish a new urban renewal area on land that has not yet been developed adjacent to the existing industrial park. He showed a map of the proposed boundaries and indicated that the future use of the property would be for industrial uses as an expansion area of the current industrial park. He discussed the state code requirements and conformance with the Comprehensive Plan. He showed the future land use map and explained the different designations for each area. He indicated that specific goals outlined in the Comprehensive Plan include expanding and enhancing the commercial and industrial base, supporting new businesses through innovative economic development programs, repairing aging infrastructure, and expanding technology infrastructure to attract business and industry, to name a few. He indicated that within the Comprehensive Plan is also found a

Future Land Use Map, which includes both current and proposed uses within the city. More specifically for the area of the city where the proposed Southwest Cedar Falls Urban Renewal Plan is being proposed, the Future Land Use Map designates this area for Industrial uses.

Mr. Graham also discussed the objectives for the new Urban Renewal Plan, which includes:

a) stimulate private investment in new commercial and industrial development.
b) plan and provide for sufficient land for commercial or industrial development.
c) provide for installation of public infrastructure.
d) use of various governmental incentives to provide a marketable and attractive investment climate.
e) achieve a well-balanced economy.
f) develop a sound economic base.

Staff finds that, based on the goals and designated future land uses listed in the Comprehensive Plan, the proposed objectives and activities of the proposed Southwest Cedar Falls Urban Renewal Plan are in conformance with the general plan for the development of the municipality as a whole. Staff recommends that the Commission find that the proposed Southwest Cedar Falls Urban Renewal Plan is in conformity with the general plan for the development of the municipality as a whole.

Mr. Larsen made a motion recommending that the proposed Southwest Cedar Falls Urban Renewal Plan is in conformance with the general plan for the development of the municipality as a whole. Ms. Crisman seconded the motion. The motion was approved unanimously with 5 ayes (Larsen, Crisman, Grybovych, Lynch and Moser), and 0 nays.

5.) The next item for consideration by the Commission was a site plan review for a tri-plex on Lot 4 of the Hanna Park Commercial Addition. Mr. Larson recused himself from this item and the one following. Acting Chair Lynch introduced the item and Ms. Pezley provided background information. She explained that the applicant is proposing a new tri-plex at the corner of Valley High Drive and Cedar Heights Drive. The parcel is within the C-1 Commercial District and residential uses are allowed if reviewed by the Planning and Zoning Commission and approved by City Council. One condition is that the future land use map is supportive of the proposed residential uses. The land use map was amended in November 2021 to allow for medium density residential use in this area. Each unit will consist of three bedrooms, two bathrooms and a three-car garage and each driveway will be off Valley High Drive. The subject lot is in the 500-year floodplain. Development is allowed within the 500-year floodplain as long as it meets the one foot above the base floor elevation criteria. Ms. Pezley discussed the setback, parking, landscaping, lighting and stormwater requirements, noting that all are met. She provided renderings of the proposed tri-plex design and stated that staff recommends approval of the project subject to comments or direction specified by the Commission, conformance with all staff recommendations and technical comments, and the stipulation that construction of the proposed residential development must commence within one year of City Council approval, with an option for a one-year extension.

Ms. Crisman asked Ms. Pezley to discuss the stormwater management issues. Ms. Pezley explained that any stormwater that leaves the parcel has to meet two-year requirements for existing development for a 100-year event. These criteria were reviewed by the Engineering division. Larry Kuzman, Clapsaddle Garber Associates, explained that he is not aware of any stormwater issues the neighbors are having so he cannot comment on what issues there may be. He explained the current flow pattern and discussed the controlled and uncontrolled runoff.

Ms. Grybovich made a motion to approve the item. Ms. Crisman seconded the motion. The motion was approved unanimously with 5 ayes (Leeper, Crisman, Grybovych, Lynch and Moser), 1 abstention and 0 nays.

6.) The Commission then discussed the preliminary plat for Hidden Pines. Acting Chair Lynch introduced the item and Ms. Pezley provided background information. She explained that a preliminary plat is proposed near the intersection of Greenhill Road and Cedar Heights Drive. She explained that the parcel is within the R-2 zoning district and consists of 43 residential lots. The developer plans to complete the project in two phases starting in the spring. She discussed the street extensions and noted that the City of Waterloo has no objections with those extensions. She spoke about stormwater management, public sanitary sewer, wetlands and open space, as well as critical infrastructure and traffic calming provided. Staff recommends gathering comments from the Commission and the public and to continue the discussion to the next Planning and Zoning meeting.

Nate Kass, Fehr Graham Engineering and Environmental came forward to express his availability for comments and questions. Ms. Moser asked about wetland mitigation entails. Mr. Kass explained that it would be specific native vegetation that will be graded very flat such that it will retain some runoff. It will be placed very strategically. Ms. Crisman asked if there are any plans to take care of and maintain the space if there are future issues. He stated that issues will be addressed.

Pat Burke, 1406 Asbury Lane, stated concerns with the stormwater and placement of different kinds of buildings near his home. Ms. Howard stated that nothing has been proposed at this time so she doesn't want to speculate what will be there. He asked about potential consequences of the stormwater runoff plan.

Dan Murphy, 1438 Asbury Lane, Waterloo, stated concerns with stormwater runoff and potential traffic issues. Mr. Kass explained that the runoff should be less and that even if there were some kind of system failure it will run into an overflow. He explained that City ordinances were followed and the Engineering division approved of the plans.

Charles Camarata, 4050 Matthew Drive, Waterloo, stated he believes that there is a wetland and didn't understand what qualifies an area as a wetland. Mr. Kass explained the criteria that would have to be met to be considered a wetland. Mr. Camarata also stated concerns with parking and traffic in that area.

Anthony Smith, 4816 Luke Street, Waterloo, stated concerns with home values, water runoff and traffic.

Pat Burke came forward again to discuss traffic issues again. Mr. Kass spoke about the traffic study and how the decisions were made with regard to how the traffic will flow. Mr. Burke asked about the process for this item's approval.

Mr. Smith asked if the traffic study was done before or after the roundabout was finished and expressed his thoughts on how traffic would move. He also commented again regarding one of the retention ponds. Mr. Kass addressed the comments made.

Mr. Murphy asked if Waterloo has been notified of the project. Ms. Pezley stated that they have been involved and have no objections.

Mr. Camarata came forward regarding the traffic again. Mr. Burke added comments regarding traffic as well.

Ms. Crisman asked for clarification on how the city handles issues with traffic in terms of change of the speed limit or speed bumps. Ms. Howard stated that questions can be posed to the engineering division and they can bring forward answers at the next meeting. Ms. Crisman also asked if some historical information could be provided about how the space has been handled by the DNR in the past. Ms. Moser also asked for assurance from the engineering division with regard to the water improvements.

Ms. Crisman asked what the relationship with the Waterloo Planning and Zoning Commission has been in the past. Ms. Howard explained that the applicant is asked to reach out to Waterloo and provide the City of Cedar Falls that Waterloo was okay with the proposal. Ms. Grybovich asked if it is customary for the developer to have a meeting with the residents. Ms. Howard stated that it is encouraged for the developer to have a good neighbor meeting, but it is optional. The item was continued to the next meeting.

7.) Ms. Howard discussed the Downtown Character District Project updates and the process and review times. She also asked the Commission for suggestions on any additional training resources that they would be interested in.

8.) As there were no further comments, Ms. Moser made a motion to adjourn. Ms. Crisman seconded the motion. The motion was approved unanimously with 6 ayes (Crisman, Grybovych, Leeper, Lynch and Moser), and 0 nays.

The meeting adjourned at 6:51 p.m.

Respectfully submitted,

Karen Howard
Community Services Manager

Joanne Goodrich
Administrative Assistant

Council Member _____ then introduced the following Resolution entitled "RESOLUTION 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 SOUTHWEST CEDAR FALLS URBAN RENEWAL PLAN" and moved:

☐ that the Resolution be adopted.

☐ to defer action on the Resolution and the proposal to the meeting to be held at _____ _____.M. on the _____ day of _____, 2022, at this place.

Council Member _____ seconded the motion. The roll was called, and the vote was:

AYES: _____

_____

NAYS: _____

Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION NO. _____

RESOLUTION 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 SOUTHWEST CEDAR FALLS URBAN RENEWAL PLAN

WHEREAS, it is hereby found and determined that one or more economic development areas, as defined in Chapter 403, Code of Iowa, exist within the City and the rehabilitation, conservation, redevelopment, development, or combination thereof, of the area is necessary in the interest of the public health, safety, or welfare of the residents of the City; and

WHEREAS, this Council has caused there to be prepared a proposed Southwest Cedar Falls Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the Southwest Cedar Falls Urban Renewal Area ("Area" or "Urban Renewal Area"), which proposed Plan is attached hereto as Exhibit 1 and which is incorporated herein by reference; and

WHEREAS, the purpose of the Plan is to form the Southwest Cedar Falls Urban Renewal Area as an area suitable for economic development and to include a list of proposed projects to be undertaken within the Urban Renewal Area, and a copy of the Plan has been placed on file for public inspection in the office of the City Clerk; and

WHEREAS, the property proposed to be included in the Urban Renewal Area is legally described in the Plan and this Council has reasonable cause to believe that the Area described in the Plan satisfies the eligibility criteria for designation as an urban renewal area under Iowa law and; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan; and

WHEREAS, the proposed Urban Renewal Area includes land classified as agricultural land and consequently written permission of the current owners has been obtained; and

WHEREAS, the land proposed to be added to the Area contains property within Black Hawk County, Iowa that is outside, but within two miles, of the corporate limits of the City, and Black Hawk County has executed a Joint Agreement to allow the City to operate within the Area outside the corporate limits of the City and within Black Hawk County; and

WHEREAS, it is desirable that the Urban Renewal Area be redeveloped as described in the proposed Urban Renewal Plan to be known hereafter as the "Southwest Cedar Falls Urban Renewal Plan"; and

WHEREAS, the Iowa statutes require the City Council to submit the proposed Urban Renewal Plan to the Planning and Zoning Commission for review and recommendation as to its conformity with the general plan for development of the City as a whole, prior to City Council approval thereof; and

WHEREAS, creation of the Urban Renewal Area and adoption of the Urban Renewal Plan therefore has been approved by the Planning and Zoning Commission for the City as being in conformity with the general plan for development of the City as a whole, as evidenced by its written report and recommendation filed herewith, which report and recommendation is hereby accepted, approved in all respects and incorporated herein by this reference; and

WHEREAS, by resolution adopted on December 5, 2022, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Urban Renewal Plan and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Urban Renewal Plan be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held as ordered by the City Council and all required responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the Economic Development Coordinator, or his delegate, filed herewith and incorporated herein by this reference, which report is in all respects approved; and

WHEREAS, by resolution this Council also set a public hearing on the adoption of the proposed Urban Renewal Plan for this meeting of the Council, and due and proper notice of the public hearing was given, as provided by law, by timely publication in the Waterloo-Cedar Falls Courier, which notice set forth the time and place for this hearing and the nature and purpose thereof; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed Urban Renewal Plan, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and the public hearing has been closed.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF CEDAR FALLS, STATE OF IOWA:

Section 1. That the findings and conclusions set forth or contained in the proposed "Southwest Cedar Falls Urban Renewal Plan" for the area of the City of Cedar Falls, State of Iowa, legally described and depicted in the Plan and incorporated herein by reference (which area shall hereinafter be known as the "Southwest Cedar Falls Urban Renewal Area"), be and the same are hereby adopted and approved as the findings of this Council for this area.

Section 2. This Council further finds:

a) Although relocation is not expected, a feasible method exists for the relocation of any families who will be displaced from the Urban Renewal Area into decent, safe and

sanitary dwelling accommodations within their means and without undue hardship to such families;

b) The Urban Renewal Plan conforms to the general plan for the development of the City as a whole; and

c) Acquisition by the City is not immediately expected, however, as to any areas of open land to be acquired by the City included within the Urban Renewal Area:

i. Residential use is not expected, however, with reference to any portions thereof which are to be developed for residential uses, this City Council hereby determines that a shortage of housing of sound standards and design with decency, safety and sanitation exists within the City; that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; and that one or more of the following conditions exist:

a. That the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas, including other portions of the urban renewal area.

b. That conditions of blight in the municipality and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime, so as to constitute a menace to the public health, safety, morals, or welfare.

c. That the provision of public improvements related to housing and residential development will encourage housing and residential development which is necessary to encourage the retention or relocation of industrial and commercial enterprises in this state and its municipalities.

d. The acquisition of the area is necessary to provide for the construction of housing for low and moderate income families.

ii. Non-residential use is expected and with reference to those portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

Section 3. That the Urban Renewal Area is an economic development area within the meaning of Chapter 403, Code of Iowa; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403, Code of Iowa; 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 this City.

Section 4. That the Urban Renewal Plan, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as the "Southwest Cedar

Falls Urban Renewal Plan for the Southwest Cedar Falls Urban Renewal Area"; the Urban Renewal Plan for such area and all exhibits thereto are hereby in all respects approved; the Mayor and City Clerk are authorized to execute the Joint City Agreement and approve the executed Agricultural Land Agreements attached to the Urban Renewal Plan; and the City Clerk is hereby directed to file a certified copy of the Urban Renewal Plan with the proceedings of this meeting.

Section 5. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, the original Urban Renewal Plan shall be in full force and effect from the date of this Resolution until the Council amends or repeals the Plan. Said Urban Renewal Plan shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Black Hawk County, Iowa, to be filed and recorded in the manner provided by law.

PASSED AND APPROVED this 3rd day of January, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

Label the Plan as Exhibit 1 (with all exhibits) and attach it to this Resolution.

Exhibit 1

SOUTHWEST CEDAR FALLS URBAN RENEWAL PLAN

for the

SOUTHWEST CEDAR FALLS URBAN RENEWAL AREA

CITY OF CEDAR FALLS, IOWA

Southwest Cedar Falls Urban Renewal Plan - 2023

FINAL

SOUTHWEST CEDAR FALLS URBAN RENEWAL PLAN

CITY OF CEDAR FALLS, IOWA

INTRODUCTION AND BACKGROUND

This Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the Southwest Cedar Falls Urban Renewal Area (the "Area" or "Urban Renewal Area") has been developed to help promote economic development in the City of Cedar Falls (the "City"). The primary goal of this Plan is to stimulate, through public involvement and commitment, private investment in new and expanded commercial and industrial development in the Urban Renewal Area.

In order to achieve this Plan's objectives, the City intends to undertake urban renewal activities pursuant to the powers granted to it under Chapter 403 and Chapter 15A, *Code of Iowa*, as amended.

DESCRIPTION OF THE URBAN RENEWAL AREA

The Southwest Cedar Falls Urban Renewal Area is illustrated in Exhibit A and described in Exhibit B.

The City reserves the right to modify the boundaries of the Area by amendments to this Plan.

AGREEMENT TO INCLUDE AGRICULTURAL LAND

Some of the property being included in the Urban Renewal Area is defined as "agricultural land" by Iowa Code Section 403.17(3). In accordance with Iowa Code Section 403.17(10), the owners of such property have entered into agreement(s) agreeing to allow the City to include their real property defined as "agricultural land" in the Urban Renewal Area. A copy of the signed agreement of each agricultural land owner within the Urban Renewal Area is attached as Exhibit "C". The original signed agreements will be on file at City Hall.

JOINT CITY/COUNTY AGREEMENT

In accordance with Iowa Code Section 403.17(4), a City may exercise urban renewal powers with respect to property which is located outside but within two miles of the boundary of a City if the City obtains the consent of the County within which such property is located. A Joint Agreement has been executed by the City of Cedar Falls and Black Hawk County, which gives the City permission to include land that is outside the city limits in the Area. A copy of such Joint Agreement is attached hereto as Exhibit "D". The original signed Joint Agreement is on file at City Hall.

AREA DESIGNATION

With the adoption of this Plan, the City of Cedar Falls designates this Urban Renewal Area as an economic development area that is appropriate for the promotion of industrial and/or commercial economic development.

BASE VALUE

If the Southwest Cedar Falls Urban Renewal Area is legally established, a Tax Increment Financing (TIF) Ordinance is adopted, and debt is certified all prior to December 1, 2023, the taxable valuation within the area included in the TIF Ordinance as of January 1, 2022, will be considered the frozen "base valuation." If debt is not certified until a later date or if a TIF ordinance is not adopted until later, the "base value" will be the assessed value of the taxable property within the TIF Ordinance area as of January 1 of the calendar year preceding the calendar year in which the City first certifies the amount of any debt on the Area. It is possible that separate TIF ordinances for separate parcel(s) may be adopted as development in the Area warrants. In that case, each separate TIF ordinance area may have a separate base and separate sunset or expiration date.

DEVELOPMENT PLAN

The City of Cedar Falls has a general plan for the physical development of the City, as a whole, designated as the "Cedar Falls Comprehensive Plan" adopted in May 2012. This Urban Renewal Plan is in conformity with the Cedar Falls Comprehensive Plan. The urban renewal projects included in this Plan also are consistent with the Cedar Falls Comprehensive Plan.

The Plan does not modify the City's existing zoning policies or designations.

The need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth in this Urban Renewal Plan. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

PLAN OBJECTIVES

Renewal activities are designed to provide opportunities, incentives, and sites to promote economic development, including new and expanded industrial and commercial development. More specific objectives for development within this Urban Renewal Area include:

1. To stimulate through public action and commitment, private investment in new commercial and industrial development.

2. To plan for and provide sufficient land for commercial or industrial development in a manner that is efficient from the standpoint of providing municipal services and that encourages the creation and retention of jobs.

3. To provide for the installation of public infrastructure, including gas, water, and communications infrastructure, and public facilities in the Urban Renewal Area, which ultimately contribute to the sound development of the entire City.

4. To provide a more marketable and attractive investment climate through the use of various governmental incentives.

5. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities, and strengthening the tax base.

6. To develop a sound economic base that will serve as the foundation for future growth and development.

7. To provide reimbursement of City personnel costs and other administrative and legal fees associated with the development and implementation of urban renewal projects within the Urban Renewal Area.

TYPE OF RENEWAL ACTIVITIES

To meet the objectives of this Urban Renewal Plan and to encourage the development of the Urban Renewal Area, the City intends to utilize the powers conferred under Chapter 403 and Chapter 15A, *Code of Iowa*. Activities may include:

1. To undertake and carry out urban renewal projects through the execution of leases, contracts, and other instruments.

2. To make or have made surveys, studies, and plans necessary for the implementation of the Urban Renewal Program or specific urban renewal projects.

3. To arrange for or cause to be provided the construction, relocation, or repair of public infrastructure, including but not limited to, streets, water, storm sewer, sanitary sewer, public utilities, sidewalks, street lights and signs, streetscaping and landscaping, or other related facilities and activities in connection with urban renewal projects.

4. To acquire property through a variety of means (purchase, lease, option, contract, etc.) and to hold, clear, or prepare the property for redevelopment, or to dispose of property.

5. To provide for the construction of specific site improvements such as grading and site preparation activities including site/soil reports and studies, access roads and parking, fencing, utility connections, and related activities.

6. To make loans, forgivable loans, tax rebate payments, or other types of economic development grants or incentives to private persons or businesses for economic development purposes on such terms as may be determined by the City Council.

7. To use tax increment financing to facilitate urban renewal projects, including, but not limited to, financing to achieve a more marketable and competitive land offering price and to provide for necessary physical improvements and infrastructure.

8. To borrow money and to provide security therefor.

9. To provide contributions and/or incentives for appropriate redevelopment and development projects.

10. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for the City of Cedar Falls and the State of Iowa.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance in of the objectives of this Urban Renewal Plan.

ELIGIBLE URBAN RENEWAL PROJECTS

1. Development Agreements

The City expects to consider requests for development agreements for projects that are consistent with this Plan, in the City's sole discretion. Such agreements are unknown at this time, but based on past history, and dependent on development opportunities and climate, the City expects to consider a broad range of incentives as authorized by this Plan, including but not limited to, land, loans, grants, tax rebates, public infrastructure assistance, and other incentives. The costs of such development agreements are estimated not to exceed $5,000,000.

2. Land Acquisitions

The City expects to consider acquiring land in the Urban Renewal Area to accommodate future economic development and facilitate the provision of public services in an efficient manner that allows the City to provide these services to new and expanded businesses in the Urban Renewal Area. These acquisitions are expected to occur over the life of the Area as development occurs. The costs of such land acquisitions are estimated not to exceed $5,000,000.

3. Extensions of Utilities by Cedar Falls Utilities

The City expects to enter into agreements with Cedar Falls Utilities providing for the extension of services by Cedar Falls Utilities in the Urban Renewal Area, to ensure the installation and/or relocation of utility infrastructure as necessary to accommodate and promote economic development and growth in the Urban Renewal Area. The agreement(s) will likely provide for the provision of infrastructure for the following utilities: gas, water, communication, and electric. The extension of utility services will take place over the life of the Area as development occurs. This project may also involve costs incurred by the City to resolve disputed water service territory with the IRUA as necessary to allow Cedar Falls Utilities to provide water utilities to the Urban Renewal Area. The cost of these agreements with Cedar Falls Utilities, in conjunction with any payments

to the IRUA, to be reimbursed through tax increment financing is estimated not to exceed $5,000,000.

4. Capital Improvement Projects/Public Infrastructure Projects

Project	Estimated Project Date	Not to Exceed	Rationale
Land preparation for industrial/commercial development within the Urban Renewal Area, including design, construction and related project expenses.	2023-2043	$5,000,000	Economic Development-promotion of commercial/industrial
Sanitary sewer and storm sewer installation within the Urban Renewal Area, including design, construction and related project expenses.	2023-2043	$5,000,000	Economic Development-promotion of commercial/industrial
Construction of new roadways within the Urban Renewal Area, including design, construction and related project expenses.	2023-2043	$5,000,000	Economic Development-promotion of commercial/industrial
	TOTAL:	$15,000,000	

5. Fees, Costs, and Expenses (for urban renewal projects and planning)

Project	Estimated Project Date	Not to Exceed
Legal Fees:		
Legal, consulting, recording, publication, and other miscellaneous fees associated with land acquisition and economic development projects occurring within the Urban Renewal Area.	2023-2043	$500,000
Personnel Costs and Other Administrative Expenses to Support Urban Renewal Projects and Planning:		
Staffing/Personnel related expenses including but not limited to salary and benefits incurred by City personnel tied to supporting economic development and urban renewal projects within the	2023-2043	$500,000

Urban Renewal Area. Plan Amendment preparation and administration included.		
Engineering, Planning, and Study Costs:		
Engineering, design and inspection costs incurred for future roadway and infrastructure projects within the Urban Renewal Area.	2023-2043	$1,000,000
Planning, design, studies and associated costs for the development of land within the Urban Renewal Area.	2023-2043	$500,000
Traffic planning and studies tied to any roadway improvement projects.	2023-2043	$200,000

FINANCIAL DATA

Constitutional debt limit	$174,549,626
Current general obligation debt:	$11,850,000
Proposed amount of indebtedness to be incurred: (This amount does not include financing costs, which will be incurred over the life of the Area.)	$32,700,000

PROPOSED AMOUNT OF LOANS, ADVANCES, INDEBTEDNESS OR BONDS TO BE INCURRED

A specific amount of actual debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area.

Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately $32,700,000.

URBAN RENEWAL FINANCING

The City intends to utilize various financing tools such as those described below to successfully undertake the proposed urban renewal actions. The City has the statutory authority to use a variety of tools to finance physical improvements within the Areas. These include:

A. Tax Increment Financing.

Under Section 403.19 of the *Code of Iowa*, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives, or other urban renewal projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. Certain increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates, or other incentives to developers or private entities in connection with the urban renewal projects identified in this Plan. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

B. General Obligation Bonds.

Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area and for other urban renewal projects or incentives for development consistent with this Plan. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City of Cedar Falls. It may be, the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

PROPERTY ACQUISITION/DISPOSITION

The City may finance or assist with financing the cost of land acquisitions in the Area. The City will follow applicable legal proceedings and procedures for the acquisition and disposition of property.

RELOCATION

The City does not expect there to be any relocation required of residents or businesses as part of the proposed urban renewal projects; however, if any relocation is necessary, the City will follow all applicable relocation requirements.

STATE AND LOCAL REQUIREMENTS

All provisions necessary to conform to state and local laws will be complied with by the City and/or the developer in implementing this Urban Renewal Plan and its supporting documents, objectives, and renewal activities.

SEVERABILITY

In the event one or more provisions contained in the Urban Renewal Plan shall be held for any reason to be invalid, illegal, unauthorized, or unenforceable in any respect, such invalidity, illegality, unauthorization, or enforceability shall not affect any other provision of this Urban Renewal Plan, and this Urban Renewal Plan shall be construed and implemented as if such provisions had never been contained herein.

URBAN RENEWAL PLAN AMENDMENTS

This Urban Renewal Area Plan may be amended from time to time for a number of reasons, including but not limited to, to change in the area, to add new urban renewal projects, to update and/or modify ongoing urban renewal projects, to delete completed urban renewal projects, to add or change land use controls and regulations, to modify goals or types of renewal activities, or to amend property acquisition and disposition provisions. The City Council may amend this Plan pursuant to appropriate procedures under Iowa Code Chapter 403.

EFFECTIVE PERIOD

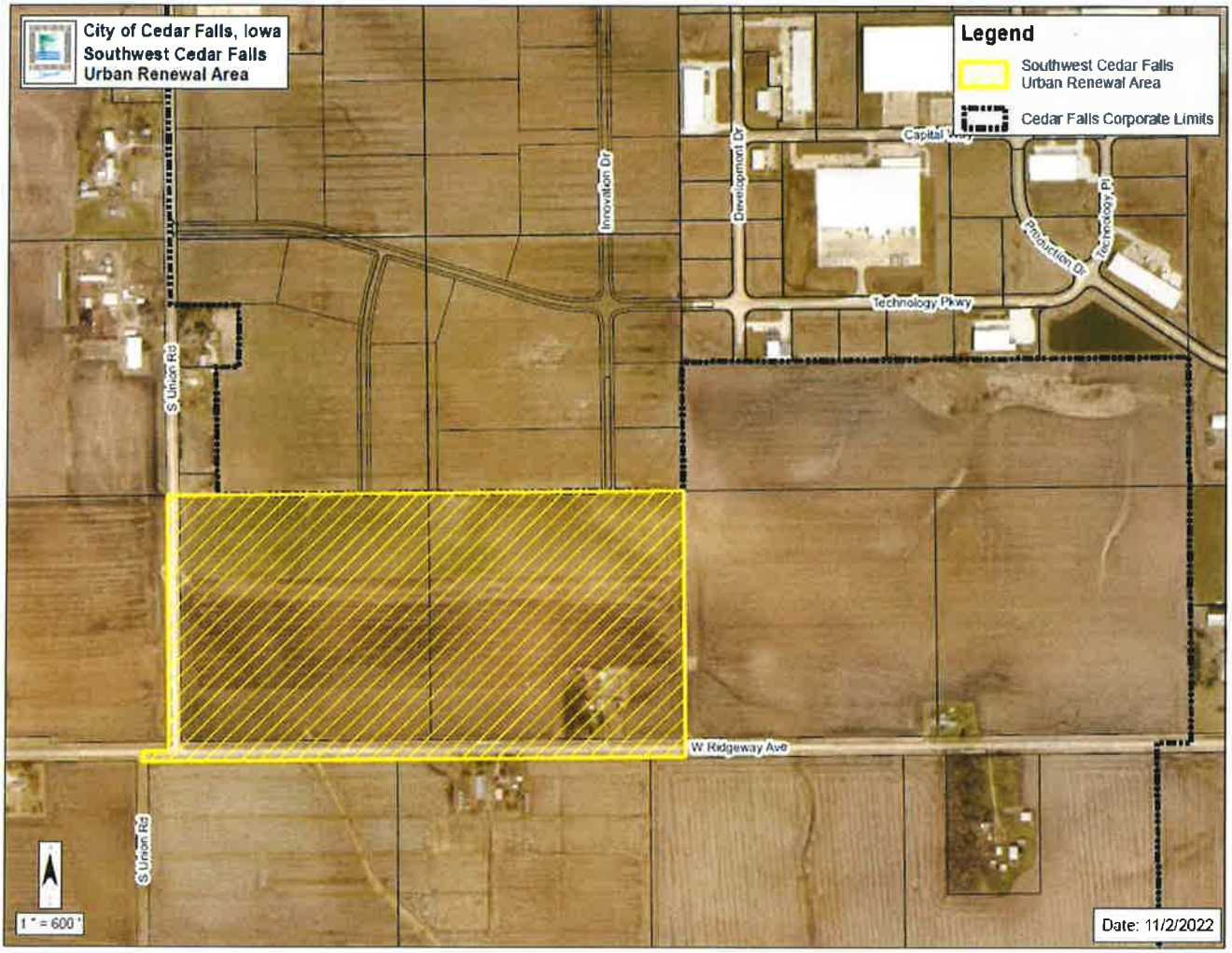
This Urban Renewal Plan will become effective upon its adoption by the Cedar Falls City Council and will remain in effect until it is repealed by City Council.

With respect to the property included within the Southwest Cedar Falls Urban Renewal Area, which is also included in an ordinance which designates that property as a tax increment area, the use of incremental property tax revenues or the "division of revenue," as those words are used in Chapter 403 of the *Code of Iowa*, is limited to twenty (20) years beginning with the first calendar year following the calendar year in which the City first certifies to the County Auditor the amount of any loans, advances, indebtedness, or bonds which qualify for payment from the incremental property tax revenues attributable to that property within a TIF ordinance of the Southwest Cedar Falls Urban Renewal Area. The division of revenues shall continue on the Urban Renewal Area for the maximum period allowed by law.

It is possible that separate TIF ordinances for separate parcel(s) may be adopted as development in the Area warrants. In that case, each separate TIF ordinance may have a separate base and separate sunset or expiration date.

At all times, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the Code of Iowa) by the City for activities carried out in the Southwest Cedar Falls Urban Renewal Area shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law.

EXHIBIT A
MAP OF THE SOUTHWEST CEDAR FALLS URBAN RENEWAL AREA



FINAL

EXHIBIT B
LEGAL DESCRIPTION OF THE SOUTHWEST CEDAR FALLS URBAN RENEWAL AREA

Olander, Graham & Ladage Property:
The South one-half (S ½) of the Southwest Quarter (SW ¼) of Section thirty-four (34), Township eighty-nine (89) North, Range fourteen (14) West;

And also,

S Union Road ROW (West side):
The East thirty-three (33) feet of the South one-half (S ½) of the Southeast Quarter (SE ¼) of Section thirty-three (33), Township eighty-nine (89) North, Range fourteen (14) West;

And also,

West Ridgeway Ave ROW (North side):
The North fifty (50) feet of the East two thousand-six-hundred and eighty feet (2,680) of the West two thousand-eight-hundred and twenty-five feet (2,825) of Section four (4), Township eighty-eight (88) North, Range fourteen (14) West.

EXHIBIT C

AGREEMENT TO INCLUDE AGRICULTURAL LAND
IN THE SOUTHWEST CEDAR FALLS URBAN RENEWAL AREA

WHEREAS, the City of Cedar Falls, Iowa, (the "City") has proposed the Southwest Cedar Falls Urban Renewal Plan (the "Plan") for the Southwest Cedar Falls Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the boundaries of the Urban Renewal Area will include certain property which is owned by the Agricultural Land Owner listed below (the "Property"); and

WHEREAS, Section 403.17(10) of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition in that Section of "agricultural land," until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that the portion of the Property owned by the Agricultural Land Owner below meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa;

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner hereby certifies that he/she is the owner of certain Property within the proposed Urban Renewal Area and agrees that the City of Cedar Falls, Iowa, may include such Property within the Urban Renewal Area.

2. The Agricultural Land Owner further authorizes the governing body of the City of Cedar Falls, Iowa, to pass any resolution or ordinance necessary to designate said Property as part of the Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

DATED this 2nd day of December, 2022.

Agricultural Land Owner's Name:
_____
Signature: Sandra L. Watson
Date: 12-2-2022
Witness: Marty Wilhaver

Agricultural Land Owner's Name:
_____
Signature: _____
Date: _____
Witness: _____

Agricultural Land Owner's Name:
_____
Signature: _____
Date: _____
Witness: _____

EXHIBIT C

AGREEMENT TO INCLUDE AGRICULTURAL LAND IN THE SOUTHWEST CEDAR FALLS URBAN RENEWAL AREA

WHEREAS, the City of Cedar Falls, Iowa, (the "City") has proposed the Southwest Cedar Falls Urban Renewal Plan (the "Plan") for the Southwest Cedar Falls Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the boundaries of the Urban Renewal Area will include certain property which is owned by the Agricultural Land Owner listed below (the "Property"); and

WHEREAS, Section 403.17(10) of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition in that Section of "agricultural land," until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that the portion of the Property owned by the Agricultural Land Owner below meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa;

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner hereby certifies that he/she is the owner of certain Property within the proposed Urban Renewal Area and agrees that the City of Cedar Falls, Iowa, may include such Property within the Urban Renewal Area.

2. The Agricultural Land Owner further authorizes the governing body of the City of Cedar Falls, Iowa, to pass any resolution or ordinance necessary to designate said Property as part of the Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

DATED this 3rd day of December, 2022.

Agricultural Land Owner's Name: _____

Signature: _____
Date: _____
Witness: _____

Agricultural Land Owner's Name: _____

Signature: Julie L. Lodge
Date: 12-3-22
Witness: Kelly A. Lodge

Agricultural Land Owner's Name: _____

Signature: _____
Date: _____
Witness: _____

EXHIBIT C

AGREEMENT TO INCLUDE AGRICULTURAL LAND
IN THE SOUTHWEST CEDAR FALLS URBAN RENEWAL AREA

WHEREAS, the City of Cedar Falls, Iowa, (the "City") has proposed the Southwest Cedar Falls Urban Renewal Plan (the "Plan") for the Southwest Cedar Falls Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the boundaries of the Urban Renewal Area will include certain property which is owned by the Agricultural Land Owner listed below (the "Property"); and

WHEREAS, Section 403.17(10) of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition in that Section of "agricultural land," until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that the portion of the Property owned by the Agricultural Land Owner below meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa;

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner hereby certifies that he/she is the owner of certain Property within the proposed Urban Renewal Area and agrees that the City of Cedar Falls, Iowa, may include such Property within the Urban Renewal Area.

2. The Agricultural Land Owner further authorizes the governing body of the City of Cedar Falls, Iowa, to pass any resolution or ordinance necessary to designate said Property as part of the Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

DATED this 6th day of December, 2022.

Agricultural Land Owner's Name: Shirley K. Olander
Signature: Shirley K. Olander
Date: 12-6-2022
Witness: Jennifer Minks

Agricultural Land Owner's Name: _____
Signature: _____
Date: _____
Witness: _____

Agricultural Land Owner's Name: _____
Signature: _____
Date: _____
Witness: _____

EXHIBIT D

JOINT CITY/COUNTY AGREEMENT

WHEREAS, the City of Cedar Falls (the "City") has proposed to adopt the Southwest Cedar Falls Urban Renewal Area which includes property that is outside, but within two miles of, its corporate boundaries for the purpose of engaging in proposed urban renewal projects on said property; and

WHEREAS, the City Council of the City of Cedar Falls, State of Iowa, has reviewed the Urban Renewal Plan for said Urban Renewal Area, and has determined that the proposed Urban Renewal Area and completion of the eligible projects therein, are in the best interests of the City of Cedar Falls, State of Iowa; and

WHEREAS, Iowa Code Section 403.17(4) requires a "joint agreement" between the City and the County before the City can proceed with said projects.

NOW THEREFORE, BLACK HAWK COUNTY, STATE OF IOWA AND THE CITY OF CEDAR FALLS, STATE OF IOWA, AGREE AS FOLLOWS:

1. The Board of Supervisors of Black Hawk County, State of Iowa hereby agrees and authorizes the City of Cedar Falls, State of Iowa, to proceed with including property within two miles of the City of Cedar Falls in the Southwest Cedar Falls Urban Renewal Area as described in the Southwest Cedar Falls Urban Renewal Plan, and the undertaking of the eligible urban renewal projects therein.

2. This "joint agreement" is intended to meet the requirements of Iowa Code Chapter 403.17(4) with respect to the Southwest Cedar Falls Urban Renewal Area located in or within two miles of the City of Cedar Falls, State of Iowa.

3. This Joint Agreement has been duly authorized by the governing bodies of Black Hawk County, State of Iowa and the City of Cedar Falls, State of Iowa.

PASSED AND APPROVED this 8th day of November, 2022.

BLACK HAWK COUNTY, STATE OF IOWA

Craig White
Chairperson, Board of Supervisors

ATTEST:

Grant Veeder
Auditor

STATE OF IOWA)
) SS
COUNTY OF BLACK HAWK)

On this 8th day of November, 2022, before me a Notary Public in and for the State of Iowa, personally appeared Craig White and Grant Veeder to me personally known, who being duly sworn, did say that they are the Chairperson and Auditor, respectively, of Black Hawk County, State of Iowa, a political subdivision, and that the seal affixed to the foregoing instrument is the seal of said political subdivision, and that said instrument was signed and sealed on behalf of said political subdivision by authority and resolution of its Board of Supervisors, and said Chairperson and Auditor acknowledged said instrument to be the free act and deed of said political subdivision by it voluntarily executed.

Kayla Zwanziger
Notary Public in and for Black Hawk County, Iowa

PASSED AND APPROVED this _____ day of _____, 20__.

CITY OF CEDAR FALLS, STATE OF IOWA

_____
Mayor

ATTEST:

_____
City Clerk

STATE OF IOWA)
) SS
COUNTY OF)

On this _____ day of _____, 20__, before me a Notary Public in and for said County, personally appeared _____ and _____ to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Cedar Falls, State of Iowa, a Municipal Corporation, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipal Corporation, and that said instrument was signed and sealed on behalf of said Municipal Corporation by authority and resolution of its City Council, and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipal Corporation by it voluntarily executed.

_____
Notary Public in and for Black Hawk County, Iowa

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF BLACK HAWK)

I, the undersigned City Clerk of the City of Cedar Falls, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2022.

_____
City Clerk, City of Cedar Falls, State of Iowa

(SEAL)

02138141-1\10283-188

ADMINISTRATION

City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613
Phone: 319-273-8600
Fax: 319-273-8610
www.cedarfalls.com

MEMORANDUM

TO: Honorable Mayor Robert M. Green and City Council

FROM: Shane Graham, Economic Development Coordinator

DATE: December 21, 2022

SUBJECT: Property Acquisition: Shirley Olander, Sandra Watson, Julie Ladage
Location: 6512 W. Ridgeway Avenue, just south of the West Viking Road Industrial Park.

Attached for your review and approval is the Offer to Buy Real Estate and Acceptance with Shirley Olander, Sandra Watson and Julie Ladage for the purchase of their 75.98 acre (more or less) property located just south of the West Viking Road Industrial Park, at 6512 W. Ridgeway Avenue. The City has been working with the owners' attorney for the past several months towards this possible property acquisition.

Over the past several months, staff has been meeting to discuss potential strategic land acquisitions for the continued long-term development of the Cedar Falls Industrial Parks. The primary factors driving this recommended acquisition include:

- The interest in the new expansion area of the industrial park (adjacent to the north) has been very positive, with several large industrial projects already being planned for this area.

- The property is located adjacent to the City's West Viking Road Industrial Park, which was platted in a way that future expansion of the industrial park could expand onto this property.

- The 75.98-acre property will provide the City an option to provide larger sites for large-scale developments.

The 75.98-acre purchase from the property owners was first presented to City Council in Executive Session several months ago with a positive indication to pursue the acquisition. The long-term development of this property would be for the expansion of the West Viking Road Industrial Park, which is located directly to the north of this property. As this development of the industrial park expansion area has begun to the north, city staff has received interest in these lots from numerous developers and companies, which has led staff to consider this acquisition for the next industrial park

expansion area. We anticipate future potential large site projects will be high quality, high valuation, and create employment opportunities.

The agreed upon purchase price for the property is **$2,175,000**. The existing farm lease that the owner's had in place has been terminated for 2023, and the City will investigate whether site work can start within the next year or if a Farm Lease Request for Proposal should be sent out for this property in order to generate revenue until the property is ready for infrastructure installation. Any potential future farm income from this property would be paid to the City of Cedar Falls.

Payment for this purchase would be made from the City's Economic Development Fund. The $2,175,000 expenditure will then be reimbursed in its entirety from the Southwest Cedar Falls Urban Renewal Plan (TIF District) when debt is certified by the City. Attached for your review is the Offer to Buy Real Estate and Acceptance contract prepared by City Attorney Kevin Rogers covering the entire 75.98 acres owned by Shirley Olander, Sandra Watson and Julie Ladage. The attached document has been executed by all of the above property owners.

RECOMMENDATION

Staff recommends that the City Council adopt and approve the following:

1. Resolution approving and authorizing execution of an Offer to Buy Real Estate and Acceptance for 75.98 acres, more or less, of farm real estate owned by Shirley Olander, Sandra Watson and Julie Ladage.

If the Offer to Buy Real Estate and Acceptance is approved by City Council, staff will then prepare to close on the property, and the acceptance of the applicable Warranty Deed would be on a future City Council agenda.

The proposed acquisition of this property is consistent with the following established City Council Organizational Goals:

Organizational Goal 3: Promote Economic Development.

Long Term & On-going Objective: Implement a long-term plan for the development of future TIF districts. This plan should include ways to acquire land and provide adequate infrastructure utilizing cooperative efforts with other groups and agencies.

If you have any questions regarding the proposed purchase offer, please feel free to contact me.

xc: Ron Gaines, P.E., City Administrator
Kevin Rogers, City Attorney
Jennifer Rodenbeck, Director of Finance & Business Operations

Proposed Property Acquisition
Olander, Watson, Ladage Property
6512 W. Ridgeway Avenue
W Viking Rd
Item 5.
Innovation Dr
Venture Way
Development Dr
Capital Way
S Union Rd
Technology Pkwy
Proposed Property Acquisition
76 Acres
W Ridgeway Ave
S Union Rd

OFFER TO BUY REAL ESTATE AND ACCEPTANCE
CITY OF CEDAR FALLS, IOWA
SHIRLEY K. OLANDER and JOHN D. OLANDER, WIFE AND HUSBAND

TO: Shirley K. Olander and John D. Olander, wife and husband (SELLERS)

The undersigned BUYER hereby offers to buy and the undersigned SELLERS by their acceptance agree to sell an undivided one-third interest in and to the real property situated in Black Hawk County, Iowa, locally known as 6512 W. Ridgeway Avenue, Cedar Falls, IA 56013, and legally described as:

The South One Half of the Southwest Quarter of Section No. Thirty-four (34), Township No. Eighty-nine (89) North, Range No. Fourteen (14), West of the Fifth Principal Meridian, Black Hawk County, Iowa

together with any easements and appurtenant servient estates, but subject to any reasonable easements of record for public utilities or roads, any zoning restrictions customary restrictive covenants and mineral reservations of record, if any, herein referred to as the "Property," upon the following terms and conditions provided BUYER, on possession, is permitted to use the Property for development.

1. PURCHASE PRICE. The Purchase Price for the SELLERS' undivided one-third interest shall be $725,000.00, which is one-third of the total purchase price of $2,175,000.00 to be paid to the owners of the Property. SELLERS share of the Purchase Price is payable in full at closing.
2. REAL ESTATE TAXES. SELLERS shall pay one-third of pro-rated real estate taxes on the Property to date of possession by BUYER as well as one-third of any unpaid real estate taxes payable in prior years. BUYER shall pay all subsequent real estate taxes.
3. SPECIAL ASSESSMENTS.
   A. SELLERS shall pay their one-third share at time of closing all special assessments which are a lien on the Property as of the date of acceptance, (insert date).
   B. One-third of all charges for solid waste removal, sewage and maintenance that are attributable to SELLERS' possession, including those for which assessments arise after closing, shall be paid by SELLERS.
   C. One-third of any preliminary or deficiency assessment which cannot be discharged by payment shall be paid by SELLERS through an escrow account with sufficient funds to pay such liens when payable, with any unused funds returned to SELLERS.
   D. BUYER shall pay all other special assessments or installments not payable by SELLERS.
4. RISK OF LOSS AND INSURANCE. SELLERS shall bear the risk of loss or damage to the Property prior to closing or possession, whichever first occurs. SELLERS agree to maintain existing insurance and BUYER may purchase additional insurance. In the event

OFFER TO BUY REAL ESTATE AND ACCEPTANCE
CITY OF CEDAR FALLS, IOWA
JULIE L. LADAGE AND KELLY A. LADAGE, WIFE AND HUSBAND

TO: Julie L. Ladage and Kelly A. Ladage, wife and husband (SELLERS)

The undersigned BUYER hereby offers to buy and the undersigned SELLERS by their acceptance agree to sell an undivided one-third interest in and to the real property situated in Black Hawk County, Iowa, locally known as 6512 W. Ridgeway Avenue, Cedar Falls, IA 56013, and legally described as:

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   D. BUYER shall pay all other special assessments or installments not payable by SELLERS.
4. RISK OF LOSS AND INSURANCE. SELLERS shall bear the risk of loss or damage to the Property prior to closing or possession, whichever first occurs. SELLERS agree to maintain existing insurance and BUYER may purchase additional insurance. In the event

of substantial damage or destruction prior to closing, this Agreement shall be null and void; provided, however, BUYER shall have the option to complete the closing and receive insurance proceeds regardless of the extent of damages. The Property shall be deemed substantially damaged or destroyed if it cannot be restored to its present condition on or before the closing date.

5. POSSESSION AND CLOSING. If BUYER timely performs all obligations, possession of the Property shall be delivered to BUYER on March 1, 2023, or an earlier date if mutually agreed to by the parties, and, and any adjustments of rent, insurance, interest and all charges attributable to the SELLERS' possession shall be made as of the date of possession. Closing shall occur after the approval of title by BUYER and vacation of the Property by SELLERS, but prior to possession by BUYER. SELLERS agree to permit BUYER to inspect the Property at any time prior to closing to assure that the premises are in the condition required by this Agreement. If possession is given on a day other than closing, the parties shall make a separate agreement with adjustments as of the date of possession. This transaction shall be considered closed:

   A. Upon the delivery of the title transfer documents to BUYER and receipt of all funds then due at closing from BUYER under the Agreement.

6. FIXTURES. Included with the Property shall be all fixtures that integrally belong to, are specifically adapted to or are a part of the real estate, whether attached or detached. Also included shall be the following: All other property, real or personal, except personal property agreed by the parties in writing to be removed by SELLERS prior to closing.

7. CONDITION OF PROPERTY. The property as of the date of this Agreement, including buildings, grounds, and all improvements, will be preserved by the SELLERS in its present condition until possession, ordinary wear and tear excepted. SELLERS make no warranties, expressed or implied, as to the condition of the property.

   A. BUYER acknowledges that it has made a satisfactory inspection of the Property and is purchasing the Property in its existing condition.

8. ABSTRACT AND TITLE. SELLERS, at their expense, shall promptly obtain an abstract of title to the Property continued through (fill in date), and deliver it to BUYER'S attorney for examination. It shall show marketable title of an undivided one-third interest in SELLERS in conformity with this Agreement, Iowa law, and title standards of the Iowa State Bar Association. The SELLERS shall make every reasonable effort to promptly perfect title. If closing is delayed due to SELLERS' inability to provide marketable title, this Agreement shall continue in force and effect until either party rescinds the Agreement after giving ten days written notice to the other party. The abstract shall become the property of BUYER when the Purchase Price is paid in full to all owners of the Property. SELLERS shall pay the costs of any additional abstracting and title work due to any act or omission of SELLERS, including transfers by or the death of SELLERS or their assignees. The abstract shall be obtained from an abstracter qualified by the Guaranty Division of the Iowa Housing Finance Authority.

9. SURVEY. If a survey is required under Iowa Code Chapter 354, or city or county ordinances, or otherwise, BUYER shall pay the costs thereof. If the survey shows an encroachment on the Property or if any improvements located on the Property encroach on lands of others, the encroachments shall be treated as a title defect.

10. ENVIRONMENTAL MATTERS.

   A. SELLERS warrant to the best of their knowledge and belief that there are no

solid waste disposal sites, hazardous wastes or substances, or underground storage tanks located on the Property, the Property does not contain levels of radon gas, asbestos, or urea-formaldehyde foam insulation which require remediation under current governmental standards, and SELLERS have done nothing to contaminate the Property with hazardous wastes or substances. SELLERS warrant that the property is not subject to any local, state, or federal judicial or administrative action, investigation or order, as the case may be, regarding wells, solid waste disposal sites, hazardous wastes or substances, or underground storage tanks. SELLERS shall also provide BUYERS with a properly executed GROUNDWATER HAZARD STATEMENT showing private burial sites, solid waste disposal sites, private sewage disposal system, hazardous waste and underground storage tanks on the Property. BUYER acknowledges that there exists on the property a well and a private septic system. BUYERS shall include on the GROUNDWATER HAZARD STATEMENT the location of the well and the private septic system.

B. BUYERS may at their expense obtain a report from a qualified engineer or other person qualified to analyze the existence or nature of any hazardous materials, substances, conditions or wastes located on the Property. In the event any hazardous materials, substances, conditions or wastes are discovered on the Property, BUYER'S obligation hereunder shall be contingent upon the removal of such materials, substances, conditions or wastes or other resolution of the matter reasonably satisfactory to BUYER. The expense of any action necessary to remove or otherwise make safe any hazardous material, substances, conditions or waste shall be paid by SELLERS.

11. DEED. Upon payment of the Purchase Price, SELLERS shall convey the Property to BUYER by Warranty Deed, free and clear of all liens, restrictions, and encumbrances except as provided in this Agreement. General warranties of the title shall extend to the time of delivery of the deed excepting liens and encumbrances suffered or permitted by BUYER.
12. JOINT TENANCY IN PROCEEDS AND IN REAL ESTATE. If SELLERS, immediately preceding acceptance of the offer, hold title to the Property in joint tenancy with full rights of survivorship, and the joint tenancy is not later destroyed by operation of law or by acts of the SELLERS, then the proceeds of this sale, and any continuing or recaptured rights of SELLERS in the Property, shall belong to SELLERS as joint tenants with full rights of survivorship and not as tenants in common; and BUYER in the event of death of any SELLER, agrees to pay any balance of the price due SELLERS under this contract to the surviving SELLERS and to accept a deed from the surviving SELLER consistent with Paragraph 15.
13. STATEMENT AS TO LIENS. All liens on the Property shall be cleared by SELLERS, or, at BUYER'S option, may be withheld from the Purchase Price at the time of closing.
14. USE OF PURCHASE PRICE. At time of settlement, funds of the Purchase Price may be used to pay taxes and other liens and to acquire outstanding interests, if any, of others.
15. APPROVAL OF COURT. If the Property is an asset of an estate, trust or conservatorship, this Agreement is contingent upon Court approval unless Court approval is not required under Iowa law and title standards of the Iowa State Bar Association. If the sale of the Property is subject to Court approval, the fiduciary shall promptly submit this Agreement for such approval. If this Agreement is not so approved by December 1, 2022, either party

may declare this Agreement null and void, and all payments made hereunder shall be made to BUYER.

16. REMEDIES OF THE PARTIES.

    A. If BUYER fails to timely perform this Agreement, SELLERS may forfeit it as provided in the Iowa Code (Chapter 656), and all payments made shall be forfeited; or, at SELLERS' option, upon thirty days written notice of intention to accelerate the payment of the entire balance because of BUYERS' default (during which thirty days the default is not corrected), SELLERS may declare the entire balance immediately due and payable. Thereafter this Agreement may be foreclosed in equity and the Court may appoint a receiver.

    B. If SELLERS fail to timely perform this Agreement, BUYER has the right to have all payments made returned to it.

    C. BUYER and SELLERS are also entitled to utilize any and all other remedies or actions at law or in equity available to them, and the prevailing parties shall be entitled to obtain judgment for costs and attorney fees.

17. NOTICE. Any notice under this Agreement shall be in writing and be deemed served when it is delivered by personal delivery or mailed by certified mail, addressed to the parties at the addresses given below.

18. GENERAL PROVISIONS. In the performance of each part of this Agreement, time shall be of the essence. Failure to promptly assert rights herein shall not, however, be a waiver of such rights or a waiver of any existing or subsequent default. This Agreement shall apply to and bind the successors in interest of the parties. This Agreement shall survive the closing. This Agreement contains the entire agreement of the parties and shall not be amended except by a written instrument duly signed by SELLERS and BUYER. Paragraph headings are for convenience of reference and shall not limit or affect the meaning of this Agreement. Words and phrases herein shall be construed as in the singular or plural number, and as masculine, feminine, neutral or other gender according to the context.

19. NO REAL ESTATE AGENT OR BROKER. Neither party has used the service of a real estate agent or broker in connection with this transaction.

20. CERTIFICATION. BUYER and SELLERS each certify that they are not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Each party hereby agrees to defend, indemnify and hold harmless the other party from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to my breach of the foregoing certification.

21. INSPECTION OF PRIVATE SEWAGE DISPOSAL SYSTEM. The Property is served by a private sewage disposal system, or there is a private sewage disposal system on the Property. Seller and Buyer agree to the provision selected in the attached Exhibit "B" for Inspection of Private Sewage Disposal System.

22. ADDITIONAL TERMS AND CONDITIONS. SELLERS shall be responsible for any transfer tax on the transaction, which may be withheld from the Purchase Price at time of closing and paid by BUYER. The recording fees for any mortgage and any other lien

release or release of any other interest shall be paid by SELLERS. The recording fees for the Warranty Deed shall be paid by BUYER.

23. NO LIMITATIONS ON USE. SELLERS warrant that there are no crop or conservation programs that would limit or restrict the use of the Property for development by BUYER, or eventual use as an industrial, commercial or mixed use area. SELLERS make no representations or warranties whatsoever regarding zoning or rezoning of the Property or any potential future annexation of the Property into the City of Cedar Falls.
24. TENANTS IN COMMON. BUYER acknowledges that SELLERS hold title to the Property as Tenants in Common with other owners. This Agreement is conditioned on acquisition by BUYER of the undivided one-third interests of all other owners of the Property, namely Sandra F. Watson and husband Charles T. Watson, as well as Shirley K. Olander and husband John D. Olander. Closing of the acquisition transaction by BUYER of the undivided one-third interests of the other owners of the Property must occur on or before (fill in date). If all acquisitions are not closed by that date, then without limitation of any other remedy, BUYER may rescind this Agreement and have returned to BUYER all payments made. It is not the intention of BUYER to own the Property as Tenant in Common with any current owner of the Property.
25. IRUA. This Agreement is subject to and conditioned upon full and final resolution of any claims, demands, suits or interests, if any, on the part of Iowa Regional Utilities Association ("IRUA") and any affiliate or successor, regarding water service to the Property. Nothing herein shall be construed as an admission by the parties that IRUA or affiliates or successors have any valid claim, demand, suit or interest whatsoever in the Property. Approval of full and final resolution, if any, shall be within the complete and sole discretion of the City as BUYER. The parties agree that possession and closing may be delayed pending full and final resolution of IRUA claims, or if not fully and finally resolved to the satisfaction of BUYER, BUYER may rescind this Agreement and have returned to BUYER all payments made.

ACCEPTANCE. When accepted, this Agreement shall become a binding contract. If not accepted and delivered to BUYER on or before December 1, 2022, this Agreement shall be null and void and all payments made shall be returned immediately to BUYER. If accepted by SELLERS at a later date and acceptance is satisfied in writing, then this contract shall be valid and binding.

Accepted 12-3-22
SELLERS

Julie L Ladage
Julie L. Ladage
SS# 482-70-3525

Kelly A Ladage
Kelly A. Ladage
SS# 482-86-8703

Dated _____
BUYER

_____
Robert M. Green, Mayor of City of Cedar Falls, Iowa

Attest: _____

Address : (fill in address)

_____

Address : 220 Clay Street, Cedar Falls, IA 50613

_____

Exhibit B
Inspection of Private Sewage Disposal System

Buyer and Seller agree on the following initialed alternative to comply with the time of transfer inspection of private sewage disposal systems:

There is a private sewage disposal system on this Property which serves the Property. Seller has obtained or shall obtain at Seller's expense within _____ days a certified inspector's report which documents the condition of the private sewage disposal system, that it is of sufficient capacity to serve the Property, that the continued use of the system is permitted, and whether any modifications are required to conform to standards adopted by the Department of Natural Resources. Seller shall attach the inspection report to the Groundwater Hazard Statement to be filed at closing.

If Seller receives an unsatisfactory report, the basis of which cannot be resolved between Buyer and Seller within _____ days of delivery of a copy to Buyer, then upon written notice from Buyer to Seller, this agreement shall be null and void and all earnest money paid hereunder shall be returned immediately to Buyer.

____ There is a private sewage disposal system on this Property. Weather or other temporary physical conditions prevent the certified inspection of the private sewage disposal system from being conducted. Buyer shall execute a binding acknowledgment with the County Board of Health to conduct a certified inspection of the private sewage disposal system at the earliest practicable time and to be responsible for any required modifications to the private sewage disposal system as identified by the certified inspection. Buyer shall attach a copy of the binding acknowledgment to the Groundwater Hazard Statement to be filed at closing. When the inspection is completed, an amended Groundwater Hazard Statement shall be filed with the certified inspection and shall include the document numbers of both the real estate transfer document and the original Groundwater Hazard Statement

Seller agrees at closing to deposit the sum of $_____ Dollars into escrow with _____ ("Escrow Agent") to reimburse Buyer for expenses incurred for the cost of the inspection and any required modifications to the private disposal system. Escrow Agent shall pay to Buyer, up to the amount held in escrow, amounts for required modifications after any such modifications are completed and upon submission to Escrow Agent of a detailed invoice. If no modifications are required, the entire escrow account shall be returned to Seller. Any funds remaining in the escrow account after any required modifications shall be returned to Seller. Seller shall not be responsible for any cost in excess of the escrow deposit.

___X_ There is a private sewage disposal system on this Property. The building to which the sewage disposal system is connected will be demolished without being occupied. Buyer shall execute a binding acknowledgement with the county board of health to demolish the building within an agreed upon time period. Buyer shall attach a copy of the binding acknowledgement to the Groundwater Hazard Statement to be filed at closing.

There is a private sewage disposal system on this Property. The private sewage disposal system has been installed within the past two years pursuant to permit number _____.

of substantial damage or destruction prior to closing, this Agreement shall be null and void; provided, however, BUYER shall have the option to complete the closing and receive insurance proceeds regardless of the extent of damages. The Property shall be deemed substantially damaged or destroyed if it cannot be restored to its present condition on or before the closing date.

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   A. BUYER acknowledges that it has made a satisfactory inspection of the Property and is purchasing the Property in its existing condition.

8. ABSTRACT AND TITLE. SELLERS, at their expense, shall promptly obtain an abstract of title to the Property continued through (fill in date), and deliver it to BUYER'S attorney for examination. It shall show marketable title of an undivided one-third interest in SELLERS in conformity with this Agreement, Iowa law, and title standards of the Iowa State Bar Association. The SELLERS shall make every reasonable effort to promptly perfect title. If closing is delayed due to SELLERS' inability to provide marketable title, this Agreement shall continue in force and effect until either party rescinds the Agreement after giving ten days written notice to the other party. The abstract shall become the property of BUYER when the Purchase Price is paid in full to all owners of the Property. SELLERS shall pay the costs of any additional abstracting and title work due to any act or omission of SELLERS, including transfers by or the death of SELLERS or their assignees. The abstract shall be obtained from an abstracter qualified by the Guaranty Division of the Iowa Housing Finance Authority.

9. SURVEY. If a survey is required under Iowa Code Chapter 354, or city or county ordinances, or otherwise, BUYER shall pay the costs thereof. If the survey shows an encroachment on the Property or if any improvements located on the Property encroach on lands of others, the encroachments shall be treated as a title defect.

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solid waste disposal sites, hazardous wastes or substances, or underground storage tanks located on the Property, the Property does not contain levels of radon gas, asbestos, or urea-formaldehyde foam insulation which require remediation under current governmental standards, and SELLERS have done nothing to contaminate the Property with hazardous wastes or substances. SELLERS warrant that the property is not subject to any local, state, or federal judicial or administrative action, investigation or order, as the case may be, regarding wells, solid waste disposal sites, hazardous wastes or substances, or underground storage tanks. SELLERS shall also provide BUYERS with a properly executed GROUNDWATER HAZARD STATEMENT showing private burial sites, solid waste disposal sites, private sewage disposal system, hazardous waste and underground storage tanks on the Property. BUYER acknowledges that there exists on the property a well and a private septic system. BUYERS shall include on the GROUNDWATER HAZARD STATEMENT the location of the well and the private septic system.

B. BUYERS may at their expense obtain a report from a qualified engineer or other person qualified to analyze the existence or nature of any hazardous materials, substances, conditions or wastes located on the Property. In the event any hazardous materials, substances, conditions or wastes are discovered on the Property, BUYER'S obligation hereunder shall be contingent upon the removal of such materials, substances, conditions or wastes or other resolution of the matter reasonably satisfactory to BUYER. The expense of any action necessary to remove or otherwise make safe any hazardous material, substances, conditions or waste shall be paid by SELLERS.

11. DEED. Upon payment of the Purchase Price, SELLERS shall convey the Property to BUYER by Warranty Deed, free and clear of all liens, restrictions, and encumbrances except as provided in this Agreement. General warranties of the title shall extend to the time of delivery of the deed excepting liens and encumbrances suffered or permitted by BUYER.
12. JOINT TENANCY IN PROCEEDS AND IN REAL ESTATE. If SELLERS, immediately preceding acceptance of the offer, hold title to the Property in joint tenancy with full rights of survivorship, and the joint tenancy is not later destroyed by operation of law or by acts of the SELLERS, then the proceeds of this sale, and any continuing or recaptured rights of SELLERS in the Property, shall belong to SELLERS as joint tenants with full rights of survivorship and not as tenants in common; and BUYER in the event of death of any SELLER, agrees to pay any balance of the price due SELLERS under this contract to the surviving SELLERS and to accept a deed from the surviving SELLER consistent with Paragraph 15.
13. STATEMENT AS TO LIENS. All liens on the Property shall be cleared by SELLERS, or, at BUYER'S option, may be withheld from the Purchase Price at the time of closing.
14. USE OF PURCHASE PRICE. At time of settlement, funds of the Purchase Price may be used to pay taxes and other liens and to acquire outstanding interests, if any, of others.
15. APPROVAL OF COURT. If the Property is an asset of an estate, trust or conservatorship, this Agreement is contingent upon Court approval unless Court approval is not required under Iowa law and title standards of the Iowa State Bar Association. If the sale of the Property is subject to Court approval, the fiduciary shall promptly submit this Agreement for such approval. If this Agreement is not so approved by December 1, 2022, either party

may declare this Agreement null and void, and all payments made hereunder shall be made to BUYER.

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    A. If BUYER fails to timely perform this Agreement, SELLERS may forfeit it as provided in the Iowa Code (Chapter 656), and all payments made shall be forfeited; or, at SELLERS' option, upon thirty days written notice of intention to accelerate the payment of the entire balance because of BUYERS' default (during which thirty days the default is not corrected), SELLERS may declare the entire balance immediately due and payable. Thereafter this Agreement may be foreclosed in equity and the Court may appoint a receiver.

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    C. BUYER and SELLERS are also entitled to utilize any and all other remedies or actions at law or in equity available to them, and the prevailing parties shall be entitled to obtain judgment for costs and attorney fees.

17. NOTICE. Any notice under this Agreement shall be in writing and be deemed served when it is delivered by personal delivery or mailed by certified mail, addressed to the parties at the addresses given below.

18. GENERAL PROVISIONS. In the performance of each part of this Agreement, time shall be of the essence. Failure to promptly assert rights herein shall not, however, be a waiver of such rights or a waiver of any existing or subsequent default. This Agreement shall apply to and bind the successors in interest of the parties. This Agreement shall survive the closing. This Agreement contains the entire agreement of the parties and shall not be amended except by a written instrument duly signed by SELLERS and BUYER. Paragraph headings are for convenience of reference and shall not limit or affect the meaning of this Agreement. Words and phrases herein shall be construed as in the singular or plural number, and as masculine, feminine, neutral or other gender according to the context.

19. NO REAL ESTATE AGENT OR BROKER. Neither party has used the service of a real estate agent or broker in connection with this transaction.

20. CERTIFICATION. BUYER and SELLERS each certify that they are not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Each party hereby agrees to defend, indemnify and hold harmless the other party from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to my breach of the foregoing certification.

21. INSPECTION OF PRIVATE SEWAGE DISPOSAL SYSTEM. The Property is served by a private sewage disposal system, or there is a private sewage disposal system on the Property. Seller and Buyer agree to the provision selected in the attached Exhibit "B" for Inspection of Private Sewage Disposal System.

22. ADDITIONAL TERMS AND CONDITIONS. SELLERS shall be responsible for any transfer tax on the transaction, which may be withheld from the Purchase Price at time of closing and paid by BUYER. The recording fees for any mortgage and any other lien

release or release of any other interest shall be paid by SELLERS. The recording fees for the Warranty Deed shall be paid by BUYER.

23. NO LIMITATIONS ON USE. SELLERS warrant that there are no crop or conservation programs that would limit or restrict the use of the Property for development by BUYER, or eventual use as an industrial, commercial or mixed use area. SELLERS make no representations or warranties whatsoever regarding zoning or rezoning of the Property or any potential future annexation of the Property into the City of Cedar Falls.
24. TENANTS IN COMMON. BUYER acknowledges that SELLERS hold title to the Property as Tenants in Common with other owners. This Agreement is conditioned on acquisition by BUYER of the undivided one-third interests of all other owners of the Property, namely Sandra F. Watson and husband Charles T. Watson, as well as Julie L. Ladage and husband Kelly A. Ladage. Closing of the acquisition transaction by BUYER of the undivided one-third interests of the other owners of the Property must occur on or before (fill in date). If all acquisitions are not closed by that date, then without limitation of any other remedy, BUYER may rescind this Agreement and have returned to BUYER all payments made. It is not the intention of BUYER to own the Property as Tenant in Common with any current owner of the Property.
25. IRUA. This Agreement is subject to and conditioned upon full and final resolution of any claims, demands, suits or interests, if any, on the part of Iowa Regional Utilities Association ("IRUA") and any affiliate or successor, regarding water service to the Property. Nothing herein shall be construed as an admission by the parties that IRUA or affiliates or successors have any valid claim, demand, suit or interest whatsoever in the Property. Approval of full and final resolution, if any, shall be within the complete and sole discretion of the City as BUYER. The parties agree that possession and closing may be delayed pending full and final resolution of IRUA claims, or if not fully and finally resolved to the satisfaction of BUYER, BUYER may rescind this Agreement and have returned to BUYER all payments made.

ACCEPTANCE. When accepted, this Agreement shall become a binding contract. If not accepted and delivered to BUYER on or before December 1, 2022, this Agreement shall be null and void and all payments made shall be returned immediately to BUYER. If accepted by SELLERS at a later date and acceptance is satisfied in writing, then this contract shall be valid and binding.

Accepted 12-10-22
SELLERS

Shirley K. Olander
Shirley K. Olander
SS# 482-70-3517

John D. Olander
John D. Olander
SS# 471-60-1892

Dated _____
BUYER

_____
Robert M. Green, Mayor of City of Cedar Falls, Iowa

Attest: _____

©The Iowa State Bar Association 2022
IowaDocs®

Address : (fill in address)

_____

Address : 220 Clay Street, Cedar Falls, IA 50613

_____

Exhibit B
Inspection of Private Sewage Disposal System

Buyer and Seller agree on the following initialed alternative to comply with the time of transfer inspection of private sewage disposal systems:

There is a private sewage disposal system on this Property which serves the Property. Seller has obtained or shall obtain at Seller's expense within _____ days a certified inspector's report which documents the condition of the private sewage disposal system, that it is of sufficient capacity to serve the Property, that the continued use of the system is permitted, and whether any modifications are required to conform to standards adopted by the Department of Natural Resources. Seller shall attach the inspection report to the Groundwater Hazard Statement to be filed at closing.

If Seller receives an unsatisfactory report, the basis of which cannot be resolved between Buyer and Seller within _____ days of delivery of a copy to Buyer, then upon written notice from Buyer to Seller, this agreement shall be null and void and all earnest money paid hereunder shall be returned immediately to Buyer.

____ There is a private sewage disposal system on this Property. Weather or other temporary physical conditions prevent the certified inspection of the private sewage disposal system from being conducted. Buyer shall execute a binding acknowledgment with the County Board of Health to conduct a certified inspection of the private sewage disposal system at the earliest practicable time and to be responsible for any required modifications to the private sewage disposal system as identified by the certified inspection. Buyer shall attach a copy of the binding acknowledgment to the Groundwater Hazard Statement to be filed at closing. When the inspection is completed, an amended Groundwater Hazard Statement shall be filed with the certified inspection and shall include the document numbers of both the real estate transfer document and the original Groundwater Hazard Statement

Seller agrees at closing to deposit the sum of $_____ Dollars into escrow with _____ ("Escrow Agent") to reimburse Buyer for expenses incurred for the cost of the inspection and any required modifications to the private disposal system. Escrow Agent shall pay to Buyer, up to the amount held in escrow, amounts for required modifications after any such modifications are completed and upon submission to Escrow Agent of a detailed invoice. If no modifications are required, the entire escrow account shall be returned to Seller. Any funds remaining in the escrow account after any required modifications shall be returned to Seller. Seller shall not be responsible for any cost in excess of the escrow deposit.

___X_ There is a private sewage disposal system on this Property. The building to which the sewage disposal system is connected will be demolished without being occupied. Buyer shall execute a binding acknowledgement with the county board of health to demolish the building within an agreed upon time period. Buyer shall attach a copy of the binding acknowledgement to the Groundwater Hazard Statement to be filed at closing.

There is a private sewage disposal system on this Property. The private sewage disposal system has been installed within the past two years pursuant to permit number _____.

OFFER TO BUY REAL ESTATE AND ACCEPTANCE
CITY OF CEDAR FALLS, IOWA
SANDRA F. WATSON and CHARLES T. WATSON, WIFE AND HUSBAND

TO: Sandra F. Watson and Charles T. Watson, wife and husband (SELLERS)

The undersigned BUYER hereby offers to buy and the undersigned SELLERS by their acceptance agree to sell an undivided one-third interest in and to the real property situated in Black Hawk County, Iowa, locally known as 6512 W. Ridgeway Avenue, Cedar Falls, IA 56013, and legally described as:

The South One Half of the Southwest Quarter of Section No. Thirty-four (34), Township No. Eighty-nine (89) North, Range No. Fourteen (14), West of the Fifth Principal Meridian, Black Hawk County, Iowa

together with any easements and appurtenant servient estates, but subject to any reasonable easements of record for public utilities or roads, any zoning restrictions customary restrictive covenants and mineral reservations of record, if any, herein referred to as the "Property," upon the following terms and conditions provided BUYER, on possession, is permitted to use the Property for development.

1. PURCHASE PRICE. The Purchase Price for the SELLERS' undivided one-third interest shall be $725,000.00, which is one-third of the total purchase price of $2,175,000.00 to be paid to the owners of the Property. SELLERS share of the Purchase Price is payable in full at closing.
2. REAL ESTATE TAXES. SELLERS shall pay one-third of pro-rated real estate taxes on the Property to date of possession by BUYER as well as one-third of any unpaid real estate taxes payable in prior years. BUYER shall pay all subsequent real estate taxes.
3. SPECIAL ASSESSMENTS.
   A. SELLERS shall pay their one-third share at time of closing all special assessments which are a lien on the Property as of the date of acceptance, (insert date).
   B. One-third of all charges for solid waste removal, sewage and maintenance that are attributable to SELLERS' possession, including those for which assessments arise after closing, shall be paid by SELLERS.
   C. One-third of any preliminary or deficiency assessment which cannot be discharged by payment shall be paid by SELLERS through an escrow account with sufficient funds to pay such liens when payable, with any unused funds returned to SELLERS.
   D. BUYER shall pay all other special assessments or installments not payable by SELLERS.
4. RISK OF LOSS AND INSURANCE. SELLERS shall bear the risk of loss or damage to the Property prior to closing or possession, whichever first occurs. SELLERS agree to maintain existing insurance and BUYER may purchase additional insurance. In the event

of substantial damage or destruction prior to closing, this Agreement shall be null and void; provided, however, BUYER shall have the option to complete the closing and receive insurance proceeds regardless of the extent of damages. The Property shall be deemed substantially damaged or destroyed if it cannot be restored to its present condition on or before the closing date.

5. POSSESSION AND CLOSING. If BUYER timely performs all obligations, possession of the Property shall be delivered to BUYER on March 1, 2023, or an earlier date if mutually agreed to by the parties, and any adjustments of rent, insurance, interest and all charges attributable to the SELLERS' possession shall be made as of the date of possession. Closing shall occur after the approval of title by BUYER and vacation of the Property by SELLERS, but prior to possession by BUYER. SELLERS agree to permit BUYER to inspect the Property at any time prior to closing to assure that the premises are in the condition required by this Agreement. If possession is given on a day other than closing, the parties shall make a separate agreement with adjustments as of the date of possession. This transaction shall be considered closed:

   A. Upon the delivery of the title transfer documents to BUYER and receipt of all funds then due at closing from BUYER under the Agreement.

6. FIXTURES. Included with the Property shall be all fixtures that integrally belong to, are specifically adapted to or are a part of the real estate, whether attached or detached. Also included shall be the following: All other property, real or personal, except personal property agreed by the parties in writing to be removed by SELLERS prior to closing.

7. CONDITION OF PROPERTY. The property as of the date of this Agreement, including buildings, grounds, and all improvements, will be preserved by the SELLERS in its present condition until possession, ordinary wear and tear excepted. SELLERS make no warranties, expressed or implied, as to the condition of the property.

   A. BUYER acknowledges that it has made a satisfactory inspection of the Property and is purchasing the Property in its existing condition.

8. ABSTRACT AND TITLE. SELLERS, at their expense, shall promptly obtain an abstract of title to the Property continued through (fill in date), and deliver it to BUYER'S attorney for examination. It shall show marketable title of an undivided one-third interest in SELLERS in conformity with this Agreement, Iowa law, and title standards of the Iowa State Bar Association. The SELLERS shall make every reasonable effort to promptly perfect title. If closing is delayed due to SELLERS' inability to provide marketable title, this Agreement shall continue in force and effect until either party rescinds the Agreement after giving ten days written notice to the other party. The abstract shall become the property of BUYER when the Purchase Price is paid in full to all owners of the Property. SELLERS shall pay the costs of any additional abstracting and title work due to any act or omission of SELLERS, including transfers by or the death of SELLERS or their assignees. The abstract shall be obtained from an abstracter qualified by the Guaranty Division of the Iowa Housing Finance Authority.

9. SURVEY. If a survey is required under Iowa Code Chapter 354, or city or county ordinances, or otherwise, BUYER shall pay the costs thereof. If the survey shows an encroachment on the Property or if any improvements located on the Property encroach on lands of others, the encroachments shall be treated as a title defect.

10. ENVIRONMENTAL MATTERS.

   A. SELLERS warrant to the best of their knowledge and belief that there are no

solid waste disposal sites, hazardous wastes or substances, or underground storage tanks located on the Property, the Property does not contain levels of radon gas, asbestos, or urea-formaldehyde foam insulation which require remediation under current governmental standards, and SELLERS have done nothing to contaminate the Property with hazardous wastes or substances. SELLERS warrant that the property is not subject to any local, state, or federal judicial or administrative action, investigation or order, as the case may be, regarding wells, solid waste disposal sites, hazardous wastes or substances, or underground storage tanks. SELLERS shall also provide BUYERS with a properly executed GROUNDWATER HAZARD STATEMENT showing private burial sites, solid waste disposal sites, private sewage disposal system, hazardous waste and underground storage tanks on the Property. BUYER acknowledges that there exists on the property a well and a private septic system. BUYERS shall include on the GROUNDWATER HAZARD STATEMENT the location of the well and the private septic system.

B. BUYERS may at their expense obtain a report from a qualified engineer or other person qualified to analyze the existence or nature of any hazardous materials, substances, conditions or wastes located on the Property. In the event any hazardous materials, substances, conditions or wastes are discovered on the Property, BUYER'S obligation hereunder shall be contingent upon the removal of such materials, substances, conditions or wastes or other resolution of the matter reasonably satisfactory to BUYER. The expense of any action necessary to remove or otherwise make safe any hazardous material, substances, conditions or waste shall be paid by SELLERS.

11. DEED. Upon payment of the Purchase Price, SELLERS shall convey the Property to BUYER by Warranty Deed, free and clear of all liens, restrictions, and encumbrances except as provided in this Agreement. General warranties of the title shall extend to the time of delivery of the deed excepting liens and encumbrances suffered or permitted by BUYER.
12. JOINT TENANCY IN PROCEEDS AND IN REAL ESTATE. If SELLERS, immediately preceding acceptance of the offer, hold title to the Property in joint tenancy with full rights of survivorship, and the joint tenancy is not later destroyed by operation of law or by acts of the SELLERS, then the proceeds of this sale, and any continuing or recaptured rights of SELLERS in the Property, shall belong to SELLERS as joint tenants with full rights of survivorship and not as tenants in common; and BUYER in the event of death of any SELLER, agrees to pay any balance of the price due SELLERS under this contract to the surviving SELLERS and to accept a deed from the surviving SELLER consistent with Paragraph 15.
13. STATEMENT AS TO LIENS. All liens on the Property shall be cleared by SELLERS, or, at BUYER'S option, may be withheld from the Purchase Price at the time of closing.
14. USE OF PURCHASE PRICE. At time of settlement, funds of the Purchase Price may be used to pay taxes and other liens and to acquire outstanding interests, if any, of others.
15. APPROVAL OF COURT. If the Property is an asset of an estate, trust or conservatorship, this Agreement is contingent upon Court approval unless Court approval is not required under Iowa law and title standards of the Iowa State Bar Association. If the sale of the Property is subject to Court approval, the fiduciary shall promptly submit this Agreement for such approval. If this Agreement is not so approved by December 1, 2022, either party

may declare this Agreement null and void, and all payments made hereunder shall be made to BUYER.

16. REMEDIES OF THE PARTIES.

    A. If BUYER fails to timely perform this Agreement, SELLERS may forfeit it as provided in the Iowa Code (Chapter 656), and all payments made shall be forfeited; or, at SELLERS' option, upon thirty days written notice of intention to accelerate the payment of the entire balance because of BUYERS' default (during which thirty days the default is not corrected), SELLERS may declare the entire balance immediately due and payable. Thereafter this Agreement may be foreclosed in equity and the Court may appoint a receiver.

    B. If SELLERS fail to timely perform this Agreement, BUYER has the right to have all payments made returned to it.

    C. BUYER and SELLERS are also entitled to utilize any and all other remedies or actions at law or in equity available to them, and the prevailing parties shall be entitled to obtain judgment for costs and attorney fees.

17. NOTICE. Any notice under this Agreement shall be in writing and be deemed served when it is delivered by personal delivery or mailed by certified mail, addressed to the parties at the addresses given below.

18. GENERAL PROVISIONS. In the performance of each part of this Agreement, time shall be of the essence. Failure to promptly assert rights herein shall not, however, be a waiver of such rights or a waiver of any existing or subsequent default. This Agreement shall apply to and bind the successors in interest of the parties. This Agreement shall survive the closing. This Agreement contains the entire agreement of the parties and shall not be amended except by a written instrument duly signed by SELLERS and BUYER. Paragraph headings are for convenience of reference and shall not limit or affect the meaning of this Agreement. Words and phrases herein shall be construed as in the singular or plural number, and as masculine, feminine, neutral or other gender according to the context.

19. NO REAL ESTATE AGENT OR BROKER. Neither party has used the service of a real estate agent or broker in connection with this transaction.

20. CERTIFICATION. BUYER and SELLERS each certify that they are not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Each party hereby agrees to defend, indemnify and hold harmless the other party from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to my breach of the foregoing certification.

21. INSPECTION OF PRIVATE SEWAGE DISPOSAL SYSTEM. The Property is served by a private sewage disposal system, or there is a private sewage disposal system on the Property. Seller and Buyer agree to the provision selected in the attached Exhibit "B" for Inspection of Private Sewage Disposal System.

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24. TENANTS IN COMMON. BUYER acknowledges that SELLERS hold title to the Property as Tenants in Common with other owners. This Agreement is conditioned on acquisition by BUYER of the undivided one-third interests of all other owners of the Property, namely Shirley K. Olander and husband John D. Olander, as well as Julie L. Ladage and husband Kelly A. Ladage. Closing of the acquisition transaction by BUYER of the undivided one-third interests of the other owners of the Property must occur on or before (fill in date). If all acquisitions are not closed by that date, then without limitation of any other remedy, BUYER may rescind this Agreement and have returned to BUYER all payments made. It is not the intention of BUYER to own the Property as Tenant in Common with any current owner of the Property.
25. IRUA. This Agreement is subject to and conditioned upon full and final resolution of any claims, demands, suits or interests, if any, on the part of Iowa Regional Utilities Association ("IRUA") and any affiliate or successor, regarding water service to the Property. Nothing herein shall be construed as an admission by the parties that IRUA or affiliates or successors have any valid claim, demand, suit or interest whatsoever in the Property. Approval of full and final resolution, if any, shall be within the complete and sole discretion of the City as BUYER. The parties agree that possession and closing may be delayed pending full and final resolution of IRUA claims, or if not fully and finally resolved to the satisfaction of BUYER, BUYER may rescind this Agreement and have returned to BUYER all payments made.

ACCEPTANCE. When accepted, this Agreement shall become a binding contract. If not accepted and delivered to BUYER on or before December 1, 2022, this Agreement shall be null and void and all payments made shall be returned immediately to BUYER. If accepted by SELLERS at a later date and acceptance is satisfied in writing, then this contract shall be valid and binding.

Accepted 12-2-22
SELLERS

Sandra K. Watson
Sandra K. Watson
SS# 482-70-3521

Charles T. Watson
Charles T. Watson
SS# 484-62-4551

Dated _____
BUYER

_____
Robert M. Green, Mayor of City of Cedar Falls, Iowa

Attest: _____

©The Iowa State Bar Association 2022
IowaDocs®

Address : (fill in address)

_____

Address : 220 Clay Street, Cedar Falls, IA 50613

_____

Exhibit B
Inspection of Private Sewage Disposal System

Buyer and Seller agree on the following initialed alternative to comply with the time of transfer inspection of private sewage disposal systems:

There is a private sewage disposal system on this Property which serves the Property. Seller has obtained or shall obtain at Seller's expense within _____ days a certified inspector's report which documents the condition of the private sewage disposal system, that it is of sufficient capacity to serve the Property, that the continued use of the system is permitted, and whether any modifications are required to conform to standards adopted by the Department of Natural Resources. Seller shall attach the inspection report to the Groundwater Hazard Statement to be filed at closing.

If Seller receives an unsatisfactory report, the basis of which cannot be resolved between Buyer and Seller within _____ days of delivery of a copy to Buyer, then upon written notice from Buyer to Seller, this agreement shall be null and void and all earnest money paid hereunder shall be returned immediately to Buyer.

____ There is a private sewage disposal system on this Property. Weather or other temporary physical conditions prevent the certified inspection of the private sewage disposal system from being conducted. Buyer shall execute a binding acknowledgment with the County Board of Health to conduct a certified inspection of the private sewage disposal system at the earliest practicable time and to be responsible for any required modifications to the private sewage disposal system as identified by the certified inspection. Buyer shall attach a copy of the binding acknowledgment to the Groundwater Hazard Statement to be filed at closing. When the inspection is completed, an amended Groundwater Hazard Statement shall be filed with the certified inspection and shall include the document numbers of both the real estate transfer document and the original Groundwater Hazard Statement

Seller agrees at closing to deposit the sum of $_____ Dollars into escrow with _____ ("Escrow Agent") to reimburse Buyer for expenses incurred for the cost of the inspection and any required modifications to the private disposal system. Escrow Agent shall pay to Buyer, up to the amount held in escrow, amounts for required modifications after any such modifications are completed and upon submission to Escrow Agent of a detailed invoice. If no modifications are required, the entire escrow account shall be returned to Seller. Any funds remaining in the escrow account after any required modifications shall be returned to Seller. Seller shall not be responsible for any cost in excess of the escrow deposit.

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There is a private sewage disposal system on this Property. The private sewage disposal system has been installed within the past two years pursuant to permit number _____.

MAYOR ROBERT M. GREEN

CITY OF CEDAR FALLS, IOWA
220 CLAY STREET | CEDAR FALLS, IOWA 50613
PHONE 319-273-8600
www.cedarfalls.com

FROM: Mayor Robert M. Green

TO: Cedar Falls City Council

DATE: December 13, 2022

SUBJECT: **Mayoral Veto of Ordinances #3021 and #3022**

1. By the authority granted in Iowa Code 380.5 and Section 287(b)(3) of the City Code of Ordinances, I am vetoing Ordinance #3021 and #3022. These ordinances passed via 4-to-3 majority votes at the City Council meeting on December 5, 2022. These ordinances would remove the 'two-thirds' majority requirement to overrule Planning & Zoning Commission recommendations regarding amendments to the comprehensive plan, the zoning map, and zoning regulations.

2. The current balance of authority has served Cedar Falls well for decades. Mandated by Iowa Code 414.6, the Planning and Zoning Commission in every city is the public body entrusted to develop zoning expertise and to weigh the pros and cons of zoning changes with a focus on long-term benefits for the city. The recommendations from this appointed body should be free from (or at least minimize) the undue influence of short-term political pressures. The commission's intended purpose is to be an apolitical body of informed citizens willing to put significant effort into thoughtful and well-articulated recommendations to the City Council for final consideration and approval. Were this not the intent of the Legislature, then all zoning matters could theoretically be brought directly to the City Council for the most politically expedient decision, without having to first pass through a 'planning and zoning commission' gateway.

3. There is no inherent requirement that a simple council majority should prevail in zoning matters. Of Iowa's fifty largest cities, fully half maintain a more stringent requirement than Cedar Falls -- a 'three-fourths' requirement to override planning and zoning commission recommendations for the comprehensive plan, zoning map updates and/or regulation text changes. Two other cities maintain the lower-threshold 'two-thirds' requirement, including Cedar Falls. This means that a simple majority override is not prevalent among Iowa cities containing populations between 7.5K (Webster City) and 214K (Des Moines). Notably, Ankeny, Waukee, Clive, and Grinnell each require a far more stringent 'four-fifths' override. While we certainly should not base our direction solely on what other municipalities in Iowa are doing, we would also be unwise to disregard the collective experience of these cities in how they have chosen to order their zoning processes.

4. I do agree that a three-fourths requirement (wherein any overrides would need 6 of 7 councilors in support) would be overly restrictive. On the other hand, a simple majority (4 of 7 councilors) appears overly lax. A simple majority would risk destabilizing the city's zoning regulations by enabling wholesale modifications to the code every other year (regardless of Planning and Zoning Commission input) through just a single council seat change every election.

5. Retention of the two-thirds majority requirement will ensure that the zoning maps and regulations of the city enjoy considerable support from the Council, and would ensure that any Council override would overcome a mayoral veto. Such stability and predictability is essential for a healthy economic development climate in any city. My understanding is that developers are less concerned with what the zoning regulations are, than that they are clear, consistent, predictable, steady, and evenly enforced. The two-thirds majority is core to this stability strategy.

6. A decreased threshold would only embolden those on council seeking to enact changes that run counter to the P&Z's well-considered recommendations, knowing that the councilor only needs to convince three fellow councilors to side with them, rather than four. Such an approach would increase the potential for arbitrary decision-making, potentially benefiting a small number of people or special interests rather than the community as a whole. A key benefit of the two-thirds (or three-fourths, or four-fifths) majority is to limit the potential for this abuse. Moreover, requiring five councilors to agree to an override ensures that at least one of these members will be up for re-election within two years, providing healthy public accountability for their decision to countermand the Planning and Zoning Commission.

7. I do not believe that the current two-thirds majority presents an overly taxing threshold for an override of perceived "bad recommendations" by the Planning and Zoning Commission. Any ill-considered or obviously faulty decision from the Planning and Zoning Commission (whether through a conflict of interest, personal grudges, misinformation/disinformation, or other cause) can still be corrected through the agreement of five councilors, and four councilors together can vote to prevent any offending members' reappointment at the end of the five-year term. Four councilors could also prevent an undesired citizen from being appointed in the first place. Finally, four councilors could vote to change Sec. 18-21 to reduce term lengths, increasing the frequency that a member's suitability for continued service can be evaluated. In short, other remedies exist for addressing the council's stated concerns --- remedies that would be wiser than reducing the override threshold from 'two-thirds' to 'simple majority'.

8. For these reasons, I am vetoing Ordinance #3021 and #2022 and I respectfully request that the City Council uphold this decision.

Xc: City Administrator
City Clerk
Chair, Planning and Zoning Commission

###

Prepared by: Stephanie Sheetz, Director of Community Development, City of Cedar Falls, 220 Clay Street, Cedar Falls, Iowa (319) 273-8600

ORDINANCE NO. 3021

AN ORDINANCE TO REMOVE A 2/3 MAJORITY VOTE BY THE CITY COUNCIL IN THE EVENT THE PLANNING AND ZONING COMMISSION RECOMMENDS DENIAL OF A COMPREHENSIVE PLAN ADOPTION OR SUBSTANTIAL AMENDMENT BY AMENDING SECTION 18-23, POWERS AND DUTIES, UNDER ARTICLE II, PLANNING AND ZONING COMMISSION, ALL WITHIN CHAPTER 18, PLANNING, OF THE CODE OF ORDINANCES OF THE CITY OF CEDAR FALLS, IOWA

WHEREAS, the City Council discussed changes to the Planning Chapter of the Municipal Code of Ordinances at the September 19, 2022 Community Development Committee meeting;

WHEREAS, a public hearing was held October 17, 2022 by the City Council; and

WHEREAS, the City Council approved an amendment to Section 18-23 of the Code of Ordinances after public hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR FALLS, IOWA, THAT:

Subsection 5 of Section 18-23 Powers and Duties, within Article II, Planning and Zoning Commission, of Chapter 18, Planning, of the Code of Ordinances of the City of Cedar Falls, Iowa, is hereby deleted and the following substituted in lieu thereof:

(5) For the purpose of making a comprehensive plan for the physical development of the city, the commission shall make careful and comprehensive studies of the present conditions and future growth of the city, with due regard to its relation to neighboring territory. The plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the city and its environs which will, in accordance with present and future needs, best promote health, safety, order, convenience, prosperity and general welfare, as well as efficiency and economy in the process of development. Before adopting a comprehensive plan or any part of it, or any substantial amendment thereof, the commission shall hold at least one public hearing thereon, notice of the time of which shall be given by one publication in a newspaper of general circulation in the city, not less than seven and not more than 14 days before the hearing. The adopting of the plan or part or amendment thereof shall be by resolution of the commission carried by the affirmative vote of not less than two-thirds of all of the members of the commission. When such comprehensive plan has been adopted

as provided for in this subsection, no substantial amendment or modification thereof shall be made without such proposed change being first referred to the commission for its recommendation. Amendments or modifications to the comprehensive plan shall not become effective except by the favorable vote of a majority of all the members of the city council.

INTRODUCED: November 7, 2022

PASSED 1ST CONSIDERATION: November 7, 2022

PASSED 2ND CONSIDERATION: November 21, 2022

PASSED 3RD CONSIDERATION: December 5, 2022

ADOPTED: December 5, 2022

VETOED: December 13, 2022

Robert M. Green, Mayor

ATTEST:

Jacqueline Danielsen, MMC, City Clerk

MAYOR ROBERT M. GREEN

CITY OF CEDAR FALLS, IOWA
220 CLAY STREET | CEDAR FALLS, IOWA 50613
PHONE 319-273-8600
www.cedarfalls.com

FROM: Mayor Robert M. Green

TO: Cedar Falls City Council

DATE: December 13, 2022

SUBJECT: **Mayoral Veto of Ordinances #3021 and #3022**

1. By the authority granted in Iowa Code 380.5 and Section 287(b)(3) of the City Code of Ordinances, I am vetoing Ordinance #3021 and #3022. These ordinances passed via 4-to-3 majority votes at the City Council meeting on December 5, 2022. These ordinances would remove the 'two-thirds' majority requirement to overrule Planning & Zoning Commission recommendations regarding amendments to the comprehensive plan, the zoning map, and zoning regulations.

2. The current balance of authority has served Cedar Falls well for decades. Mandated by Iowa Code 414.6, the Planning and Zoning Commission in every city is the public body entrusted to develop zoning expertise and to weigh the pros and cons of zoning changes with a focus on long-term benefits for the city. The recommendations from this appointed body should be free from (or at least minimize) the undue influence of short-term political pressures. The commission's intended purpose is to be an apolitical body of informed citizens willing to put significant effort into thoughtful and well-articulated recommendations to the City Council for final consideration and approval. Were this not the intent of the Legislature, then all zoning matters could theoretically be brought directly to the City Council for the most politically expedient decision, without having to first pass through a 'planning and zoning commission' gateway.

3. There is no inherent requirement that a simple council majority should prevail in zoning matters. Of Iowa's fifty largest cities, fully half maintain a more stringent requirement than Cedar Falls -- a 'three-fourths' requirement to override planning and zoning commission recommendations for the comprehensive plan, zoning map updates and/or regulation text changes. Two other cities maintain the lower-threshold 'two-thirds' requirement, including Cedar Falls. This means that a simple majority override is not prevalent among Iowa cities containing populations between 7.5K (Webster City) and 214K (Des Moines). Notably, Ankeny, Waukee, Clive, and Grinnell each require a far more stringent 'four-fifths' override. While we certainly should not base our direction solely on what other municipalities in Iowa are doing, we would also be unwise to disregard the collective experience of these cities in how they have chosen to order their zoning processes.

4. I do agree that a three-fourths requirement (wherein any overrides would need 6 of 7 councilors in support) would be overly restrictive. On the other hand, a simple majority (4 of 7 councilors) appears overly lax. A simple majority would risk destabilizing the city's zoning regulations by enabling wholesale modifications to the code every other year (regardless of Planning and Zoning Commission input) through just a single council seat change every election.

5. Retention of the two-thirds majority requirement will ensure that the zoning maps and regulations of the city enjoy considerable support from the Council, and would ensure that any Council override would overcome a mayoral veto. Such stability and predictability is essential for a healthy economic development climate in any city. My understanding is that developers are less concerned with what the zoning regulations are, than that they are clear, consistent, predictable, steady, and evenly enforced. The two-thirds majority is core to this stability strategy.

6. A decreased threshold would only embolden those on council seeking to enact changes that run counter to the P&Z's well-considered recommendations, knowing that the councilor only needs to convince three fellow councilors to side with them, rather than four. Such an approach would increase the potential for arbitrary decision-making, potentially benefiting a small number of people or special interests rather than the community as a whole. A key benefit of the two-thirds (or three-fourths, or four-fifths) majority is to limit the potential for this abuse. Moreover, requiring five councilors to agree to an override ensures that at least one of these members will be up for re-election within two years, providing healthy public accountability for their decision to countermand the Planning and Zoning Commission.

7. I do not believe that the current two-thirds majority presents an overly taxing threshold for an override of perceived "bad recommendations" by the Planning and Zoning Commission. Any ill-considered or obviously faulty decision from the Planning and Zoning Commission (whether through a conflict of interest, personal grudges, misinformation/disinformation, or other cause) can still be corrected through the agreement of five councilors, and four councilors together can vote to prevent any offending members' reappointment at the end of the five-year term. Four councilors could also prevent an undesired citizen from being appointed in the first place. Finally, four councilors could vote to change Sec. 18-21 to reduce term lengths, increasing the frequency that a member's suitability for continued service can be evaluated. In short, other remedies exist for addressing the council's stated concerns --- remedies that would be wiser than reducing the override threshold from 'two-thirds' to 'simple majority'.

8. For these reasons, I am vetoing Ordinance #3021 and #2022 and I respectfully request that the City Council uphold this decision.

Xc: City Administrator
City Clerk
Chair, Planning and Zoning Commission

###

Prepared by: Stephanie Sheetz, Director of Community Development, City of Cedar Falls, 220 Clay Street, Cedar Falls, Iowa (319) 273-8600

ORDINANCE NO. 3022

AN ORDINANCE TO REMOVE A 2/3 MAJORITY VOTE BY THE CITY COUNCIL IN THE EVENT THE PLANNING AND ZONING COMMISSION RECOMMENDS DENIAL OF AN AMENDMENT, SUPPLEMENT OR CHANGE BY AMENDING SECTION 26-4, AMENDMENTS TO CHAPTER, UNDER ARTICLE I, IN GENERAL; ALL WITHIN CHAPTER 26, ZONING, OF THE CODE OF ORDINANCES OF THE CITY OF CEDAR FALLS, IOWA

WHEREAS, the City Council discussed changes to the Zoning Chapter of the Municipal Code of Ordinances at the September 19, 2022 Community Development Committee meeting; and

WHEREAS, a public hearing was held October 17, 2022 by the City Council; and

WHEREAS, the City Council approved an amendment to Section 26-4 of the Code of Ordinances after public hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR FALLS, IOWA, THAT:

Subsection (c) of Section 26-4 Amendments to Chapter within Article I, In General, of Chapter 26, Zoning, of the Code of Ordinances of the City of Cedar Falls, Iowa, is hereby deleted and the following substituted in lieu thereof:

(c) In case a written protest against a proposed amendment, supplement or change is filed with the city clerk duly signed by the owners of 20 percent or more of the area of the lots included in such proposed change, or by the owners of 20 percent or more of the property which is located within 200 feet of the exterior boundaries of the property for which the amendment, supplement or change is proposed, such amendment shall not become effective except by the favorable vote of at least three-fourths of all the members of the city council. Whenever any petition for an amendment, supplement or change of the zoning or regulations contained in this chapter or subsequently established shall have been denied by the city council, then no new petition covering the same property or the same property and additional property shall be filed with or considered by the city council until six months shall have elapsed from the date of the filing of the first petition.

INTRODUCED: November 7, 2022

PASSED 1ST CONSIDERATION: November 7, 2022

PASSED 2ND CONSIDERATION: November 21, 2022

PASSED 3RD CONSIDERATION: December 5, 2022

ADOPTED: December 5, 2022

VETOED: December 13, 2022

Robert M. Green, Mayor

ATTEST:

Jacqueline Danielsen, MMC, City Clerk

ROBERT M. GREEN

CITY OF CEDAR FALLS, IOWA
220 CLAY STREET
CEDAR FALLS, IOWA 50613
319-273-8600
FAX 319-268-5126

MEMORANDUM

Office of the Mayor

FROM: Mayor Robert M. Green

TO: City Council

DATE: December 14, 2022

SUBJECT: **Designation of Mayor Pro Tem for CY 2023**

REF: (a) Iowa Code 372.14: *The mayor – the mayor pro tem*
(b) Code of Ordinances, City of Cedar Falls §2-1879(b)(9)
(c) City Multi-Hazard Emergency Operations Plan dated September 2021

1. In accordance with references (a) and (b), I hereby designate Council Member Simon Harding to continue as mayor pro tem for CY2023.

2. As mayor pro tem, Councilor Harding shall be the vice president of the council as specified in reference (a), and shall perform the duties of the mayor in cases of my absence or incapacity, with the exceptions noted in reference (b).

3. Additionally, as mayor pro tem, Councilor Harding shall continue to work to gain familiarity with the requirements of the city's Emergency Operations Plan (reference (c)) in order to effectively serve as the city's chief executive as next in the line of succession.

Xc: City Administrator

###

ROBERT M. GREEN

CITY OF CEDAR FALLS, IOWA
220 CLAY STREET
CEDAR FALLS, IOWA 50613
319-273-8600
FAX 319-268-5126

MEMORANDUM

Office of the Mayor

FROM: Mayor Robert M. Green
TO: City Council
DATE: December 14, 2022

SUBJECT: **Annual Appointment of Standing Committees for CY 2023**

REF: (a) Code of Ordinances, City of Cedar Falls, Iowa §2-68
(b) CFD 1121.22b: Council Meeting Procedures, Rule 6.4 & 6.5

1. In accordance with reference (a) and (b), I hereby appoint the following standing committees of the Cedar Falls City Council for Calendar Year 2023:

    1. **Committee of the Whole:** Simon Harding, Susan deBuhr, Kelly Dunn, Dustin Ganfield, Daryl Kruse, Gil Schultz, Dave Sires.

    2. **Finance & Business Operations Committee:** Kelly Dunn, Susan deBuhr, Dustin Ganfield, Simon Harding, Daryl Kruse, Gil Schultz, Dave Sires.

    3. **Public Safety Committee:** Dustin Ganfield, Susan deBuhr, Kelly Dunn, Simon Harding, Daryl Kruse, Gil Schultz, Dave Sires.

    4. **Public Works:** Gil Schultz, Susan deBuhr, Kelly Dunn, Dustin Ganfield, Simon Harding, Daryl Kruse, Dave Sires.

    5. **Community Development Committee:** Simon Harding, Susan deBuhr, Kelly Dunn, Dustin Ganfield, Daryl Kruse, Gil Schultz, Dave Sires.

    6. **Administration Committee:** Daryl Kruse, Susan deBuhr, Kelly Dunn, Dustin Ganfield, Simon Harding, Gil Schultz, Dave Sires.

2. The first person named on each committee shall be the chair of that committee.

Xc: City Administrator
City Clerk

###

ROBERT M. GREEN

CITY OF CEDAR FALLS, IOWA
220 CLAY STREET
CEDAR FALLS, IOWA 50613
319-273-8600
FAX 319-268-5126

MEMORANDUM

Office of the Mayor

FROM: Mayor Robert M. Green

TO: City Council

DATE: December 23, 2022

SUBJECT: **Elected Official Conflict of Interest Annual Responses – December 2022**

REF: (a) Iowa Code §362.5: Interest in public contract prohibited
(b) Cedar Falls Personnel Policy 807: Conflicts of Interest
(c) Cedar Falls Purchasing Manual Section 19: Conflict of Interest

1. The Disclosure of Potential Conflicts of Interest form is a basic safeguard against corruption and self-dealing by government officials, and is a common requirement at all levels of American government. Reference (a) specifically requires that:

   "*A city officer or employee shall not have an interest, direct or indirect, in any contract or job of work or material or the profits thereof or services to be furnished or performed for the officer's or employee's city. A contract entered into in violation of this section is void*."

2. The City's Conflicts of Interest Policy (reference (b)) is a City Council policy, approved on January 1, 2008 and most recently amended on July 6, 2020. The City Council requires all elected officials to sign an annual declaration of compliance:

   "It is the policy of the City of Cedar Falls to prohibit its ***elected and appointed officials*** *and all employees from engaging in any activity, practice, or act that unlawfully conflicts with, or appears to conflict with, the interests of the City. To comply with State law, the City of Cedar Falls requires all full-time, permanent part-time and certain special purpose employees and* ***elected and appointed City officials*** *to sign an annual declaration of compliance with this Conflicts of Interest Policy." [emphasis added]*

3. The conflicts of interests of the city's elected officials, as declared on their Conflict of Interest forms are noted here and attached as enclosure (1):

POSITION	FULL NAME	ALL POTENTIAL CONFLICTS OF INTEREST ARE AS FOLLOWS:
Mayor	Robert Green	"Civil Air Patrol (Major @ Waterloo Airport Squadron)"
Ward 1	Gil Schultz	"None"
Ward 2	Susan deBuhr	"Owner, Color Glo"
Ward 3	Daryl Kruse	"None Known"
Ward 4	Simon Harding	"Possible gigs at CF Events"
Ward 5	Dustin Ganfield	"My wife is a part time Rec Center employee in the fitness instruction arena"
At Large	Kelly Dunn	"None"
At Large	David Sires	DID NOT RETURN FORM

4. I must advise the City Council that At-Large Council Member Dave Sires has not returned the Potential Conflict of Interest Disclosure Form for any year required, totaling four years (12/2019, 12/2020, 12/2021, and 12/2022). He has been made aware of this requirement each year, and has been provided the mandatory form to complete each year, but has failed to do so.

5. Please contact with me with any concerns or questions about this memo.

Encl: (1) Disclosure of Potential Conflicts of Interest Form for Robert Green dtd 12/7/2022
(2) Disclosure of Potential Conflicts of Interest Form for Gil Schultz, dtd 12/9/2022
(3) Disclosure of Potential Conflicts of Interest Form for Susanna deBuhr, dtd 12/5/2022
(4) Disclosure of Potential Conflicts of Interest Form for Daryl Kruse, dtd 12/5/2022
(5) Disclosure of Potential Conflicts of Interest Form for Simon Harding, dtd 12/7/2022
(6) Disclosure of Potential Conflicts of Interest Form for Dustin Ganfield, dtd 12/5/2022
(7) Disclosure of Potential Conflicts of Interest Form for Kelly Dunn, dtd 12/5/2022

Xc: City Administrator
City Clerk
City Attorney

###

FOR OFFICE USE ONLY

Item 10.

EE#: 1925
GREEN , ROBERT
11 58

DEPARTMENT OF FINANCE & BUSINESS OPERATIONS

CITY OF CEDAR FALLS, IOWA
220 CLAY STREET
CEDAR FALLS, IOWA 50613
319-273-8600
FAX 319-268-5126

MEMORANDUM

Human Resources Division

TO: Mayor and City Council Members

FROM: Bailey Schindel, Human Resources Manager

DATE: December 2022

SUBJECT: Disclosure of Potential Conflicts of Interest

In accordance with the City's Conflicts of Interest personnel policy, **please complete the disclosure form on the back of this memo and return to me by December 22nd.** Upon receiving, I'll forward to Ron Gaines to review, sign and return to me. All completed forms will be maintained in the Financial Services Division.

Before signing the disclosure form, you may wish to re-visit the above policy (#807) within the City's Personnel Policy Manual. If you have questions upon reviewing this information, feel free to contact me at 268-5531 or Jennifer Rodenbeck at 268-5108.

Cc: Ron Gaines, Jennifer Rodenbeck

OVER

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST
Elected Officials

I acknowledge my obligation to avoid conflicts of interest and to refer questions and concerns about potential conflicts to the City Administrator and the City Attorney. I have an obligation to fully comply with the City's Policy on Conflicts of Interest (Personnel Policy: 807) and the City's Policy on Outside Employment (Personnel Policy: 210), and to annually acknowledge my understanding of and adherence to these policies as provided in the Personnel Policy Manual.

I further affirmatively state that I have disclosed, in writing, any and all potential conflicts of interest to the City Administrator and the City Attorney. All potential conflicts of interest are as follows:

CIVIL AIR PATROL (MAJOR C WATERLOO AIRPORT SQUADRON)

(If none, please so state)

Elected Official signature

6 DEC 22

Date

Reviewed by:

City Administrator

12/7/2022

Date

Revised 7/1/14
7/18/16
5/3/18

FOR OFFICE USE ONLY

Item 10.

EE#: 1931
SCHULTZ , GIL
11 68

DEPARTMENT OF FINANCE & BUSINESS OPERATIONS

CITY OF CEDAR FALLS, IOWA
220 CLAY STREET
CEDAR FALLS, IOWA 50613
319-273-8600
FAX 319-268-5126

MEMORANDUM

Human Resources Division

TO: Mayor and City Council Members

FROM: Bailey Schindel, Human Resources Manager

DATE: December 2022

SUBJECT: Disclosure of Potential Conflicts of Interest

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Cc: Ron Gaines, Jennifer Rodenbeck

OVER

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST
Elected Officials

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I further affirmatively state that I have disclosed, in writing, any and all potential conflicts of interest to the City Administrator and the City Attorney. All potential conflicts of interest are as follows:

_____

_____

_____

_____

(If none, please so state)

None

Lil A. Schultz

Elected Official signature

08 December 2022

Date

Reviewed by:

Randy Gi

City Administrator

12/9/2022

Date

Revised 7/1/14
7/18/16
5/3/18

FOR OFFICE USE ONLY

Item 10.

EE#: 1917
DEBUHR , SUSANNA
11 68

DEPARTMENT OF FINANCE & BUSINESS OPERATIONS

CITY OF CEDAR FALLS, IOWA
220 CLAY STREET
CEDAR FALLS, IOWA 50613
319-273-8600
FAX 319-268-5126

MEMORANDUM

Human Resources Division

TO: Mayor and City Council Members

FROM: Bailey Schindel, Human Resources Manager

DATE: December 2022

SUBJECT: Disclosure of Potential Conflicts of Interest

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Cc: Ron Gaines, Jennifer Rodenbeck

OVER

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST
Elected Officials

I acknowledge my obligation to avoid conflicts of interest and to refer questions and concerns about potential conflicts to the City Administrator and the City Attorney. I have an obligation to fully comply with the City's Policy on Conflicts of Interest (Personnel Policy: 807) and the City's Policy on Outside Employment (Personnel Policy: 210), and to annually acknowledge my understanding of and adherence to these policies as provided in the Personnel Policy Manual.

I further affirmatively state that I have disclosed, in writing, any and all potential conflicts of interest to the City Administrator and the City Attorney. All potential conflicts of interest are as follows:

Owner Color Glo

(If none, please so state)

Joanna K deBuhr
Elected Official signature

12-05-2022
Date

Reviewed by:

Randall Stein
City Administrator

12/7/2022
Date

Revised 7/1/14
7/18/16
5/3/18

FOR OFFICE USE ONLY

Item 10.

EE#: 1926
KRUSE , DARYL
11 68

DEPARTMENT OF FINANCE & BUSINESS OPERATIONS

CITY OF CEDAR FALLS, IOWA
220 CLAY STREET
CEDAR FALLS, IOWA 50613
319-273-8600
FAX 319-268-5126

MEMORANDUM

Human Resources Division

TO: Mayor and City Council Members

FROM: Bailey Schindel, Human Resources Manager

DATE: December 2022

SUBJECT: Disclosure of Potential Conflicts of Interest

In accordance with the City's Conflicts of Interest personnel policy, **please complete the disclosure form on the back of this memo and return to me by December 22nd.** Upon receiving, I'll forward to Ron Gaines to review, sign and return to me. All completed forms will be maintained in the Financial Services Division.

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Cc: Ron Gaines, Jennifer Rodenbeck

OVER

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST
Elected Officials

I acknowledge my obligation to avoid conflicts of interest and to refer questions and concerns about potential conflicts to the City Administrator and the City Attorney. I have an obligation to fully comply with the City's Policy on Conflicts of Interest (Personnel Policy: 807) and the City's Policy on Outside Employment (Personnel Policy: 210), and to annually acknowledge my understanding of and adherence to these policies as provided in the Personnel Policy Manual.

I further affirmatively state that I have disclosed, in writing, any and all potential conflicts of interest to the City Administrator and the City Attorney. All potential conflicts of interest are as follows:

None Known

(If none, please so state)

None Known

Elected Official signature

12-5-2022

Date

Reviewed by:

City Administrator

12/7/2022

Date

Revised 7/1/14
7/18/16
5/3/18

FOR OFFICE USE ONLY

Item 10.

EE#: 1927
HARDING , SIMON
11 68

DEPARTMENT OF FINANCE & BUSINESS OPERATIONS

CITY OF CEDAR FALLS, IOWA
220 CLAY STREET
CEDAR FALLS, IOWA 50613
319-273-8600
FAX 319-268-5126

MEMORANDUM

Human Resources Division

TO: Mayor and City Council Members

FROM: Bailey Schindel, Human Resources Manager

DATE: December 2022

SUBJECT: Disclosure of Potential Conflicts of Interest

In accordance with the City's Conflicts of Interest personnel policy, **please complete the disclosure form on the back of this memo and return to me by December 22nd.** Upon receiving, I'll forward to Ron Gaines to review, sign and return to me. All completed forms will be maintained in the Financial Services Division.

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Cc: Ron Gaines, Jennifer Rodenbeck

OVER

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST
Elected Officials

I acknowledge my obligation to avoid conflicts of interest and to refer questions and concerns about potential conflicts to the City Administrator and the City Attorney. I have an obligation to fully comply with the City's Policy on Conflicts of Interest (Personnel Policy: 807) and the City's Policy on Outside Employment (Personnel Policy: 210), and to annually acknowledge my understanding of and adherence to these policies as provided in the Personnel Policy Manual.

I further affirmatively state that I have disclosed, in writing, any and all potential conflicts of interest to the City Administrator and the City Attorney. All potential conflicts of interest are as follows:

Possible gigs At CF Events.

(If none, please so state)

Simon Harding

Elected Official signature

12/5/22
Date

Reviewed by:

City Administrator

12/7/2022
Date

Revised 7/1/14
7/18/16
5/3/18

FOR OFFICE USE ONLY

Item 10.

EE#: 1930
GANFIELD , DUSTIN
11 68

DEPARTMENT OF FINANCE & BUSINESS OPERATIONS

CITY OF CEDAR FALLS, IOWA
220 CLAY STREET
CEDAR FALLS, IOWA 50613
319-273-8600
FAX 319-268-5126

MEMORANDUM

Human Resources Division

TO: Mayor and City Council Members

FROM: Bailey Schindel, Human Resources Manager

DATE: December 2022

SUBJECT: Disclosure of Potential Conflicts of Interest

In accordance with the City's Conflicts of Interest personnel policy, **please complete the disclosure form on the back of this memo and return to me by December 22nd.** Upon receiving, I'll forward to Ron Gaines to review, sign and return to me. All completed forms will be maintained in the Financial Services Division.

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Cc: Ron Gaines, Jennifer Rodenbeck

OVER

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST
Elected Officials

I acknowledge my obligation to avoid conflicts of interest and to refer questions and concerns about potential conflicts to the City Administrator and the City Attorney. I have an obligation to fully comply with the City's Policy on Conflicts of Interest (Personnel Policy: 807) and the City's Policy on Outside Employment (Personnel Policy: 210), and to annually acknowledge my understanding of and adherence to these policies as provided in the Personnel Policy Manual.

I further affirmatively state that I have disclosed, in writing, any and all potential conflicts of interest to the City Administrator and the City Attorney. All potential conflicts of interest are as follows:

My wife is a part time Rec Center employee in the fitness instruction arena.

(If none, please so state)

Elected Official signature

12-05-22
Date

Reviewed by:

City Administrator

12/5/2022
Date

Revised 7/1/14
7/18/16
5/3/18

FOR OFFICE USE ONLY

Item 10.

EE#: 1929
DUNN , KELLY
11 68

DEPARTMENT OF FINANCE & BUSINESS OPERATIONS

CITY OF CEDAR FALLS, IOWA
220 CLAY STREET
CEDAR FALLS, IOWA 50613
319-273-8600
FAX 319-268-5126

MEMORANDUM

Human Resources Division

TO: Mayor and City Council Members

FROM: Bailey Schindel, Human Resources Manager

DATE: December 2022

SUBJECT: Disclosure of Potential Conflicts of Interest

In accordance with the City's Conflicts of Interest personnel policy, **please complete the disclosure form on the back of this memo and return to me by December 22nd.** Upon receiving, I'll forward to Ron Gaines to review, sign and return to me. All completed forms will be maintained in the Financial Services Division.

Before signing the disclosure form, you may wish to re-visit the above policy (#807) within the City's Personnel Policy Manual. If you have questions upon reviewing this information, feel free to contact me at 268-5531 or Jennifer Rodenbeck at 268-5108.

Cc: Ron Gaines, Jennifer Rodenbeck

OVER

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST
Elected Officials

I acknowledge my obligation to avoid conflicts of interest and to refer questions and concerns about potential conflicts to the City Administrator and the City Attorney. I have an obligation to fully comply with the City's Policy on Conflicts of Interest (Personnel Policy: 807) and the City's Policy on Outside Employment (Personnel Policy: 210), and to annually acknowledge my understanding of and adherence to these policies as provided in the Personnel Policy Manual.

I further affirmatively state that I have disclosed, in writing, any and all potential conflicts of interest to the City Administrator and the City Attorney. All potential conflicts of interest are as follows: None

(If none, please so state)

Elected Official signature

12/05/2022
Date

Reviewed by:

City Administrator

12/7/2022
Date

Revised 7/1/14
7/18/16
5/3/18

Cedar Falls City Council | FY24 Goal Setting

WORK SESSIONS REPORT

November 15 & 17, 2022

Overview

The City of Cedar Falls held goal setting work sessions on November 15 and 17, 2022, to discuss and prepare the council goals, work program and financial plan for FY 2024.

In attendance were Mayor Rob Green and city council members Susan DeBuhr, Kelly Dunn, Dustin Ganfield, Simon Harding, Daryl Kruse, Gil Schultz and Dave Sires. Also attending were city staff: Ron Gaines, city administrator; Jennifer Rodenbeck, director of finance and business operations; Stephanie Houk Sheetz, director of community development; Craig Berte, public safety director/police chief; Chase Schrage, director of public works, and Mike Soppe, recreation and community programs manager.

Preparation

In preparation for the work sessions, the following questions were sent to all city council members to reflect on and respond to in writing and during scheduled individual interviews with the professional facilitator and city's director of finance and business operations:

1. *From your perspective, what are you most proud of that Cedar Falls has done?*
2. *In your opinion, what are the key issues of paramount importance to the City of Cedar Falls that need to be addressed?*
3. *What specific issues or concerns would you like to see addressed at the council goal setting session?*
4. *Are there specific major projects that are currently under consideration by the City Council that you would like to see completed? If so, please identify them.*
5. *What new priority initiatives, programs, or policies would you like the council to consider as part of this year's goal setting process?*
6. *Are there any issues regarding organizational effectiveness, decision-making processes, teamwork or related issues you would like to have discussed during goal setting?*
7. *Other comments*

Their responses, along with input from city staff, informed the agenda for the work sessions.

Previous Accomplishments

Based on responses from the city council members and city staff, the following accomplishments were highlighted at the start of the work session:

- Maintain AAA bond rating
- Cedar River Recreational Project – US EDA grant
- Completed Employee Climate Assessment Survey
- Completed W 1st St (3-year project)
- Completed Downtown Streetscape (4-year project)
- Cedar Heights Drive Reconstruction
- Center Street stormwater & amenity enhancements
- City Hall Remodel
- Place 2 Play – parking and safety improvements
- Industrial Park – Certified Site, purchase, annexation & development

Aspirations

Participants were asked to respond to the following two questions at the start of the work sessions. The tables list the responses to the questions and the visuals were created from their responses.

What type of community do you want to be?	
▪ Welcoming ▪ Progressive ▪ Stable ▪ Forward thinking ▪ Safe and vital	▪ Inclusive ▪ Growing ▪ Safe ▪ Vibrant ▪ Great amenities

What type of employer do you want to be?	
▪ Fair ▪ Team-oriented ▪ Innovative ▪ Inclusive ▪ Empowering ▪ Trusted ▪ Open	▪ Supportive ▪ Inspiring ▪ Place where people strive to work ▪ Trusting ▪ Welcoming ▪ Flexible

Agreements

1) The Mayor and City Council members reviewed, discussed and reached consensus on the following changes, additions and deletions to the FY2023 plan to create CFD 1101: Council Goals, Work Program and Financial Plan for FY2024. (See pp 3-11.) This report documents changes to the FY2023 Plan agreed upon during the work sessions. (See CFD 1101 for the full FY2024 plan.)

2) Consensus was reached on the following items that are not listed in the plan:

- Continue with pro-active code enforcement efforts
- Allocate the following amounts in support of Public and Private Economic Development:
  - Cedar Falls Economic Development Corporation $30,000 + $32,000 incentive
  - Grow Cedar Valley $30,000 + $32,000 incentive
  - Community Main Street $12,000 + $6,000 façade
  - College Hill Partnership $4,500

- Proceed with Major Thoroughfare Plan
- Proceed with Royal-Seerley One Way planning
- Review Comprehensive Plan in FY2024 and prepare to create a new plan that begins in 2029-30
- Allocate $100,000 for the Rental to Owner Conversion Program (plus review in committee)
- Proceed with South Main Sewer project
- Move forward with final design of Prairie Parkway/Viking Road Roundabout
- Streets are the first priority during snow events, trails will be cleared following street priority
- Approved the Bike Ped Committee request to become an official commission by the City
- Budget $50,000 to Historical Society Expansion as local match for the Enhance Iowa grant request
- Commit $3M ($1M/year over 3 years) to UNI Dome Renovations
- Review the Comprehensive Plan annually
- Add the following positions
  - Property Acquisition Specialist
  - Librarian 1 PT to 1 FT
  - Library Assistant
  - Fitness Coordinator 1 PT to 1 FT
  - Code Enforcement Officer
  - Public Safety Officer
  - Signal Technician PT to FT
  - PT Laborer to FT Maintenance Worker (Refuse)
  - Mechanic PT to FT (Refuse/Vehicle Maintenance)

- Make specific/targeted market adjustments mid-year for pay grade 12 and under at approximate cost of $150,000
- Implement the Police K9 program

3) The following items were recommended for committee and/or council work sessions in 2023:

- Community-wide Strategic Plan - hold a work session in FY2024 to create a 2025-2030 plan
- Community Resiliency Objectives - review proposed additions (not included in FY24 plan) in future work sessions, refer and add as amendments if needed
- Council Pay Increase – ask committee for review and recommendations
- College Hill vision and plan – review vision with full council and determine next steps
- College Hill Prevention/Deterrence Efforts - review with Chief Berte
- Develop a performance review process for the city administrator to be used annually
- Rental to Owner Conversion Program, including recommendations by Single Family Conversion task force - review in committee
- Review public safety plan and data
- Review Housing Needs Assessment from CVED
- TIF districts
- Falls Fees Proposal

4) And the following items were discussed:

- Mayor will no longer be proposing/making proclamations, City Council members may propose proclamations
- Fire Truck
- Parks and Recreation committee will make a recommendation to the City Council about trick or treat night

CFD 1101: Council Goals, Work Program and Financial Plan for FY 2024

MISSION OF THE CITY OF CEDAR FALLS:

Continuously improve the safety and desirability of Cedar Falls through efficient delivery of public services, with open communication between Citizens, Council, Mayor and City Staff.

GOALS AND OBJECTIVES:

1. GOAL #1: Deliver Responsible Local Government.

A. Supporting Council Policies.

1) Provide broad direction to the City Administrator, who in turn formulates management decisions to provide efficient service offerings and operations.

3) Continue to provide a forum for active public engagement related to City actions through open public meetings, hearings, committees, commissions, task forces and broadcast media.

~~4) Encourage active public input into the City's various boards, commissions, task forces, and other advisory bodies.~~

4) Continually explore and evaluate improved methods of communication with citizens to inform them of City activities and accomplishments.

B. Long-Term and Ongoing Objectives.

7. Continue to support the development of a five-year Community-Wide Strategic Plan (CFD 4005) to help coordinate the long-term efforts of the City's many stakeholders, including a new plan for 2025-2030.

C. FY2024 Detailed Objectives.

1) City of Waterloo Objectives.

~~c. Support cooperative efforts to upgrade the County Consolidated Communications Center (911 dispatch) while exploring options to minimize costs assessed to Cedar Falls.~~

5) Community Resiliency Objectives.

7) General Governance Objectives.

~~e. Develop a long-term participation protocol for public meetings, including videoconferencing options.~~

e. Hold city council committee meetings or work sessions on council meeting Mondays to discuss complex or potentially contentious matters.

2. GOAL #2: Ensure Government Efficiency and Effectiveness.

A. Supporting Council Policies.

8) Deposit funds in excess of annual operations expenses (including released TIF funds) in a capital reserve account for projects, economic development, public land acquisition, redevelopment, health insurance fund support or other one-time allocations approved by the City Council.

C. FY2024 Detailed Objectives.

2) Public Safety Objectives.

c. Continue to review staffing levels to ensure the most efficient use of Public Safety funds and personnel.

~~d. Actively solicit Public Safety Services Department employees to participate in the POC and PSO programs to increase their availability for service.~~

~~e. Expand the use of PSOs, part time staff, and POCs to adequately staff fire stations without adding full-time staff or overtime expenses.~~

~~g. Ensure that weekends and holidays are fully-scheduled productive workdays for shift personnel.~~

~~h. Minimize fire shift overtime, using volunteers, PSOs, POCs, part-time staffing or other cross trained positions to reduce callbacks and staff scheduling expenses.~~

k. Pursue the establishment of a new public safety station along W. 1st Street / Highway 57.

~~l. Maintain a fire station staffing plan that directs personnel to stations where the highest number of calls for service occurs.~~

~~n. Continue placing firefighting ensembles in police vehicles for faster response times.~~

~~o. Continue deploying CAFS equipment in select police vehicles to provide faster fire suppression response times.~~

~~p. Staff fire stations whenever possible with a combination of career, PSO, POC, PT, ambulance and volunteer staff to maintain readiness while reducing staffing costs.~~

q. Continue to assign Minimum Rental Housing, Section 8 Rental and Commercial Inspection duties to fire shift personnel whenever possible.

r. Continue annual smoke detector inspections in businesses and residences, recognizing that smoke detectors identify fire hazards as early as possible.

~~n. Support Public Safety staff review and implementation of viable Racial Equity Taskforce recommendations for policing.~~

3) Code Enforcement Objectives.

a. Continue to be proactive in code enforcement activities.

c. Continue the full-time Code Enforcement Officer position to enforce property maintenance, snow removal, zoning, housing, building and nuisances.

~~n. Employ traffic calming devices, when appropriate, to address neighborhood traffic concerns.~~

~~o. Consider ordinance changes recommended by the Single Family Conversion task force to limit the number of converted single family homes in neighborhoods.~~

~~4) Fire Prevention and Suppression Programs Objectives.~~

~~a. Continue to assign Minimum Rental Housing, Section 8 Rental and Commercial Inspection duties to Fire shift personnel whenever possible.~~

~~b. Continue annual smoke detector inspections in businesses and residences, recognizing that smoke detectors identify fire hazards as early as possible.~~

~~c. Staff fire stations whenever possible with a combination of career, PSO, POC, PT, ambulance and volunteer staff to maintain readiness while reducing staffing costs.~~

~~d. Continue placing firefighting ensembles in police vehicles for faster response times.~~

~~e. Continue deploying CAFS equipment in select police vehicles to provide faster fire suppression response times.~~

~~f. Encourage the Fire Chief to exercise management authority in implementing fire station staffing plans and encourage the Battalion Chiefs to use management discretion in determining daily staffing levels using alternative staff.~~

4) Yard Waste, Refuse and Transfer Station Objectives.

f. Continue to plan for future relocation of transfer station outside of the floodplain.

5) Stormwater and Wastewater Objectives.

c. Actively enforce Municipal Separate Storm Sewer (MS4) Permit requirements

6) General Legislative Objectives.

~~b. Continue to oppose changes to TIF laws that would impair the use of TIF as an economic development tool.~~

~~c. Continue to support property tax reform initiatives that eliminate the rollback formula that shifts burdens among classes of property.~~

d. Develop and annually update policies to communicate the City's goals and desires to the federal and state legislatures.

~~8) State Legislative Objectives.~~

~~a. The November 2020 elections resulted in no changes in the political party that will control the Iowa House and Iowa Senate, along with the Governor's office; Republicans will maintain "trifecta" control of these three institutions for both the 2022 legislative session. There will be redistricting impacts on Cedar Falls.~~

~~b. State Legislative Concerns.~~

~~(1) Tax Cut/Tax Reform. Expect a wide-ranging discussion of ways to significantly lower income taxes in Iowa. One of those discussion items will be a review of the local option sales tax the cities currently collect. Local governments will need to forcefully advocate protecting the continuance of this funding.~~

~~(2) Restrictions on the use of Tax Increment Financing (TIF) and Tax Credits. House File 849 was passed in the 2021 session that put 20-year sunsets on all TIF districts and may bring more discussion in 2022. Cedar Falls supports the continuation of TIF as the primary tool for communities to promote economic development.~~

~~(3) Restrictions on Local Control of Decision-making. Such legislation runs contrary to the intent of the Iowa Constitution's Home Rule Amendment.~~

~~(4) Other Concerns. Cedar Falls will continue to oppose any unfunded mandates, reserve restraints ($8.10 levy, rollback, 411 pensions, recouping of legal costs associated with public record requests, etc.) erosions of Home Rule Amendment authority, and elimination of state tax credits used for economic development.~~

~~c. State Legislative Opportunities.~~

~~(1) Housing. Cedar Falls supports state efforts to provide additional resources to communities for housing construction, including more state support of local housing trust funds and expansion of the Workforce Housing Tax Credits. An Economic Recovery Advisory Board was created in 2020 to make recommendations for helping Iowa recover from COVID-19. Part of their recommendations will include several to increase funding for workforce housing tax credits and the State Housing Trust Fund. Passage of these recommendations might provide an opportunity for the City of Cedar Falls to secure financial assistance for housing initiatives in the city.~~

~~(2) Water and Wastewater Infrastructure. Cedar Falls supports state efforts to provide additional funding sources and flexible policies related to water, wastewater, and storm water infrastructure; these changes are necessary to meet the demands of increasing environmental regulation of cities. Funding for local government water and wastewater infrastructure may come through the State's ARPA, Infrastructure, and COVID relief funds.~~

~~(3) University of Northern Iowa. During the 2021 legislative session, the City of Cedar Falls provided support for UNI's legislative priorities, and would expect to do so again in 2022.~~

~~9) Federal Legislative Objectives.~~

~~a. Continue to request federal transportation funding support for major street projects, including the Greenhill and Highway 58 interchange, including a city funding match.~~

~~b. Request federal funding for EPA mandated treatment plant improvements.~~

~~c. Support CFU in securing federal grants for utility or telecommunication infrastructure projects which will benefit citizens through improved reliability, security, efficiency, accessibility, or environmental impacts.~~

3. GOAL #3: Promote Economic Development.

C) FY2024 Detailed Objectives.

1) General Economic Development Objectives.

c. Continue to use TIF funds to acquire land for development into marketable industrial lots.

d. Continue to use TIF funds to provide cash incentives to developers and business owners when consistent with City economic development policies.

e. Explore the establishment of a University Avenue Corridor TIF district.

g. Continue to provide property tax abatement (based on current schedules) for projects meeting adopted job creation and tax base growth criteria.
j. Continue to explore options for city support of expanded day-care options in Cedar Falls.

l. Explore the establishment of an incentive policy for residential districts.

2) Regional Economic Development Organization Objectives.

b. Monitor economic development cash subsidies (to CMS, CHP, GCV & CFEDC) to determine value to Cedar Falls citizens and businesses.

4) Comprehensive Planning, Engineering and Building Objectives.

b. Continue to implement the Comprehensive Plan (CFD 4101.12) with emphasis on:

(7) Evaluate one-way streets an traffic flow.

5) Zoning Ordinance Economic Development Objectives.

a. Support the development of a comprehensive new Zoning Ordinance to update the Zoning Ordinance first adopted in 1970.

~~f. Consider developing, as a part of the new Zoning Ordinance, a new zoning map which includes pre-zoned areas.~~

h. Annex lands into the city (if requested by property owners) to support community growth and development consistent with the Comprehensive Plan (CFD 4101.12).

6) Affordable Housing Development Objectives.

f. Consider the results of the Housing Needs Assessment, focusing on how to provide housing variety to promote housing options for all.

j. Continue the forgivable loan program for conversion of rental properties to owner-occupied, expanded service area, and more qualifying expenses.

7) Commercial and Office Economic Development Objectives.

b. Implement diagonal on-street parking where feasible and where parking deficiencies can be solved with this approach.

~~d. Study the future use, ownership and corporate jurisdiction of land along the Highway 20 corridor, including cooperative arrangements with the City of Hudson if petitioned by property owners for annexation.~~

8) College Hill Economic Development Objectives.

~~a. Proceed with the development of the new College Hill Character District zoning ordinance to spur economic development and revitalization on College Hill.~~

9) Northern Cedar Falls Economic Development Objectives.

~~a. Continue to enact the recommendations of the Northern Cedar Falls Visioning Committee Report (CFD-4108.08).~~

10) Downtown Area Economic Development Objectives.

~~b. Plan for the site development of the MercyOne – Cedar Falls Medical Center property using the Health Trust Fund.~~

11) Industrial Economic Development Objectives.

c. Continue to repay Industrial Park TIF debt owed to the City debt service, economic development and capital project funds.

~~12) MercyOne – Cedar Falls Hospital Economic Development Objectives.~~

~~a. Plan for site development using current Health Trust Fund monies.~~

~~b. Organize a staff/council committee to determine options and best uses for the original Sartori Hospital site once a new hospital is constructed elsewhere.~~

12) Flood Control, Storm Water, Sanitary Sewer and Water Improvement Objectives.

~~a. Complete priority wastewater treatment system improvements:~~

13) Street Improvement Objectives.

(2) Greenhill Road/Highway 58 – Use TIF funding as City match to Iowa Department of Transportation's project in FY2027.

(4) Ridgeway & 58 – Use TIF funding as City match to Iowa Department of Transportation's project in FY2024-FY2025.

(5) Prairie Parkway & Viking Road Intersection Improvements – Use TIF, LOST, and RUT for construction in FY2024-2025.

(6) Northern Cedar Heights Area – Use LOST and SCF to complete this project

b. Explore and establish agreements with developers to complete the connection of the following streets:

(5) West 27th Street Improvements – Use LOST, RUT, and GO bonds to complete this project in FY2022-2024.

4. GOAL #4: Enhance Community Quality of Life.

A. Supporting Council Policies

3) Continue evaluating and implementing pedestrian safety measures.

B. Long-Term and Ongoing Objectives.

2) Update the Park Master Plan (CFD 8601.06) to account for city growth, changing needs and desires of the public, and updating of equipment and facilities.

C. FY2024 Detailed Objectives.

~~6) Update the Park Master Plan (CFD 8601.06) to account for city growth, changing needs and desires of the pubic and updating of equipment and facilities.~~

15) Implement facility improvement to Seerley Park.

16) Design and develop facility improvements to various City parks.

~~18) Have a work-session to develop an ordinance to address political campaigning (federal, state and local) within the city's parks.~~

19) Implement the Bike Network Plan as funding and construction allows.

~~20) Continue evaluating and implementing pedestrian safety measures.~~

20) Consider potential for new quality of life projects
- Eco Loop
- Campground/RV Park in Northern Cedar Falls
- Trail Connection (behind CFU, contingent upon railroad grant)
- Pickleball Courts
- Birdsall Park Renovations
- Historic Reconnaissance Survey of Overman Park Neighborhood

21) Consider funding for quality of life projects with other entities
- Historical Society
- UNI Dome Renovations
- Additional ask for High School Pool
- Cedar Valley Placemaking Project (bridge lighting)

5. GOAL #5: Foster Organizational Excellence.

A. Supporting Policies.

1) Ensure that employee wages and benefits are competitive with other municipalities in the state of Iowa and private enterprise in the metro area.

6) Conduct employee survey every two years.

C. FY2024 Detailed Objectives.

1) Review results and consider policy changes from the workforce climate assessment / employee satisfaction survey to improve human resources management and employee relations.

4) Maintain multi-year staffing and succession plans.

5) Continue to fund the City's employee educational assistance program (CFD 2254).

9) Develop a review standard to annually evaluate the performance of the City Administrator.

6. FY2024 Short Term Financial Plan.

A. FY2024 Budget Policies.

B. FY2024 Budget Contingency Policies.

C. FY2024 Cash Reserves Policy.

D. FY2024 Revenues Policy.

E. FY2024 Expenditures Policies.

F. FY2024 Long Term Debt Policies.

G. FY2024 Capital Improvements Program Policies.

~~18. FY24 Capital Improvements Program Approved Projects: (To be updated after approval of CIP)~~

MEETING OF STANDING COMMITTEES

City Hall, 220 Clay Street
December 19, 2022

The meeting of Standing Committees met at City Hall at 5:15 p.m. on December 19, 2022, with the following Committee persons in attendance: Councilmembers Susan deBuhr, Kelly Dunn, Simon Harding, Daryl Kruse, Dustin Ganfield, Gil Schultz, and Dave Sires. Staff members from all City Departments and members of the community attended in person.

Finance & Business Operations Committee:
Chair Dunn called the meeting to order and introduced the only item on the Finance & Business Operations Committee Agenda, Capital Improvements Program (CIP) and introduced City Administrator, Ron Gaines. Mr. Gaines gave introductory comments and then introduced Finance & Business Operations Director, Jennifer Rodenbeck. Ms. Rodenbeck stated the CIP is a planning document and does not authorize or fund projects. Funding of projects will be coordinated with the annual budget process. There are 212 projects on the CIP for a total of approximately $460 million and approximately 50 different funding sources. Major projects impacting the CIP are Main Street, Cedar River Recreation Project, Aldrich School Connection, High School pool and the UNI Dome renovation. Chair Dunn opened the meeting for council discussion. Councilmembers asked if item #36 (Parking Lot: Downtown Parking Structure) was new, yes, its additional for 2023. Councilmembers expressed concerns with item #35 (Parking Lot: Downtown Parking Ramp Study). Ms. Rodenbeck explained this would include a feasibility study that could include, location, pricing, and type of structure. It was moved by Ganfield and seconded by Kruse to move the funding for each year, item #36 back one year. The motion was put to vote. Aye: deBuhr, Dunn, Harding, Kruse, Ganfield, Shultz, and Sires; Nay: None. Councilmembers and staff also referenced previous direction from Council pertaining to the location of a parking ramp. Councilmembers discussed item #58 (Community-wide Strategic Plan). It was moved by Kruse and seconded by Ganfield to move funding from FY2028 to FY2024 & FY2025. The motion was put to vote. Aye: deBuhr, Kruse, Ganfield, Shultz, and Sires; Nay: Dunn and Harding. Councilmembers discussed item #59 (Comprehensive Plan & Zoning Code Updates); no changes. Councilmembers asked about removing the UNI funding amount portion shown in item #53 (UNI Done Renovation). It was moved by Harding and seconded by Ganfield to include an asterisk in UNI's funding portion. The motion was withdrawn by Harding. Councilmembers discussed adding asterisks to the revenue sources page of the CIP (page 9). It was moved by Ganfield and seconded by Kruse to add asterisks to page 9. The motion was put to vote. Aye: deBuhr, Dunn, Harding, Kruse, Ganfield, Shultz, and Sires; Nay: None. Councilmembers discussed the purchases previously bought with funds from item #64 (Resilience Initiatives). It was moved by deBuhr and seconded by Schultz to remove item #64 from FY2024. There was discussion about changing the name of the item, but this was not included in the motion. The motion was put to vote. Aye: deBuhr, Kruse, Ganfield, Shultz, and Sires; Nay: Dunn and Harding. Councilmembers discussed item #184 (P511 Replacement Aerial Truck), no changes. Councilmembers discussed item #203 (Replacement of Thermal Imaging Units), no changes. Ms. Rodenbeck stated the changes will be included at the City Council public hearing on January 3, 2023.

Committee of the Whole:
Chair Harding called the meeting to order and introduced the only item on the Committee of the Whole Agenda, Format of FY2024 City Council Goals, Work Program and Short-Term Financial Plan document and introduced Mayor Robert Green. Mayor Green requested to move "Foster Organizational Excellence" from its current position as Goal #5 to Goal #1, relocate the Short-Term Financial Plan from "Section 6" to its own new part and expand the "Promote Economic Development" goal descriptor. It was moved by Ganfield and seconded by Dunn to move forward with the above recommended changes as requested by Mayor Green in the memo dated December 13, 2022, to the January 3, 2023, City Council meeting. The motion was put to vote. Aye: Dunn, Harding, Kruse, Ganfield, Shultz, and Sires; Nay: deBuhr. Councilmembers discussed removing goal #1, section 5, line f, (Continue to support the development of a city Resilience Plan to identify opportunities for increased city resiliency & sustainability). It was moved by Ganfield and seconded by Kruse to remove line f. The motion was put to vote. Aye: deBuhr, Dunn, Harding, Kruse, Ganfield, Shultz, and Sires; Nay: None.

Meeting adjourned at 6:27 p.m.

Minutes by Kim Kerr, Administrative Supervisor

ROBERT M. GREEN

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MEMORANDUM

Office of the Mayor

FROM: Mayor Robert M. Green

TO: City Council

DATE: December 23, 2022

SUBJECT: **Issuance of CFD 1123.22: Council Meeting Security and Good Order**

1. In early 2020, I collaborated with city staff to develop a clear policy and a script for the restoration of order, should a council meeting be disrupted. Of particular concern was a scenario where a public speaker refuses to yield the podium, once directed to do so by the presiding officer.

2. This protocol has fortunately not been required during my three years as Mayor, but it is important to have one. Dynamic situations in the Council Chambers are best handled with significant forethought and training, to ensure citizens' rights are preserved while maintaining good order.

3. After consulting with the Executive Management Team, I do not believe that this policy meets the threshold for confidentiality under Iowa Code §22.7(50), in that the policy does not contain specific law enforcement or security tactics where "disclosure could be reasonably be expected to jeopardize…life or property."

4. In the interest of transparency, I have converted this informal protocol into a standard policy document, and am submitting it for the public record as a 'receive and file' item.

5. I am always amenable to suggestions from the council, staff and public for improving this policy; please contact me at mayor@cedarfalls.com.

Encl: (1) CFD 1123.22: Mayor Policy – Council Meeting Security and Good Order

Xc: City Clerk

###

CFD 1123: Mayor Policy – Council Meeting Security and Good Order

Issued December 22, 2022 by Rob Green, Mayor of Cedar Falls

PURPOSE:

To provide guidance for the establishment, maintenance and restoration of good order, public safety and security during meetings of the Cedar Falls City Council.

POLICY:

It is the policy of the Mayor to ensure that all participants in meetings of the Cedar Falls City Council (whether council, staff, public speaker or guest) are maintain civility and decorum, and to provide presiding officers with a script for the restoration of order.

PROCEDURES:

1. **Authority of the Presiding Officer.**

   A. The Iowa Open Meetings Law (Chapter 21) requires that all public members have access to open sessions of Iowa's governmental bodies. This requirement allows in reference (a) that *"Nothing in this chapter shall prevent a governmental body from making and enforcing reasonable rules for the conduct of its meetings to assure to assure those meetings are orderly and free from interference or interruption by spectators."*

   B. Council meeting disruption is a violation of Iowa Code §723.4.d: Disorderly Conduct, which states that a person commits a simple misdemeanor when "*Without lawful authority or color of authority, the person disturbs any lawful assembly or meeting of persons by conduct intended to disrupt the meeting or assembly."*

   C. The Council Meeting Procedures (CFD 1121) in Section 10 provides guidelines for public participation in City Council meetings, which shall be enforced by the presiding officer.

   D. Robert's Rules of Order (12th Edition) provides general guidance on 61:19, in that "*an assembly has the right to protect itself from annoyance by nonmembers, and its full authority in this regard – as distinguished from cases involving disorderly members – can be exercised by the chair acting alone. The chair has the power to require non-members to leave the hall, or to order their removal, at any time during the meeting, and the nonmembers have no right of appeal from such an order of the presiding officer. However, such an order can be appealed by a member. That appeal is undebatable."*

   E. In keeping with the guidance and spirit of 61:20, if a disruptive person refuses to leave the council chambers, "*the chair should take necessary measures to see that the order is enforced, but should be guided by a judicious appraisal of the situation*" and such action will be a last resort to restore order to the meeting.

2. **Role of the Sergeant At Arms.**

   A. The Sergeant At Arms shall maintain order during City Council meetings at the direction of the presiding officer. If meeting attendees are disruptive, the Sergeant may warn them and, in extreme cases, escort them out of the meeting.

B. The Sergeant At Arms is responsible for security during the meeting, and shall be located in the chamber so as to provide visibility of both the council chamber and foyer.

C. The Chief of Police shall serve as the Sergeant At Arms; if absent, another uniformed police officer shall be designated by the Police Chief or Public Safety Director for this duty.

D. The Sergeant At Arms has the authority and discretion to immediately direct the removal of an attendee who becomes violent or is deemed to be a threat to any other meeting attendee, without prompting by the presiding officer.

3. **Progressive declarations and actions.**

A. If a public speaker is out of order, the mayor will state, ***"Sir/madam, your behavior is out of order, and I advise you to <corrective action required>".***

B. If the speaker is out of order a second time, the mayor will state, ***"Sir/madam, your behavior again of order, and I advise you to <corrective action required>, or you will be required to yield the floor."***

C. If the speaker is out of order once more, the mayor will state, **"*Sir/ma'am, you have been ruled out of order a third time. By Council Meeting Rule 10.2.d, you will not be allowed to speak for the remainder of this meeting. Please be seated.*"**

D. If a speaker will not yield the floor, the mayor will state, **"*Sir/ma'am, if you do not yield the floor, I will have you removed from these chambers. Will you not yield, sir/ma'am*?"**

E. If the speaker continues to refuse to yield, or if an attendee is otherwise continually disruptive, the mayor will state, ***"I will now call a short recess to remove a disruptive person from this meeting. We will pause the broadcast from the council chambers at this time."*** <gavel strike>.

1). Cedar Falls Channel 15 will replace the livestream video feed with a static graphic and mute the sound; if possible, the recording will continue for law enforcement purposes.

2). A uniformed law enforcement officer will begin recording with issued body camera and will move to escort the disruptor from the Council Chambers.

3). If the disruptor leaves willingly, the officer will provide escort to the lobby area and prevent re-admittance.

F. If the attendee fails to depart the Council Chamber, the mayor will state, ***"If you do not leave these chambers immediately, you will be removed by law enforcement, and may be charged with a crime under Iowa Law."***

G. If the attendee refuses to depart the Council Chamber after being warned, the mayor will state, ***"Sergeant At Arms, please remove this lady/gentleman from the Council Chambers."***

1). The Sergeant at Arms will take position to remove the disruptive person.

2). A second uniformed officer shall normally be called in to assist, at the discretion of the Sergeant At Arms. The Public Safety Director should not engage directly with the speaker, but instead should monitor and advise as needed.

3). The uniformed law enforcement officers shall remove the attendee (physically if necessary) to the outside of the west entrance of City Hall for further action. Physical force will be the minimum necessary for compliance.

H. Once the speaker is removed from the council chambers, the mayor will state:

"Ladies and gentlemen, please return to your seats. As the presiding officer, I am required to maintain order in these proceedings. I have removed a disruptive meeting attendee in accordance with Iowa Code 723.4, which makes it unlawful for a person to disturb a lawful meeting by conduct intended to disrupt the meeting. With order restored, we will now resume broadcasting, and I will reconvene our meeting from recess."

I. Once the broadcasting is confirmed, the mayor will strike the gavel and state, ***"I now call this meeting to order from recess. Our next item of business on the agenda is..."***

ADOPTED / AMENDED: 2/10/20, 11/30/22

ROBERT M. GREEN

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MEMORANDUM

Office of the Mayor

FROM: Mayor Robert M. Green

TO: City Council

DATE: December 28, 2022

SUBJECT: **CFD 1129: Administrator Performance Evaluation for Receive and File**

1. I am enclosing the first implementation of a new policy for the Administrator Evaluations process. Up until now, no written guidance has existed for the process, and during our Council Goal Setting work session, I volunteered to create one.

2. I have considered two dozen different templates for the evaluation, and believe that the example from Lexington, NC provides the enough detail for Performance Area feedback without bogging down the reviewer in minutia.

3. I have also reviewed the process at length with the City Administrator, and he has expressed no concerns with the proposed process.

4. For the next evaluation, which will be completed by March 1, I will use the attached process for the timeline, to obtain council input, and to create the final evaluation.

5. Once this year's process has completed, I will solicit the Council's and Administrators feedback to make any desired change to the process, and then will send it forward again as a Council Policy. The council's approval and adoption of the Administrator Performance Evaluation policy will help to ensure that future mayors adhere to its provisions, as a formal direction from the City Council.

6. Please contact with me with any concerns or questions about this memo.

Encl: (1) CFD 1129.22: Mayor Policy -- Administrator Performance Evaluation

Xc: City Administrator

###

CFD 1129: Mayor Policy – Administrator Performance Evaluation

Adopted December 28, 2022 by Rob Green, Mayor of Cedar Falls

PURPOSE:

To establish and maintain a consistent annual City Administrator performance evaluation process.

POLICY:

It is the policy of the Mayor to provide an annual performance evaluation of the City Administrator in accordance with the Cedar Falls Code of Ordinances, and to do so using a standardized, written process which will be continuously improved upon.

PROCEDURES:

1. **Authorities.** The City Code states in Sec. 2-217 that, "*The mayor shall supervise and evaluate the performance of the city administrator, with input of the council. Said evaluation shall be available for review by the council. The city administrator may request a closed meeting with the city council to discuss performance annually, as provided by state statute.*"

2. **Period of Evaluation.** Each evaluation shall cover one full calendar year (Jan 1 – Dec 31).

3. **Administrator Support Form.**

   A. Each December, the Administrator is invited and encouraged to provide a support form listing significant accomplishments in the following performance areas:

      1). Management of the organization.

      2). Execution of policy.

      3). Financial management.

      4). Relations with the Council.

      5). Community relations and engagement.

      6). Communications.

      7). Leadership.

      8). Professionalism.

      9). Vision, initiative, and plan execution.

   B. Detailed explanations of the expectations for these performance areas are contained on the attached City Administrator Performance Evaluation.[1]

4. **Solicitation of Input from the City Council.**

   A. The Mayor shall distribute blank paper copies of the City Administrator Performance

1 Performance areas derived from the City of Lexington, NC City Manager Evaluation Form; re-used with permission.

Evaluation (attached) to all city councilors at the first meeting of January.

B. Councilors shall be provided one month complete and return their performance evaluation input form. Completed forms should be returned to the Mayor no later than the evening of the first regular Council Meeting in February, in order to be included in the Mayor's review.

C. Comments made by council members on input forms may be included on the Mayor's final evaluation, at the Mayor's discretion.

D. If the Mayor will leave office at the end of the evaluation period, the outgoing Mayor shall provide an input form to the incoming Mayor for consideration, no later than December 31.

E. All councilor input forms shall be made available to the Administrator for review, and shall be retained by the Mayor for a period of one year. These councilor input forms shall not be considered part of the written performance evaluation. These forms, when filled, are confidential records under Iowa Code 22.7 and shall be handled accordingly.

5. **Written Evaluation Preparation and One-on-One Counseling.**

A. The Mayor shall complete the written performance evaluation and counsel the Administrator using the completed evaluation no later than March 1. The Administrator shall sign the completed form as having been counseled, regardless of any agreement or disagreement with the marks and comments contained on the form.

B. The Administrator shall have the opportunity to respond in writing to the evaluation; this response shall be attached to the evaluation, and shall be considered part of the evaluation. The Mayor may reply in writing to this response, as desired.

C. A copy of the final City Administrator Performance Evaluation, signed and dated by the Administrator, shall be retained by the Mayor for the duration of the Administrator's term, for the inspection of the City Council and following mayors. The Mayor shall ensure that this copy is properly secured and protected as a confidential record under Iowa Code 22.7. An additional copy shall be provided to the Human Resources Manager for personnel records.

6. **Discussion with Council of Administrator Performance and Annual Pay Adjustment.**

A. At the first or second March regular City Council meeting, the Mayor shall convene an executive session to discuss the completed and signed performance evaluation and to provide an opportunity for individual council member feedback and group discussion with the Administrator. This meeting shall satisfy Sec. 2-217, to offer a closed meeting with the City Council to the City Administrator to discuss performance annually.

B. At this Executive Session, the City Council shall also determine via consensus the desired annual pay adjustment percentage for the Administrator's salary, taking into account the Consumer Price Index (CPI) and any merit and longevity increases. The Mayor shall then notify the Director of Finance and Business Operations via memo the agreed adjustment.

ADOPTED / AMENDED: XX/XX/XX

CITY ADMINISTRATOR PERFORMANCE EVALUATION

Reviewer: ___________________________ Administrator: _____________________________

Evaluation for Period: ___ / ___ / ___ to ___ / ___ / ___ Date Submitted: ___ / ___ / ___

PERFORMANCE AREA 1 - MANAGEMENT OF THE ORGANIZATION: Effectively runs the operations of the organization. Creates a collaborative, team building environment for staff as a Workplace of Choice. Recognizes the accomplishments of staff and other agencies working on behalf of the City. Supports a commitment to professional growth, succession planning, diversity/inclusion, and opportunity within the organization. Accepts full accountability for staff and the outcome of City projects or decisions. Actively addresses mission critical services, identifies organizational problems and takes remedial action.

❑	❑	❑	❑	❑	❑
1 Does not meet expectations	**2**	**3** Meets expectations	**4**	**5** Exceeds expectations	*Unable to Rate*

General comments and suggestions for improvement in this category:

PERFORMANCE AREA 2 - EXECUTION OF POLICY: Understands and complies with ordinances, policies and procedures governing the City including Federal and State legislation and directives. Implements City policy, fairly and consistently, based upon Council decisions, initiatives, and applicable laws and regulations. Presents matters in a factual, analytical way. Coordinates Council policy decisions to staff, other organizations and the community.

❑	❑	❑	❑	❑	❑
1 Does not meet expectations	**2**	**3** Meets expectations	**4**	**5** Exceeds expectations	*Unable to Rate*

General comments and suggestions for improvement in this category:

PERFORMANCE AREA 3 - FINANCIAL MANAGEMENT: Properly prepares and manages the budget. Demonstrates ingenuity and creativity in approaching budgetary matters, including long-range financial needs, monitoring and adaptation for the organization. Incorporates evolving role of technology in service provision. Actively works to sustain cost-competitive government services.

❑	❑	❑	❑	❑	❑
1 Does not meet expectations	**2**	**3** Meets expectations	**4**	**5** Exceeds expectations	*Unable to Rate*

General comments and suggestions for improvement in this category:

• •

PERFORMANCE AREA 4 - RELATIONS WITH THE COUNCIL: Makes an effort to be accessible to Council members. Handles issues that are brought by the Council in a consistent and timely manner. Maintains an honest, truthful and professional relationship with each Council member. Keeps a positive attitude and approach to new ideas, issues and complaints raised by Council members.

❑	❑	❑	❑	❑	❑
1 Does not meet expectations	**2**	**3** Meets expectations	**4**	**5** Exceeds expectations	*Unable to Rate*

General comments and suggestions for improvement in this category:

• •

PERFORMANCE AREA 5 - COMMUNITY RELATIONS AND ENGAGEMENT: Makes an effort to understand issues, concerns, and the values of the community. Meets with and listens to members of the community to discuss concerns and strives to understand their interests. Leverages public engagements and community interactions to educate and advocate on City initiatives and services. Represents the City well and in a professional and positive manner. Works proactively and maintains a nonpartisan professional approach with the media and press. Professionally leverages social media. Works effectively and synergizes collaboration with partner agencies, neighboring jurisdictions and community organizations

❑	❑	❑	❑	❑	❑
1 Does not meet expectations	**2**	**3** Meets expectations	**4**	**5** Exceeds expectations	*Unable to Rate*

General comments and suggestions for improvement in this category:

PERFORMANCE AREA 6 - COMMUNICATIONS: Ensures that Council members receive important information in a timely and effective manner. Provides regular updates to the Council, keeping them informed about current and critical issues. Presents the Council and community with clear and accurate reports and correspondence. Responds to correspondence, requests and complaints, timely and appropriately. Facilitates open two-way communication and encourages mutual honesty and respect with Council, staff and the community.

❑	❑	❑	❑	❑	❑
1 Does not meet expectations	**2**	**3** Meets expectations	**4**	**5** Exceeds expectations	*Unable to Rate*

General comments and suggestions for improvement in this category:

• •

PERFORMANCE AREA 7 - LEADERSHIP: Provides the Council and the organization with solutions and creative alternatives to issues and problems that reflect the values of the community. Anticipates and responds to issues. Assures that recommendations are thought out, objective, consistent with past practices and legal/ethical. Makes use of sound administrative practices. Positively leads through collaboration, mentoring, coaching and motivation. Positively represents the organization as a City ambassador.

❑	❑	❑	❑	❑	❑
1 Does not meet expectations	**2**	**3** Meets expectations	**4**	**5** Exceeds expectations	*Unable to Rate*

General comments and suggestions for improvement in this category:

• •

PERFORMANCE AREA 8 - PROFESSIONALISM: Deals effectively and appropriately with the public and other organizations. Devotes time and energy to the job. Demonstrates high ethical standards and integrity. Works to keep "politics" and personal perspectives out of the decision making process. Stays abreast and active in professional organizations and current issues.

❑	❑	❑	❑	❑	❑
1 Does not meet expectations	**2**	**3** Meets expectations	**4**	**5** Exceeds expectations	*Unable to Rate*

General comments and suggestions for improvement in this category:

PERFORMANCE AREA 9 - VISION, INITIATIVE, AND PLAN EXECUTION: Sets an example that urges the organization and the community toward innovation, problem solving and solution-oriented action. Actively works to envision a future state resisting the status quo and develops new ideas and initiatives for consideration. Adapts to evolving technological advancements and social media platforms. Leverages City Council Goal Setting Work Sessions to identify priorities for the Annual Budget and work plan and accepts responsibility for the results. Offers professional recommendations and implements Council's vision.

❑	❑	❑	❑	❑	❑
1	**2**	**3**	**4**	**5**	
Does not meet expectations		Meets expectations		Exceeds expectations	*Unable to Rate*

General comments and suggestions for improvement in this category:

NARRATIVE EVALUATION

1. What would you identify as the City Administrator's strengths, expressed in terms of the principal results achieved during the rating period?

2. What performance areas listed above would you identify as most critical for improvement?

3. What suggestions or advice can you offer the City Administrator?

4. What other comments to you have for the City Administrator (for example, about priorities, expectations, or specific objectives for the next year)?

Michelle Pezley

From: Don Timmerman
Sent: Monday, December 19, 2022 8:56 PM
To: Michelle Pezley
Subject: Note from Don

CAUTION: This email originated outside the City of Cedar Falls email system.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

It has been my pleasure to have served on the housing commission for the past many years. I feel it is time for someone else to have the opportunity to give back to the community by serving on this committee.

Best of luck in the future.

Sincerely,
Don Timmerman.

OFFICE OF CITY ADMINISTRATOR

CITY OF CEDAR FALLS, IOWA
220 CLAY STREET
CEDAR FALLS, IOWA 50613
PHONE 319-273-8600
FAX 319-268-5126
www.cedarfalls.com

TO: Mayor Robert M. Green and City Council Members

FROM: Ron Gaines, City Administrator

DATE: December 27, 2022

SUBJECT: Departmental Monthly Reports Submission – November 2022

Please contact Administrator Gaines with any questions about the accomplishments of city staff contained in this monthly report.

Encl: (1) City of Cedar Falls Departmental Monthly Reports.

###

CITY OF CEDAR FALLS

DEPARTMENTAL MONTHLY REPORTS

C·E·D·A·R
F·A·L·L·S
Iowa

November 2022

NOVEMBER 2022 MONTHLY REPORTS
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Finance & Business Operations
Financial Services
November 2022

Treasury

The Finance Division is responsible for maintaining accounting and cashflow as it relates to the city treasury, monitoring securities held by the City Clerk and investing idle cash to provide safe investments while maximizing interest earnings. Currently, the City has $108,340,740 invested in CD's and $800,000 in a liquid money market.

Investments	Transactions	Amount
CD's Matured	2	$4,000,000.00
CD's Purchased	1	$4,000,000.00
PFMM Withdrawal	0	0.00
CD/Investment Interest		$84,442.98

FY23 Capital Improvements Plan

All departments submitted their FY2023-2028 Capital Improvement Plan (CIP) requests. The CIP will be presented to the Committee of the Whole and the public hearing set in December with formal approval occurring in January.

FY24 Budget

The FY24 budget process was started in November. All departments submitted their budget requests. The budgets will be compiled in December and January and revenue projections will also be completed at that time.

TIF & Urban Renewal Reporting

Certifications for the five active TIF districts were filed with Black Hawk County prior to the December 1st deadline. The annual Urban Renewal Report was also filed with the Iowa Department of Management before the December 1st deadline.

Miscellaneous Financial Activities

For November, 31 payroll checks and 690 direct deposits were processed. Accounts receivables were processed and 163 invoices were mailed out to customers. 1,615 transactions for accounts payable were processed and approved by the City Council for payment and 518 checks were mailed out to vendors.

HUMAN RESOURCES
November 2022

SUMMARY OF PROJECTS, TRAINING & STAFF ACTIVITIES

- Risk Management Committee meeting held November 2nd
- Reviewed four contracts/agreements for required insurance
- Review and follow-up of three public event permits
- Management training held November 9th presenting on various leadership/human resource topics
- Several vendor demonstrations viewed for potential new Human Capital Management program
- Séveral meetings with a Laserfiche representative to see how the program can potentially improve current personnel processes
- Participated in a student career day with students from Peet Junior High and Holmes Junior High introducing students to employers and opportunities within the Cedar Valley
- The executive summary of the employee climate survey was shared with employees and elected officials
- Continued to review a newly proposed job classification that was sent to the City's consultant for evaluation
- Recruitment/Employment tasks related to:
    - FT positions: Ass't Director of Public Safety/Police Chief, Diversity, Equity & Inclusion Specialist, Engineering Technician I, Horticulturist, Maintenance Worker, Principal Engineer, PSS Captain, PSS Lt., and Wastewater Treatment Plant Operator I
    - PT positions: Community Service Officer, Librarian (Teen), Library Assistants (Circulation, Reference & Teen), Admin, Library, Public Safety, and V&T Interns, and Maintenance Workers
    - Seasonal/Special Purpose/Misc. positions for Community Development and Public Works departments (Recreation Front Desk and Programming, Seasonal Laborers, and contracted Custodians)
    - Information continued to be gathered for the 2023 renewal of an H-1B visa and green card processing

BENEFITS & COMPENSATION

- Cafeteria benefit plan enrollment materials were received back from employees and employee elections were entered into the payroll system and upload to ISolved Benefit Services.
- Cafeteria participation information was assembled by City staff and forwarded to iSolved Benefit Services for non-discrimination testing of the City's flexible spending and HRA plans.
- The city completed online renewal with iSolved Benefit Services for the calendar year 2023 plan year. There was not a fee increase for the 2023 plan year.
- The City's health insurance Summary Plan Description (SPD) with Wellmark Blue Cross Blue Shield was approved by City Council and hard copies were ordered from Wellmark for distribution as soon as they are received
- Staff instructed National Insurance Services (NIS) to add back the fire union class to the City's LTD plan to match the plan design that NIS uses for the City's Life and AD&D insurance plan. Those classes can be removed in the future or retained as necessary, but Staff determined the two plans should be consistent at the current time.
- Staff prepared and gave a presentation summarizing the City's flexible spending and Health Reimbursement accounts with iSolved Benefits Services including how to enroll, create an online account, and submit claims. It also included information on the employee intranet where employees can access benefit information and forms they may

need. The presentations were offered to all eligible employees. One presentation was in person at the Public Works Building and one was offered online via Zoom.

CIVIL SERVICE COMMISSION

- Preparations for and follow up to the November 16th meeting was completed
- Diversity, Equity, and Inclusion Specialist and Engineering Technician I candidates were certified and scheduled for December interviews
- Selection of the Ass't Public Safety Director/Police Chief was finalized through the Mayor and City Council and individuals were promoted to PSS Captain and PSS Lt.
- The testing process, candidate selection rubric, interview questions, and rating form for Wastewater Treatment Plant Operator I were approved and recruiting continued

HUMAN RIGHTS COMMISSION

- Organized a tour of the Public Safety Building for Human Rights Commissioners on November 7th
- Preparations for and follow up to the November 7th new commissioner training meeting and the November 14th regular commission meeting were completed
- Preparations for and follow up to the November 30th Executive Committee meeting were completed
- A tabletop banner and tablecloth for public events were designed and ordered

Finance and Business Operations
Information Systems Division
Monthly Report November 2022

Summary of projects, training and staff activities

- Received Cyber Security Assessment and updated council on security initiatives.
- New Financial Software
  - Attended several demonstrations
  - Published RFP and created new website for it
- O365 Migration
  - Our Office 365 email settings were added to the Public Works fuel system in order to send the Vehicle Maintenance Supervisor fuel levels and notifications of problematic issues.
  - We updated our LAMA Software to sync with our new O365 platform
  - We arranged a phone system upgrade and update for O365 in January with our phone vendor
  - We investigated OneDrive and Sharepoint implementation resources.
  - Set up ediscovery and compliance management for administrators.
- City Hall Remodel
  - Door lock schedules were set for a few doors at City Hall.
  - The server room was reorganized with 2 new racks.
  - Ran network cables to Conference Room 1, set up mini-PC and polycom phone
  - Relocated Public Records users back to City Hall from Union Rd
  - An HDMI cable was run between the table and TV in both Conference Room 1 and Conference Room 2.
  - Public Works was assisted with hanging TVs in the Council Lobby and the Council Chambers.
  - Set up voting software and screen share software on newly purchased chrome books for council and Planning and Zoning.

Software Purchase/Installation/Upgrade Activities

- 55 software installations for 8 different departments
- Installed 4 new software for 2 departments

Equipment Purchase/Installation/Upgrade Activities/Repairs

- 17 new pieces of equipment purchased for 5 different departments and inventory.
- 2 new equipment installations for 1 department.

Problem Resolution Activities & Assistance Activities

- 78 problem resolution or assistant activities took place for 12 different departments.

Graphic Design Activities

- **Hearst Center**: winter brochure, posters, postcards, other misc. items
- **Tourism:** performance flier, travel guide ads, holiday hoopla ads, girls weekend ads, Christmas card
- **Other:** website updates, social media maintenance/graphics/series, business cards, Cable TV graphics, promotional/communications graphics, laminating, Currents, coin sleeves, cemetery permit pads, city org chart, tech cards, pickleball fundraising brochure, Rec posters and fliers, firearm qual. cards, police staff image editing, acquisition book changes, EDA site celebration materials

Channel 15 Programming Activities

- Cable TV Summary of projects
  - This month we produced 5 public meetings and produced 1 Cedar Falls High School and 1 Panther Sports Network sports productions. We produced 1 promo for the Pink Ribbon Run 2022
  - We met with the Business & Industry committee to plan 2023 award ceremony.
  - Continued planning for improvements in re-wiring of city council chambers and Channel 15

studio.

- Regular productions included:
  - Recorded Holiday Hoopla Kickoff and produced Holiday Hoopla Kickoff Show.
  - Aired 4 new shows of Panther Sports Talk.
  - Produced Sports Talk on Tiger Performance Center update for Cedar Falls Schools.
  - Aired 4 Heartland University of Iowa Football shows.
  - Produced 10 new promos for UNI Basketball on the Panther Sports Network
  - Produced 1 City News show
- Facility Upgrades
  - Installed new audio lines for all city council dais positions and completely rewired.
  - Installed new speakers in the council chambers.
  - Installed new video lines for all cameras in the council chambers.
  - Installed new audio lines and installed new speakers in the council overflow area.
  - Installed new video lines for TV monitors in the council chambers and council overflow area.
  - Installed new Ethernet cables to connect cameras for power and control.
  - Rewired and terminated audio and video lines in the Control Room.
  - Installed new AV boxes on council dais, complete with audio, power and HDMI video connections.
  - Installed new wireless microphone system for council overflow area and connected that microphone to the newly installed sound system.
  - Reconnected all video and audio lines to our video switcher and audio mixer.
  - Cleaned and prepped studio for City News recording.
  - Installed and reprogrammed all studio lights to our DMX controller. All lights had been disconnected and had to be reprogrammed.
  - Dusted and cleaned studio lights, cameras, TVs and other electronic equipment in the Studio and Control Room.
- Drone Shoots
  - Technology Parkway Expansion

Geographical Information Systems (GIS) Activities

- GIS Summary of projects
  - Worked with Legal to verify descriptions of property acquisitions on Main St
  - Worked with Planning to gather rental and housing data for a study
  - Worked with various departments to complete exhibits for goal setting
  - Coordinated with Water Rec to determine plant operators within 60 miles
  - Worked with Engineering to map Park Dr lift station inspections
  - Worked with Legal to correct a M&R agreement on Orchard Dr
  - Worked with PW to locate Ridgeway force main
  - Worked with ED to provide exhibits for potential annexation
- Completed 2 web and database projects 2 for different departments
- Completed 5 different data requests for 5 different entities.
- Provided 13 maps for 6 different departments.
- Created 31 new addresses.
- Collect 191 GPS points for city infrastructure

FINANCE & BUSINESS OPERATIONS
LEGAL SERVICES
November 2022

REPORT FROM SWISHER & COHRT – SAM ANDERSON:

Traffic Court:

City Cases Filed:	185	(this number includes both City and State tickets)
Cases Set:	7 (Traffic)	0 (Code Enforcement)
Trials Held:	3 (Traffic)	0 (Code Enforcement)

REPORT FROM KEVIN ROGERS, CITY ATTORNEY

- Review, revise, drafting and advice on 6 agreements
- Work on dangerous animal, threatened animal cases
- Revise acquisition training document
- Work on Main Street Reconstruction acquisitions

FINANCE & BUSINESS OPERATIONS
PUBLIC RECORDS
NOVEMBER 2022

Public Records Activity

Staff prepared agendas, minutes, and electronic packets for two Regular City Council meetings, one Standing Council Committee meeting, and two Council Goal Setting sessions, one Planning & Zoning Commission meeting and two Technical Review meetings. Meeting follow-up communications, minutes and legal documents were drafted, processed, recorded, and filed.

Responded to six (6) requests for public records.

Licenses / Permits Processed & Issued

59	Pet licenses
8	Annual Paw Park permits
0	Poultry licenses
3	Public Event permits
0	Mobile Merchant permits
0	Tree Trimmer License
7	Cemetery Interment Rights
5	Liquor licenses and beer/wine permits
0	Tobacco/Nicotine permit

Assisted citizens and election officials with voter registration and polling locations for the November 7, 2022 General Election.

Coordinated preparations for the annual City Council Goal Setting sessions on November 15 & 17, 2022 at the Community Center.

Supervisory and management staff attended an in-house management training session.

Participated in planning session for implementation of a public portal for public access to public records.

The unemployment rates for the month of October 2022 were 2.6% for the Waterloo-Cedar Falls Metropolitan Area, 2.9% in Iowa, and 3.4% in the U.S.

Parking Activity

Enforcement

919	Parking citations issued.
$ 9,628.00	Citations paid.

Collection Efforts

$ 1,955.00	Collections from delinquent parking accounts.
$ 1,000.00	Vehicle immobilizations (20 vehicles).

Permits

$ 3,230.00	Parking permits issued (46).
$ 900.00	Dumpster lot permits (4).

Meter Collections

$ 1,489.47	Paid parking.

FINANCE & BUSINESS OPERATIONS
LIBRARY & COMMUNITY CENTER
NOVEMBER 2022

Library Activity

Usage Statistics	September 2022	October 2022	October 2021
Customer Count	12,014	12,345	10,818
Circulation	31,841	33,146	31,081
Event Attendance	1,101	1,901	1,640

Special events in November included the following:

- My Native Story: Past, Present, and Future featuring Mount Mercy Visiting Assistant Professor Sonja Lee Bock, who presented about Native American culture, issues, movements, and successes
- STEM sensory stations for little learners
- Book clubs for elementary school-aged children, teens, and adults

Community Center Activity

Programs at the Community Center included yarn club, line dancing, cards, billiards, senior fitness classes, Tai Chi, and ceramics. Rentals in November included a stamp club and a band.

City of Cedar Falls
Development Services
Inspection Services Division
Monthly Report for: Nov-22

Total for Month	$16,333,437.00
Total for Fiscal Year	$38,217,708.00
Total Same Month - LAST YEAR	$2,646,868.00
Total for Fiscal Year - LAST YEAR	$22,389,565.00

Construction Type	Monthly Summary				Yearly Summary			
	Issued	Dwelling Units	Valuations	Fees	Issued	Dwelling Units	Valuations	Fees
Single Family New Construction	4	0	$707,710.00	$5,753.00	30	0	$6,531,620.00	$48,068.55
Multi-Family New Construction								
Res Additions and Alterations	71	0	$895,170.00	$15,305.50	489	0	$7,439,897.00	$115,788.20
Res Garages	5	0	$73,988.00	$1,299.00	24	0	$460,981.00	$6,911.00
Commercial/Industrial New Construction					3	0	$3,700,000.00	$20,720.00
Commercial/Industrial Additions and Alterations	2	0	$1,710,525.00	$9,055.50	31	0	$6,775,426.00	$42,131.60
Commercial/Industrial Garages					2	0	$67,500.00	$1,003.00
Churches					3	0	$296,240.00	$2,980.75
Institutional, Schools, Public, and Utility	1	0	$12,946,044.00	$55,688.05	1	0	$12,946,044.00	$55,688.05
Agricultural/Vacant								
Plan Review	2	0	$0.00	$42,030.00	27	0	$0.00	$76,755.00
Total	85	0	$16,333,437.00	$129,131.05	610	0	$38,217,708.00	$370,046.15

City of Cedar Falls
Development Services
Inspection Services Division
Monthly Report for: Nov-22

Construction Type	Monthly Summary				Yearly Summary			
	Issued	Dwelling Units	Valuations	Fees	Issued	Dwelling Units	Valuations	Fees
Electrical	39	0	$0.00	$3,062.20	232	0	$0.00	$16,643.50
Mechanical	72	0	$0.00	$5,959.00	397	0	$0.00	$36,727.00
Plumbing	70	0	$0.00	$5,683.50	352	0	$0.00	$25,293.50
Refrigeration								
Total	181			$14,704.70	981			$78,664.00

Contractor Registrations	Monthly Summary				Yearly Summary			
	Issued	Dwelling Units	Valuations	Fees	Issued	Dwelling Units	Valuations	Fees
Electrical	1	0	$0.00	$150.00	5	0	$0.00	$750.00
Mechanical					4	0	$0.00	$600.00
Plumbing					2	0	$0.00	$300.00
Refrigeration								
Total	1			$150.00	11			$1,650.00

Building Totals	85	0	$16,333,437.00	$129,131.05	610	0	$38,217,708.00	$370,046.15

Grand Total	267	0	$16,333,437.00	$143,985.75	1602	0	$38,217,708.00	$450,360.15

PLANNING & COMMUNITY SERVICES DIVISION
MONTHLY REPORT
November 2022

MONTHLY MEETINGS:

Planning & Zoning Commission – A meeting was held on November 22.

November 22, 2022, Meeting			
Applicant	**Project**	**Recommendation**	**Action Taken**
Midwest Development Co., Owner; CGA Engineering, Engineer	Final Plat – Wild Horse Ridge Sixth Addition (FP22-004)	Approval	Recommended Approval
Lucas Moore, Oak District LLC	Rezoning to R-4 with New Zoning Agreement – Midway Business Park (RZ22-003)	Introduction and Discussion	Scheduled public hearing for December 14th
City of Cedar Falls	Rezoning – Lots 1-4 of Midway 2nd Addition (RZ22-005)	Introduction and Discussion	Scheduled public hearing for December 14th
Kyle Larson, LGC; Lary Koosmann EI, Clapsaddle-Garber Associates, Inc	Site Plan Review - Tri-plex on Lot 4, Hanna Park Commercial Addition (SP22-012)	Approval	Deferred to next meeting

Group Rental Committee – Meetings were held on November 1, 2022 and November 15, 2022.

Address	Unit	Owner	Requested Occupancy	Approved for	GRC	BRHA
1923 Clay Street	1	Andrew Steiert	4	4 with conditions	4 with conditions	
2203 W 4th Street	4	Kevin Hoefer	4	4 with conditions	4 with conditions	
210 Catherine Street	1	Derick Rogers	3	2	2 with pending conditions	
916 W 12th Street	1	Derick Rogers	4	2	2 with pending conditions	
1024 W 11th Street	1	Derick Rogers	4	2	2 with pending conditions	

1118 W 7th Street	1	Derick Rogers	4	2	2 with pending conditions	
1426 Starbeck Circle	1	Brian Meyer	5	Not approved yet	Waiting for inspection and then review again at GRC	
1622 W 7th Street	1	Derick Rogers	3	2	2 with pending conditions	

Board of Rental Housing Appeals – No meeting was held.

Board of Adjustment – No meeting was held.

Other Commissions, Board Meetings & Staff Liaison Responsibilities:

	Date	Notes/Actions
Bicycle and Pedestrian Advisory Committee	11/1/22	The committee discussed the upcoming Council goal-setting and how to attend during discussions of their commission status and the trail snow-clearing issue. The committee's stance on that snow-clearing issue was discussed and provided to Chase by the committee chair. Potential bylaw provisions if they become a commission were discussed. More progress is being made with the Bicycle Friendly Community application. Some discussion was also had about a Currents article regarding clearing of snow on sidewalks but the committee settled on leaving that article to Building/Code Enforcement.
College Hill Partnership	11/16/22	Discussed planning for a "yarn bomb" project on College Street where "sweaters" are knit for the street trees. Staff consulted with PW to get permission for the project. Board discussed potential facilitator for strategic planning for the Partnership potentially in January. Discussed turn-out at the CHP social at the Hearst. Expressed some disappointment but were pleased that the Mayor and some Council members attended.

Historic Preservation Commission	11/15/22	Meeting was cancelled because of lack of quorum.
Housing Commission	11/22/22	The Housing Commission discussed building codes requirements that change the price of homes
Community Main Street Design Committee		No meeting was held in the month of November.
Parking Tech Committee		No meeting was held in the month of November.

LAND USE INQUIRIES AND PERMITTING

- 226 general inquiries, including walk-ins, and staff responses with information/assistance.
- 82 land use permits were issued.

OTHER PROJECTS FOR NOVEMBER INCLUDED:

- The Bicycle and Pedestrian Advisory Committee has requested to become an official board or commission. Staff provided information for Council for discussion at goal-setting.
- Request for bids for the Cedar River Recreation Project went out.
- Decision is pending by the Federal Railroad Administration for the railroad crossing elimination grant which project would eliminate 24 crossings in Downtown.
- Ongoing effort to address enforcement of rental paving ordinance.
- Various enforcement actions related to zoning and rental code violations.
- Partnering with Cedar Falls Economic Development Corporation for a Housing Needs Assessment.
- Continuing work on Council referrals related to new downtown zoning.
- Attended the North Cedar Neighborhood Association meeting.
- The 4 FEMA buyout properties were demolished in the last two weeks of November

ECONOMIC DEVELOPMENT:

- Continued coordination with consultant on design work for the expansion of the West Viking Road Industrial Park.
- Met with an existing Cedar Falls business regarding expansion plans in the Cedar Falls Industrial Park.
- Attended monthly Cedar Falls Economic Development Corporation board of directors meeting.
- Began drafting necessary legal documents as it pertains to a new project in the Cedar Falls Industrial Park.
- Provided industrial park site information for an out of state company looking to potentially locate in Iowa.
- Visited The Netherlands to visit the headquarters of several Cedar Falls companies, as well as made additional visits to companies that are interested in locating their operation in the United States.
- Continued working on documents relating to a new urban renewal area in Cedar Falls near the industrial park expansion area.

CDBG

- Work with INRCOG on administering the funds for projects and services agencies based on the last Annual Action Plan.
- Continue to monitor sub-recipients of CARES ACT funds through the CDBG program.
- The CAPER was approved by City Council on November 21, 2022.

HOUSING CHOICE VOUCHER PROGRAM

Waiting List	642	**Rent Subsidies (HAP payments)**	$88,287
New Applications Taken	25	**Utility Payments**	$ 774
Units under Contract	186	**Admin Fees**	$ 15,247
Initial Vouchers Issued	**3**		
Current Open Vouchers	**10**	**Lease Up Goal**	220
New Admissions	**2**		

Ongoing

- All active files have been scanned. Continuing to scan in terminated files.
- Added new landlords
- Continuing to issue new vouchers/pulling from waitlist

ADD A DOLLAR REPORT

There were no applications received for utility assistance in November. There was a balance of $43,887.82 as of November 31, 2022

RECREATION & COMMUNITY PROGRAMS
Monthly Report for November

Administrative:

- The Park and Rec Commission had its monthly meeting at Public Works.
- Continued Indoor Park in the Main Gym for kids two days a week.
- A new Front Desk employee started this month.
- One of our three Office Assistants resigned.
- Added a Tuesday night open pickleball night as well as started taking registration for a winter pickleball league.

Rec & Fitness Center	November	October
Rec Center Daily Admission	$5,809.03	$4,299.84
Rec Memberships Sold	$28,686.36	$27,083.26
Daily Member Check In	10, 219	9,018

Aquatics:

- End of season shut down was completed at The Falls Aquatic Center
- The Peet pool was closed for mechanical issues November 8th – 10th.
- The Holmes pool was closed for a swim meet November 6th and on Thanksgiving, November 24th.

Participation	Indoors	2021
Swim Passes Sold	10	10
Open Recreational Swimming/Lap Swimming	453	493
Aquatic Program Usage (swim lessons, lifeguarding, staff training)	1,346	1,397

Recreation Programs:

- PW stared infield resurfacing work on ballfield at Orchard Hill Park
- Started Pickleball Tuesday evenings At Rec Center
- Rescheduled 1 Saturday of K, 1 & 2 basketball due to staff conflicts
- Rescheduled 6 volleyball basketball games because of Gym conflict at school
- Offered Adult Dodgeball and Indoor Bags league neither gathered enough registered participants to take place

Program	Enrolled/ est. team members	Meetings /Games	2022 Contacts	2021 Contacts
Youth Basketball Kindergarten	**64**	**2**	**128**	**240**
Youth Basketball 1st & 2nd Girls	**32**	**2**	**64**	**108**
Youth Basketball 3rd & 4th boys	**65**	**3**	**195**	**192**
Adult Volleyball Mix Monday	**8 per team**	**26**	**416**	**592**
Adult Volleyball Women's	**8 per team**	**18**	**288**	**240**
Adult Volleyball Mix Wed.	**8 per team**	**12**	**192**	**144**
Adult Basketball League	**8 per team**	**15**	**240**	**96**
Adult Racquetball League	**24**	**4**	**96**	**88**

Fitness/Wellness:

- Participation in exercise classes are continuing to rise.
- Cycling Studio classes are full. Even had to add more classes.
- We held three bonus classes on Thanksgiving where 54 people paid a pre-register fee to attend.
- We have received really good feedback and appreciation.
- Partnered with Northeast Iowa Food Bank and had a very successful food drive.
- Our indoor classes are still showing strong numbers, which led us to be able to offer more classes.

Fitness/ Wellness	2022 Participation	2021 Participation
Dance	54	0
Fitness Classes Offered	248	189
Fitness Class Attendance	2,401	1,620
Personal Training Sessions	84	112
Massages:	54.5	40
Indoor Park	174	146
Child Care	55	31
Facility Rentals	19	5

CEDAR FALLS TOURISM & VISITORS BUREAU
Monthly Report - November 2022

CEDAR FALLS

MEETINGS/CONVENTIONS/SPORTS

- Cedar Falls hosted the Iowa High School Football Semi-Finals and Finals (supported by tourism marketing grant), The Way Up Conference, UNI E-Sports Tournament, Iowa Thespian Festival, and Gridiron Future Stars for an estimated economic impact of over $8,244,000 for November events that had bureau engagement.
- Secured two new events for 2023.
- Generated seven new leads and hosted one site visit.
- Promoted State Football and Gridiron Future Stars event on KWWL.
- Attended Travel Iowa Marketplace and met with 20 group travel planners.

LEISURE

- Digital ad campaign featuring holiday events underway.
- Revamping Cedar Falls Beer Trail for 2023.
- Provided information and 2023 events for upcoming Currents issue and to Travel Iowa.
- Worked with Experience Waterloo on 2023 Visitor Guide.

COLLABORATION

- Provided volunteers to sell programs at state football playoffs.
- Working with Black Hawk County Conservation, Linn County Conservation, and GART to add wayfinding and historical signage to the Cedar Valley Nature Trail through two grant programs.
- Obtained sponsors for updated Cedar Valley Trails maps.
- Presented at Community Main Street Board meeting.
- Met with Grow Cedar Valley about relocation packets.
- Published Hospitality Highlights newsletter x4, Weekender newsletter x1.
- Assisting CV Trails Partnership with new banner design.
- Attended Iowa Travel Industry Partners board meeting.
- Attended Cedar Valley Sports Commission board meeting.

	November 2022	November 2021
Visitor Center Traffic	451	335
Website Traffic	6,813	9,051
CedarValley365.com Users	1,230	975
Facebook	9,779	9,118
Instagram	2,416	2,118
LinkedIn	481	344
Visitor Guide Distribution	526	406
Ad Campaign Impressions	175,481	299,303
Volunteer Hours	136	146

CEDAR FALLS CULTURAL PROGRAMS
Monthly Report | November 2022

Cedar Valley String Trio, New Humanists opening reception, & public dedication for Public Art Committee's Underpass Mural Project

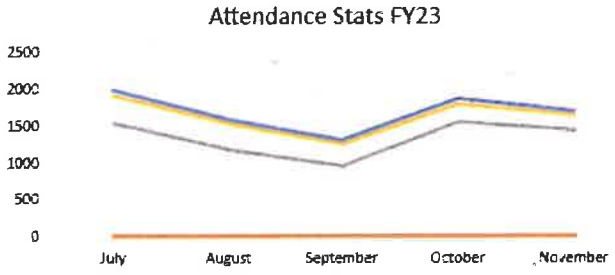
EXHIBITS & PROGRAM HIGHLIGHTS

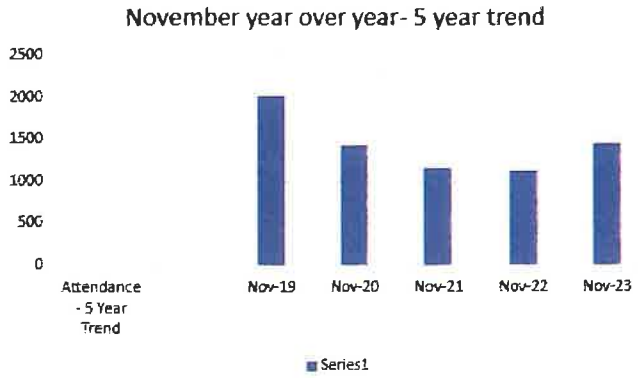
- Opening reception for ***The New Humanists: Introspective Impressions*** November 10, hosted the Cedar Valley String Trio for an evening of art and music.
- UNI Bass Students performed November 11, directed by UNI Professor Alex Pershounin.
- Final Thursday speaker Anesa Kajazovic spoke about her children's book *War Changes Everything: My Life Leaving Bosnia* to an in-person and virtual audience of **53**.
- Official public dedication for the Public Art Committee's mural project took place November 11.
- November was the start of the **Friends of the Hearst Annual Giving Campaign!** Campaign letters sent out & Facebook giving campaign was implemented.
- User survey sent out in November for September's Arts & Tapas Tour event hosted by Friends of the Hearst.
- Public Art Committee went on their annual bus tour of potential public art sites for consideration to add for future projects.

EDUCATION & OUTREACH HIGHLIGHTS

- New Hearst Winter Brochure published and mailed out, **all ceramic classes and art journaling classes are sold out this winter!**
    - November 2, 9, 16 Messy Mornings (ages 3-6)
    - November 1, 15 Youth Art Club (ages 13-18)
    - November 1, 8, 15 Zine 101 (adults)
    - November 3, 10, 17 Mixed Media Collage (adults)
    - November 5, 12, 19 Ceramics, Wheel Throwing (adults)
    - November 4, 18 Outreach Art Activities: Northstar (adults)

Hearst By The Numbers





Hearst Center for the Arts Activity Report FY23		
	Oct	Nov
OVERALL ATTENDANCE		
# of Days Open to Public	26	24
Door Counter + any virtual events	1552	**1441**
Sculpture Garden (est.)	250	200
Average visits per day	69.31	68.38
FREE SERVICES OFFERED - NUMBER OF EVENTS		
Exhibition Receptions	0	1
Special Events	6	2
Public Programs	6	2
Community Group Mtgs	6	2
Thursday Painters + Majong	4	5
OUTREACH & VOLUNTEER SVC.		
Volunteers (total number)	0	2
Volunteer Hours	0	6
Offsite Outreach Number of Events	2	2
Total Number of Free Events (on site & outreach)	18	**14**
PAID SERVICES - NUMBER OF CLASSES OR RENTALS		
Youth Classes	6	1
Adult Classes	11	9
Messy Mornings	4	3
Camps	1	0
Birthday Parties	1	1
Rentals (inc. recitals, etc.)	4	7
Total Number of Paid Service Events	27	**21**
MEMBERSHIPS – FRIENDS OF THE HEARST		
Total Friends Memberships	317	318
New/Renewed this month	22	7
DIGITAL TRAFFIC		
E-News Subscriptions	1312	1260
Facebook Views	21593	41400
Facebook Followers	2267	2948
PRESS, # OF OCCURENCES		
Newspaper article	2	1
Radio interviews	0	1
Press Releases	3	1
Social Media Paid ads	0	4

Cory Hurless (she/her), Cultural Programs Supervisor

ENGINEERING DIVISION

PROJECT MONTHLY REPORT -NOVEMBER 2022

Type	Project No.	Project	Description	Status	Budget	Developer
Bridge	BR-000-3259	2022 Bridge Inspections	Inspections	Final Out Remains	$40,000	Foth
Bridge	BR-106-3215	Olive Street Box Culvert	Box Culvert	Construction Underway	$1,160,000	AECOM
Flood	FL-033-3088	Cedar River Safety & Recreation	Recreation	Contracts	$50,000	Engineering Division
Parking	TBD	College Hill Parking	Resurfacing	Final Out Remains	$150,000	Engineering Division
Sanitary	SA-002-3182	Oak Park Sanitary Sewer	Sanitary Sewer	Re-design	$800,000	Water Reclamation/ Snyder
Santiary	RC-000-3240	27th Street Improvements (Sanitary)	Reconstruction	Completed	$270,000	AECOM/Pirc Tobin
Santiary	SA-000-3297	2022 CDBG Santiary Sewer Rehab	Sanitary Sewer	Construction Underway	$250,000	Engineering/Water Rec
Sidewalk	SW-000-3266	2021 Sidewalk Repair and Infill	Sidewalks & Trails	Construction Underway	$157,876	Cobalt/Engineering Division
Sidewalk	SW-000-3293	2022 Sidewalk Assessment	Sidewalks & Trails	Construction Underway	TBD	Engineering Division
Sidewalk	RT-000-3217	2021 CDBG INFILLS	Sidewalks & Trails	Final Out Remains	$181,492	OEL/Engineering Division
Sidewalk	SW-000-3217	Union Road Trail	Sidewalks & Trails	Punch List Remains	$510,299	Engineering Division/Snyder
Storm Water	ST-000-3252	2021 Permeable Alley	Storm Water	Final Out	$107,500	Engineering Division Benton's
Storm Water	ST-077-3146	Clay Street Park	Storm Water	Final Out Remains	$273,000	Snyder/Foth/ Benton's S&G
Storm Water	ST-115-3147	University Ave Biocell	Storm Water	Construction Underway	$108,647	Benton's Sand and Gravel
Streets	RC-000-3242	Downtown Street-Scape & Reconstruction Phase II	Reconstruction	Punch List Remains	$2,450,000	Snyder K. Cunningham
Streets	RC-000-3230	2022 Street Construction	Street Repair	Punch List Remains	$3,266,000.00	Engineering Division PCI
Streets	RC-173-3228	Greenhill Road & South Main Intersection Improvements	Reconstruction	Active	$3,400,000	Shive Hattery
Streets	RS-000-3275	2021 CFU Street Patching Project	Street and Sidewalk Repair	Final Out Remains	$161,198	Boulder Contracting/Engineering Division/CFU
Streets	RC-000-3171	Cedar Heights Drive Reconstruction	Street Repair	Construction Underway	$6,000,000	Snyder
Streets	RC-362-3212	W. Viking Road Recon	Reconstruction	Design	TBD	Snyder
Streets	RC-000-3272	2021 Street Construction	Street Repair	Final Out Remains	$4,030,000.00	Engineering Division PCI
Streets	RC-000-1963	W. 1st Street Reconstruction	Reconstruction	Final Out Remains	$6,500,000	Engineering Division Snyder & Associates
Streets	RC-268-3245	Cyber Lane	New Construction	Final Out Remains	$296,324	Engineering Division Owen Contracting
Streets	SC-000-3273	2022 Seal Coat	Resurfacing	Final Out Remains	$200,000	Engineering Division
Streets	RC-000-3240	27th Street Improvements	Reconstruction	Construction Underway	TBD	AECOM
Streets	MC-000-3206	Center Street Street Scape	Recon	Construction Underway	TBD	Engineering Division Foth
Subdivision	SU-364-3189	W. Viking Industrial Park	New Construction	Construction Underway	$8,700,000	Snyder
Sidewalk	SW-000-3293	2022 Sidewalk Assessment	Sidewalks & Trails	Contruction Underway	$49,143.69	Iowa Flatworks
Alley/Storm Water	RC-000-3268	2022 Alley Reconstruction	Reconstruction	Punch List Remains	$508,133.06	Engineering Division Owen Contracting

ENGINEERING DIVISION
SUBDIVISION MONTHLY REPORT - NOVEMBER 2022

Project No.	Project Title	Description	Status	Budget	Contractor/ Developer
SU-442-3165	Autumn Ridge 10th Addition	New Subdivision	Construction Underway	---------	BNKD Inc./CGA
SU-454-3257	Wild Horse 6th Addition	New Subdivision	Construction Underway	---------	CGA
SU-454-3257	Wild Horse 5th Addition	New Subdivision	Contract for Completion	---------	CGA
SU-330-3151	Arbors Fourth Addition	New Subdivision	Maintenance Bond	---------	Skogman/CGA
SU-442-3121	Autumn Ridge 8th Addition	New Subdivision	Maintenance Bond	---------	BNKD Inc. Shoff Engineering
SU-282-1904	Gateway Business Park	New Subdivision	Maintenance Bond	---------	Shive Hattery Baker Construction
SU-445-3021	Greenhill Village Estates	New Subdivision	Maintenance Bond	---------	Nelson Construction & Development
SU-345-3186	Park Ridge Estates	New Subdivision	Maintenance Bond	---------	Brian Wingert CGA
SU-379-3207	Pheasant Hollow 7th Addition	New Subdivision	Maintenance Bond	---------	CGA
SU-197-3134	Prairie Winds 4th Addition	New Subdivision	Maintenance Bond	---------	Brian Wingert CGA
SU-168-3187	Prairie Winds 5th Addition	New Subdivision	Maintenance Bond	---------	Brian Wingert CGA
SU-173-3138	Sands Addition	New Subdivision	Maintenance Bond	---------	Jim Sands/VJ
SU-413-3199	Terraces at West Glen, New Aldea West Campus, 1st Addition	New Subdivision	Maintenance Bond	---------	New Aldea/Fehr Graham
SU-413-3199	Terraces at West Glen, New Aldea West Campus, 2nd Addition	New Subdivision	Maintenance Bond	---------	New Aldea/Fehr Graham
SU-217-3193	Western Homes 9th Addition	New Subdivision	Maintenance Bond	---------	Claassen/Western Homes
SU-445-3020	Wild Horse 4th Addition	New Subdivision	Maintenance Bond	---------	Skogman/CGA
SU-440-3239	Autumn Ridge 9th Addition	New Subdivision	Preliminary Plat	---------	CGA
SU-184-3160	Greenhill Village Townhomes II	New Subdivision	Preliminary Plat	---------	Panther Farms/CGA
TBD	West Fork Crossings	New Subdivision	Preliminary Plat Approved	---------	ISG

ENGINEERING DIVISION
COMMERCIAL CONSTRUCTION MONTHLY REPORT - NOVEMBER 2022

Project	Description	SWPPP Status	Detention Calcs Status	Developer/ Engineer	Project Status
918 Viking Road	918 Viking Road	Approved	----------	Dahlstrom	Active
Community United Child Care	Nordic Drive	Approved	Approved	CUCCC	Active
D&D Midwest Investments	5630 Westminster Drive	To Be Submitted	Approved	VJ	Active
Creekside Condos	Cedar Heights/Valley High	To Be Submitted	Approved	Larson/Fehr Graham	Under Review
Greenhill Village Car Wash	1125 Fountains Way	Approved	----------	Owner/Robinson Eng	Active
Greenhill Village Estates	4705 Algonquin Drive	Approved	Approved	Peters/Axiom	Final Out
High School	W 27th Street	Approved	Approved	City of Cedar Falls/AECOM	Active
McWing Storage Units	3015/3035 Capital Way	Approved	Approved	Owner	Pending
Mercy Health OBGYN	Bluebell Rd	Approved	Approved	Mercy/CGA	Active
Midway Drive Storage Units	3717 Midway Drive	Approved	----------	Owner/VJ	Active
Pinncle Prairie Senior Living	Prairie Parkway	Approved	Approved	Nelson/Axiom	Active
River Rec Area	Cedar River	To Be Submitted	----------	City of Cedar Falls	In Design
The Cove at Spruce Hills	Spruce Hills Dr	Approved	----------	Owner/Snyder	Active
Veridian Credit Union	Brandilynn Boulevard	Approved	----------	Veridian	Active

Department of Public Works
Operations and Maintenance Division
Monthly Report for November 2022

Streets Section:

- Street sweeping operations were conducted utilizing two sweepers
- Fall leaf vacuum operations served 150 appointments
- Completed Infill sidewalk projects and several ADA ramps
- Performed several sanitary and storm sewer related repairs
- Installed snow fence in select areas that are prone to drifting

Traffic Operations:

- 144 traffic control signs and labels were repaired or replaced
- Installed 62 No Parking sign upgrades throughout the downtown area
- Implemented pedestrian protective interval to the signal controller at 8th & Hudson
- Placed light receptacles for downtown holiday lighting
- Performed maintenance on outdoor emergency notification sirens

Fleet Maintenance:

- 962 transactions were recorded through the City's fuel dispensing sites
- Used 12,923 gallons of fuel (5,486 ethanol, 7,437 diesel)
- 127 work orders were processed through the fleet section for the month
- Installed electronic hardware for RouteWare telematics on refuse collection vehicles

Public Buildings:

- Completed various HVAC and mechanical repairs and maintenance throughout public buildings.
- Completed multiple furniture moves for City Hall staff and Council activity.
- Upgraded lighting in buildings at 1500 Bluff to energy efficient LED lights
- Performed several construction tasks and modifications at City Hall

Parks:

- Performed stump removals at Pheasant Ridge Golf Course and at Washington Park
- Winter seeding was performed over pollinator areas
- Cleaned rec trails of leafy debris
- Winterized irrigation at municipal golf courses and Birdsall Park
- Removed docks for winter
- Installed canopy at Birdsall Park dugout
- Began footing installs for monument park signs

Cemetery:

- Performed Seven (7) interments – One (1) Saturday service was performed
- Five (5) spaces sold in Greenwood Cemetery, Two (2) in Fairview Cemetery

Refuse:

- 672 tons of residential solid waste was collected. Total of 608 three-yard container dumps were recorded. Crews responded to 89 residential bulk item collections
- Crews collected 110 tons of yard waste from curbside cart collection
- The Transfer Station hauled 69 loads of solid wasted to the Black Hawk County Landfill totaling 974 tons.
- A total of 138 tons of household recyclable material was collected for the month
- 51 tons of e-waste, scrap metal, tires and appliances were diverted from the waste stream and recycled.

DEPARTMENT OF PUBLIC WORKS
WATER RECLAMATION DIVISION
MONTHLY REPORT - NOVEMBER 2022

PLANT OPERATIONS

Plant performance for November was very good with all permit requirements being met. Dry weather conditions continue to allow our system to work efficiently even as the temperatures cool.

The ultraviolet disinfection process is not required after November 15th annually. We began the shutdown of the system on the 16th. During winter months, maintenance and repair work is conducted in preparation for the next year's startup.

Annual whole effluent toxicity testing was conducted on November 15th. This annual test required by the Department of Natural Resources involves a series of biological tests designed to detect trace levels of toxic chemicals and check their impact on representative species of aquatic organisms. Results were received showing that we passed the tests with no toxicity detected.

BIOSOLIDS

We were able to apply 172,000 gallons of liquid biosolids to fertilize local area farm fields during the month. We also applied approximately 180 dry tons of dried belt filter press biosolids to these fields. This is an annual project which typically takes 4-5 employees two weeks to complete. The dried biosolids are stockpiled all year and applied in the fall after harvest.

An additional 186,000 gallons of material were processed through our belt filter press.

There were 3.5 tons of gritty, inorganic materials hauled to the landfill during November.

INDUSTRIAL WASTE PRETREATMENT PROGRAM

An annual scheduled inspection was conducted at the Universal Industries and unscheduled inspections were conducted at both Metokote-PPG and Standard Golf. No violations were found.

SEWER COLLECTION SYSTEM - CALLS AND SERVICE

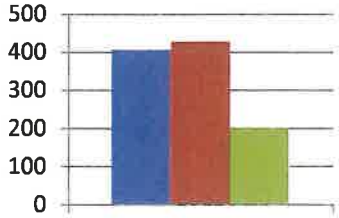
We received 267 sewer locate requests from the Iowa One Call system. 82 of which were pertinent and required marking by our field staff.

There were four sewer service calls received in November, none of which involved a

DEPARTMENT OF PUBLIC SAFETY
MONTHLY REPORT
NOVEMBER 2022

CEDAR FALLS POLICE

Police Statistics	First Shift	Second Shift	Third Shift	Total
Calls for Service	407	428	200	1035
Traffic Stops	74	268	261	603
Arrests	12	39	24	75
Accidents	26	61	8	95

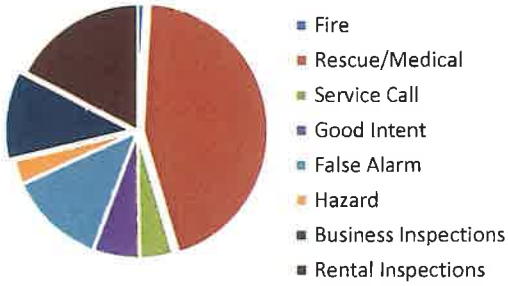


Police Calls for Service

CEDAR FALLS FIRE

Fire Calls For Service Statistics	
Fire	3
Rescue/Medical	157
Service Call	15
Good Intent	21
False Alarm/Call	44
Hazardous Condition/Spec	11
Business Occupancy Inspections	40
Rental Inspections	61

Fire Calls For Service



POLICE CALLS FOR SERVICE

Type of Incident (Monthly)	Jan '22	Feb '22	Mar '22	Apr '22	May '22	Jun '22	Jul '22	Aug '22	Sep '22	Oct '22	Nov '22	Dec '22
Group A Serious Crimes	108	100	131	125	110	128	102	103	119	118	92	
Group B Other Crimes	74	52	41	57	78	62	68	67	66	72	44	
Traffic Accidents	98	113	88	78	85	92	86	96	94	111	119	
Other Calls	1582	1213	1308	1378	1389	1382	1472	1387	1371	1542	1387	
CFS Totals	1862	1478	1568	1638	1662	1664	1728	1653	1650	1843	1642	

Type of Incident (per year)	2014	2015	2016	2017	2018	2019	2020	2021	2022
Group A Serious Crimes	1570	1468	1469	1702	1467	1437	1407	1681	
Group B Other Crimes	620	674	579	613	683	661	565	745	
Traffic Accidents	708	734	790	720	774	613	228	1030	
Other Calls	15,421	13,828	12,573	13,244	13,936	14,819	14,590	15,856	
CFS Totals	18,319	16,704	15,411	16,279	16,860	17,530	16,790	19,312	

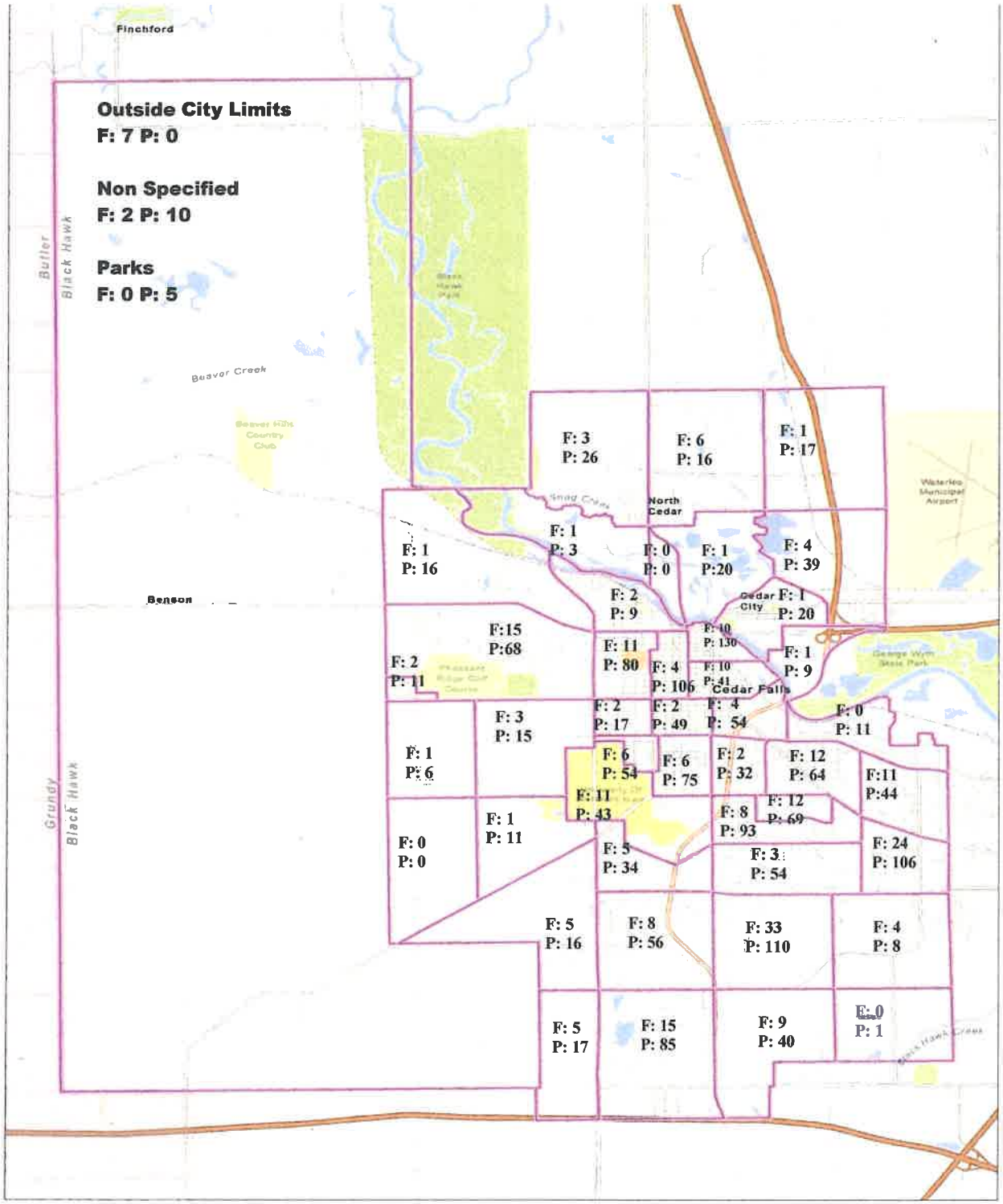
FIRE RESCUE CALLS FOR SERVICE

Type of Incident (Monthly)	Jan '22	Feb '22	Mar '22	Apr '22	May '22	Jun '22	Jul '22	Aug '22	Sep '22	Oct '22	Nov '22	Dec '22
Medical & Rescue	133	126	98	112	148	134	137	117	91	126	157	
Cancelled, False Alarms, Good Intent	41	38	56	34	36	52	57	58	30	49	35	
Fire, Heat, Hazard, Weather Related & Other	28	27	18	24	29	28	34	35	15	32	59	
Totals	202	191	172	170	213	214	228	210	136	207	251	

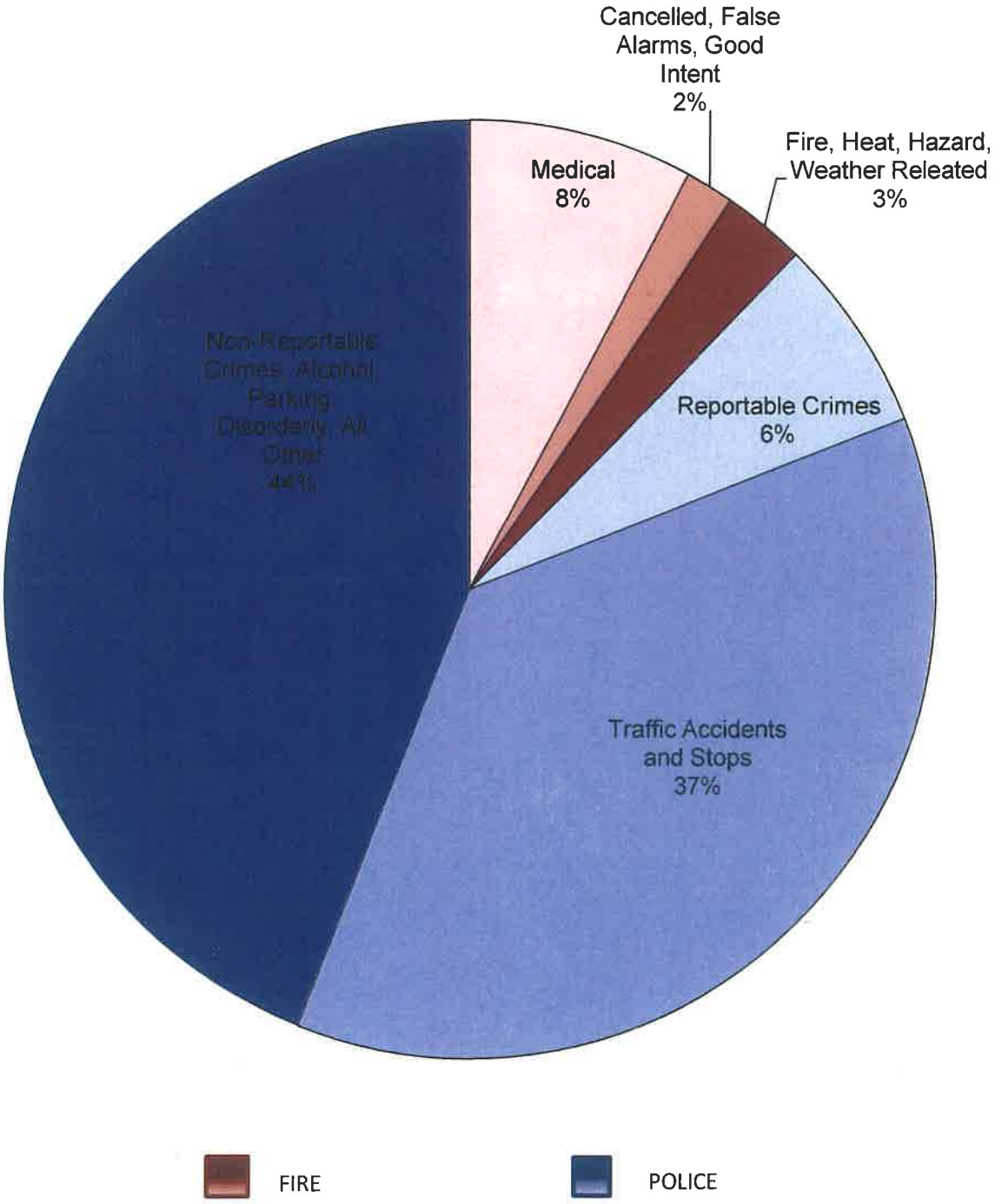
Type of Incident (per year)	2014	2015	2016	2017	2018	2019	2020	2021	2022
Non-Medical CFS	948	840	911	900	772	841	783	758	
Rescue / EMS Related	1051	1367	1570	1437	1022	1272	1328	1541	
Totals	1999	2207	2481	2337	1794	2113	2111	2299	

POLICE STATISTICS:	NOV 2022	Total 2022
Group A Crimes		
Murder/NonNeg Manslaughter	0	1
Kidnapping/Abduction	0	1
Forcible Rape/Sodomy/Fondling	0	49
Robbery	1	4
Assault	18	187
Arson	0	1
Extortion/Blackmail	0	3
Burglary/B&E	5	93
Theft	39	516
Motor Vehicle Theft	1	57
Counterfeit/Forgery	1	49
Fraud	12	188
Embezzlement	0	1
Stolen Property	1	11
Vandalism	7	151
Drug Offenses	8	138
Porno/Obscene Material	0	6
Op/Pro/Asst. Gambling	0	0
Weapon Law Violation	0	12
Group B Crimes		
Bad Checks	0	2
Disorderly Conduct	1	39
Driving Under Influence	13	158
Drunkenness	9	112
Non-Violent Family Offense	0	2
Liquor Law Violation	0	8
Runaway	1	15
Trespassing	1	21
All Other Offenses	20	319
Group A Total:	92	1420
Group B Total:	44	677
Total Reported Crimes:	136	2097
Traffic Accidents		
Fatality	0	1
Personal Injury	13	163
Hit and Run	22	207
Property Damage	84	702
Total reported Accidents	119	1073
Calls for Service	1642	17,690
Total Arrests	77	786

Cedar Falls Public Safety Grid Map



Cedar Falls Public Safety Experience Survey (November)



DEPARTMENT OF PUBLIC SAFETY SERVICES

POLICE OPERATIONS
CITY OF CEDAR FALLS
4600 SOUTH MAIN STREET
CEDAR FALLS, IOWA 50613

319-273-8612

MEMORANDUM

To: Mayor Green and City Councilmembers

From: Craig Berte, Public Safety Services Director
Mark Howard, Police Chief

Date: December 22, 2022

Re: Retail Alcohol License Applications

Police Operations has received applications for retail alcohol licenses. We find no records that would prohibit these licenses and recommend approval.

Name of Applicants:

a) Huhot Mongolian Grill, 6301 University Avenue, Special Class C retail alcohol - renewal.

b) Hy-Vee Market Grille, 6301 University Avenue, Class C retail alcohol – change in ownership.

c) Hy-Vee Food Store, 6301 University Avenue, Class E retail alcohol – change in ownership.

d) AmericInn by Wyndham, 5818 Nordic Drive, Class B retail alcohol – new.

e) Holiday Inn Express & Suites, 1614 Technology Parkway, Class B retail alcohol – new.

f) Second State Brewing, 203 State Street, Class C retail alcohol & outdoor service – new.

CFD 1101: Council Goals, Work Program, and Financial Plan for FY2024

Adopted January 3~~XXXX~~, 2023 by the Cedar Falls City Council

MISSION OF THE CITY OF CEDAR FALLS:

Continuously ~~Maintain and~~ improve the safety and desirability of Cedar Falls through ~~the~~ efficient delivery of public services, with~~and the ongoing practice of~~ open communication between Citizens, ~~among~~ Council, Mayor, and City Staff~~, Mayor, and Citizens~~.

SHORT TERM FINANCIAL PLAN:

A. FY2024 Budget Policies.

1). Limit tax increases to no more than the rate of inflation on residential properties for controllable costs.

2). City staff members are directed to certify the maximum amount of legally incurred TIF debt annually by December 1st for all completed City and CFU construction work within the TIF Districts to better position the City and CFU financially. Continue to transfer TIF release funds to economic development fund to cash-flow economic development projects.

3). Use State aid (including backfill if provided) only to fund one-time capital expenditures or non-reoccurring expenses, rather than for operating expenses.

4). Requests for aid from any group will only be considered once annually during the annual budget process. Mid-year requests will be deferred to the next fiscal year unless they are emergency in nature. Financial aid will only be provided if there is not financial hardship on City offered essential services and the services proposed are not duplicated.

5). Applications for City funding support from UNI will only be accepted from the Vice President of Administration and Finance once annually. This process ensures that all UNI projects or programs seeking City financial aid have been approved by UNI management and prioritized.

6). All outside agencies seeking City financial support shall submit formal applications for review by a committee of staff members with recommendations forwarded to the Mayor and City Council; considerations for approval shall include timely reporting, performance, public benefit, funding options and service priority.

7). Escrow Fund Policies.

a. The City will escrow funds annually to pay accrued liabilities.

b. The City will address annually these commitments by budgeting and depositing in a restricted account funds to pay these liabilities when they occur.

c. The City will not un-fund liabilities in escrow accounts; these include severance, payroll, liability insurance, vehicle replacement, data processing, workmen's compensation, long-term disability and all pensions.

8). Continue to assess user fees for specific City services at rates approved by Council.

9). Explore the use of State authorized tax levies for statutory services, if the General Fund experiences financial limitations.

10). The Cedar Falls Health Trust Fund shall only budget expenditure of interest income generated by the fund minus an interest income contribution into the fund's principal equal to the rate of inflation in health care. Principal should only be used in negotiating a development agreement for a new hospital or a health care provider.

11). Interest income generated from the 411 Pension reserve fund shall be used to pay the required City contribution to annual 411 expenses. No portion of the principal shall be used for operating purposes.

12). Road Use taxes shall only be deposited in the Street Construction fund with their use limited to street operations and maintenance purposes.

13). Consider adding General Fund financial support for annual maintenance expenses to better landscape public roadways.

14). Maintain capital and maintenance reserve accounts generated from user fees set aside to pay for future capital repairs or facility replacement of benefit to the users contributing (examples include the Recreation Center, Aquatic Center, Hearst Center, Beach House, Big Woods Campground and golf courses).

15). The CFU transfer made to the City in lieu of property taxes shall be deposited in the General Fund to off-set the cost of supplying City services. Transfer funds shall also be set aside in a capital account to finance various one-time capital projects.

16). Maintain liability, work compensation and health insurance reserves as required by law or policy to support the City's self-insurance programs.

17). Evaluate annually the ability of the Library Board to utilize Community Foundation Trust accounts to support select programs, operations and capital needs.

18). TIF-qualified SSMID funds collected from Downtown and College Hill SSMID District will be allocated to Community Main Street and College Hill Partnership rather than for City TIF debt payments.

19). Coordinate and centralize all requests for grants, including the Black Hawk County Gaming Association.

B. FY2024 Budget Contingency Policies.

1). Prioritize all city services if budget reductions are required; this will allow for the most cost

effective use of Federal Aid to pay eligible 'essential' service operating expenses as, if the operating expenses are not reoccurring or if more efficient staffing can be achieved.

2). Reduce City financial aid to outside agencies if funding shortfalls risk damaging the provision of essential services; annually notify agencies if funding reductions are anticipated for the next fiscal year.

C. FY2024 Cash Reserves Policy.

1). 1.The City will maintain an unreserved balance at year-end at a level determined by Council to meet cash flow requirements, emergency needs, and bond rating criteria.

Fund Type	Percent Minimum	Absolute Minimum
General Fund	15-25%[1]	Not specified
Refuse Fund	20-30%	$500,000
Sewer Fund	65-75%	$1,500,000
Street Fund	20-30%	$1,000,000
Storm Water Fund	10-20%	$200,000
Emergency Reserve Fund	N/A	$1,500,000 - $2,000,000

D. FY2024 Revenues Policy.

1). Description. The revenue projection process starts with estimates submitted by the departments for their specific areas. Finance reviews those estimates and makes informed judgments on all revenues City-wide. Prior year's actual and current year-to-date amounts are used to project both the current year and next year's revenues. Information received from the State, County, and Iowa League of Cities is utilized to project revenue trends and anticipated amounts.

2). Approval. Finance will use conservative interest rate projections, current balances and interest accrual information, projects interest earnings. The Mayor and City Administrator will review revenues, expenditures and ending fund balances to determine if any revenue adjustments need to be made.

3). Revenue Source Policies.

a. Property Taxes. The budget of the City of Cedar Falls shall be drawn so that the general tax levy does not exceed limits established by State law.

b. Debt Service Levy. Taxes shall be levied each year under the Debt Service Levy in the

1 The City Council established Resolution 9054 that the General Fund balance be maintained between 15 and 25% and preferably at the 20-25% level, allowing for the seasonal cash flows. Work towards closer to 25%.

amount equal to the general obligation principal and interest due in that same year, minus the portion paid by the enterprise funds and CFU.

c. Tort Liability Levy. The City may levy for the expected costs of property and liability insurance policies and estimated claims losses held by the City.

d. Employee Benefits Levy. The City's share of contributions to police and fire pension and retirement systems, at rates determined by the State of Iowa, for currently employed sworn officers. The City's share of contributions for employee benefits budgeted under the General Fund only if the general tax levy is at the $8.10 maximum. Employee benefits levy tax revenues will be receipted into the Trust and Agency Fund and then transferred into the General Fund.

e. Emergency Management Levy. Levy for all dispatch, 911 and emergency operation costs assigned to the City of Cedar Falls.

f. Transit Levy. Transit levy taxes shall not exceed the 95-cent limit established by State law. Transit levy tax revenues will be receipted into the General Fund.

g. Band Levy. Taxes levied under the Band Levy shall not exceed the 13.5-cent limit established by State law. Tax revenues from the band levy will be receipted into the General Fund.

h. Library Levy. Taxes levied under the library levy shall not exceed the 27-cent limit established by state law. Library levy tax revenues shall support the library. Approximately 50% of the levy will be used for new materials and services and approximately 50% will be used to lower general fund support to the library.

i. Sales Tax. The City collects an additional 1% in local option sales tax. The revenues and expenditures under this program are recorded in a separate fund.

j. Hotel/Motel Tax. The City currently has a 7% hotel/motel tax with 50% of the income generated by the imposition of the tax being devoted to the Visitors and Tourism Division. The other 50% is devoted to programs related to parks, lakes, trails, and recreational/cultural facilities.

k. Fees and Charges. The City will establish fees and charges, in accordance with revenue bond requirements or for covering all or part of the related costs of providing the services. Fees and charges shall be reviewed at least biennially.

l. Investments. The City will invest 100% of idle funds and will obtain the best possible return on all cash investments within the limits of the State law.

m. Intergovernmental Revenue. Revenues from local, State and Federal governments will be used according to the restrictions or intent placed on each.

n. Additional Revenue Sources. The City will continue searching for additional revenues to maintain a balanced budget.

E. FY2024 Expenditures Policies.

1). Current Service Level: Funding will be prioritized to maintain current service levels.

2). Cost Effective Programs: Technology and capital investment programs will be leveraged to reduce operating expenses whenever cost-effective.

3). Infrastructures and Equipment: The City will maintain the scheduled level of maintenance and replacement for City infrastructure and equipment.

4). Local Option Sales Tax: 100% of LOST proceeds will be spent on street repair in accordance with the stipulations set by the voters and City Council resolution[2].

5). Reductions: The City will attempt to avoid service reductions when balancing the budget. First consideration will be given to alternatives which avoid employee layoffs, resist cuts in service, and establish user fees. Parameters for downsizing shall ensure that (1) no essential service be eliminated; (2) service with high public visibility and exposure remain intact, and (3) reductions will first be made in internal functions.

F. FY2024 Long Term Debt Policies.

1). Purpose of Debt: Debt will be used to fund the design, inspection and construction of capital improvement projects, rather than for annual operating expenses.

2). Debt Limit: The total GO debt will not exceed 5% of total assessed real property value.

3). Debt Issuance: New debt issuance shall not exceed a replacement debt level. Existing debt should be refinanced to secure the lowest possible interest costs, whenever possible.

4). Self-Financing: Self-financing or cash (where allowed) will be used to fund one-time projects if excess cash reserves exist.

G. FY2024 Capital Improvements Program Policies.

1). Description. The Capital Improvements Program (CIP) is a planning document and does not authorize or fund projects. The projects listed in the CIP are summarized in the capital projects program.

2). Approvals. The CIP is prepared by the Finance & Business Operations Department for review by the Department Directors, City Administrator, Mayor, and Planning and Zoning Commission; the CIP is then submitted to the City Council for approval.

3). The City will make all capital improvements in accordance with the adopted CIP. The City

2 City Council Resolution 15,596 provides that, "Zero percent (0%) of said local sales and services tax is to be used for property tax relief. One hundred percent (100%) of the revenue generated in the City of Cedar Falls, Iowa during each fiscal year from said local sales and services tax is to be allocated for reconstruction, repair or replacement of existing streets, curbs, structures, storm sewers and sanitary sewers as they relate to streets within the corporate limits of the City of Cedar Falls, Iowa and not as replacement funds for the present funding levels, as authorized by the City Council of the City of Cedar Falls, Iowa.

will develop and annually update a multi-year plan for capital improvements.

4). The City will enact an annual capital budget based on the multi-year capital improvement plan. Future capital expenditures necessitated by changes in population, changes in real estate development, or changes in economic base will be calculated and included in capital budget projections.

5). The City will coordinate development of the capital improvement budget with development of the operating budget. Future operating costs associated with new capital improvement will be projected and included in operating budget forecasts.

6). The City will use intergovernmental assistance to finance only those capital improvements consistent with the CIP and City priorities and where operating and maintenance costs have been included in operating budget forecasts.

7). The City will maintain all assets at a level adequate to protect the City's capital investment and to minimize future maintenance and replacement costs.

8). The City will project its equipment replacement and maintenance needs for the next several years and will update this projection each year in order to implement a maintenance and replacement schedule.

9). The City will not finance equipment or projects with a projected life span less than a bond's maturity through the sale of GO bonds.

10). The City will not finance ongoing operating expenses with GO or revenue bonds.

11). The CIP will incorporate the least costly financing method for all new projects.

12). The City will maintain a long-term financial plan to address inadequacies in "City managed" infrastructure in unserved areas of the City and progressively add them to the CIP when cost effective (if consistent with long-range growth plans).

13). The CIP will incorporate a debt management strategy emphasizing the protection of at least 25-30% of the City's debt capacity.

14). The City will develop a plan addressing competing projects, priorities and timing to meet this objective jointly by soliciting input from the Planning & Zoning Commission to ensure that projects are timely, unduplicated and supportive of long-range plans.

15). The issuance of new debt shall not exceed a replacement debt level, which typically ranges from $3.0 - $4.0 million dollars every other year; CFU uses the City's bank qualified financing capacity in off bond sale years.

a. In FY23, the City will budget for a $3.0 - $4 million dollar GO bond sale.

b. The City will use emergency reserve funds for projects identified in the CIP, with a balance of $1.5-2 million for emergencies.

16). The City will incorporate when timely, properly planned, safely engineered and financially feasible and design appropriate street and growth concepts in the planning and design of all capital projects.

17). The city will seek minimum private donation match of 25% of/for recreation & quality of life projects. Funds shall be escrowed or an agreement with the City Council needs to be executed prior to the project bid letting.

GOALS AND OBJECTIVES:

1. **GOAL #1: Foster Organizational Excellence.** Select, train, motivate and retain highly-qualified employees who represent the city in a professional manner.

   A. Supporting Policies.

      1). Ensure that employee wages and benefits are competitive with other municipalities in the state of Iowa and private enterprise in the metro area.

      2). Maintain clear lines and methods of communication between elected officials and staff.

      3). Treat employees with respect and expect that they, in turn, will treat citizens with respect.

      4). Encourage and management and supervisory employees to be creative and innovative in the delivery of city services.

      5). Promote continuous quality improvement in all city government operations.

      6). Conduct employee survey every two years.

   B. Long-Term and Ongoing Objectives.

      1). Continue to monitor the ability to attract and retain quality staff.

      2). Continue to support the Performance Based Pay (Merit Pay) Policy (CFD 2154) to reward superior staff performance and encourage the retention of high performers.

      3). Expand cross-training programs to improve service without increasing staffing.

      4). Seek methods to reduce employee health insurance costs by altering benefits, seeking greater financial contribution from employees and modify methods of employee health service delivery.

   C. FY2024 Detailed Objectives.

      1). Review results and consider policy changes from the workforce climate assessment / employee satisfaction survey to improve human resources management and employee relations.

      2). Continue to evaluate whether to fill an opening or proposed newly created position.

3). Explore restructuring, merging, or eliminating vacant positions.

4). Maintain multi-year staffing and succession plans.

5). Implement and maintain updates to the Comprehensive Pay Plan (CFD 2502.18).

6). Continue to fund the City's employee educational assistance program (CFD 2254).

7). Encourage employees to use the City's wellness program (CFD 2257) and continue to offer incentives for participation.

8). Update the staffing plan to address employment attrition, retirements and the use of PT, PSOs, POCs, Police Reservists, volunteers or other cross-training programs to respond to long-term staffing needs.

9). Develop a review standard to annually evaluate the performance of the City Administrator.

1.2. **GOAL #21: Deliver Responsible Local Government.** Continue to pProvide a representative system which identifies and anticipates concerns, problems, and opportunities which are effectively addressed with thoughtful and decisive governmental actions for the benefit of citizens.

A. **Supporting Council Policies.**

1). Set policies and guidelines, and provide Provide broad direction to the City Administrator, who in turn formulates management decisions to provide efficient service offerings and operations.

2). As a policy-making body, interpret community needs and values and convey them to City staff through consistent legislative and policy actions.

3). Continue to provide a forum for active public input engagement related to City actions through open public meetings, hearings, committees, commissions, task forces, local access cable television, and web-based media and broadcast media.

4). Encourage active public input into the City's various boards, commissions, task forces, and other advisory bodies.

5).4). Continually explore and evaluate improved methods of communication with citizens to informing them of City activities and accomplishments.

B. Long-Term and Ongoing Objectives.

1). Continue to hold annual meetings with CFU to discuss the impacts and strategies to deal with the on-going transfer of Utility funds in lieu of property taxes, franchise taxes, use of right-of-way, TIF reimbursement, and support of entrepreneurship.

2). Hold joint meetings with policy-making City boards such as the Library Board and the Planning & Zoning Commission.

3). Consider holding when timely, joint meetings with the Waterloo City Council, Black Hawk County Supervisors, Cedar Falls Community School District and the University of Northern Iowa on matters of mutual interest.

4). Encourage the professional development of City Council members, city commissioners and board members through staff-facilitated work sessions, training sessions, the Iowa League of Cities annual conference, the Municipal Leadership Academy, and innovative project presentations from other cities.

5). Expand on existing collaborations with the City of Waterloo, CFU, UNI, Black Hawk County, and other governmental bodies to provide high-quality public services at lower cost; examples include art & culture services, airport operations, public safety services, transit systems, economic development coordination, emergency response, sewer infrastructure, and shared facilities / equipment.

6). Continue working with the Metropolitan Transit Authority and exploring other transportation options which meet the needs of Cedar Falls' public transit-dependent residents at an affordable cost to the city.

7). Continue to support the development of a five-year Community-Wide Strategic Plan (CFD 4005) to help coordinate the long-term efforts of the City's many stakeholders, including a new plan for 2025-2030.

8). Continue using the city's quarterly Currents newsletter, websites, cable television, social media and other technologies to provide relevant information about City services, activities, and schedules to residents.

9). Continue expanding the Communication Specialist role to facilitate increased communications with the public about all aspects of city government.

10). Maintain an online index of major city plans, policies, and documents for reference.

11). Continue to expand the City's online services to take advantage of the prevalence of smartphones & other mobile devices in our community, while also ensuring that the less digitally advantaged can fully access city services.

12). Continue to implement the Nutrient Reduction Strategy as submitted to the IDNR to update the existing Wastewater Treatment Facility.

C. ~~FY2023~~FY2024 Detailed Objectives.

1). City of Waterloo Objectives.

a. Maintain mutual aid agreements with Waterloo for faster emergency response times and lower callback expenses for both cities.

b. Support coordination with Waterloo directly and through the Iowa Northland Regional Council of Governments (INRCOG) on common legislative goals.

~~c. Support cooperative efforts to upgrade the County Consolidated Communications Center (911 dispatch) while exploring options to minimize costs assessed to Cedar Falls.~~

2). University of Northern Iowa Objectives.

a. Continue to collaborate with UNI to address public safety, parking, College Hill neighborhood, equitable payment for City services, sharing of facilities and elimination of duplicated governmental services.

b. Continue to explore the viability of shared service contracts with UNI for policing, fire protection, dispatch, street maintenance, utilities, and recreational facility development and usage.

c. Continue to coordinate the development of new City open field recreational uses with UNI to minimize the purchase of additional land; this approach will allow City funds to be used for site development.

d. Engage with Iowa Workforce Development and UNI to explore opportunities to retain recent UNI graduates in Cedar Falls.

e. Continue to provide paid internships to UNI students as a means to promote civic engagement.

3). Cedar Falls Community School District (CFCSD) Objectives.

a. Assist CFCSD with infrastructure improvements that create parking areas, joint City/Schools playgrounds, and building expansion areas.

b. Support improvements to parking and pedestrian traffic near public schools in accordance with the Safe Routes to Schools Study (CFD 4106.11); examples of such design are Orchard Hill Elementary, Southdale Elementary, and Lincoln Elementary.

c. Coordinate with CFCSD on the completion of the new Cedar Falls High School; identify local, county and state facilities, programs and property which can minimize duplication of services.

d. Continue to engage directly with High School student groups to introduce students to civic engagement (e.g. CAPS program).

e. Build collaboration between CFCSD and the City to highlight and celebrate the many cultures in the community and how they add value to our city.

f. Create pathways and collaborative equity discussions between businesses and UNI.

g. Participate in a community-wide equity committee.

4). Cedar Falls Utilities (CFU) Objectives.

a. Annually consider repaying eligible CFU expenses (if excess TIF revenues exist) for CFU projects completed in City TIF districts.

b. Support CFU in the implementation of water service programs, as CFU is the sole governmental entity authorized by code to provide these services. Reimbursement would be subject to CFU maintaining a fair and updated annual transfer that equitably compensates the City for return on investment from City ownership, property taxes, franchise fees and use of city right-of-way (ROW).

c. Implement public water special assessment programs (if requested by CFU) to install a public water system in un-serviced areas, if requested and financially supported by a majority of benefited property owners. Examples include parts of northern Cedar Falls, Viking Place, Horseshoe Drive and some rural properties.

d. Use federal Community Development Block Grant (CDBG) funding (if eligible) to pay for water service line connection for all residents who are income-eligible and property taxes to pay for fire hydrant installation; CFU will pay for all water line over-sizing and property owners will pay all other expenses, less any other funding sources.

e. Continue to explore sustainability and resiliency initiatives jointly with CFU.

5). Community Resiliency ~~and Sustainability~~ Objectives.

a. Continue to implement the Island Park Revitalization Plan.

b. Continue to evaluate cost effective measures to reduce damages resulting from Cedar River flooding.

c. Continue to support conversion of city buildings to LED lighting, when cost-effective, to reduce the City's electricity demand.

d. Continue to support the conversion of unused City property to native tallgrass prairie (when practical) to reduce storm water runoff, minimize lawn maintenance requirements, and provide habitat for wildlife and pollinators.

e. Continue to support the conversion of select gravel alleys to permeable alleys (when funds permit) to reduce gravel erosion and pollution from storm runoff.

~~f. Continue to support the development of a city Resilience Plan to identify opportunities for increased city resiliency & sustainability.~~

6). Racial Equity and Human Rights Objectives.

a. Invest in organizational capacity and infrastructure through hiring under Human Resources personnel to achieve human rights and equity goals.

b. Continue to actively partner with the Black Hawk County Health Department, Cedar Falls Community School District, UNI, and Grow Cedar Valley to develop coordinated and supporting equity plans and initiatives.

c. Build collaboration with the Cedar Falls Community School District to highlight and celebrate different cultures in the community and their value to the city.

d. Create pathways and collaborative equity discussions between businesses and UNI.

e. Work with Human Rights Commission about forming a Diversity, Equity, & Inclusion (DEI) subcommittee or determine best approach to establishing a Cedar Falls Equity Committee.

f. Work towards actively building capacity to create public engagement opportunities that are welcoming and inclusive.

7). General Governance Objectives.

a. Continue support for 'Mayor's Updates' to inform the City Council, Cedar Falls residents and stakeholders of the status of Council priorities, City projects, upcoming activities and key information.

b. Continue to specify in council agenda memos and presentations how a project or topic fits into the City Council's stated goals and priorities.

c. Maintain a directory of governmental units, neighborhood groups, and other stakeholders the City Council would periodically like to meet with to discuss common interests.

d. Maintain an online calendar of civic events of relevance to city elected officials, published with as much advance notice as possible to facilitate attendance.

~~e. Develop a long-term participation protocol for public meetings, including videoconferencing options.~~

~~f.~~e. Hold city council committee or work sessions on council meeting Mondays to discuss complex or potentially contentious matters.~~, including:~~

~~(1) Political Campaigning (federal / state / local) within City Parks.~~

~~(2) Resilience Plan – Final Report.~~

~~2.~~3. **GOAL #~~3~~2: Ensure Government Efficiency and Effectiveness**. Equitably deliver services in a cost effective, efficient, professional, and timely manner.

A. Supporting Council Policies.

1). Carry out the Short-Term Financial Plan ~~(see Section 6 below)~~.

2). Ensure that community health, safety, and welfare are protected through provision of essential cost-effective, efficient, professional, and timely public services.

3). Adopt a balanced budget reflecting the community's economic climate and needs.

4). Continue to monitor the impacts of the State of Iowa's roll back of commercial/industrial taxable values without long-term guaranteed backfill funding.

5). Maintain a budget philosophy of self-sufficiency in all major funds.

6). Adopt a Capital Improvements Program annually which coordinates major capital expenditures and is responsive to property tax levies and the City's debt restrictions.

7). Maintain a stable property tax rate relative to the consumer price index.

8). Deposit funds in excess of annual operations expenses (including released TIF funds) in a capital reserve account for projects, ~~such as the repurposing of city hall,~~ economic development, public land acquisition, redevelopment, health insurance fund support, or other one-time allocations ~~expenses~~ approved by the City Council.

9). Evaluate each newly proposed service to determine the cost, relative importance and value of each service, and to identify unnecessary duplication within City-sponsored programs.

10).Identify and implement cost-effective methods to save energy within City operations.

B. Long-Term and Ongoing Objectives.

1). Continue to monitor the City's capacity to provide adequate maintenance of its growing infrastructure. Maintain a long-term maintenance plan, including a contingency plan to respond to any long-term reductions in maintenance funds ~~if encountered in the long term~~.

2). Continue to dedicate future accumulating cash generated by mid-year budget reductions for one-time future expenses such as capital projects.

3). Continue to dedicate TIF release dollars generated by expired TIF areas to future economic development projects.

4). Continue to explore appropriate opportunities for privatization of city services.

5). Continue the annual street repair program using RUT and LOST revenues.

6). Ensure that essential services (public safety, parks, sewers, roads, refuse collection) are offered, while constantly exploring ways to increase efficiency in delivery.

7). Encourage civic involvement and volunteerism by citizens to reduce costs, including recycling, picking up leaves, moving cars to assist with efficient snowplowing, cleaning sidewalks, Friends of the Library, Friends of the Hearst Center, and Police Reservists.

8). Maintain the appropriate number of alternative staff in police and fire while improving services and reducing overtime costs by annually recruiting, if necessary new Police Reservists, volunteers, PSOs and POC staff.

9). Periodically conduct an evaluation of the costs and benefits of participation in the County Consolidated Communications Center and CJIS. Determine the fair share of costs that

should be assigned to Cedar Falls while exploring a "county funded" system.

10). Maintain the Police Community Service Officer (CSO) program to help supervisory personnel with office duties, allowing supervisors to work closer with the public and provide direction in the field supervision of down-line employees.

11). Maintain staffing levels in all departments that reduce overtime by matching staffing levels to specific service demands as opposed to predetermined rigid standards.

12). Return City property to the tax base (when possible) to support revenue generation and economic development.

C. ~~FY2023~~FY2024 Detailed Objectives.

1). General Cost Savings Objectives.

a. Evaluate cost-effective alternatives to keep City departments staffed and functional.

b. Continue the review of open positions as they occur.

c. Continue the practice of succession planning to identify talented internal candidates when a vacancy is expected to occur.

d. Continue to promote cross-training programs and alternative employment practices for most effective use of city staff.

e. Continue to explore the sharing of services with other jurisdictions.

2). Public Safety Objectives.

a. Continue to support and provide feedback on the Multi-Jurisdictional Hazard Mitigation Plan for Black Hawk County (CFD 5901.20) and intergovernmental emergency response plans.

b. Continue to evaluate the City's Public Safety model, ensuring cost effective and efficient law enforcement, firefighting, and rescue operations.

c. Continue to review ~~the~~ staffing levels ~~of the POC and Reserve programs~~ to ensure the most efficient use of Public Safety funds and personnel.

~~d. Actively solicit Public Safety Services Department employees to participate in the POC and PSO programs to increase their availability for service.~~

~~e. Expand the use of PSOs, part time staff, and POCs to adequately staff fire stations without adding full-time staff or overtime expenses.~~

~~f.~~d. Continue using supervisor performance measurement tools to hold first line supervisors accountable for daily staffing decisions.

~~g. Ensure that weekends and holidays are fully scheduled productive workdays for shift personnel.~~

~~h. Minimize fire shift overtime, using volunteers, PSOs, POCs, part-time staffing or other cross trained positions to reduce callbacks and staff scheduling expenses.~~

~~i.~~e. Use the Performance Based (Merit Based) Pay Policy (CFD 2154) to reward supervisors who successfully respond to workload demands with decisions that adequately protect the safety of employees and the public while minimizing overtime and callback expenses.

~~j.~~f. Exercise management rights to schedule full staffing to avoid overtime expenses on days where known special public events will tax personnel resources.

~~k.~~g. Pursue the establishment of a new public safety~~fire~~ station along W. 1st Street / Highway 57.

~~l. Maintain a fire station staffing plan that directs personnel to stations where the highest number of calls for service occurs.~~

h. Expand the reach of the City's marketing and promotional campaigns regarding policing and racial equity efforts, beyond traditional media sources.

~~Continue placing firefighting ensembles in police vehicles for faster response times.~~

~~Continue deploying CAFS equipment in select police vehicles to provide faster fire suppression response times.~~

~~Staff fire stations whenever possible with a combination of career, PSO, POC, PT, ambulance and volunteer staff to maintain readiness while reducing staffing costs.~~

i. Continue to assign Minimum Rental Housing, Section 8 Rental and Commercial Inspection duties to Fire shift personnel whenever possible.

~~m.~~j. Continue annual smoke detector inspections in businesses and residences, recognizing that smoke detectors identify fire hazards as early as possible.

~~n. Support Public Safety staff review and implementation of viable Racial Equity Taskforce recommendations for policing.~~

3). Code Enforcement Objectives.

a. Continue to be proactive in code enforcement activities.

~~a.~~b. Continue to identify and implement methods designed to better coordinate inspections while enforcing land use, property maintenance codes, rental housing, and zoning and nuisance ordinance violations citywide with cooperative and coordinated actions by the City's departments.

~~b.~~c. Continue the full-time Code Enforcement Officer position to enforce ~~parking,~~ property maintenance, snow removal, zoning, housing, building, and nuisances.

~~c.~~d. Enforce 48-hour parking laws in response to snow events, citizen complaints, habitual violations, and when public safety is compromised.

~~d.~~e. Prioritize code enforcement on issues related to health & safety, property maintenance and over-crowding or over-occupancy.

~~e.~~f. Continue rental inspections on a 3-year cycle.

~~f.~~g. Expand building maintenance code inspections and enforcement city-wide, including in the College Hill area.

~~g.~~h. Continue to coordinate and consolidate federally subsidized rental and minimum rental housing inspection duties.

~~h.~~i. Continue to annually evaluate efficacy of the Landlord Accountability Ordinance.

~~i.~~j. Implement traffic and parking controls based on public input meetings, test cases, sound engineering / best practices, and specific structural or safety limitations (street width, density, traffic flow and safety).

~~j.~~k. Enforce laws prohibiting illegal parking on private property (front yards and non-conforming lots).

~~k.~~l. Enforce over-occupancy regulations.

~~l.~~m. Enforce parking restrictions on all streets less than 31’ in width, based on the need for public safety vehicle accessibility.

~~m. Employ traffic calming devices, when appropriate, to address neighborhood traffic concerns.~~

n. ~~Consider ordinance changes recommended by the Single Family Conversion task force to limit the number of converted single family homes in neighborhoods~~.

~~4). Fire Prevention and Suppression Programs Objectives.~~

~~a. Continue to assign Minimum Rental Housing, Section 8 Rental and Commercial Inspection duties to Fire shift personnel whenever possible.~~

~~b. Continue annual smoke detector inspections in businesses and residences, recognizing that smoke detectors identify fire hazards as early as possible.~~

~~c. Staff fire stations whenever possible with a combination of career, PSO, POC, PT, ambulance and volunteer staff to maintain readiness while reducing staffing costs.~~

~~d. Continue placing firefighting ensembles in police vehicles for faster response times.~~

~~e. Continue deploying CAFS equipment in select police vehicles to provide faster fire suppression response times.~~

~~f. Encourage the Fire Chief to exercise management authority in implementing fire station staffing plans, and encourage the Battalion Chiefs to use management discretion in determining daily staffing levels using alternative staff.~~

~~5).~~4).Yard Waste, ~~&~~ Refuse and Transfer Station Objectives.

a. Determine if yard waste collection programs should be altered or expanded based on the efficiency of material collection, customer satisfaction and general cost efficiency.

b. Evaluate City-operated leaf vacuum collection rates to determine if they are set at levels that encourage property owners with small volumes of leaves to compost, mulch or utilize 'City' container disposal methods; ensure that the rate offers a cost-effective option for property owners who must dispose of large volumes of leaves.

c. Evaluate how the expansion of the hours of operation for the yard waste drop off site has impacted revenues and expenditures.

d. Continue the City's public relations program to encourage the environmentally safe disposal of yard waste.

e. Continue to review refuse fees, when timely, to ensure that sufficient revenues exist to cover all collection costs.

~~e.~~f. Continue to plan for future relocation of transfer station outside of the floodplain

~~6).~~5).Stormwater and Wastewater Objectives.

a. Review sewer rental fees to ensure that sufficient revenue exists in the next several years to pay for EPA mandated treatment plant improvements and other sewer projects.

b. Continue timely~~to~~ review of stormwater fees~~, when timely,~~ to determine sufficiency of fees ~~exist~~ to pay for projected storm water costs outlined in the Capital Improvements Program~~CIP~~.

~~b.~~c.Actively enforce Municipal Separate Storm Sewer(MS4) Permit requirements

~~7).~~6).General Legislative Objectives.

a. Continue using lobbyists to influence municipally-related legislative action.

(1) Continue to contract with a professional lobbyist to represent City interests to the State legislature.

(2) Continue membership in the Iowa League of Cities to lobby for all Iowa cities.

~~b. Continue to oppose changes to TIF laws that would impair the use of TIF as an economic development tool.~~

~~c. Continue to support property tax reform initiatives that eliminate the rollback formula that shifts burdens among classes of property.~~

b. Develop and annually update policies to communicate the City's goals and desires to the federal and state legislators.

~~d.~~c. Continue to meet with legislators to increase rapport, gain insight into current legislative directions, and to apprise them of the City's revenue generation challenges, as well as the negative impact of legislation (including unfunded mandates, tax exempt and rollbacks).

~~e.~~d. Continue pre- and post-legislative session meetings with area representatives to discuss topics of mutual interest.

~~8). State Legislative Objectives.~~

~~a. The November 2020 elections resulted in no changes in the political party that will control the Iowa House and Iowa Senate, along with the Governor's office; Republicans will maintain "trifecta" control of these three institutions for both the 2022 legislative session. There will be redistricting impacts on Cedar Falls.~~

~~b. State Legislative Concerns.~~

~~(1) Tax Cut/Tax Reform. Expect a wide-ranging discussion of ways to significantly lower income taxes in Iowa. One of those discussion items will be a review of the local option sales tax the cities currently collect. Local governments will need to forcefully advocate protecting the continuance of this funding.~~

~~(2) Restrictions on the use of Tax Increment Financing (TIF) and Tax Credits. House File 849 was passed in the 2021 session that put 20-year sunsets on all TIF districts and may bring more discussion in 2022. Cedar Falls supports the continuation of TIF as the primary tool for communities to promote economic development.~~

~~(3) Restrictions on Local Control of Decision-making. Such legislation runs contrary to the intent of the Iowa Constitution's Home Rule Amendment[3].~~

~~(4) Other Concerns. Cedar Falls will continue to oppose any unfunded mandates, reserve restraints ($8.10 levy, rollback, 411 pensions, recouping of legal costs associated with public record requests, etc.) erosions of Home Rule Amendment authority, and elimination of state tax credits used for economic development.~~

~~3 The home rule amendments of the Iowa Constitution give cities and counties authority to determine their own local affairs and government in a manner which is not inconsistent with state statute, except that home rule power and authority does not extend to the authority to levy a tax without the express authorization of the General Assembly. See https://www.legis.iowa.gov/DOCS/LSA/Legis_Guide/2009/LGLSL054.PDF.~~

~~c. State Legislative Opportunities.~~

~~(1) Housing. Cedar Falls supports state efforts to provide additional resources to communities for housing construction, including more state support of local housing trust funds and expansion of the Workforce Housing Tax Credits. An Economic Recovery Advisory Board was created in 2020 to make recommendations for helping Iowa recover from COVID-19. Part of their recommendations will include several to increase funding for workforce housing tax credits and the State Housing Trust Fund. Passage of these recommendations might provide an opportunity for the City of Cedar Falls to secure financial assistance for housing initiatives in the city.~~

~~(2) Water and Wastewater Infrastructure. Cedar Falls supports state efforts to provide additional funding sources and flexible policies related to water, wastewater, and storm water infrastructure; these changes are necessary to meet the demands of increasing environmental regulation of cities. Funding for local government water and wastewater infrastructure may come through the State's ARPA, Infrastructure, and COVID relief funds.~~

~~(3) University of Northern Iowa. During the 2021 legislative session, the City of Cedar Falls provided support for UNI's legislative priorities, and would expect to do so again in 2022.~~

~~9). Federal Legislative Objectives.~~

~~a. Continue to request federal transportation funding support for major street projects, including the Greenhill and Highway 58 interchange, including a city funding match.~~

~~b. Request federal funding for EPA mandated treatment plant improvements.~~

~~c. Support CFU in securing federal grants for utility or telecommunication infrastructure projects which will benefit citizens through improved reliability, security, efficiency, accessibility, or environmental impacts.~~

~~3.~~4. **GOAL #~~4~~3: Promote Economic Development.** Create an environment conducive to economic development for the long term financial prosperity and growth of the community.

A. Supporting Council Policies.

1). Function as a catalyst to encourage business development/expansion in Cedar Falls.

a. Continue to support public and private economic development efforts in Cedar Falls and the metropolitan area.

B. Long-Term and Ongoing Objectives

1). Develop initiatives, when financially feasible, to support the economic development goals contained in the city's Comprehensive Plan (CFD 4101.12).

2). Implement a long-term plan for the development of future TIF districts. This plan should include ways to acquire land and provide adequate infrastructure utilizing cooperative efforts with other groups and agencies.

3). Continue the systematic and strategic buyout of flood-prone properties to retain viable areas based on quality of infrastructure, elevation and contiguousness.

4). Prepare on a project–by-project basis an in-depth analysis of the long-term economic benefits vs. public investment/risk for each private/public cooperative economic development venture; the analysis must conclude that the long-term financial benefit derived by Cedar Falls taxpayers clearly out-weighs the risk of public financial assets.

C. ~~FY2023~~FY2024 Detailed Objectives.

1). General Economic Development Objectives.

a. Offer economic development incentives on par with other Iowa cities to remain competitive in the site selection process.

b. Continue to support and develop the city's economic development website.

c. ~~Use~~ Continue to use TIF funds to acquire land for development into marketable industrial lots.

d. ~~Use~~ Continue to use TIF funds to provide cash incentives to developers and business owners when consistent with City economic development policies.

e. Explore the establishment of a University Avenue Corridor TIF district.

f. Review downtown incentives (following adoption of new zoning) to consider the increase in assessed value and to incentivize enhanced architectural design or public benefits.

g. ~~Provide~~ Continue to provide property tax abatement (based on current schedules) for projects meeting adopted job creation and tax base growth criteria.

h. Continue to allocate TIF funds for redevelopment projects on College Hill, in Downtown, and in northern Cedar Falls.

i. Continue funding expansion~~to dedicate funds for expanding~~ of economic development marketing efforts.

j. Continue to e~~E~~xplore options for city support of expanded day-care options in Cedar Falls.

k. Pursue expanded benefits and incentives to recently-separated military members willing to relocate to Cedar Falls, as part of the state's Home Base Iowa initiative.

~~k.~~l. Explore the establishment of an incentive policy for residential districts.

2). Regional Economic Development Organization Objectives.

a. Continue regional economic development partnership with Grow Cedar Valley.

b. Monitor economic development cash subsidies~~agencies~~ (to CMS, CHP, ~~and~~ GCV, and CFEDC) to determine ~~if the City's cash subsidies result in services of~~ value to Cedar Falls citizens and businesses.

c. Continue to support the efforts of the Cedar Falls Economic Development Corporation in advancing Cedar Falls' economic interests.

3). Regional Tourism Objectives.

a. Continue to maintain a dedicated Cedar Falls Visitors & Tourism Bureau.

b. Continue to coordinate marketing and programming efforts between UNI, Cedar Falls and Waterloo Visitors and Tourism Bureaus for all Metro tourist events.

4). Comprehensive Planning, Engineering and Building Objectives.

a. Develop a grading ordinance for all new and existing developments.

b. Continue to i~~ol~~mplement the \~~City's~~ Comprehensive Plan (CFD 4101.12) with emphasis on:

(1) Design standards which protect urban watersheds by encouraging developers to utilize natural methods of storm water control rather than traditional underground storm water collection and disposal systems.

(2) Clear standards for growth, streets, street connectivity and walkability.

(3) Low-maintenance landscaping in the city right-of-way, when cost-effective.

(4) Trails and on-road accommodation of bicyclists, when possible.

(5) Traffic calming devices and design approaches to address neighborhood traffic concerns, when practical.

(6) Revise the Major Thoroughfare Plan.

~~(6)~~(7)Evaluate one-way streets and traffic flow

5). Zoning Ordinance Economic Development Objectives.

~~a.~~ Support the development of a comprehensive new Zoning Ordinance to update~~replace~~ the Zoning Ordinance first adopted in 1970.

~~b.~~a.Consider new zoning and traffic control regulations to control density and parking problems by reducing the number of multiple family and duplex conversions.

~~c.~~b. Consider changes to zoning regulations to limit the conversion of single-family properties to rental uses, to protect neighborhood stability and character.

~~d.~~c. Consider changes to zoning regulations, policies and land use plans to restrict development of non-profit uses on prime commercial sites along arterial streets.

~~e.~~d. Consider developing a Zoning Ordinance (and Subdivision Ordinance) to accommodate features that encourage mixed uses, variable building setbacks, walkability, sustainability and complete street concepts.

~~f. Develop Consider developing, as a part of the new Zoning Ordinance, a new zoning map which includes pre-zoned areas.~~

~~g.~~e. Support the pre-zoning of select properties for residential development and shorten the development timeline by identifying neighborhood concerns and responding with developmental limitations.

~~h.~~f. Annex ~~additional~~ lands into the city (if requested by property owners) to support community growth and development consistent with the Comprehensive Plan (CFD 4101.12).

6). Affordable Housing Development Objectives.

a. Continue to seek ways in to provide affordable housing options to residents by:

(1) Maximizing Section 8 funds available to provide as many vouchers as possible, given HUD guidance.

(2) Incentivizing improvements in Section 8 housing (with tools such as Community Development Block Grant rental rehabilitation program).

(3) Revising zoning codes to encourage a variety of housing types in every neighborhood, e.g., allow for Habitat for Humanity builds.

(4) Encouraging the Housing Commission to evaluate initiatives to balance investments in market rate and low-income housing (e.g., tax abatements, forgivable loans, gap payments on rent or mortgage, housing trust fund).

b. Review City construction standards to identify possible changes which can promote the construction of affordable housing.

c. Identify existing older homes which can provide a market to meet affordable housing demand.

d. Target potential developers with Requests for Proposals for affordable housing development, if federal or state grants can be secured.

e. Partner with Habitat for Humanity to build/rehabilitate homes on city-owned lots.

f. Consider the results of the ~~Complete a~~ Housing Needs Assessment, focusing on how to provide housing variety to promote ~~affordable~~ housing options for all.

g. Create educational messaging and outreach for landlords and citizens to emphasize the importance of healthy housing for all, along with destigmatizing affordable housing options such as Section 8 and Habitat for Humanity builds.

h. Create a resource database of all federal, state and local programs that can be used to foster more homeownership among low- and moderate- income families and individuals.

i. Create an ongoing educational program for low- and moderate-income families to access available homeownership assistance programs.

j. Implement diversity, inclusion and affordability considerations and evaluation in all new housing development plans.

k. ~~Expand~~ Continue the forgivable loan program for conversion of rental properties to owner-occupied, expanded service area, and more qualifying expenses.

7). Commercial and Office Economic Development Objectives.

a. Support the private development of commercial (retail & wholesale), professional office and industrial expansions to improve the City's residential to commercial/industrial land use mix from an 80/20 assessed value split to a 50/50 assessed value split.

b. ~~Consider~~ Implement diagonal on-street parking ~~within neighborhoods~~ where ~~structurally~~ feasible and where parking deficiencies can be solved with this approach.

c. Continue development of the city-owned properties along the relocated Highway 20 corridor and establish a new urban renewal area if appropriate.

~~d. Study the future use, ownership and corporate jurisdiction of land along the Highway 20 corridor, including cooperative arrangements with the City of Hudson if petitioned by property owners for annexation.~~

8). College Hill Economic Development Objectives.

a. Carry out the recommendations of the College Hill Parking Study (CFD 1602.19)

b. Continue to enact the College Hill Urban Revitalization Plan (CFD 1852.12).

9). Northern Cedar Falls Economic Development Objectives.

~~a. Continue to enact the recommendations of the Northern Cedar Falls Visioning Committee Report (CFD 4108.08).~~

~~b.~~a. Continue to support the development of commercial uses in the northeast corner of Lone Tree Road/Center Street and at the Lone Tree Road interchange.

~~c.~~b. Continue to promote the development of commercial growth along Center Street through streetscaping and beautification efforts in the ROW.

10). Downtown Area Economic Development Objectives.

a. Consider adopting an Urban Revitalization District in the Downtown area, following the adoption of new zoning ordinance.

b. Explore all options to building a downtown parking structure, in conjunction with a feasibility study and continual re-evaluation of paid parking options.

~~b. Plan for site development of the MercyOne – Cedar Falls Medical Center property using the Health Trust Fund.~~

11). Industrial Economic Development Objectives.

a. Create a new urban renewal area by acquiring additional land in areas that are attractive to the private sector for industrial development yet can be efficiently developed at a low public cost.

b. Reserve TIF increment capacity to pay off debt incurred by the City/IDOT cooperative construction of US 58 interchanges.

c. Continue ~~ing to aggressively repay~~ to repay Industrial Park TIF debt owed to the City debt service, economic development and capital project funds.

~~12). MercyOne – Cedar Falls Hospital Economic Development Objectives.~~

~~a. Plan for site development using current Health Trust Fund monies.~~

~~b. Organize a staff/council committee to determine options and best uses for the original Sartori Hospital site once a new hospital is constructed elsewhere.~~

~~13).~~12). Flood Control, Storm Water, Sanitary Sewer and Water Improvement Objectives.

~~a. Complete priority wastewater treatment system improvements:~~

~~b.~~a. Inflow and Infiltration Reduction Program: Carry out separation of sanitary sewer and stormwater sewer lines from the footing drains when reconstructing streets.

~~c.~~b. Extend sanitary sewer to areas that are unserved and remain on septic systems (i.e. South Main Street).

~~14).~~13). Street Improvement Objectives.

a. Develop cooperative agreements with State Agencies to improve the following streets using Road Use Tax (RUT), Local Option Sales Tax (LOST), and General Obligation (GO) bonds, if necessary:

(1) Main Street Reconstruction – Use LOST, RUT, Stormwater, ARPA, and GO bonds to complete this project for construction 2023-2025.

(2) Greenhill Road/Highway 58~~Cedar Heights Drive~~ – Use TIF funding as City match to Iowa Department of Transportation's project in FY2027.~~Use MPO and State safety grants to help fund this project. The City's match will come from TIF funds~~~~LOST, RUT, and GO bonds for construction in 20282020-2023.~~

(3) West 23rd Street Improvements – Use LOST, Assessment, and GO bonds to complete this project in FY2024.

(4) Ridgeway & 58 – Use TIF funding as City match to Iowa Department of Transportation's project in ~~FY2023~~FY2024-FY2054.

(5) Prairie Parkway & Viking Road Intersection Improvements – Use TIF, LOST, and RUT for construction in FY2024-2025.

~~(4)~~(6)Northern Cedar Heights Area – Use LOST and SCF to complete this project

b. Explore and establish agreements with developers to complete the connection of the following streets:

(1) Arbors Drive -- Aldrich Elementary to Greenhill Road

(2) Ashworth Drive – Prairie Winds to Hudson Road

(3) Ashworth Drive – Connection to Arbor Drive

(4) Ironwood Drive – Connection to Greenhill Road

(5) West 27th Street Improvements – Use LOST, RUT, and GO bonds to complete this project in FY2021~~1~~-2024~~3~~.

c. Continue to develop the plans for the reconstruction of Union Road from 27th Street to University Avenue - Use LOST and RUT funds to complete this project. Timing of project dependent on receipt of grant funding sources.

~~15).~~14).Miscellaneous Infrastructure Repairs.

a. Slope Repairs. Continue to develop plans to address significant slope failure issues. Use storm water funds to complete these projects.

~~4.~~5.**GOAL #~~5~~4: Enhance Community Quality of Life.** Preserve the community's physical, human, and aesthetic assets by assuring that Quality of Life services are available for leisure, educational, cultural and personal enrichment of residents.

A. Supporting Council Policies.

1). Actively support the development of cultural, educational, recreational, and natural

features, which make Cedar Falls distinctive.

2). Endorse planned community growth, which protects the unique, natural, and historic features of Cedar Falls.

~~2).~~3).Continue evaluating and implementing pedestrian safety measures.

B. Long-Term and Ongoing Objectives.

1). Continue to review and evaluate the ways in which the City can enhance racial and cultural diversity and inclusion in Cedar Falls.

2). Update the Park Master Plan (CFD 8601.06) to account for city growth, changing needs and desires of the public, and updating of equipment and facilities.

~~1).~~3).

C. ~~CY2023~~FY2024 Detailed Objectives.

1). Continue planning for Hearst Center expansion/relocation.

2). Continue to use the Recreation & Fitness Center, Operations & Facilities Needs Assessment (CFD 8101.18) to determine the viability of expansion.

3). Implement, when financially feasible, an enhanced riverfront as a visitor attraction consistent with the Northern Cedar Falls Development Master Plan (CFD 4102).

4). Coordinate with the Cedar Falls Community School District ~~CFCSD~~ to purchase land for future parks in developing areas, as appropriate ~~when possible~~.

5). Assist in the solicitation of grants and development of the Cedar River including dam safety improvements, riverbank improvements, and recreational features.

~~6).~~1).~~Update the Park Master Plan (CFD 8601.06) to account for city growth, changing needs and desires of the public, and updating of equipment and facilities.~~

~~7).~~6).Continue to implement portions of the Park Master Plan (CFD 8601.06) for the Big Woods Lake, Gateway Park and Cedar City sites.

~~8).~~7).Improve the Big Woods Campground (cabins, playground, and landscaping) as funding becomes available and as floodplain development ordinances allow.

~~9).~~8).Develop an annual street right-of-way beautification, wayfinding signage, bike network signage, and city entrance signage & monument program using hotel/motel taxes ~~revenues~~.

~~10).~~9).Consider recommendations from City staff when alternative roadway designs are appropriate based on safety, roadway efficiency and financially feasible; typically, these opportunities arise when a street is scheduled for resurfacing or reconstruction allowing the City to address issues involving landscaping, pedestrian movements, transit, bike and

vehicular traffic.

~~11).~~10).Protect areas identified in the Cedar Falls Environmentally Sensitive Lands Survey (CFD 4551.07) as city finances allow.

~~12).~~11).Identify trails most appropriate for winter snow removal and inform the public via an annually-published Trail and Bus Bench Snow Removal Map (CFD 4403).

~~13).~~12).Develop a Great American Rail Trail Connection Plan to identify possible improvements, wayfinding, and other amenities along the Cedar Falls portion of this cross-country route

~~14).~~13).Continue collaboration with CFCSD on the development of plans for a new indoor community pool, co-located with the new Cedar Falls High School.

~~15).~~14).Encourage private development for an official Independence Day fireworks display.

~~16).~~15).Continue working with private property owners to remove trees impacted by emerald ash borer infestation.

16).~~Design and develop~~Implement facility improvements to Seerley Park.

17).Design and develop facility improvements to various City ~~XXXXXXXX~~ Parks.

~~18).Have a work-session to develop an ordinance to address political campaigning (federal, state and local) within the city's parks.~~

~~19).~~18).Continue pursuit of sister city partnerships and engagement, including in-person visits as part of major Iowa delegations.

~~20).~~19).~~Update~~ Implement the Bike Network Plan as funding and construction allows.

20).~~Continue evaluating and implementing pedestrian safety measures.~~

21).Consider potential for new quality of life projects

a. Eco Loop

b. Campground/RV Park in Northern Cedar Falls

c. Trail Connections (~~in former railroad right-of-way, if abandoned~~behind CFU, contingent upon railroad grant)

d. Pickleball Courts

e. Birdsall Park Renovations

f. Historic Reconnaissance Survey of Overman Park Neighborhood

22).Consider funding for quality of life projects with other entities

a. Historical Society

b. UNI Dome Renovations

c. Additional ask for High School Pool

~~a.~~d. Cedar Valley Placemaking Project (bridge lighting)

~~5. **GOAL #5: Foster Organizational Excellence.** Select, train, motivate and retain highly-qualified employees who represent the city in a professional manner.~~

~~A. Supporting Policies.~~

~~1). Provide an Ensure that employee wages and benefits schedule that is are competitive with other municipalities in the state of Iowa and private enterprise in the metro area.~~

~~2). Maintain clear lines and methods of communication between elected officials and city staff.~~

~~3). Treat employees with respect and expect that they, in turn, will treat citizens with respect.~~

~~4). Encourage and management and supervisory employees to be creative and innovative in the delivery of city services.~~

~~5). Promote continuous quality improvement in all city government operations.~~

~~B. Long-Term and Ongoing Objectives.~~

~~1). Continue to monitor the ability to attract and retain quality staff.~~

~~2). Continue to support the Performance Based Pay (Merit Pay) Policy (CFD 2154) to reward superior staff performance and encourage the retention of high performers.~~

~~3). Expand cross-training programs to improve service without increasing staffing.~~

~~4). Seek methods to reduce employee health insurance costs by altering benefits, seeking greater financial contribution from employees and modify methods of employee health service delivery.~~

~~C. FY2023 Detailed Objectives.~~

~~1). Conduct aReview results and consider policy changes from the workforce climate assessment / employee satisfaction survey to identify areas for improvementimprove in human resources management and employee relations.~~

~~2). Continue to evaluate whether to fill an opening or proposed newly created position.~~

~~3). Explore restructuring, merging, or eliminating unnecessary positions as they become vacant.~~

~~4). Develop and maintain maintainingMaintain multi-year staffing and succession plans.~~

5). Implement and maintain updates to the city's Comprehensive Pay Plan (CFD 2502.18).

6). Continue to fund the City's employee tuition educational assistance program (CFD 2254).

7). Encourage employees to use the City's wellness program (CFD 2257) and continue to offer incentives for participation.

Update the staffing plan to address employment attrition, retirements and the use of PT, PSOs, POCs, Police Reservists, volunteers or other cross-training programs to respond to long-term staffing needs.

8). Contract with a third-party executive review consultant to facilitate the annual performance review of the City Administrator.

6. **FY2023 Short Term Financial Plan.**

A. FY2023 Budget Policies.

1). Limit tax increases to no more than the rate of inflation on residential properties for controllable costs.

2). City staff members are directed to certify the maximum amount of legally incurred TIF debt annually by December 1st for all completed City and CFU construction work within the TIF Districts to better position the City and CFU financially. Continue to transfer TIF release funds to economic development fund to cash flow economic development projects.

3). Use State aid (including backfill if provided) only to fund one-time capital expenditures or non-reoccurring expenses, rather than for operating expenses.

4). Requests for aid from any group will only be considered once annually during the annual budget process. Mid-year requests will be deferred to the next fiscal year unless they are emergency in nature. Financial aid will only be provided if there is not financial hardship on City offered essential services and the services proposed are not duplicated.

5). Applications for City funding support from UNI will only be accepted from the Vice President of Administration and Finance once annually. This process ensures that all UNI projects or programs seeking City financial aid have been approved by UNI management and prioritized.

6). All outside agencies seeking City financial support shall submit formal applications for review by a committee of staff members with recommendations forwarded to the Mayor and City Council; considerations for approval shall include timely reporting, performance, public benefit, funding options and service priority.

7). Escrow Fund Policies.

a. The City will escrow funds annually to pay accrued liabilities.

b. The City will address annually these commitments by budgeting and depositing in a restricted account funds to pay these liabilities when they occur.

c. The City will not un-fund liabilities in escrow accounts; these include severance, payroll, liability insurance, vehicle replacement, data processing, workmen's compensation, long-term disability and all pensions.

8). Continue to assess user fees for specific City services at rates approved by Council.

9). Explore the use of State authorized tax levies for statutory services, if the General Fund experiences financial limitations.

10).The Cedar Falls Health Trust Fund shall only budget expenditure of interest income generated by the fund minus an interest income contribution into the fund's principal equal to the rate of inflation in health care. Principal should only be used in negotiating a development agreement for a new hospital or a health care provider.

11).Interest income generated from the 411 Pension reserve fund shall be used to pay the required City contribution to annual 411 expenses. No portion of the principal shall be used for operating purposes.

12).Road Use taxes shall only be deposited in the Street Construction fund with their use limited to street operations and maintenance purposes.

13).Consider adding General Fund financial support for annual maintenance expenses to better landscape public roadways.

14).Maintain capital and maintenance reserve accounts generated from user fees set aside to pay for future capital repairs or facility replacement of benefit to the users contributing (examples include the Recreation Center, Aquatic Center, Hearst Center, Beach House, Big Woods Campground and golf courses).

15).The CFU transfer made to the City in lieu of property taxes shall be deposited in the General Fund to off-set the cost of supplying City services. Transfer funds shall also be set aside in a capital account to finance various one-time capital projects.

16).Maintain liability, work compensation and health insurance reserves as required by law or policy to support the City's self-insurance programs.

17).Evaluate annually the ability of the Library Board to utilize Community Foundation Trust accounts to support select programs, operations and capital needs.

18).TIF-qualified SSMID funds collected from Downtown and College Hill SSMID District will be allocated to Community Main Street and College Hill Partnership rather than for City TIF debt payments.

19).Coordinate and centralize all requests for grants, including the Black Hawk County Gaming Association.

B. FY2023 Budget Contingency Policies.

1). Prioritize all city services if budget reductions are required; this will allow for the most cost effective

use of Federal Aid to pay eligible 'essential' service operating expenses as, if the operating expenses are not reoccurring or if more efficient staffing can be achieved.

2). Reduce City financial aid to outside agencies if funding shortfalls risk damaging the provision of essential services; annually notify agencies if funding reductions are anticipated for the next fiscal year.

C. FY2023 Cash Reserves Policy.

1). 1.The City will maintain an unreserved balance at year-end at a level determined by Council to meet cash flow requirements, emergency needs, and bond rating criteria.

Fund Type	Percent Minimum	Absolute Minimum
General Fund	15-25%[4]	Not specified
Refuse Fund	20-30%	$500,000
Sewer Fund	65-75%	$1,500,000
Street Fund	20-30%	$1,000,000
Storm Water Fund	10-20%	$200,000
Emergency Reserve Fund	N/A	$1,500,000 - $2,000,000

D. FY2023 Revenues Policy.

1). Description. The revenue projection process starts with estimates submitted by the departments for their specific areas. Finance reviews those estimates and makes informed judgments on all revenues City-wide. Prior year's actual and current year-to-date amounts are used to project both the current year and next year's revenues. Information received from the State, County, and Iowa League of Cities is utilized to project revenue trends and anticipated amounts.

2). Approval. Finance will use conservative interest rate projections, current balances and interest accrual information, projects interest earnings. The Mayor and City Administrator will review revenues, expenditures and ending fund balances to determine if any revenue adjustments need to be made.

4 The City Council established Resolution 9054 that the General Fund balance be maintained between 15 and 25% and preferably at the 20-25% level, allowing for the seasonal cash flows. Work towards closer to 25%.

~~3). Revenue Source Policies.~~

~~a. Property Taxes. The budget of the City of Cedar Falls shall be drawn so that the general tax levy does not exceed limits established by State law.~~

~~b. Debt Service Levy. Taxes shall be levied each year under the Debt Service Levy in the amount equal to the general obligation principal and interest due in that same year, minus the portion paid by the enterprise funds and CFU.~~

~~c. Tort Liability Levy. The City may levy for the expected costs of property and liability insurance policies and estimated claims losses held by the City.~~

~~d. Employee Benefits Levy. The City's share of contributions to police and fire pension and retirement systems, at rates determined by the State of Iowa, for currently employed sworn officers. The City's share of contributions for employee benefits budgeted under the General Fund only if the general tax levy is at the $8.10 maximum. Tax revenues under the employee benefits levy will be receipted into the Trust and Agency Fund and then transferred into the General Fund.~~

~~e. Emergency Management Levy. Levy for all dispatch, 911 and emergency operation costs assigned to the City of Cedar Falls.~~

~~f. Transit Levy. Taxes levied under the transit levy shall not exceed the 95-cent limit established by State law. Transit levy tax revenues will be receipted into the General Fund.~~

~~g. Band Levy. Taxes levied under the Band Levy shall not exceed the 13.5-cent limit established by State law. Tax revenues from the band levy will be receipted into the General Fund.~~

~~h. Library Levy. Taxes levied under the library levy shall not exceed the 27-cent limit established by state law. Tax revenues from the library levy will be used to support the library. Approximately 50% of the levy will be used for new materials and services and approximately 50% will be used to lower general fund support to the library.~~

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~~j. Hotel/Motel Tax. The City currently has a 7% hotel/motel tax with 50% of the income generated by the imposition of the tax being devoted to the Visitors and Tourism Division. The other 50% is devoted to programs related to parks, lakes, trails, and recreational/cultural facilities.~~

~~k. Fees and Charges. The City will establish fees and charges, in accordance with revenue bond requirements or for covering all or part of the related costs of providing the services. The City will review fees and charges, at a minimum, on a biannual basis.~~

~~l. Investments. The City will invest 100% of idle funds and will obtain the best possible return on all cash investments within the limits of the State law.~~

~~m. Intergovernmental Revenue. Revenues from local, State and Federal governments will be used according to the restrictions or intent placed on each.~~

n. Additional Revenue Sources. The City will continue searching for additional revenues to maintain a balanced budget.

E. FY2023 Expenditures Policies.

1). Current Service Level: Funding will be prioritized to maintain current service levels.

2). Cost Effective Programs: Technology and capital investment programs will be leveraged to reduce operating expenses whenever cost-effective.

3). Infrastructures and Equipment: The City will maintain the scheduled level of maintenance and replacement for City infrastructure and equipment.

4). Local Option Sales Tax: 100% of LOST proceeds will be spent on street repair in accordance with the stipulations set by the voters and City Council resolution[5].

5). Reductions: The City will attempt to avoid service reductions when balancing the budget. First consideration will be given to alternatives which avoid employee layoffs, resist cuts in service, and establish user fees. Parameters for downsizing shall ensure that (1) no essential service be eliminated; (2) service with high public visibility and exposure remain intact, and (3) reductions will first be made in internal functions.

F. FY2023 Long Term Debt Policies.

1). Purpose of Debt: Debt will be used to fund the design, inspection and construction of capital improvement projects, rather than for annual operating expenses.

2). Debt Limit: The total GO debt will not exceed 5% of total assessed real property value.

3). Debt Issuance: New debt issuance shall not exceed a replacement debt level. Existing debt should be refinanced to secure the lowest possible interest costs, whenever possible.

4). Self-Financing: Self-financing or cash (where allowed) will be used to fund one-time projects if excess cash reserves exist.

G. FY2023 Capital Improvements Program Policies.

1). Description. The Capital Improvements Program (CIP) is a planning document and does not authorize or fund projects. The projects listed in the CIP are summarized in the capital projects program.

2). Approvals. The CIP is prepared by the Finance & Business Operations Department for review by the Department Directors, City Administrator, Mayor, and Planning and Zoning Commission; the

5 City Council Resolution 15,596 provides that, "Zero percent (0%) of said local sales and services tax is to be used for property tax relief. One hundred percent (100%) of the revenue generated in the City of Cedar Falls, Iowa during each fiscal year from said local sales and services tax is to be allocated for reconstruction, repair or replacement of existing streets, curbs, structures, storm sewers and sanitary sewers as they relate to streets within the corporate limits of the City of Cedar Falls, Iowa and not as replacement funds for the present funding levels, as authorized by the City Council of the City of Cedar Falls, Iowa.

~~CIP is then submitted to the City Council for approval.~~

~~3). The City will make all capital improvements in accordance with the adopted CIP. The City will develop and annually update a multi-year plan for capital improvements.~~

~~4). The City will enact an annual capital budget based on the multi-year capital improvement plan. Future capital expenditures necessitated by changes in population, changes in real estate development, or changes in economic base will be calculated and included in capital budget projections.~~

~~5). The City will coordinate development of the capital improvement budget with development of the operating budget. Future operating costs associated with new capital improvement will be projected and included in operating budget forecasts.~~

~~6). The City will use intergovernmental assistance to finance only those capital improvements consistent with the CIP and City priorities and where operating and maintenance costs have been included in operating budget forecasts.~~

~~7). The City will maintain all assets at a level adequate to protect the City's capital investment and to minimize future maintenance and replacement costs.~~

~~8). The City will project its equipment replacement and maintenance needs for the next several years and will update this projection each year in order to implement a maintenance and replacement schedule.~~

~~9). The City will not finance equipment or projects with a projected life span less than a bond's maturity through the sale of GO bonds.~~

~~10).The City will not finance ongoing operating expenses with GO or revenue bonds.~~

~~11).The CIP will incorporate the least costly financing method for all new projects.~~

~~12).The City will maintain a long-term financial plan to address inadequacies in "City managed" infrastructure in unserved areas of the City and progressively add them to the CIP when cost effective (if consistent with long-range growth plans).~~

~~13).The CIP will incorporate a debt management strategy emphasizing the protection of at least 25-30% of the City's debt capacity.~~

~~14).The City will develop a plan addressing competing projects, priorities and timing to meet this objective jointly by soliciting input from the Planning & Zoning Commission to ensure that projects are timely, unduplicated and supportive of long-range plans.~~

~~15).The issuance of new debt shall not exceed a replacement debt level, which typically ranges from $3.0 - $4.0 million dollars every other year; CFU uses the City's bank qualified financing capacity in off bond sale years.~~

~~a. In FY23, the City will budget for a $3.0 - $4 million dollar GO bond sale.~~

~~b. The City will use emergency reserve funds for projects identified in the CIP, with a balance of $1.5-2 million for emergencies.~~

~~16).The City will incorporate when timely, properly planned, safely engineered and financially feasible and design appropriate street and growth concepts in the planning and design of all capital projects.~~

~~17).The city will seek minimum private donation match of 25% of/for recreation & quality of life projects. Funds shall be escrowed or an agreement with the City Council needs to be executed prior to the project bid letting.~~

~~18).FY23 Capital Improvements Program Approved Projects:~~

~~a. General Obligation (GO) Bonds - $12.43 Million Total~~

~~(1) Cameras ($.37 million)~~

~~(2) Financial System ($.70 million)~~

~~(3) Gateway Parking Lot ($.20 million)~~

~~(4) Hearst Center Expansion ($.70 million)~~

~~(5) Cedar River Recreation Improvements ($.53 million)~~

~~(6) High School Pool (.70 million)~~

~~(7) Bridge & Culvert Replacements ($.11 million)~~

~~(8) Infrastructure oversizing ($.30 million)~~

~~(9) Sidewalks/Trails ($1.60 million)~~

~~(10)Slope Repair ($.28 million)~~

~~(11)Storm Sewer Extension ($.48 million)~~

~~(12)Annual Street Repair Program ($.36 million)~~

~~(13)Aldrich Elementary School Connections ($1.34)~~

~~(14)Cedar Heights Drive reconstruction ($1.22 million)~~

~~(15)Greenhill Road & South Main intersection improvements ($.55)~~

~~(16)Main Street Reconstruction ($1.65 million)~~

~~(17)West 1st Street ($.15 million)~~

~~(18)West 22nd Street ($.06 million)~~

~~(19)West 23rd Street ($.05 million)~~

~~(20)West 27th Street ($.10 million)~~

~~(21)Pedestrian Bridge Replacement ($.08 million)~~

~~(22)Fire bunker gear, thermal imaging cameras, and SCBA ($0.30 million)~~

~~(23)Issuance expenses ($0.60 million)~~

~~b. Tax-Increment Financing (TIF)~~

~~(1) Annual TIF Rebates~~

~~(2) Downtown Streetscape~~

~~(3) Hwy 58 and Greenhill Road Intersection~~

~~(4) Main Street~~

~~(5) Viking Road Reconstruction~~

~~(6) Industrial Park Expansion~~

~~(7) Gibson Property Development~~

~~(8) Ridgeway Avenue bridge replacement~~

~~(9) Ridgeway Avenue Reconstruction~~

~~(10)Comprehensive Plan & Zoning ordinance updates~~

~~(11)Land Acquisition~~

~~(12)Street and sewer infrastructure improvements~~

~~(13)Olive Street Box Culverts~~

~~(14)Landscaping, alleys, brick replacement, wayfinding signage, parking, lot improvements, & utility improvements associated with streetscape improvements in Downtown and College Hill.~~

~~c. Road Use Taxes (Street Construction Fund)~~

~~(1) Street equipment~~

~~(2) Parking improvements~~

~~(3) Permeable Alley program~~

~~(4) Signalized intersection upgrades~~

~~(5) Intersection improvements~~

~~(6) Traffic planning studies~~

~~(7) Bridges~~

~~(8) Annual Street Repair program~~

~~(9) Aldrich School Connections~~

~~(10)Cedar Heights Drive~~

~~(11)Greenhill Road intersection improvements~~

~~(12)Main Street~~

~~(13)Union Road~~

~~(14)West 12th~~

~~(15)West 22nd~~

~~(16)West 27th~~

~~d. Refuse Fund~~

~~(1) Refuse trucks & equipment~~

~~(2) Security cameras~~

~~(3) Compaction equipment~~

~~e. Emergency Fund~~

~~(1) Cedar River recreational improvements ($1.0 million)~~

~~(2) Center Street improvements ($.8 million)~~

~~(3) School Administration site ($.7 million)~~

~~f. Sewer Fund~~

~~(1) Waste Water Treatment Plant~~

~~(2) Nutrient Removal/Facility Plan~~

~~(3) Slipline sewers~~

~~(4) I&I reduction~~

~~(5) Oak Park sewer replacement~~

~~(6) West 1st Street~~

~~(7) West 27th Street~~

~~(8) Sewer equipment~~

~~(9) Infrastructure oversizing~~

~~(10)Sewer collection study~~

~~(11)Lift station pump repairs~~

~~(12)Annual Street Repair program~~

~~(13)~~6.~~Sanitary sewer extensions~~

CFD 1101: Council Goals, Work Program, and Financial Plan for FY2024

Adopted January 3, 2023 by the Cedar Falls City Council

MISSION OF THE CITY OF CEDAR FALLS:

Continuously improve the safety and desirability of Cedar Falls through efficient delivery of public services, with open communication between Citizens, Council, Mayor, and City Staff.

SHORT TERM FINANCIAL PLAN:

A. FY2024 Budget Policies.

1). Limit tax increases to no more than the rate of inflation on residential properties for controllable costs.

2). City staff members are directed to certify the maximum amount of legally incurred TIF debt annually by December 1st for all completed City and CFU construction work within the TIF Districts to better position the City and CFU financially. Continue to transfer TIF release funds to economic development fund to cash-flow economic development projects.

3). Use State aid (including backfill if provided) only to fund one-time capital expenditures or non-reoccurring expenses, rather than for operating expenses.

4). Requests for aid from any group will only be considered once annually during the annual budget process. Mid-year requests will be deferred to the next fiscal year unless they are emergency in nature. Financial aid will only be provided if there is not financial hardship on City offered essential services and the services proposed are not duplicated.

5). Applications for City funding support from UNI will only be accepted from the Vice President of Administration and Finance once annually. This process ensures that all UNI projects or programs seeking City financial aid have been approved by UNI management and prioritized.

6). All outside agencies seeking City financial support shall submit formal applications for review by a committee of staff members with recommendations forwarded to the Mayor and City Council; considerations for approval shall include timely reporting, performance, public benefit, funding options and service priority.

7). Escrow Fund Policies.

a. The City will escrow funds annually to pay accrued liabilities.

b. The City will address annually these commitments by budgeting and depositing in a restricted account funds to pay these liabilities when they occur.

c. The City will not un-fund liabilities in escrow accounts; these include severance, payroll, liability insurance, vehicle replacement, data processing, workmen's compensation, long-term disability, and all pensions.

8). Continue to assess user fees for specific City services at rates approved by Council.

9). Explore the use of State authorized tax levies for statutory services, if the General Fund experiences financial limitations.

10). The Cedar Falls Health Trust Fund shall only budget expenditure of interest income generated by the fund minus an interest income contribution into the fund's principal equal to the rate of inflation in health care. Principal should only be used in negotiating a development agreement for a new hospital or a health care provider.

11). Interest income generated from the 411 Pension reserve fund shall be used to pay the required City contribution to annual 411 expenses. No portion of the principal shall be used for operating purposes.

12). Road Use taxes shall only be deposited in the Street Construction fund with their use limited to street operations and maintenance purposes.

13). Consider adding General Fund financial support for annual maintenance expenses to better landscape public roadways.

14). Maintain capital and maintenance reserve accounts generated from user fees set aside to pay for future capital repairs or facility replacement of benefit to the users contributing (examples include the Recreation Center, Aquatic Center, Hearst Center, Beach House, Big Woods Campground, and golf courses).

15). The CFU transfer made to the City in lieu of property taxes shall be deposited in the General Fund to off-set the cost of supplying City services. Transfer funds shall also be set aside in a capital account to finance various one-time capital projects.

16). Maintain liability, work compensation and health insurance reserves as required by law or policy to support the City's self-insurance programs.

17). Evaluate annually the ability of the Library Board to utilize Community Foundation Trust accounts to support select programs, operations and capital needs.

18). TIF-qualified SSMID funds collected from Downtown and College Hill SSMID District will be allocated to Community Main Street and College Hill Partnership rather than for City TIF debt payments.

19). Coordinate and centralize all requests for grants, including the Black Hawk County Gaming Association.

B. FY2024 Budget Contingency Policies.

1). Prioritize all city services if budget reductions are required; this will allow for the most cost-effective use of Federal Aid to pay eligible 'essential' service operating expenses as, if the operating expenses are not reoccurring or if more efficient staffing can be achieved.

2). Reduce City financial aid to outside agencies if funding shortfalls risk damaging the

provision of essential services; annually notify agencies if funding reductions are anticipated for the next fiscal year.

C. FY2024 Cash Reserves Policy.

1). 1.The City will maintain an unreserved balance at year-end at a level determined by Council to meet cash flow requirements, emergency needs, and bond rating criteria.

Fund Type	Percent Minimum	Absolute Minimum
General Fund	15-25%[1]	Not specified
Refuse Fund	20-30%	$500,000
Sewer Fund	65-75%	$1,500,000
Street Fund	20-30%	$1,000,000
Storm Water Fund	10-20%	$200,000
Emergency Reserve Fund	N/A	$1,500,000 - $2,000,000

D. FY2024 Revenues Policy.

1). Description. The revenue projection process starts with estimates submitted by the departments for their specific areas. Finance reviews those estimates and makes informed judgments on all revenues City-wide. Prior year's actual and current year-to-date amounts are used to project both the current year and next year's revenues. Information received from the State, County, and Iowa League of Cities is utilized to project revenue trends and anticipated amounts.

2). Approval. Finance will use conservative interest rate projections, current balances and interest accrual information, projects interest earnings. The Mayor and City Administrator will review revenues, expenditures and ending fund balances to determine if any revenue adjustments need to be made.

3). Revenue Source Policies.

a. Property Taxes. The budget of the City of Cedar Falls shall be drawn so that the general tax levy does not exceed limits established by State law.

b. Debt Service Levy. Taxes shall be levied each year under the Debt Service Levy in the amount equal to the general obligation principal and interest due in that same year, minus the portion paid by the enterprise funds and CFU.

c. Tort Liability Levy. The City may levy for the expected costs of property and liability

1 The City Council established Resolution 9054 that the General Fund balance be maintained between 15 and 25% and preferably at the 20-25% level, allowing for the seasonal cash flows. Work towards closer to 25%.

insurance policies and estimated claims losses held by the City.

d. Employee Benefits Levy. The City's share of contributions to police and fire pension and retirement systems, at rates determined by the State of Iowa, for currently employed sworn officers. The City's share of contributions for employee benefits budgeted under the General Fund only if the general tax levy is at the $8.10 maximum. Employee benefits levy tax revenues will be receipted into the Trust and Agency Fund and then transferred into the General Fund.

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j. Hotel/Motel Tax. The City currently has a 7% hotel/motel tax with 50% of the income generated by the imposition of the tax being devoted to the Visitors and Tourism Division. The other 50% is devoted to programs related to parks, lakes, trails, and recreational/cultural facilities.

k. Fees and Charges. The City will establish fees and charges, in accordance with revenue bond requirements or for covering all or part of the related costs of providing the services. Fees and charges shall be reviewed at least biennially.

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m. Intergovernmental Revenue. Revenues from local, State and Federal governments will be used according to the restrictions or intent placed on each.

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2). Debt Limit: The total GO debt will not exceed 5% of total assessed real property value.

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1). Description. The Capital Improvements Program (CIP) is a planning document and does not authorize or fund projects. The projects listed in the CIP are summarized in the capital projects program.

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3). The City will make all capital improvements in accordance with the adopted CIP. The City will develop and annually update a multi-year plan for capital improvements.

4). The City will enact an annual capital budget based on the multi-year capital improvement plan. Future capital expenditures necessitated by changes in population, changes in real

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15). The issuance of new debt shall not exceed a replacement debt level, which typically ranges from $3.0 - $4.0 million dollars every other year; CFU uses the City's bank qualified financing capacity in off bond sale years.

a. In FY23, the City will budget for a $3.0 - $4 million dollar GO bond sale.

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17). The city will seek minimum private donation match of 25% of/for recreation & quality of life projects. Funds shall be escrowed or an agreement with the City Council needs to be executed prior to the project bid letting.

GOALS AND OBJECTIVES:

1. **GOAL #1: Foster Organizational Excellence.** Select, train, motivate and retain highly qualified employees who represent the city in a professional manner.

   A. Supporting Policies.

      1). Ensure that employee wages and benefits are competitive with other municipalities in the state of Iowa and private enterprise in the metro area.

      2). Maintain clear lines and methods of communication between elected officials and staff.

      3). Treat employees with respect and expect that they, in turn, will treat citizens with respect.

      4). Encourage and management and supervisory employees to be creative and innovative in the delivery of city services.

      5). Promote continuous quality improvement in all city government operations.

      6). Conduct employee survey every two years.

   B. Long-Term and Ongoing Objectives.

      1). Continue to monitor the ability to attract and retain quality staff.

      2). Continue to support the Performance Based Pay (Merit Pay) Policy (CFD 2154) to reward superior staff performance and encourage the retention of high performers.

      3). Expand cross-training programs to improve service without increasing staffing.

      4). Seek methods to reduce employee health insurance costs by altering benefits, seeking greater financial contribution from employees and modify methods of employee health service delivery.

   C. FY2024 Detailed Objectives.

      1). Review results and consider policy changes from the workforce climate assessment / employee satisfaction survey to improve human resources management and employee relations.

      2). Continue to evaluate whether to fill an opening or proposed newly created position.

      3). Explore restructuring, merging, or eliminating vacant positions.

      4). Maintain multi-year staffing and succession plans.

5). Implement and maintain updates to the Comprehensive Pay Plan (CFD 2502.18).

6). Continue to fund the City's employee educational assistance program (CFD 2254).

7). Encourage employees to use the City's wellness program (CFD 2257) and continue to offer incentives for participation.

8). Update the staffing plan to address employment attrition, retirements and the use of PT, PSOs, POCs, Police Reservists, volunteers or other cross-training programs to respond to long-term staffing needs.

9). Develop a review standard to annually evaluate the performance of the City Administrator.

2. **GOAL #2: Deliver Responsible Local Government.** Provide a representative system which identifies and anticipates concerns, problems, and opportunities which are effectively addressed with thoughtful and decisive governmental actions for the benefit of citizens.

A. Supporting Council Policies.

1). Provide broad direction to the City Administrator, who in turn formulates management decisions to provide efficient service offerings and operations.

2). As a policy-making body, interpret community needs and values and convey them to City staff through consistent legislative and policy actions.

3). Continue to provide a forum for active public engagement related to City actions through open public meetings, hearings, committees, commissions, task forces and broadcast media.

4). Continually explore and evaluate improved methods of communication with citizens to inform them of City activities and accomplishments.

B. Long-Term and Ongoing Objectives.

1). Continue to hold annual meetings with CFU to discuss the impacts and strategies to deal with the on-going transfer of Utility funds in lieu of property taxes, franchise taxes, use of right-of-way, TIF reimbursement, and support of entrepreneurship.

2). Hold joint meetings with policy-making City boards such as the Library Board and the Planning & Zoning Commission.

3). Consider holding when timely, joint meetings with the Waterloo City Council, Black Hawk County Supervisors, Cedar Falls Community School District and the University of Northern Iowa on matters of mutual interest.

4). Encourage the professional development of City Council members, city commissioners and board members through staff-facilitated work sessions, training sessions, the Iowa League of Cities annual conference, the Municipal Leadership Academy, and innovative project presentations from other cities.

5). Expand on existing collaborations with the City of Waterloo, CFU, UNI, Black Hawk County, and other governmental bodies to provide high-quality public services at lower cost; examples include art & culture services, airport operations, public safety services, transit systems, economic development coordination, emergency response, sewer infrastructure, and shared facilities / equipment.

6). Continue working with the Metropolitan Transit Authority and exploring other transportation options which meet the needs of Cedar Falls' public transit-dependent residents at an affordable cost to the city.

7). Continue to support the development of a five-year Community-Wide Strategic Plan (CFD 4005) to help coordinate the long-term efforts of the City's many stakeholders, including a new plan for 2025-2030.

8). Continue using the city's quarterly Currents newsletter, websites, cable television, social media and other technologies to provide relevant information about City services, activities, and schedules to residents.

9). Continue expanding the Communication Specialist role to facilitate increased communications with the public about all aspects of city government.

10). Maintain an online index of major city plans, policies, and documents for reference.

11). Continue to expand the City's online services to take advantage of the prevalence of smartphones & other mobile devices in our community, while also ensuring that the less digitally advantaged can fully access city services.

12). Continue to implement the Nutrient Reduction Strategy as submitted to the IDNR to update the existing Wastewater Treatment Facility.

C. FY2024 Detailed Objectives.

1). City of Waterloo Objectives.

a. Maintain mutual aid agreements with Waterloo for faster emergency response times and lower callback expenses for both cities.

b. Support coordination with Waterloo directly and through the Iowa Northland Regional Council of Governments (INRCOG) on common legislative goals.

2). University of Northern Iowa Objectives.

a. Continue to collaborate with UNI to address public safety, parking, College Hill neighborhood, equitable payment for City services, sharing of facilities and elimination of duplicated governmental services.

b. Continue to explore the viability of shared service contracts with UNI for policing, fire protection, dispatch, street maintenance, utilities, and recreational facility development and usage.

c. Continue to coordinate the development of new City open field recreational uses with UNI to minimize the purchase of additional land; this approach will allow City funds to be used for site development.

d. Engage with Iowa Workforce Development and UNI to explore opportunities to retain recent UNI graduates in Cedar Falls.

e. Continue to provide paid internships to UNI students as a means to promote civic engagement.

3). Cedar Falls Community School District (CFCSD) Objectives.

a. Assist CFCSD with infrastructure improvements that create parking areas, joint City/Schools playgrounds, and building expansion areas.

b. Support improvements to parking and pedestrian traffic near public schools in accordance with the Safe Routes to Schools Study (CFD 4106.11); examples of such design are Orchard Hill Elementary, Southdale Elementary, and Lincoln Elementary.

c. Coordinate with CFCSD on the completion of the new Cedar Falls High School; identify local, county and state facilities, programs and property which can minimize duplication of services.

d. Continue to engage directly with High School student groups to introduce students to civic engagement (e.g. CAPS program).

e. Build collaboration between CFCSD and the City to highlight and celebrate the many cultures in the community and how they add value to our city.

f. Create pathways and collaborative equity discussions between businesses and UNI.

g. Participate in a community-wide equity committee.

4). Cedar Falls Utilities (CFU) Objectives.

a. Annually consider repaying eligible CFU expenses (if excess TIF revenues exist) for CFU projects completed in City TIF districts.

b. Support CFU in the implementation of water service programs, as CFU is the sole governmental entity authorized by code to provide these services. Reimbursement would be subject to CFU maintaining a fair and updated annual transfer that equitably compensates the City for return on investment from City ownership, property taxes, franchise fees and use of city right-of-way (ROW).

c. Implement public water special assessment programs (if requested by CFU) to install a public water system in un-serviced areas, if requested and financially supported by a majority of benefited property owners. Examples include parts of northern Cedar Falls, Viking Place, Horseshoe Drive and some rural properties.

d. Use federal Community Development Block Grant (CDBG) funding (if eligible) to pay for water service line connection for all residents who are income-eligible and property taxes to pay for fire hydrant installation; CFU will pay for all water line over-sizing and property owners will pay all other expenses, less any other funding sources.

e. Continue to explore sustainability and resiliency initiatives jointly with CFU.

5). Community Resiliency Objectives.

a. Continue to implement the Island Park Revitalization Plan.

b. Continue to evaluate cost effective measures to reduce damages resulting from Cedar River flooding.

c. Continue to support conversion of city buildings to LED lighting, when cost-effective, to reduce the City's electricity demand.

d. Continue to support the conversion of unused City property to native tallgrass prairie (when practical) to reduce storm water runoff, minimize lawn maintenance requirements, and provide habitat for wildlife and pollinators.

e. Continue to support the conversion of select gravel alleys to permeable alleys (when funds permit) to reduce gravel erosion and pollution from storm runoff.

6). Racial Equity and Human Rights Objectives.

a. Invest in organizational capacity and infrastructure through hiring under Human Resources personnel to achieve human rights and equity goals.

b. Continue to actively partner with the Black Hawk County Health Department, Cedar Falls Community School District, UNI, and Grow Cedar Valley to develop coordinated and supporting equity plans and initiatives.

c. Build collaboration with the Cedar Falls Community School District to highlight and celebrate different cultures in the community and their value to the city.

d. Create pathways and collaborative equity discussions between businesses and UNI.

e. Work with Human Rights Commission about forming a Diversity, Equity, & Inclusion (DEI) subcommittee or determine best approach to establishing a Cedar Falls Equity Committee.

f. Work towards actively building capacity to create public engagement opportunities that are welcoming and inclusive.

7). General Governance Objectives.

a. Continue support for 'Mayor's Updates' to inform the City Council, Cedar Falls residents and stakeholders of the status of Council priorities, City projects, upcoming activities

and key information.

b. Continue to specify in council agenda memos and presentations how a project or topic fits into the City Council's stated goals and priorities.

c. Maintain a directory of governmental units, neighborhood groups, and other stakeholders the City Council would periodically like to meet with to discuss common interests.

d. Maintain an online calendar of civic events of relevance to city elected officials, published with as much advance notice as possible to facilitate attendance.

e. Hold city council committee or work sessions on council meeting Mondays to discuss complex or potentially contentious matters.

3. **GOAL #3: Ensure Government Efficiency and Effectiveness**. Equitably deliver services in a cost effective, efficient, professional, and timely manner.

A. Supporting Council Policies.

1). Carry out the Short-Term Financial Plan.

2). Ensure that community health, safety, and welfare are protected through provision of essential cost-effective, efficient, professional, and timely public services.

3). Adopt a balanced budget reflecting the community's economic climate and needs.

4). Continue to monitor the impacts of the State of Iowa's roll back of commercial/industrial taxable values without long-term guaranteed backfill funding.

5). Maintain a budget philosophy of self-sufficiency in all major funds.

6). Adopt a Capital Improvements Program annually which coordinates major capital expenditures and is responsive to property tax levies and the City's debt restrictions.

7). Maintain a stable property tax rate relative to the consumer price index.

8). Deposit funds in excess of annual operations expenses (including released TIF funds) in a capital reserve account for projects, economic development, public land acquisition, redevelopment, health insurance fund support, or other one-time allocations approved by the City Council.

9). Evaluate each newly proposed service to determine the cost, relative importance and value of each service, and to identify unnecessary duplication within City-sponsored programs.

10).Identify and implement cost-effective methods to save energy within City operations.

B. Long-Term and Ongoing Objectives.

1). Continue to monitor the City's capacity to provide adequate maintenance of its growing infrastructure. Maintain a long-term maintenance plan, including a contingency plan to respond to any long-term reductions in maintenance funds.

2). Continue to dedicate future accumulating cash generated by mid-year budget reductions for one-time future expenses such as capital projects.

3). Continue to dedicate TIF release dollars generated by expired TIF areas to future economic development projects.

4). Continue to explore appropriate opportunities for privatization of city services.

5). Continue the annual street repair program using RUT and LOST revenues.

6). Ensure that essential services (public safety, parks, sewers, roads, refuse collection) are offered, while constantly exploring ways to increase efficiency in delivery.

7). Encourage civic involvement and volunteerism by citizens to reduce costs, including recycling, picking up leaves, moving cars to assist with efficient snowplowing, cleaning sidewalks, Friends of the Library, Friends of the Hearst Center, and Police Reservists.

8). Maintain the appropriate number of alternative staff in police and fire while improving services and reducing overtime costs by annually recruiting, if necessary new Police Reservists, volunteers, PSOs and POC staff.

9). Periodically conduct an evaluation of the costs and benefits of participation in the County Consolidated Communications Center and CJIS. Determine the fair share of costs that should be assigned to Cedar Falls while exploring a "county funded" system.

10). Maintain the Police Community Service Officer (CSO) program to help supervisory personnel with office duties, allowing supervisors to work closer with the public and provide direction in the field supervision of down-line employees.

11). Maintain staffing levels in all departments that reduce overtime by matching staffing levels to specific service demands as opposed to predetermined rigid standards.

12). Return City property to the tax base (when possible) to support revenue generation and economic development.

C. FY2024 Detailed Objectives.

1). General Cost Savings Objectives.

a. Evaluate cost-effective alternatives to keep City departments staffed and functional.

b. Continue the review of open positions as they occur.

c. Continue the practice of succession planning to identify talented internal candidates when a vacancy is expected to occur.

d. Continue to promote cross-training programs and alternative employment practices for most effective use of city staff.

e. Continue to explore the sharing of services with other jurisdictions.

2). Public Safety Objectives.

a. Continue to support and provide feedback on the Multi-Jurisdictional Hazard Mitigation Plan for Black Hawk County (CFD 5901.20) and intergovernmental emergency response plans.

b. Continue to evaluate the City's Public Safety model, ensuring cost effective and efficient law enforcement, firefighting, and rescue operations.

c. Continue to review staffing levels to ensure the most efficient use of Public Safety funds and personnel.

d. Continue using supervisor performance measurement tools to hold first line supervisors accountable for daily staffing decisions.

e. Use the Performance Based (Merit Based) Pay Policy (CFD 2154) to reward supervisors who successfully respond to workload demands with decisions that adequately protect the safety of employees and the public while minimizing overtime and callback expenses.

f. Exercise management rights to schedule full staffing to avoid overtime expenses on days where known special public events will tax personnel resources.

g. Pursue the establishment of a new public safety station along W. 1st Street / Highway 57.

h. Expand the reach of the City's marketing and promotional campaigns regarding policing and racial equity efforts, beyond traditional media sources.

i. Continue to assign Minimum Rental Housing, Section 8 Rental and Commercial Inspection duties to Fire shift personnel whenever possible.

j. Continue annual smoke detector inspections in businesses and residences, recognizing that smoke detectors identify fire hazards as early as possible.

3). Code Enforcement Objectives.

a. Continue to be proactive in code enforcement activities.

b. Continue to identify and implement methods designed to better coordinate inspections while enforcing land use, property maintenance codes, rental housing, and zoning and nuisance ordinance violations citywide with cooperative and coordinated actions by the City's departments.

c. Continue the full-time Code Enforcement Officer position to enforce property maintenance, snow removal, zoning, housing, building, and nuisances.

d. Enforce 48-hour parking laws in response to snow events, citizen complaints, habitual violations, and when public safety is compromised.

e. Prioritize code enforcement on issues related to health & safety, property maintenance and over-crowding or over-occupancy.

f. Continue rental inspections on a 3-year cycle.

g. Expand building maintenance code inspections and enforcement city-wide, including in the College Hill area.

h. Continue to coordinate and consolidate federally subsidized rental and minimum rental housing inspection duties.

i. Continue to annually evaluate efficacy of the Landlord Accountability Ordinance.

j. Implement traffic and parking controls based on public input meetings, test cases, sound engineering / best practices, and specific structural or safety limitations (street width, density, traffic flow and safety).

k. Enforce laws prohibiting illegal parking on private property (front yards and non-conforming lots).

l. Enforce over-occupancy regulations.

m. Enforce parking restrictions on all streets less than 31’ in width, based on the need for public safety vehicle accessibility.

4). Yard Waste, Refuse and Transfer Station Objectives.

a. Determine if yard waste collection programs should be altered or expanded based on the efficiency of material collection, customer satisfaction and general cost efficiency.

b. Evaluate City-operated leaf vacuum collection rates to determine if they are set at levels that encourage property owners with small volumes of leaves to compost, mulch or utilize ‘City’ container disposal methods; ensure that the rate offers a cost-effective option for property owners who must dispose of large volumes of leaves.

c. Evaluate how the expansion of the hours of operation for the yard waste drop off site has impacted revenues and expenditures.

d. Continue the City’s public relations program to encourage the environmentally safe disposal of yard waste.

e. Continue to review refuse fees, when timely, to ensure that sufficient revenues exist to cover all collection costs.

f. Continue to plan for future relocation of transfer station outside of the floodplain

5). Stormwater and Wastewater Objectives.

a. Review sewer rental fees to ensure that sufficient revenue exists in the next several years to pay for EPA mandated treatment plant improvements and other sewer projects.

b. Continue timely review of stormwater fees to determine sufficiency of fees to pay for projected storm water costs outlined in the Capital Improvements Program.

c. Actively enforce Municipal Separate Storm Sewer(MS4) Permit requirements

6). General Legislative Objectives.

a. Continue using lobbyists to influence municipally-related legislative action.

(1) Continue to contract with a professional lobbyist to represent City interests to the State legislature.

(2) Continue membership in the Iowa League of Cities to lobby for all Iowa cities.

b. Develop and annually update policies to communicate the City's goals and desires to the federal and state legislators.

c. Continue to meet with legislators to increase rapport, gain insight into current legislative directions, and to apprise them of the City's revenue generation challenges, as well as the negative impact of legislation (including unfunded mandates, tax exempt and rollbacks).

d. Continue pre- and post-legislative session meetings with area representatives to discuss topics of mutual interest.

4. **GOAL #4: Promote Economic Development.** Create an environment conducive to economic development for the long-term financial prosperity and growth of the community.

A. Supporting Council Policies.

1). Function as a catalyst to encourage business development/expansion in Cedar Falls.

a. Continue to support public and private economic development efforts in Cedar Falls and the metropolitan area.

B. Long-Term and Ongoing Objectives

1). Develop initiatives, when financially feasible, to support the economic development goals contained in the city's Comprehensive Plan (CFD 4101.12).

2). Implement a long-term plan for the development of future TIF districts. This plan should

include ways to acquire land and provide adequate infrastructure utilizing cooperative efforts with other groups and agencies.

3). Continue the systematic and strategic buyout of flood-prone properties to retain viable areas based on quality of infrastructure, elevation and contiguousness.

4). Prepare on a project–by-project basis an in-depth analysis of the long-term economic benefits vs. public investment/risk for each private/public cooperative economic development venture; the analysis must conclude that the long-term financial benefit derived by Cedar Falls taxpayers clearly out-weighs the risk of public financial assets.

C. FY2024 Detailed Objectives.

1). General Economic Development Objectives.

a. Offer economic development incentives on par with other Iowa cities to remain competitive in the site selection process.

b. Continue to support and develop the city's economic development website.

c. Continue to use TIF funds to acquire land for development into marketable industrial lots.

d. Continue to use TIF funds to provide cash incentives to developers and business owners when consistent with City economic development policies.

e. Explore the establishment of a University Avenue Corridor TIF district.

f. Review downtown incentives (following adoption of new zoning) to consider the increase in assessed value and to incentivize enhanced architectural design or public benefits.

g. Continue to provide property tax abatement (based on current schedules) for projects meeting adopted job creation and tax base growth criteria.

h. Continue to allocate TIF funds for redevelopment projects on College Hill, in Downtown, and in northern Cedar Falls.

i. Continue funding expansion of economic development marketing efforts.

j. Continue to explore options for city support of expanded day-care options in Cedar Falls.

k. Pursue expanded benefits and incentives to recently separated military members willing to relocate to Cedar Falls, as part of the state's Home Base Iowa initiative.

l. Explore the establishment of an incentive policy for residential districts.

2). Regional Economic Development Organization Objectives.

a. Continue regional economic development partnership with Grow Cedar Valley.

b. Monitor economic development cash subsidies (to CMS, CHP, GCV, and CFEDC) to determine value to Cedar Falls citizens and businesses.

c. Continue to support the efforts of the Cedar Falls Economic Development Corporation in advancing Cedar Falls' economic interests.

3). Regional Tourism Objectives.

a. Continue to maintain a dedicated Cedar Falls Visitors & Tourism Bureau.

b. Continue to coordinate marketing and programming efforts between UNI, Cedar Falls and Waterloo Visitors and Tourism Bureaus for all Metro tourist events.

4). Comprehensive Planning, Engineering and Building Objectives.

a. Develop a grading ordinance for all new and existing developments.

b. Continue to implement the \Comprehensive Plan (CFD 4101.12) with emphasis on:

(1) Design standards which protect urban watersheds by encouraging developers to utilize natural methods of storm water control rather than traditional underground storm water collection and disposal systems.

(2) Clear standards for growth, streets, street connectivity and walkability.

(3) Low-maintenance landscaping in the city right-of-way, when cost-effective.

(4) Trails and on-road accommodation of bicyclists, when possible.

(5) Traffic calming devices and design approaches to address neighborhood traffic concerns, when practical.

(6) Revise the Major Thoroughfare Plan.

(7) Evaluate one-way streets and traffic flow

5). Zoning Ordinance Economic Development Objectives.

a. Support the development of a comprehensive new Zoning Ordinance to update the Zoning Ordinance first adopted in 1970. Consider new zoning and traffic control regulations to control density and parking problems by reducing the number of multiple family and duplex conversions.

b. Consider changes to zoning regulations to limit the conversion of single-family properties to rental uses, to protect neighborhood stability and character.

c. Consider changes to zoning regulations, policies and land use plans to restrict development of non-profit uses on prime commercial sites along arterial streets.

d. Consider developing a Zoning Ordinance (and Subdivision Ordinance) to accommodate features that encourage mixed uses, variable building setbacks, walkability, sustainability and complete street concepts.

e. Support the pre-zoning of select properties for residential development and shorten the development timeline by identifying neighborhood concerns and responding with developmental limitations.

f. Annex lands into the city (if requested by property owners) to support community growth and development consistent with the Comprehensive Plan (CFD 4101.12).

6). Affordable Housing Development Objectives.

a. Continue to seek ways in to provide affordable housing options to residents by:

(1) Maximizing Section 8 funds available to provide as many vouchers as possible, given HUD guidance.

(2) Incentivizing improvements in Section 8 housing (with tools such as Community Development Block Grant rental rehabilitation program).

(3) Revising zoning codes to encourage a variety of housing types in every neighborhood, e.g., allow for Habitat for Humanity builds.

(4) Encouraging the Housing Commission to evaluate initiatives to balance investments in market rate and low-income housing (e.g., tax abatements, forgivable loans, gap payments on rent or mortgage, housing trust fund).

b. Review City construction standards to identify possible changes which can promote the construction of affordable housing.

c. Identify existing older homes which can provide a market to meet affordable housing demand.

d. Target potential developers with Requests for Proposals for affordable housing development, if federal or state grants can be secured.

e. Partner with Habitat for Humanity to build/rehabilitate homes on city-owned lots.

f. Consider the results of the Housing Needs Assessment, focusing on how to provide housing variety to promote housing options for all.

g. Create educational messaging and outreach for landlords and citizens to emphasize the importance of healthy housing for all, along with destigmatizing affordable housing options such as Section 8 and Habitat for Humanity builds.

h. Create a resource database of all federal, state and local programs that can be used to foster more homeownership among low- and moderate- income families and individuals.

i. Create an ongoing educational program for low- and moderate-income families to access available homeownership assistance programs.

j. Implement diversity, inclusion and affordability considerations and evaluation in all new housing development plans.

k. Continue the forgivable loan program for conversion of rental properties to owner-occupied, expanded service area, and more qualifying expenses.

7). Commercial and Office Economic Development Objectives.

a. Support the private development of commercial (retail & wholesale), professional office and industrial expansions to improve the City's residential to commercial/industrial land use mix from an 80/20 assessed value split to a 50/50 assessed value split.

b. Implement diagonal on-street parking where feasible and where parking deficiencies can be solved with this approach.

c. Continue development of the city-owned properties along the relocated Highway 20 corridor and establish a new urban renewal area if appropriate.

8). College Hill Economic Development Objectives.

a. Carry out the recommendations of the College Hill Parking Study (CFD 1602.19)

b. Continue to enact the College Hill Urban Revitalization Plan (CFD 1852.12).

9). Northern Cedar Falls Economic Development Objectives.

a. Continue to support the development of commercial uses in the northeast corner of Lone Tree Road/Center Street and at the Lone Tree Road interchange.

b. Continue to promote the development of commercial growth along Center Street through streetscaping and beautification efforts in the ROW.

10).Downtown Area Economic Development Objectives.

a. Consider adopting an Urban Revitalization District in the Downtown area, following the adoption of new zoning ordinance.

b. Explore all options to building a downtown parking structure, in conjunction with a feasibility study and continual re-evaluation of paid parking options.

11).Industrial Economic Development Objectives.

a. Create a new urban renewal area by acquiring additional land in areas that are attractive to the private sector for industrial development yet can be efficiently developed at a low public cost.

b. Reserve TIF increment capacity to pay off debt incurred by the City/IDOT cooperative construction of US 58 interchanges.

c. Continue to repay Industrial Park TIF debt owed to the City debt service, economic development and capital project funds.

12).Flood Control, Storm Water, Sanitary Sewer and Water Improvement Objectives.

a. Inflow and Infiltration Reduction Program: Carry out separation of sanitary sewer and stormwater sewer lines from the footing drains when reconstructing streets.

b. Extend sanitary sewer to areas that are unserved and remain on septic systems (i.e. South Main Street).

13).Street Improvement Objectives.

a. Develop cooperative agreements with State Agencies to improve the following streets using Road Use Tax (RUT), Local Option Sales Tax (LOST), and General Obligation (GO) bonds, if necessary:

(1) Main Street Reconstruction – Use LOST, RUT, Stormwater, ARPA, and GO bonds to complete this project for construction 2023-2025.

(2) Greenhill Road/Highway 58 – Use TIF funding as City match to Iowa Department of Transportation's project in FY2027.

(3) West 23rd Street Improvements – Use LOST, Assessment, and GO bonds to complete this project in FY2024.

(4) Ridgeway & 58 – Use TIF funding as City match to Iowa Department of Transportation's project in FY2024-FY2025.

(5) Prairie Parkway & Viking Road Intersection Improvements – Use TIF, LOST, and RUT for construction in FY2024-2025.

(6) Northern Cedar Heights Area – Use LOST and SCF to complete this project

b. Explore and establish agreements with developers to complete the connection of the following streets:

(1) Arbors Drive -- Aldrich Elementary to Greenhill Road

(2) Ashworth Drive – Prairie Winds to Hudson Road

(3) Ashworth Drive – Connection to Arbor Drive

(4) Ironwood Drive – Connection to Greenhill Road

(5) West 27th Street Improvements – Use LOST, RUT, and GO bonds to complete this

project in FY2022-2024.

c. Continue to develop the plans for the reconstruction of Union Road from 27th Street to University Avenue - Use LOST and RUT funds to complete this project. Timing of project dependent on receipt of grant funding sources.

14).Miscellaneous Infrastructure Repairs.

a. Slope Repairs. Continue to develop plans to address significant slope failure issues. Use storm water funds to complete these projects.

5. **GOAL #5: Enhance Community Quality of Life.** Preserve the community's physical, human, and aesthetic assets by assuring that Quality of Life services are available for leisure, educational, cultural and personal enrichment of residents.

A. Supporting Council Policies.

1). Actively support the development of cultural, educational, recreational, and natural features, which make Cedar Falls distinctive.

2). Endorse planned community growth, which protects the unique, natural, and historic features of Cedar Falls.

3). Continue evaluating and implementing pedestrian safety measures.

B. Long-Term and Ongoing Objectives.

1). Continue to review and evaluate the ways in which the City can enhance racial and cultural diversity and inclusion in Cedar Falls.

2). Update the Park Master Plan (CFD 8601.06) to account for city growth, changing needs and desires of the public, and updating of equipment and facilities.

C. FY2024 Detailed Objectives.

1). Continue planning for Hearst Center expansion/relocation.

2). Continue to use the Recreation & Fitness Center, Operations & Facilities Needs Assessment (CFD 8101.18) to determine the viability of expansion.

3). Implement, when financially feasible, an enhanced riverfront as a visitor attraction consistent with the Northern Cedar Falls Development Master Plan (CFD 4102).

4). Coordinate with the Cedar Falls Community School District to purchase land for future parks in developing areas, as appropriate.

5). Assist in the solicitation of grants and development of the Cedar River including dam safety improvements, riverbank improvements, and recreational features.

6). Continue to implement portions of the Park Master Plan (CFD 8601.06) for the Big Woods Lake, Gateway Park and Cedar City sites.

7). Improve the Big Woods Campground (cabins, playground, and landscaping) as funding becomes available and as floodplain development ordinances allow.

8). Develop an annual street right-of-way beautification, wayfinding signage, bike network signage, and city entrance signage & monument program using hotel/motel taxes.

9). Consider recommendations from City staff when alternative roadway designs are appropriate based on safety, roadway efficiency and financially feasible; typically, these opportunities arise when a street is scheduled for resurfacing or reconstruction allowing the City to address issues involving landscaping, pedestrian movements, transit, bike and vehicular traffic.

10). Protect areas identified in the Cedar Falls Environmentally Sensitive Lands Survey (CFD 4551.07) as city finances allow.

11). Identify trails most appropriate for winter snow removal and inform the public via an annually published Trail and Bus Bench Snow Removal Map (CFD 4403).

12). Develop a Great American Rail Trail Connection Plan to identify possible improvements, wayfinding, and other amenities along the Cedar Falls portion of this cross-country route

13). Continue collaboration with CFCSD on the development of plans for a new indoor community pool, co-located with the new Cedar Falls High School.

14). Encourage private development for an official Independence Day fireworks display.

15). Continue working with private property owners to remove trees impacted by emerald ash borer infestation.

16). Implement facility improvements to Seerley Park.

17). Design and develop facility improvements to various City Parks.

18). Continue pursuit of sister city partnerships and engagement, including in-person visits as part of major Iowa delegations.

19). Implement the Bike Network Plan as funding and construction allows.

20). Consider potential for new quality of life projects

a. Eco Loop

b. Campground/RV Park in Northern Cedar Falls

c. Trail Connection (behind CFU, contingent upon railroad grant)

d. Pickleball Courts

e. Birdsall Park Renovations

f. Historic Reconnaissance Survey of Overman Park Neighborhood

21). Consider funding for quality-of-life projects with other entities

a. Historical Society

b. UNI Dome Renovations

c. Additional ask for High School Pool

d. Cedar Valley Placemaking Project (bridge lighting)

DEPARTMENT OF FINANCE & BUSINESS OPERATIONS

CITY OF CEDAR FALLS, IOWA
220 CLAY STREET
CEDAR FALLS, IOWA 50613
319-273-8600
FAX 319-268-5126

INTEROFFICE MEMORANDUM

TO: Mayor Green & City Council Members

FROM: Jennifer Rodenbeck, Director of Finance & Business Operations

DATE: December 21, 2022

SUBJECT: Lobbyist Contract

As you are aware, we have been working with Cope Murphy for the past three years for lobbyist services for the City. Three years ago, we sent out RFPs to seven firms and we received five proposals back at that time. After a selection process, Cope Murphy was selected as our new lobbyist firm. At that time, we entered into a three-year contract with them. Attached is a new contract extending that commitment for two more years. The fee for their services will remain the same as the past three years at $18,000/year.

This lobbyist contract is in accordance with the following City Council goal:

1). General Legislative Objectives.

a. Continue using lobbyists to influence municipally-related legislative action.

(1) *Continue to contract with a professional lobbyist to represent City interests to the State legislature.*

If you have any questions, please feel free to contact Ron Gaines or myself.

COPE MURPHY + CO.

SERVICES AGREEMENT

This Agreement ("Agreement") is entered into by the **City of Cedar Falls** ("Client"), located at 220 Clay Street in Cedar Falls, Iowa 50613, and **Cope Murphy + Co**. **LLP** ("CM+C"), located at 8583 Newbury Court, Johnston, Iowa 50131.

The parties hereby agree to the following terms, conditions and provisions:

TERM

The term of this agreement shall begin on January 1, 2023 and end December 31, 2024 or when terminated by either party as hereinafter provided or by mutual agreement.

SERVICES AND DELIVERABLES

CM+C shall provide Client the following services and deliverables:

<u>2023 and 2024 LEGISLATIVE SESSIONS and INTERIMS</u>

- On matters identified by Client, monitor and track legislative activity including representation services as registered lobbyists. These services shall include providing strategic recommendations in response to this activity, setting up and participating in formal and informal meetings with key decision makers, legislators and other influential persons, meetings with Client staff and board members, if applicable, and periodic briefings as requested by Client. Post-session activities shall include monitoring legislative interim committees and the Administrative Rules Review Committee, maintaining legislative staff contacts and, as requested by Client, maintaining favorable relationships with relevant executive branch agencies including the Governor's Office.

cell Tom Cope 515.975.4590 | Jon Murphy 515.422.6494 | Brice Oakley 515.669.6262
email tom@lobbyiowa.com | jon@lobbyiowa.com | briceoakley@netins.net
6165 NW 86th St | Johnston, IA | 50131

- Furnish Client with relevant copies of legislative work products (such as bills, amendments, committee reports, testimony and media releases) and a written summary of CM+C's services as may from time to time be requested.

- Furnishing legislative and executive branch work products and reports on activities relevant to Client's governmental relations objectives including meeting with Client staff and board members, as applicable.

PAYMENT TERMS

Client shall pay CM+C $18,000 for each of the calendar years 2023 and 2024 which shall be invoiced in four installments on the first day of January, April, July, and October and which shall be due and payable 30 days thereafter to the order of Cope Murphy + Co. LLP, with remittance postal mailed to Cope Murphy + Co. LLP, c/o Cope Murphy + Co. LLP, 8583 Newbury Court, Johnston, IA 50131, unless otherwise provided.

Client shall reimburse CM+C for up to $500 in reasonable expenses incurred during the term of this agreement in connection with the performance of its services (such as client-related travel mileage outside of Polk County at 50 cents per mile,) upon submission of proper documentation and such other expenses as Client may approve in advance.

INDEPENDENT CONTRACTOR

CM+C's status in all matters pursuant to this contract shall be that of an independent contractor. The term "independent contractor" will include all of CM+C's employees, representatives, and subcontractors. CM+C will not directly or indirectly represent or imply in any way that CM+C is an employee of Client. CM+C is not eligible for Client employee benefits or any other considerations of Client employment, nor is CM+C allowed to use Client's letterhead, business cards, trademarks, or other forms of its identification. CM+C is not entitled to privileges, services, facilities, and benefits that are available to Client's employees.

TERMINATION

Without cause, either party may terminate this agreement after giving 30 days prior written notice to the other. In the event of termination, CM + C shall be entitled to fees pro-rated only through date of termination.

NOTICES

Formal notices required herein shall be sent by postal or email with return receipt requested to the addresses noted above.

TITLE AND OWNERSHIP OF WORKS MADE FOR HIRE

The parties agree that new, original, custom-developed works produced by CM+C pursuant to this agreement shall be works made for hire and shall become the sole property of Client. Title and ownership thereto shall belong to and vest exclusively in Client.

NON-DISCLOSURE AND CONFIDENTIALITY OF PROPRIETARY INFORMATION

CM +C shall protect and maintain the confidentiality of Client's, and its members, reports, data, information, systems, documentation, and the like, whether reduced to writing or otherwise provided to CM+C by reason of this agreement. CM+C shall not disclose such information to any person or entity other than CM+C's employees or subcontractors who need such information to perform their work pursuant to this agreement. However, CM+C does not provide legal services and therefore none of the above matters are protected by an attorney-client privilege.

NOTIFICATION AND REVIEW OF CLIENT POSITIONS

CM+C shall notify Client prior to representing a client on a matter related to Client's interests. CM+C may represent the client, if Client and CM+C agree in writing on a scope or manner of representation that is consistent with Client's interests. However, CM+C shall not represent the client if Client determines, in its sole discretion, that such client is taking, or could take, a position which would be significantly inconsistent with any position Client has taken, or may expect to take.

COMPLIANCE WITH LOBBYING LAWS

CM+C and Client shall comply with all applicable State of Iowa lobbying laws and regulations and to provide each other, as requested, with a copy of their respective lobbyist registration or reporting forms filed with the appropriate state agencies, offices, or legislative officials. CM+C shall prepare, at Client's request, such filings for Client approval and signature.

SUBCONTRACTING AND ASSIGNMENT

No work performed pursuant to this Agreement may be sub-contracted in whole or in part by CM+C without the prior written consent of Client. Notwithstanding any such consent by Client, CM+C shall be and remain solely and completely liable to Client for all work performed.

This agreement may not be assigned or otherwise transferred by CM+C without the prior written consent of Client.

GOVERNING LAW

This agreement shall be governed, construed, and interpreted under the laws of the State of Iowa.

ENTIRE AGREEMENT; AMENDMENT

This agreement constitutes the entire agreement between the parties with regard to the subject matter hereof, and supersedes any prior oral of written agreements regarding the same.

This agreement may be amended only by an instrument in writing and signed by authorized representatives of both parties.

The terms, conditions and provisions of this Agreement are hereby

AGREED TO AND APPROVED BY:

City of Cedar Falls

_____

_____
(Date)

COPE MURPHY + CO. LLP

_____
Tom Cope, Principal

_____
(Date)

DEPARTMENT OF FINANCE AND BUSINESS OPERATIONS

CITY OF CEDAR FALLS, IOWA
220 CLAY STREET
CEDAR FALLS, IOWA 50613
PHONE 319-273-8600
FAX 319-268-5126

MEMORANDUM

Human Resources Division

TO: Mayor Green, City Council

FROM: Bailey Schindel, Human Resources Manager

DATE: December 22, 2022

SUBJECT: 307 Overtime Personnel Policy Revision

Attached to this Memorandum please find proposed changes to Personnel Policy 307, Overtime. This memorandum will serve to generally explain the proposed changes. Reference to the policy itself is recommended for review of specific language. The changes are presented in red line form for ease of review.

Personnel Policy 307, Overtime.

Verbiage was added to the Personnel Policy 307, Overtime, regarding shift pay for public safety supervisors. In agreement with the union, effective January 7, 2023, shift pay for public safety supervisors assigned to the fire division 24-hour shift will now be granted rather than the previously agreed upon "government days." Public safety supervisors assigned to the fire division 24-hour shift shall receive additional shift pay per pay period based on the midpoint of the appropriate pay band. There is no change to shift pay for employees assigned to the police division.

Staff recommends approval of these personnel policy changes. Please feel free to contact HR Manager, Bailey Schindel, at 319-268-5531 if you have any questions.

307: OVERTIME

Policy:

It is the Policy of the City of Cedar Falls to pay overtime to non-exempt hourly employees when appropriate and required by the law. The provisions of any applicable collective bargaining agreements shall apply and this policy shall not apply for any bargaining unit employees.

Comment:

Overtime rates will be paid to non-exempt employees for time worked as follows:

(1) Holiday Rates: When an employee, not a shift worker, is called to work on a day being observed by the City as a holiday, and the employee is not otherwise scheduled to work, they shall be paid time and one-half for the time worked. Such pay shall be in addition to holiday pay. (See ***503: Holidays*** Policy for employees scheduled to work on a holiday.)

(2) Overtime/Work Week: Employees shall receive time and one-half for hours worked beyond 40 hours in a work week. Holidays, other than "floating holidays," shall be included as "time worked" for purposes of calculating the 40 hours. Sick leave, workers' compensation time off, vacation, floating holidays, and comp time are not included as "time worked" for purposes of calculating the 40 hours. Employees will not be paid overtime for call back, whether prior to or after a shift, until an employee has worked 40 hours in a work week.

(3) Continuous Time Worked: Employees shall receive double time for continuous time worked (including time for meals) after sixteen (16) consecutive hours of work and until relieved from duties for at least eight (8) consecutive hours.

(4) Consecutive Time Worked: Employees having worked sixteen (16) or more consecutive hours shall be relieved as early as possible, dependent upon service requirements. If any portion of the relieved period falls within their regular scheduled workday, straight time pay shall be rendered for those hours.

(5) Call to Work on Day Off: When an employee is called to work on a regular day off, they shall be paid at the overtime rate of time and one-half for the actual hours worked. If an employee voluntarily postpones a vacation day to work, they shall be paid straight time. If an employee is provided at least 12 hours notice prior to a planned vacation day or regular day off that they will be required to postpone the vacation day or regular day off in order to report to work, they shall be paid straight time. If an employee is provided with less than 12 hours notice prior to a planned vacation day that they will be required to postpone the vacation day in order to work, they shall be paid at the overtime rate of time and one-half for the actual hours worked.

(6) Part-time and seasonal employees in Parks and Public Works Divisions shall be paid overtime in accordance with this Policy (See §2.2 and 2.3 of Park/Public Works collective bargaining agreement).

307: OVERTIME

(7) Exempt Classes: No overtime, or compensatory time off, will be paid to exempt employees, except as provided for in Comment (10).

(8) Equally Distributed Overtime: Insofar as practical, all overtime work shall be distributed equally between regular employees in a classification and approved by the employee's Supervisor consistent with official operations.

(9) Compensatory Time Off: In lieu of any paid overtime provision, an employee may, at his or her election, choose to apply for compensatory time off. Compensatory time off will be earned at the rate of time and one-half for all hours worked over forty (40) in a week. Department Directors may limit the amount of accumulated compensatory time off within their respective departments, subject to the restrictions of maximum accumulations set forth in Federal law. Requests for compensatory time leave will be granted within a reasonable time so long as it does not unduly disrupt the departments' operations.

Accrued balances of compensatory time at the termination of employment will be paid at a rate not less than the average rate received by the employee over the last three years of employment or the final regular rate, whichever is higher.

(10) Shift Pay: For public safety supervisors assigned to second shift in the police division, they shall receive additional pay in the amount of $20 per pay period. For public safety supervisors assigned to third shift in the police division, they shall receive additional pay in the amount of $28 per pay period. For public safety supervisors assigned to the fire division 24-hour shift, effective January 7, 2023, they shall receive additional pay per pay period based on the following calculation:

Midpoint of pay band x 144 hr. = annual dollar amount / 26 payrolls = bi-weekly amount

Examples of shift pay for public safety supervisors assigned to the fire division 24-hour shift shown below based on FY23 pay band. Should public safety supervisors switch shifts and/or divisions within a pay period, the shift pay may be prorated. Note: rates shown in examples may change annually based on pay band.

Position	**Calculation**
Fire Captain	($39.593 x 144 hr. = $5,701.39 (annually) / 26 payrolls = $219.28)
PSS-Lieutenant	($42.644 x 144 hr. = $6140.74 (annually) / 26 payrolls = $236.18)
PSS-Captain	($48.737 x 144 hr. = $7018.13 (annually / 26 payrolls = $269.93)

(~~10~~11) Extra Pay for Catastrophic Events, Natural Disasters, and other Exigent Circumstances: In the event grants are available, or there is a catastrophic event, natural disaster or other exigent circumstances that necessitate exempt employees working extraordinary hours,

307: OVERTIME

extra pay, which may or may not be computed on a time and a half basis, may be paid to these exempt employees, upon City Council approval. Considerations by City Council will include, but are not limited to, whether the expense of the extra pay is reimbursable by the Federal Emergency Management Agency or some other governmental reimbursement program as well as the nature of the exigent circumstances and the duration of such events or circumstances.

(12~~11~~) Checking E-mail during off work hours. Employees are not allowed to check email during off work hours unless a supervisor has approved such practice in advance and agreed to pay overtime.

Amended	1/1/05
	1/1/09
	1/23/12
	1/3/19
	1/6/20
	1/3/23

DEPARTMENT OF FINANCE & BUSINESS OPERATIONS

CITY OF CEDAR FALLS, IOWA
220 CLAY STREET
CEDAR FALLS, IOWA 50613
319-273-8600
FAX 319-268-5126

INTEROFFICE MEMORANDUM

Financial Services Division

TO: Jacque Danielsen, City Clerk

FROM: Andrea Ludwig, Financial Clerk

DATE: November 23, 2022

SUBJECT: Property Assessments

Attached is paperwork regarding one (1) property that had their lawn mowed by the City of Cedar Falls. We have been unsuccessful in collecting this invoice through our normal accounts receivable process. Can you please start the process of assessing these fees against the owner's property taxes?

Candice Verbeck
316 E. 10th Street
Cedar Falls, IA 50613

$145.44	September 2022
2.18	2022 (fees)
$147.62	Total owed

Property address: 316 E. 10th St., CF
Parcel #8914-12-454-009

If you have any questions, please feel free to contact me at 5104.

CITY OF CEDAR FALLS, IOWA
COUNTY OF BLACK HAWK
STATE OF IOWA

NOTICE OF PROPOSED FINAL ASSESSMENT PROCEEDINGS

v.

CANDICE VERBECK

TO THE ABOVE-NAMED PERSON(S):	Candice Verbeck
PROPERTY DESCRIPTION:	316 E. 10th Street, Cedar Falls, Iowa Black Hawk County Parcel #8914-12-454-009
LEGAL DESCRIPTION OF PROPERTY:	E BROWNS SECOND ADDITION LOT 4 BLK 6, Cedar Falls, Black Hawk County, Iowa.

YOU ARE HEREBY NOTIFIED that there is a proposed resolution to place a lien on the property named above in order to collect the costs incurred by the City of Cedar Falls to mow the property located at 316 E. 10th Street, pursuant to City of Cedar Falls Ordinance Section 17-246. This matter is currently set on the Cedar Falls City Council agenda for **January 3rd, 2023**.

Please find enclosed the proposed City Council resolution to place a lien on the above-described property. You may satisfy your obligation to pay these costs incurred by the City of Cedar Falls on or before the date set forth above by making payment to the City Clerk's office in person Monday through Friday between 8:00 a.m. and 5:00 p.m., at 220 Clay Street, Cedar Falls, Iowa, 50613, or through the mail.

YOU ARE FURTHER NOTIFIED that unless you pay for these costs before the time of the City Council meeting, the Cedar Falls City Council will seek the resolution to place a lien on the property described above, to be collected, along with interest thereon, in the same manner as property taxes, as provided by law.

Very truly yours,

CITY OF CEDAR FALLS, IOWA

By Jacqueline Danielsen

Jacqueline Danielsen, MMC, City Clerk
City of Cedar Falls
220 Clay Street
Cedar Falls, IA 50613

Enclosures.

Exhibit "A"

Prepared by: Jacqueline Danielsen, City Clerk, 220 Clay Street, Cedar Falls, IA 50613 (319) 273-8600

RESOLUTION NO. _____

RESOLUTION LEVYING A FINAL ASSESSMENT FOR COSTS INCURRED BY THE CITY OF CEDAR FALLS, IOWA TO MOW THE PROPERTY LOCATED AT 316 E 10TH STREET, CEDAR FALLS, IOWA, PARCEL ID 8914-12-454-009

WHEREAS, it was determined that the property located at 316 E 10th Street, being legally described as E BROWNS SECOND ADDITION LOT 4 BLK 6 Cedar Falls, Black Hawk County, Iowa, Parcel ID 8914-12-454-009, was in violation of City of Cedar Falls Ordinance Section 17-246 for failure to mow the property, and

WHEREAS, after notice(s) to abate the nuisance, the owner of record did not abate the nuisance, and after afforded a substantial period of time in which to do so, the City of Cedar Falls did cause the property located at 316 E. 10th Street (Parcel ID 8914-12-454-009) to be mowed, and by doing so, incurred expenses for said services, and

WHEREAS, after invoices and notices for the services performed to mow the property were sent to the property owner of record, the owner of record has failed to pay these costs to the City of Cedar Falls.

NOW THEREFORE, be it resolved by the City Council of the City of Cedar Falls, Iowa, that the unpaid costs incurred by the City of Cedar Falls, Iowa to abate the nuisance on the above-described property, in the amount of **$199.62**, be assessed as a lien against the following described real estate, as provided by law, together with an administrative expense of $5.00, pursuant to Cedar Falls Code Section 15-5, said real estate being legally described as follows:

E BROWNS SECOND ADDITION LOT 4 BLK 6, Cedar Falls, Black Hawk County, Iowa, Parcel ID 8914-12-454-009.

BE IT FURTHER RESOLVED that the City Clerk of the City of Cedar Falls, Iowa, is hereby authorized and directed to place said assessment of record with the proper officials of Black Hawk County, Iowa, in order to make the assessment a lien against the above-described real estate, to be collected in the same manner as property taxes, as provided by law.

PASSED AND ADOPTED this 3rd day of January 2023.

_____
Robert M. Green, Mayor

ATTEST:

_____
Jacqueline Danielsen, MMC, City Clerk

Item 22.

CITY OF CEDAR FALLS
220 CLAY STREET
CEDAR FALLS, IA 50613

(319) 273-8600

DATE: 10/31/22

TO: CANDICE VERBECK
316 E. 10TH STREET
CEDAR FALLS, IA 50613

CUSTOMER NO: 5796/5796 TYPE: MS - MISCELLANEOUS

CHARGE	DATE	DESCRIPTION	REF-NUMBER	DUE DATE		TOTAL AMOUNT
	0/00/00	BEGINNING BALANCE				.00
CEMOW	9/26/22	MOWED LAWN ON: 9/16/22	39138	10/26/22		145.44
		PER ORDINANCE 17-246&247				
		PROFESSIONAL LAWN CARE INV.#18367			$95.00	
		CODE ENFORCEMENT/ADMIN.FEES			$50.44	
GFFIN	10/31/22	FINANCE CHARGE-GEN FUND		11/30/22		2.18

1.5 % LATE FEE WILL BE ASSESSED ON PAYMENTS OVER 30 DAYS

CURRENT	30 DAYS	60 DAYS	90 DAYS
2.18	145.44		

DUE DATE: 11/30/22

PAYMENT DUE: 147.62
TOTAL DUE: $147.62

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 10/31/22 DUE DATE: 11/30/22 NAME: VERBECK, CANDICE
CUSTOMER NO: 5796/5796 TYPE: MS - MISCELLANEOUS

REMIT AND MAKE CHECK PAYABLE TO:
CITY OF CEDAR FALLS
220 CLAY STREET
CEDAR FALLS IA 50613
(319) 273-8600

TOTAL DUE: $147.62

DEPARTMENT OF FINANCE AND BUSINESS OPERATIONS

CITY OF CEDAR FALLS, IOWA
220 CLAY STREET
CEDAR FALLS, IOWA 50613
PHONE 319-273-8600
FAX 319-268-5126
www.cedarfalls.com

November 2, 2022

Candice Verbeck
316 E. 10th Street
Cedar Falls, IA 50613

Dear Candice Verbeck,

Enclosed you will find your latest statement. There is an outstanding charge for Code enforcement-mowing on 9/16/22 for $145.44, as well as late fees of $2.18 for a total amount due of $147.62. **If no payment is received by November 18, 2022, we will put a lien on your property.**

If you have any questions, please feel free to call me at 319-268-5104. We thank you for your immediate attention to this matter.

Remit to: City of Cedar Falls
Accounts Receivable
220 Clay Street
Cedar Falls, IA 50613

Sincerely,

City of Cedar Falls

Andrea Ludwig
Financial Clerk

Enclosure

INVOICE

Item 22.

CITY OF CEDAR FALLS
220 CLAY STREET
CEDAR FALLS, IA 50613

(319) 273-8600

TO: CANDICE VERBECK
316 E. 10TH STREET
CEDAR FALLS, IA 50613

INVOICE NO: 39138
DATE: 9/26/22

CUSTOMER NO: 5796/5796 TYPE: MS - MISCELLANEOUS

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	MOWED LAWN ON: 9/16/22	145.44	145.44
	PER ORDINANCE 17-246&247		
	PROFESSIONAL LAWN CARE INV.#18367	$95.00	
	CODE ENFORCEMENT/ADMIN.FEES	$50.44	

1.5 % LATE FEE WILL BE ASSESSED ON PAYMENTS OVER 30 DAYS

TOTAL DUE: $145.44

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 9/26/22 DUE DATE:10/26/22 NAME: VERBECK, CANDICE
CUSTOMER NO: 5796/5796 TYPE: MS - MISCELLANEOUS

REMIT AND MAKE CHECK PAYABLE TO:
CITY OF CEDAR FALLS
220 CLAY STREET
CEDAR FALLS IA 50613

INVOICE NO: 39138
TERMS: NET 30 DAYS

AMOUNT: $145

Professional Lawn Care, LLC

Dennis Lickteig
P.O. Box 1942
Waterloo, Iowa 50704
Phone (319) 233-3942
Prolawn@mchsi.com

Snow Removal
Salt & Sand
Parking Lots
Hauling Snow
Irrigation Repair

Garden Tilling
Power Raking
Hedge Trimming
Tree Pruning
Weed Mowing
Lawn Mowing
Garden Plowing
Fall Clean up
Vacuum Leaf Raking

City of Cedar Falls Dept. of Public Works
2200 Technology Parkway
Cedar Falls,IA 50613
319-273-8629

Date

Invoice Number 18367

9/16/2022	Code Enforcement mowing at 5826 University Ave. 7 Hours at $95.00 per hour	$665.00
	Code Enforcement mowing at 805 Tremont St. 1.5 Hours at $95.00 per hour	$142.50
	Code Enforcement mowing at 316 E 10 st. 1 Hour at $95.00 per hour	$95.00

Thank You, We appreciate your Business

Sum of Charges	$902.50
Tax	$0.00
Total	$902.50

A Finance Charge is Computed on a periodic rate of 2% per month which is an ANNUAL PERCENTAGE RATE of 24% on any previous balance not paid by the 10th of the month following service (Minimum Charge - $.50 per month)

DEPARTMENT OF COMMUNITY DEVELOPMENT

CODE ENFORCEMENT
CITY OF CEDAR FALLS, IOWA
220 Clay Street
Cedar Falls, IA 50613
Phone(319) 273-8606
Fax (319) 273-8610
www.cedarfalls.com

LEGAL NOTICE OF NUISANCE TO BE ABATED: GRASS AND WEEDS

EFFECTIVE DATE OF THIS NOTICE:	9/8/2022	Case #	22-0766-GRSS
PROPERTY RESIDENT:	Candice L Verbeck		
PROPERTY ADDRESS:	316 E 10th St		
Property Owner Name:	Candice L Verbeck		
Property Owner Address:	316 E 10th St Cedar Falls, IA 50613		

A complaint has been brought to the attention of this office and an inspection of the property found that weeds and grass have been allowed to become a nuisance. The property is legally described as follows:

E BROWNS SECOND ADDITION LOT 4 BLK 6

Please refer to Ordinance Section 17-246 for orientation purposes and compliance requirements. Your cooperation in complying with this ordinance is appreciated. The City will inspect the property in seven (7) days from the date of this mailing notice, on 9/15/2022, to confirm compliance with the Ordinance requirements.

The following deficiencies have been observed: Grass and weeds on the property have been measured and are exceeding 8 inches. There are also weeds, volunteer trees, bushes around the property that need to be removed. If the property is not brought into compliance after the seven days, the City will mow and/or remove weeds, volunteer trees and bushes from the property to bring it into compliance.

The Horseweed in the Right of way on the corner of 10th and grove needs to be cut down because it is causing a site obstruction.

Sec. 17-246. - Noxious weeds prohibited.
(a) It shall be unlawful for the owner or person in possession or control of any land within the city to maintain, cause or permit a nuisance as defined in this section to exist upon such land. For purposes of this section, the term "nuisance" means noxious weeds, which shall include the following:
(1) Those defined in Iowa Code § 317.1A;
(2) Grass and weeds exceeding eight inches in height;
(3) Volunteer trees, bushes or other vegetation that have not been intentionally planted or which have spread through natural means into unsuitable or unsightly areas, such as in cracks or crevices along building foundations, driveways, retaining walls, sidewalks, or other similar improvements.

Sec. 15-2(18) Nuisance Defined
Dense growth of all weeds, vines, brush or other vegetation, including dead bushes, and dead woody plants, or other overgrown or unkempt bushes or other growth, in the city so as to constitute a health, safety or fire hazard.

(Code 2017, § 18-2; Ord. No. 2625, § 1, 5-29-2007; Ord. No. 2882, §§ 1—4, 9-19-2016; Ord. No. 2942, § 1, 6-3-2019)

Code Section	Nature of the Violation	Comply By
IACF 17-246(a) Noxious Weeds	It shall be unlawful for the owner or person in possession or control of any land within the city to maintain, cause or permit a nuisance as defined in this section to exist upon such land. For purposes of this section, a nuisance is defined as noxious weeds, which shall include the following: (1) Quack grass (Agropyron repens); (2) Perennial sow thistle (Sonchus arvensis); (3) European morning glory and field bindweed (Convolvulus arvensis); (4) Horse nettle (Solanum carolinense); (5) Leafy spurge (Euphorbia esula); (6) Perennial peppergrass (Lepidium draba); (7) Russian knapweed (Centaurea repens); (8) Buckthorn (Rhamnus, not to include Rhamnus frangula), and all other species of thistles belonging in genera of Cirsium and Carduus; (9) Butterprint (Abutilon theophrasti), annual; (10) Cocklebur (Xanthium commune), annual; (11) Wild mustard (Brassica arvensis), annual; (12) Wild carrot (Daucus carota), biennial; (13) Buckhorn (Plantago lanceolata), perennial; (14) Sheep sorrel (Rumex acetosella), perennial; (15) Sour dock (Rumex crispus), perennial; (16) Smooth dock (Rumex altissimus), perennial; (17) Poison hemlock (Conium maculatum); (18) Wild sunflower (wild strain of Helianthus annus L.), annual; (19) Puncture vine (Trimbulus terrestris), annual; (20) Teasel (Dipsacus), biennial; (21) Grass exceeding 8 inches in height; and (22) Wild vines or wild bushes.	9/15/2022

Further, please be notified that the actual cost and expense of cutting or otherwise destroying the vegetation (manpower, equipment, fuel, etc.), together with the costs of supervision and administration up to the time the property is brought into compliance, shall be recovered by an assessment against the tract of land on which the vegetation is growing. The City shall send an invoice for the total expenses incurred by regular mail to the property owner who failed to abide by the notice to abate, and if the amount shown on the invoice has not been paid within 30 days of the invoice date, the City Clerk shall certify the total amount of the invoice plus any administrative costs to the County Treasurer and such costs shall then be collected with, and in the same manner as, general property taxes.

If you should have any questions concerning this matter, please contact the Code Enforcement at (319) 268-5186. If you have already taken care of this problem, the City of Cedar Falls appreciates your cooperation.

CITY OF CEDAR FALLS CODE ENFORCEMENT

Adam Spray

Adam Spray
Code Enforcement

316

90
89
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87
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85
84
76
75

Item 22.

Beacon™ Black Hawk County, IA

Summary

Parcel ID	891412454009
Alternate ID	
Property Address	316 E 10TH ST CEDAR FALLS IA 50613
Sec/Twp/Rng	N/A
Brief Tax Description	E BROWNS SECOND ADDITION LOT 4 BLK 6 (Note: Not to be used on legal documents)
Deed Book/Page	2012-005959 (10/4/2011)
Contract Book/Page	
Gross Acres	0.00
Net Acres	0.00
Adjusted CSR Pts	0
Class	R - Residential (Note: This is for assessment purposes only. Not to be used for zoning.)
District	910001 - CEDAR FALLS CITY/CEDAR FALLS SCH
School District	CEDAR FALLS COMMUNITY SCHOOLS

Neighborhood

Neighborhood SCDRFLS-01

Owner information

Deed
VERBECK, CANDICE L
316 E 10TH ST
CEDAR FALLS IA 50613

Mail To
VERBECK, CANDICE L
316 E 10TH ST
CEDAR FALLS IA 50613

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
5/15/2009	CAGLEY,KURT B	VERBECK,ADAM L	2009-00022122	RESIDENTIAL SALE OF TWO OR MORE SEPARATELY ASSESSED PARCELS-SINGLE ... - 09/11	Deed		$131,500.00

Show Deed/Contract

Show Deed/Contract

Land

Lot Dimensions Regular Lot: 132.00 x 66.00
Lot Area 0.20 Acres; 8,712 SF
(Note: Land sizes used for assessment purposes only. This is not a survey of the property)

Residental Dwellings

Residential Dwelling	
Occupancy	Single-Family / Owner Occupied
Style	2 Story Frame
Architectural Style	N/A
Year Built	1920
Exterior Material	Vinyl
Total Gross Living Area	1,344 SF
Attic Type	None;
Number of Rooms	7 above; 0 below
Number of Bedrooms	3 above; 0 below
Basement Area Type	Full
Basement Area	672
Basement Finished Area	
Plumbing	1 Standard Bath - 3 Fi;
Central Air	Yes
Heat	Yes
Fireplaces	
Porches	1S Frame Enclosed (200 SF);
Decks	Wood Deck (491 SF);
Additions	
Garages	448 SF (16F W x 28F L) - Det Frame (Built 1971);

Permits

Permit #	Date	Description	Amount
CF 00872	04/28/2021	Misc	10,876
CF 18736	11/05/2010	Roof	16,554
CF 8566	06/06/2007	Roof	2,700
CF 0608	09/04/2002	Deck/Patio	2,000

Valuation

		2022	2021	2020	2019	2018
	Classification	Residential	Residential	Residential	Residential	Residential
+	Assessed Land Value	$44,220	$44,220	$26,530	$26,530	$26,530
+	Assessed Building Value	$0	$0	$0	$0	$0
+	Assessed Dwelling Value	$110,520	$110,520	$110,520	$110,520	$110,520
=	Gross Assessed Value	**$154,740**	**$154,740**	**$137,050**	**$137,050**	**$137,050**
-	Exempt Value	$0	$0	$0	$0	$0
=	Net Assessed Value	**$154,740**	**$154,740**	**$137,050**	**$137,050**	**$137,050**

Taxation

		2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021	2018 Pay 2019-2020
+	Taxable Land Value	$23,936	$14,965	$14,611	$15,100
+	Taxable Building Value	$0	$0	$0	$0
+	Taxable Dwelling Value	$59,825	$62,344	$60,868	$62,906
=	Gross Taxable Value	**$83,761**	**$77,309**	**$75,479**	**$78,006**
-	Military Credit	$0	$0	$0	$0
=	Net Taxable Value	**$83,761**	**$77,309**	**$75,479**	**$78,006**
x	Levy Rate (per $1000 of value)	34.51570	33.00838	33.14094	32.53716
=	Gross Taxes Due	**$2,891.07**	**$2,551.84**	**$2,501.45**	**$2,538.09**
-	Ag Land Credit	$0.00	$0.00	$0.00	$0.00
-	Family Farm Credit	$0.00	$0.00	$0.00	$0.00
-	Homestead Credit	($167.40)	($160.09)	($160.73)	($157.81)
-	Disabled and Senior Citizens Credit	$0.00	$0.00	$0.00	$0.00
-	Business Property Credit	$0.00	$0.00	$0.00	$0.00
=	Net Taxes Due	**$2,723.67**	**$2,391.75**	**$2,340.72**	**$2,380.28**

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	$1,362	No		450099
	September 2022	$1,362	Yes	9/21/2022	
2020	March 2022	$1,196	Yes	3/14/2022	358266
	September 2021	$1,196	Yes	9/20/2021	
2019	March 2021	$1,170	Yes	3/12/2021	227371
	September 2020	$1,170	Yes	9/21/2020	
2018	March 2020	$1,190	Yes	3/10/2020	093169
	September 2019	$1,190	Yes	9/20/2019	
2017	March 2019	$1,186	Yes	3/20/2019	093169
	September 2018	$1,186	Yes	9/19/2018	
2016	March 2018	$1,213	Yes	3/14/2018	093169
	September 2017	$1,213	Yes	9/28/2017	

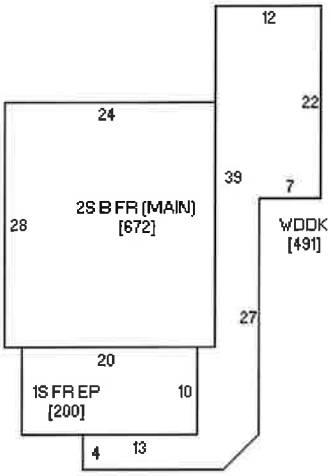
Pay Property Taxes

Click here to pay property taxes for this parcel.

Photos

Item 22.

Sketches



Sketch by www.camavision.com

Map

Item 22.

Polling Location

View Polling Location

Recent Sales In Area

Sale date range:

From:

11/23/2019

To:

11/23/2022

Sales by Neighborhood

Sales by Subdivision

1500

Feet

Sales by Distance

No data available for the following modules: Agricultural Land/CSR, Commercial Buildings, Agricultural Buildings, Yard Extras, Exemptions, Tax Sale Certificate, Special Assessments.

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Version 2.3.232

DEPARTMENT OF FINANCE & BUSINESS OPERATIONS

CITY OF CEDAR FALLS, IOWA
220 CLAY STREET
CEDAR FALLS, IOWA 50613
319-273-8600
FAX 319-268-5126

INTEROFFICE MEMORANDUM

Financial Services Division

TO: Jacque Danielsen, City Clerk

FROM: Andrea Ludwig, Financial Clerk

DATE: November 23, 2022

SUBJECT: Property Assessments

Attached is paperwork regarding one (1) property that had their lawn mowed by the City of Cedar Falls. We have been unsuccessful in collecting this invoice through our normal accounts receivable process. Can you please start the process of assessing these fees against the owner's property taxes?

Overman North Partners LC
200 State Street Apt. 202Z
Cedar Falls, IA 50613

$145.44	September 2022
2.18	2022 (fees)
$147.62	Total owed

Property address: 323 W. 2nd St., CF
Parcel #8914-12-178-004

If you have any questions, please feel free to contact me at 5104.

CITY OF CEDAR FALLS, IOWA
COUNTY OF BLACK HAWK
STATE OF IOWA

NOTICE OF PROPOSED FINAL ASSESSMENT PROCEEDINGS

v.

OVERMAN NORTH PARTNERS LC

TO THE ABOVE-NAMED PERSON(S):	Overman North Partners LC
PROPERTY DESCRIPTION:	323 W. 2nd Street, Cedar Falls, Iowa Black Hawk County Parcel #8914-12-178-004
LEGAL DESCRIPTION OF PROPERTY:	ORIGINAL PLAT CEDAR FALLS W 84 FT LOT 5 BLK 17, Cedar Falls, Black Hawk County, Iowa.

YOU ARE HEREBY NOTIFIED that there is a proposed resolution to place a lien on the property named above in order to collect the costs incurred by the City of Cedar Falls to mow the property located at 323 W. 2nd Street, pursuant to City of Cedar Falls Ordinance Section 17-246. This matter is currently set on the Cedar Falls City Council agenda for **January 3rd, 2023**.

Please find enclosed the proposed City Council resolution to place a lien on the above-described property. You may satisfy your obligation to pay these costs incurred by the City of Cedar Falls on or before the date set forth above by making payment to the City Clerk's office in person Monday through Friday between 8:00 a.m. and 5:00 p.m., at 220 Clay Street, Cedar Falls, Iowa, 50613, or through the mail.

YOU ARE FURTHER NOTIFIED that unless you pay for these costs before the time of the City Council meeting, the Cedar Falls City Council will seek the resolution to place a lien on the property described above, to be collected, along with interest thereon, in the same manner as property taxes, as provided by law.

Very truly yours,

CITY OF CEDAR FALLS, IOWA

By Jacqueline Danielsen

Jacqueline Danielsen, MMC, City Clerk
City of Cedar Falls
220 Clay Street
Cedar Falls, IA 50613

Enclosures.

Exhibit "A"

Prepared by: Jacqueline Danielsen, City Clerk, 220 Clay Street, Cedar Falls, IA 50613 (319) 273-8600

RESOLUTION NO. _____

RESOLUTION LEVYING A FINAL ASSESSMENT FOR COSTS INCURRED BY THE CITY OF CEDAR FALLS, IOWA TO MOW THE PROPERTY LOCATED AT 323 WEST 2nd STREET, CEDAR FALLS, IOWA, PARCEL ID 8914-12-178-004

WHEREAS, it was determined that the property located at 323 West 2nd Street, being legally described as ORIGINAL PLAT CEDAR FALLS W 84 FT LOT 5 BLK 17, Cedar Falls, Black Hawk County, Iowa, Parcel ID 8914-12-178-004, was in violation of City of Cedar Falls Ordinance Section 17-246 for failure to mow the property, and

WHEREAS, after notice(s) to abate the nuisance, the owner of record did not abate the nuisance, and after afforded a substantial period of time in which to do so, the City of Cedar Falls did cause the property located at 323 West 2nd Street (Parcel ID 8914-12-178-004) to be mowed, and by doing so, incurred expenses for said services, and

WHEREAS, after invoices and notices for the services performed to mow the property were sent to the property owner of record, the owner of record has failed to pay these costs to the City of Cedar Falls.

NOW THEREFORE, be it resolved by the City Council of the City of Cedar Falls, Iowa, that the unpaid costs incurred by the City of Cedar Falls, Iowa to abate the nuisance on the above-described property, in the amount of **$199.62**, be assessed as a lien against the following described real estate, as provided by law, together with an administrative expense of $5.00, pursuant to Cedar Falls Code Section 15-5, said real estate being legally described as follows:

ORIGINAL PLAT CEDAR FALLS W 84 FT LOT 5 BLK 17, Cedar Falls, Black Hawk County, Iowa, Parcel ID 8914-12-178-004

BE IT FURTHER RESOLVED that the City Clerk of the City of Cedar Falls, Iowa, is hereby authorized and directed to place said assessment of record with the proper officials of Black Hawk County, Iowa, in order to make the assessment a lien against the above-described real estate, to be collected in the same manner as property taxes, as provided by law.

PASSED AND ADOPTED this 3rd day of January 2023.

_____
Robert M. Green, Mayor

ATTEST:

_____
Jacqueline Danielsen, MMC, City Clerk

Item 23.

CITY OF CEDAR FALLS
220 CLAY STREET
CEDAR FALLS, IA 50613

(319) 273-8600

DATE: 10/31/22

TO: OVERMAN NORTH PARTNERS LC
200 STATE STREET APT 202Z
CEDAR FALLS, IA 50613

CUSTOMER NO: 5788/5788 TYPE: MS - MISCELLANEOUS

CHARGE	DATE	DESCRIPTION	REF-NUMBER	DUE DATE		TOTAL AMOUNT
	0/00/00	BEGINNING BALANCE				.00
CEMOW	9/09/22	MOWED LAWN ON: 9/1/22	39009	10/10/22		145.44
		PER ORDINANCE 17-246&247				
		LOCATION: 323 W. 2ND STREET				
		PROFESSIONAL LAWN CARE INV.#18354			$95.00	
		CODE ENFORCEMENT/ADMIN.FEES			$50.44	
GFFIN	10/31/22	FINANCE CHARGE-GEN FUND		11/30/22		2.18

1.5 % LATE FEE WILL BE ASSESSED ON PAYMENTS OVER 30 DAYS

CURRENT	30 DAYS	60 DAYS	90 DAYS
2.18	145.44		

DUE DATE: 11/30/22

PAYMENT DUE: 147.62
TOTAL DUE: $147.62

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 10/31/22 DUE DATE: 11/30/22 NAME: OVERMAN NORTH PARTNERS LC
CUSTOMER NO: 5788/5788 TYPE: MS - MISCELLANEOUS

REMIT AND MAKE CHECK PAYABLE TO:
CITY OF CEDAR FALLS
220 CLAY STREET
CEDAR FALLS IA 50613
(319) 273-8600

TOTAL DUE: $147.62

DEPARTMENT OF FINANCE AND BUSINESS OPERATIONS

CITY OF CEDAR FALLS, IOWA
220 CLAY STREET
CEDAR FALLS, IOWA 50613
PHONE 319-273-8600
FAX 319-268-5126
www.cedarfalls.com

November 2, 2022

Overman North Partners LC
200 State Street, Apt. 202Z
Cedar Falls, IA 50613

Dear Overman North Partners LC,

Enclosed you will find your latest statement. There is an outstanding charge for Code enforcement-mowing on 9/1/22 for $145.44, as well as late fees of $2.18 for a total amount due of $147.62. **If no payment is received by November 18, 2022, we will put a lien on your property.**

If you have any questions, please feel free to call me at 319-268-5104. We thank you for your immediate attention to this matter.

Remit to: City of Cedar Falls
Accounts Receivable
220 Clay Street
Cedar Falls, IA 50613

Sincerely,

City of Cedar Falls

Andrea Ludwig
Financial Clerk

Enclosure

INVOICE

Item 23.

CITY OF CEDAR FALLS
220 CLAY STREET
CEDAR FALLS, IA 50613

(319) 273-8600

TO: OVERMAN NORTH PARTNERS LC
200 STATE STREET APT 202Z
CEDAR FALLS, IA 50613

INVOICE NO: 39009
DATE: 9/09/22

CUSTOMER NO: 5788/5788 TYPE: MS - MISCELLANEOUS

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	MOWED LAWN ON: 9/1/22	145.44	145.44
	PER ORDINANCE 17-246&247		
	LOCATION: 323 W. 2ND STREET		
	PROFESSIONAL LAWN CARE INV.#18354	$95.00	
	CODE ENFORCEMENT/ADMIN.FEES	$50.44	

1.5 % LATE FEE WILL BE ASSESSED ON PAYMENTS OVER 30 DAYS

TOTAL DUE: $145.44

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 9/09/22 DUE DATE:10/10/22 NAME: OVERMAN NORTH PARTNERS LC
CUSTOMER NO: 5788/5788 TYPE: MS - MISCELLANEOUS

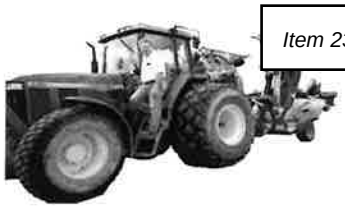
REMIT AND MAKE CHECK PAYABLE TO:
CITY OF CEDAR FALLS
220 CLAY STREET
CEDAR FALLS IA 50613

INVOICE NO: 39009
TERMS: NET 30 DAYS

AMOUNT: $145.44

Professional Lawn Care, LLC

Dennis Lickteig
P.O. Box 1942
Waterloo, Iowa 50704
Phone (319) 233-3942
Prolawn@mchsi.com



Snow Removal
Salt & Sand
Parking Lots
Hauling Snow
Irrigation Repair

Garden Tilling
Power Raking
Hedge Trimming
Tree Pruning
Weed Mowing
Lawn Mowing
Garden Plowing
Fall Clean up
Vacuum Leaf Raking

City of Cedar Falls Dept. of Public Works
2200 Technology Parkway
Cedar Falls,IA 50613
319-273-8629

Date

Invoice Number 18354

9/1/2022	Code Enforcement mowing at 323 West 2nd st. 1 Hours at $95.00 per hour	$95.00

Thank You, We appreciate your Business

Sum of Charges	$95.00
Tax	$0.00
Total	$95.00

A Finance Charge is Computed on a periodic rate of 2% per month which is an ANNUAL PERCENTAGE RATE of 24% on any previous balance not paid by the 10th of the month following service (Minimum Charge - $.50 per month)

DEPARTMENT OF COMMUNITY DEVELOPMENT

CODE ENFORCEMENT
CITY OF CEDAR FALLS, IOWA
220 Clay Street
Cedar Falls, IA 50613
Phone(319) 273-8606
Fax (319) 273-8610
www.cedarfalls.com

LEGAL NOTICE OF NUISANCE TO BE ABATED: GRASS AND WEEDS

EFFECTIVE DATE OF THIS NOTICE:	8/24/2022	Case #	22-0713-GRSS
PROPERTY RESIDENT:	Overman North Partners LC		
PROPERTY ADDRESS:	323 W 2nd St [Financial Designs]		
Property Owner Name:	Overman North Partners LC		
Property Owner Address:	200 State St Apt 202Z Cedar Falls, IA 50613		

A complaint has been brought to the attention of this office and an inspection of the property found that weeds and grass have been allowed to become a nuisance. The property is legally described as follows:

ORIGINAL PLAT CEDAR FALLS W 84 FT LOT 5 BLK 17

Please refer to Ordinance Section 17-246 for orientation purposes and compliance requirements. Your cooperation in complying with this ordinance is appreciated. The City will inspect the property in seven (7) days from the date of this mailing notice, on 8/31/2022, to confirm compliance with the Ordinance requirements.

The following deficiencies have been observed: Grass and weeds on the property have been measured and are exceeding 8 inches. There are also weeds, volunteer trees, brushes around the property that need to be removed. If the property is not brought into compliance after the seven days, the City will mow and/or remove weeds, volunteer trees and brushes from the property to bring it into compliance.

Sec. 17-246. - Noxious weeds prohibited; exceptions.
(a) It shall be unlawful for the owner or person in possession or control of any land within the city to maintain, cause or permit a nuisance as defined in this section to exist upon such land. For purposes of this section, the term "nuisance" means noxious weeds, which shall include the following:
(1) Those defined in Iowa Code § 317.1A;
(2) Grass and weeds exceeding eight inches in height;
(3) Volunteer trees, bushes or other vegetation that have not been intentionally planted or which have spread through natural means into unsuitable or unsightly areas, such as in cracks or crevices along building foundations, driveways, retaining walls, sidewalks, or other similar improvements.

Sec. 15-2(18) Nuisance Defined
Dense growth of all weeds, vines, brush or other vegetation, including dead bushes, and dead woody plants, or other overgrown or unkempt bushes or other growth, in the city so as to constitute a health, safety or fire hazard.

(Code 2017, § 18-2; Ord. No. 2625, § 1, 5-29-2007; Ord. No. 2882, §§ 1—4, 9-19-2016; Ord. No. 2942, § 1, 6-3-2019)

Code Section	Nature of the Violation	Comply By
IACF 17-246(a) Noxious Weeds	It shall be unlawful for the owner or person in possession or control of any land within the city to maintain, cause or permit a nuisance as defined in this section to exist upon such land. For purposes of this section, a nuisance is defined as noxious weeds, which shall include the following: (1) Quack grass (Agropyron repens); (2) Perennial sow thistle (Sonchus arvensis); (3) European morning glory and field bindweed (Convolvulus arvensis); (4) Horse nettle (Solanum carolinense); (5) Leafy spurge (Euphorbia esula); (6) Perennial peppergrass (Lepidium draba); (7) Russian knapweed (Centaurea repens); (8) Buckthorn (Rhamnus, not to include Rhamnus frangula), and all other species of thistles belonging in genera of Cirsium and Carduus; (9) Butterprint (Abutilon theophrasti), annual; (10) Cocklebur (Xanthium commune), annual; (11) Wild mustard (Brassica arvensis), annual; (12) Wild carrot (Daucus carota), biennial; (13) Buckhorn (Plantago lanceolata), perennial; (14) Sheep sorrel (Rumex acetosella), perennial; (15) Sour dock (Rumex crispus), perennial; (16) Smooth dock (Rumex altissimus), perennial; (17) Poison hemlock (Conium maculatum); (18) Wild sunflower (wild strain of Helianthus annus L.), annual; (19) Puncture vine (Trimbulus terrestris), annual; (20) Teasel (Dipsacus), biennial; (21) Grass exceeding 8 inches in height; and (22) Wild vines or wild bushes.	8/31/2022

Further, please be notified that the actual cost and expense of cutting or otherwise destroying the vegetation (manpower, equipment, fuel, etc.), together with the costs of supervision and administration up to the time the property is brought into compliance, shall be recovered by an assessment against the tract of land on which the vegetation is growing. The City shall send an invoice for the total expenses incurred by regular mail to the property owner who failed to abide by the notice to abate, and if the amount shown on the invoice has not been paid within 30 days of the invoice date, the City Clerk shall certify the total amount of the invoice plus any administrative costs to the County Treasurer and such costs shall then be collected with, and in the same manner as, general property taxes.

If you should have any questions concerning this matter, please contact the Code Enforcement at (319) 268-5186. If you have already taken care of this problem, the City of Cedar Falls appreciates your cooperation.

CITY OF CEDAR FALLS CODE ENFORCEMENT

Adam Spray

Adam Spray
Code Enforcement

08/19

Waverly 13
New Hartford 12
Waterloo 8

STOP

13
ford 12
8

Item 23.

Beacon™ Black Hawk County, IA

Summary

Parcel ID	891412178004
Alternate ID	
Property Address	323 W 2ND ST CEDAR FALLS IA 50613
Sec/Twp/Rng	N/A
Brief Tax Description	ORIGINAL PLAT CEDAR FALLS W 84 FT LOT 5 BLK 17 (Note: Not to be used on legal documents)
Deed Book/Page	2020-006295 (10/3/2019)
Contract Book/Page	
Gross Acres	0.00
Net Acres	0.00
Adjusted CSR Pts	0
Class	C - Commercial (Note: This is for assessment purposes only. Not to be used for zoning.)
District	914019 - CEDAR FALLS CITY DOWNTOWN SSMID/CEDAR FALLS SCH
School District	CEDAR FALLS COMMUNITY SCHOOLS

Neighborhood

Neighborhood PDF 14 LAND CF-S

Owner information

Deed
OVERMAN NORTH PARTNERS LC
200 STATE ST APT 202Z
CEDAR FALLS IA 50613

Mail To
OVERMAN NORTH PARTNERS LC
200 STATE ST APT 202Z
CEDAR FALLS IA 50613

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
9/30/2019	MH GROUP LLC	OVERMAN NORTH PARTNERS LC	2020-00006295	NORMAL	Deed		$175,000.00
8/12/2015	323 PROPERTIES LLC	MH GROUP LLC	2016-00003235	NORMAL	Deed		$157,500.00
1/2/2009	654 PROPERTIES LLC	323 PROPERTIES LLC	2009-00012917	NORMAL ARMS-LENGTH TRANSACTION - 09/11	Deed		$138,000.00
1/15/2008	ASE INVESTMENTS L L C	654 PROPERTIES LLC	2008-00014230	NORMAL ARMS-LENGTH TRANSACTION - PRIOR 09	Contract		$85,000.00
6/24/1997			658-812	NORMAL ARMS-LENGTH TRANSACTION - PRIOR 09	Deed		$78,000.00
12/17/1993			639-019	NORMAL ARMS-LENGTH TRANSACTION - PRIOR 09	Deed		$57,000.00

Show Deed/Contract

Show Deed/Contract

Land

Lot Area 0.13 Acres ; 5,544 SF
(Note: Land sizes used for assessment purposes only. This is not a survey of the property)

Permits

Permit #	Date	Description	Amount
CF 01754	06/07/2022	Demo/Rmvl	0
CFD 01754	05/19/2022	Demo/Rmvl	0

Valuation

		2022	2021	2020	2019	2018
	Classification	Commercial	Commercial	Commercial	Commercial	Commercial
+	Assessed Land Value	$33,770	$33,770	$33,770	$33,770	$33,770
+	Assessed Building Value	$113,970	$113,970	$113,970	$113,970	$113,970
+	Assessed Dwelling Value	$0	$0	$0	$0	$0
=	Gross Assessed Value	**$147,740**	**$147,740**	**$147,740**	**$147,740**	**$147,740**
-	Exempt Value	$0	$0	$0	$0	$0
=	Net Assessed Value	**$147,740**	**$147,740**	**$147,740**	**$147,740**	**$147,740**

Taxation

		2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021	Pay 20
+	Taxable Land Value	$30,393	$30,393	$30,393	$30,393
+	Taxable Building Value	$102,573	$102,573	$102,573	$102,573
+	Taxable Dwelling Value	$0	$0	$0	$0
=	Gross Taxable Value	**$132,966**	**$132,966**	**$132,966**	**$132,966**
-	Military Credit	$0	$0	$0	$0
=	Net Taxable Value	**$132,966**	**$132,966**	**$132,966**	**$132,966**
x	Levy Rate (per $1000 of value)	38.40574	36.89825	37.03094	35.94068
=	Gross Taxes Due	**$5,106.66**	**$4,906.21**	**$4,923.86**	**$4,778.89**
-	Ag Land Credit	$0.00	$0.00	$0.00	$0.00
-	Family Farm Credit	$0.00	$0.00	$0.00	$0.00
-	Homestead Credit	$0.00	$0.00	$0.00	$0.00
-	Disabled and Senior Citizens Credit	$0.00	$0.00	$0.00	$0.00
-	Business Property Credit	$0.00	$0.00	($1,910.77)	($1,780.39)
=	Net Taxes Due	**$5,106.66**	**$4,906.21**	**$3,013.09**	**$2,998.50**

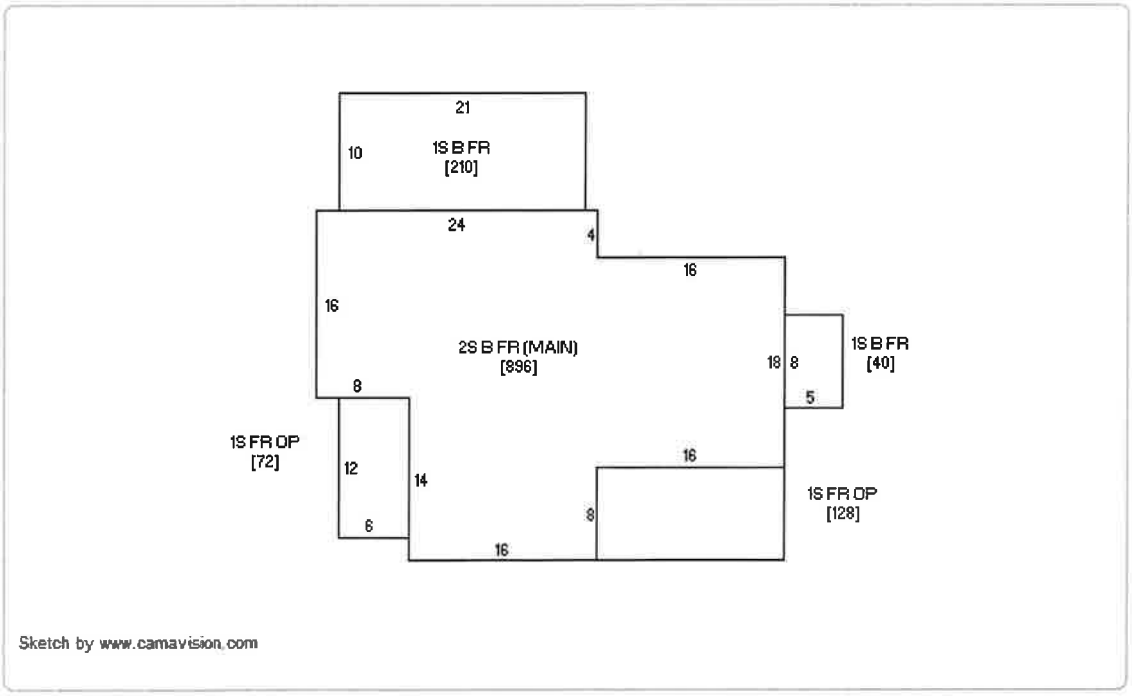
Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	$0	No		439839
	September 2022	$38	Yes	10/4/2022	
2021	March 2023	$2,553	No		439839
	September 2022	$2,553	Yes	10/4/2022	
2020	March 2022	$2,453	Yes	3/18/2022	362747
	September 2021	$2,453	Yes	9/22/2021	
2019	March 2021	$1,507	Yes	3/11/2021	220678
	September 2020	$1,507	Yes	10/1/2020	
2018	March 2020	$1,499	Yes	10/1/2020	065501
	September 2019	$1,499	Yes	9/19/2019	
2018	March 2020	$45	Yes	10/1/2020	065501
	September 2019	$0	No		
2017	March 2019	$1,525	Yes	4/1/2019	065501
	September 2018	$1,525	Yes	9/14/2018	
2016	March 2018	$1,558	Yes	4/3/2018	065501
	September 2017	$1,558	Yes	9/26/2017	

Pay Property Taxes

Click here to pay property taxes for this parcel.

Sketches



Item 23.

Map

Polling Location

View Polling Location

Recent Sales In Area

Sale date range:

From:

11/23/2019

To:

11/23/2022

Sales by Neighborhood

Sales by Subdivision

1500

Feet

Sales by Distance

No data available for the following modules: Agricultural Land/CSR, Residental Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Exemptions, Tax Sale Certificate, Special Assessments, Photos.

The maps and data available for access at this website are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 11/22/2022, 11:54:26 PM

Version 2.3.232

DEPARTMENT OF FINANCE & BUSINESS OPERATIONS

CITY OF CEDAR FALLS, IOWA
220 CLAY STREET
CEDAR FALLS, IOWA 50613
319-273-8600
FAX 319-268-5126

INTEROFFICE MEMORANDUM

Financial Services Division

TO: Jacque Danielsen, City Clerk

FROM: Andrea Ludwig, Financial Clerk

DATE: November 23, 2022

SUBJECT: Property Assessments

Attached is paperwork regarding one (1) property that had their lawn mowed by the City of Cedar Falls. We have been unsuccessful in collecting this invoice through our normal accounts receivable process. Can you please start the process of assessing these fees against the owner's property taxes?

Michael Becker
829 Lilac Lane
Cedar Falls, IA 50613

$354.44	September 2022
5.32	2022 (fees)
$359.76	Total owed

Property address: 829 Lilac Ln., CF
Parcel #8914-24-280-010

If you have any questions, please feel free to contact me at 5104.

CITY OF CEDAR FALLS, IOWA
COUNTY OF BLACK HAWK
STATE OF IOWA

NOTICE OF PROPOSED FINAL ASSESSMENT PROCEEDINGS

v.

MICHAEL BECKER

TO THE ABOVE-NAMED PERSON(S): Michael Becker

PROPERTY DESCRIPTION: 829 Lilac Lane, Cedar Falls, Iowa
Black Hawk County Parcel #8914-24-280-010

LEGAL DESCRIPTION OF PROPERTY: COLLEGE SQUARE ADDITION LOT 20, Cedar Falls, Black Hawk County, Iowa.

YOU ARE HEREBY NOTIFIED that there is a proposed resolution to place a lien on the property named above in order to collect the costs incurred by the City of Cedar Falls to mow the property located at 829 Lilac Lane, pursuant to City of Cedar Falls Ordinance Section 17-246. This matter is currently set on the Cedar Falls City Council agenda for **January 3rd, 2023**.

Please find enclosed the proposed City Council resolution to place a lien on the above-described property. You may satisfy your obligation to pay these costs incurred by the City of Cedar Falls on or before the date set forth above by making payment to the City Clerk's office in person Monday through Friday between 8:00 a.m. and 5:00 p.m., at 220 Clay Street, Cedar Falls, Iowa, 50613, or through the mail.

YOU ARE FURTHER NOTIFIED that unless you pay for these costs before the time of the City Council meeting, the Cedar Falls City Council will seek the resolution to place a lien on the property described above, to be collected, along with interest thereon, in the same manner as property taxes, as provided by law.

Very truly yours,

CITY OF CEDAR FALLS, IOWA

By Jacqueline Danielsen

Jacqueline Danielsen, MMC, City Clerk
City of Cedar Falls
220 Clay Street
Cedar Falls, IA 50613

Enclosures.

Exhibit "A"

Prepared by: Jacqueline Danielsen, City Clerk, 220 Clay Street, Cedar Falls, IA 50613 (319) 273-8600

RESOLUTION NO. _____

RESOLUTION LEVYING A FINAL ASSESSMENT FOR COSTS INCURRED BY THE CITY OF CEDAR FALLS, IOWA TO MOW THE PROPERTY LOCATED AT 829 LILAC LANE, CEDAR FALLS, IOWA, PARCEL ID 8914-24-280-010

WHEREAS, it was determined that the property located at 829 Lilac Lane, being legally described as COLLEGE SQUARE ADDITION LOT 20, Cedar Falls, Black Hawk County, Iowa, Parcel ID 8914-24-280-010, was in violation of City of Cedar Falls Ordinance Section 17-246 for failure to mow the property, and

WHEREAS, after notice(s) to abate the nuisance, the owner of record did not abate the nuisance, and after afforded a substantial period of time in which to do so, the City of Cedar Falls did cause the property located at 829 Lilac Lane (Parcel ID 8914-24-280-010) to be mowed, and by doing so, incurred expenses for said services, and

WHEREAS, after invoices and notices for the services performed to mow the property were sent to the property owner of record, the owner of record has failed to pay these costs to the City of Cedar Falls.

NOW THEREFORE, be it resolved by the City Council of the City of Cedar Falls, Iowa, that the unpaid costs incurred by the City of Cedar Falls, Iowa to abate the nuisance on the above-described property, in the amount of **$411.76**, be assessed as a lien against the following described real estate, as provided by law, together with an administrative expense of $5.00, pursuant to Cedar Falls Code Section 15-5, said real estate being legally described as follows:

COLLEGE SQUARE ADDITION LOT 20, Cedar Falls, Black Hawk County, Iowa, Parcel ID 8914-24-280-010

BE IT FURTHER RESOLVED that the City Clerk of the City of Cedar Falls, Iowa, is hereby authorized and directed to place said assessment of record with the proper officials of Black Hawk County, Iowa, in order to make the assessment a lien against the above-described real estate, to be collected in the same manner as property taxes, as provided by law.

PASSED AND ADOPTED this 3rd day of January 2023.

_____
Robert M. Green, Mayor

ATTEST:

_____
Jacqueline Danielsen, MMC, City Clerk

STATEMENT OF ACCOUNT

Item 24.

CITY OF CEDAR FALLS
220 CLAY STREET
CEDAR FALLS, IA 50613

(319) 273-8600

DATE: 10/31/22

TO: MICHAEL BECKER
829 LILAC LANE
CEDAR FALLS, IA 50613

CUSTOMER NO: 5784/5784 TYPE: MS - MISCELLANEOUS

CHARGE	DATE	DESCRIPTION	REF-NUMBER	DUE DATE		TOTAL AMOUNT
	0/00/00	BEGINNING BALANCE				.00
CEMOW	9/09/22	MOWED LAWN ON: 9/2/22	38995	10/10/22		354.44
		PER ORDINANCE 17-246&247				
		PROFESSIONAL LAWN CARE INV.#18355			$285.00	
		CODE ENFORCEMENT/ADMIN.FEES			$69.44	
		MOWED LAWN & REMOVED VOLUNTEER TREES				
GFFIN	10/31/22	FINANCE CHARGE-GEN FUND		11/30/22		5.32

1.5 % LATE FEE WILL BE ASSESSED ON PAYMENTS OVER 30 DAYS

CURRENT	30 DAYS	60 DAYS	90 DAYS
5.32	354.44		

DUE DATE: 11/30/22

PAYMENT DUE: 359.76
TOTAL DUE: $359.76

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 10/31/22 DUE DATE: 11/30/22 NAME: BECKER, MICHAEL
CUSTOMER NO: 5784/5784 TYPE: MS - MISCELLANEOUS

REMIT AND MAKE CHECK PAYABLE TO:
CITY OF CEDAR FALLS
220 CLAY STREET
CEDAR FALLS IA 50613
(319) 273-8600

TOTAL DUE: $359.76

DEPARTMENT OF FINANCE AND BUSINESS OPERATIONS

CITY OF CEDAR FALLS, IOWA
220 CLAY STREET
CEDAR FALLS, IOWA 50613
PHONE 319-273-8600
FAX 319-268-5126
www.cedarfalls.com

November 2, 2022

Michael Becker
829 Lilac Lane
Cedar Falls, IA 50613

Dear Michael Becker,

Enclosed you will find your latest statement. There is an outstanding charge for Code enforcement-mowing and tree removal on 9/2/22 for $354.44, as well as late fees of $5.32 for a total amount due of $359.76. **If no payment is received by November 18, 2022, we will put a lien on your property.**

If you have any questions, please feel free to call me at 319-268-5104. We thank you for your immediate attention to this matter.

Remit to: City of Cedar Falls
Accounts Receivable
220 Clay Street
Cedar Falls, IA 50613

Sincerely,

City of Cedar Falls

Andrea Ludwig
Financial Clerk

Enclosure

INVOICE

Item 24.

CITY OF CEDAR FALLS
220 CLAY STREET
CEDAR FALLS, IA 50613

(319) 273-8600

TO: MICHAEL BECKER
829 LILAC LANE
CEDAR FALLS, IA 50613

INVOICE NO: 38995
DATE: 9/09/22

CUSTOMER NO: 5784/5784 TYPE: MS - MISCELLANEOUS

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	MOWED LAWN ON: 9/2/22	354.44	354.44
	PER ORDINANCE 17-246&247		
	PROFESSIONAL LAWN CARE INV.#18355	$285.00	
	CODE ENFORCEMENT/ADMIN.FEES	$69.44	
	MOWED LAWN & REMOVED VOLUNTEER TREES		

1.5 % LATE FEE WILL BE ASSESSED ON PAYMENTS OVER 30 DAYS

TOTAL DUE: $354.44

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 9/09/22 DUE DATE:10/10/22 NAME: BECKER, MICHAEL
CUSTOMER NO: 5784/5784 TYPE: MS - MISCELLANEOUS

REMIT AND MAKE CHECK PAYABLE TO:
CITY OF CEDAR FALLS
220 CLAY STREET
CEDAR FALLS IA 50613

INVOICE NO: 38995
TERMS: NET 30 DAYS

AMOUNT: $354.44

Professional Lawn Care, LLC

Dennis Lickteig
P.O. Box 1942
Waterloo, Iowa 50704
Phone (319) 233-3942
Prolawn@mchsi.com

Snow Removal
Salt & Sand
Parking Lots
Hauling Snow
Irrigation Repair

Garden Tilling
Power Raking
Hedge Trimming
Tree Pruning
Weed Mowing
Lawn Mowing
Garden Plowing
Fall Clean up
Vacuum Leaf Raking

City of Cedar Falls Dept. of Public Works
2200 Technology Parkway
Cedar Falls,IA 50613
319-273-8629

Invoice Number 18355

Date		
9/2/2022	Code Enforcement mowing at 2103 Walnut 1.5 Hours at $95.00 per hour	$142.50
	**Vegetation between alley and garage	
	Code Enforcement mowing at 829 Lilac 3 Hours at $95.00 per hour	$285.00
	**remove volunteer trees and bushes along fence line	
	Code Enforcement mowing at 2403 Grand Blvd. 2.5 Hours at $95.00 per hour	$237.50

Thank You, We appreciate your Business

Sum of Charges	$665.00
Tax	$0.00
Total	$665.00

A Finance Charge is Computed on a periodic rate of 2% per month which is an ANNUAL PERCENTAGE RATE of 24% on any previous balance not paid by the 10th of the month following service (Minimum Charge - $.50 per month)

DEPARTMENT OF COMMUNITY DEVELOPMENT

CODE ENFORCEMENT
CITY OF CEDAR FALLS, IOWA
220 Clay Street
Cedar Falls, IA 50613
Phone(319) 273-8606
Fax (319) 273-8610
www.cedarfalls.com

LEGAL NOTICE OF NUISANCE TO BE ABATED: GRASS AND WEEDS – MULTIPLE OCCURANCES

EFFECTIVE DATE OF THIS NOTICE:	8/26/2022	Case #	22-0680-GRSS
PROPERTY RESIDENT:	Michael Becker		
PROPERTY ADDRESS:	829 Lilac Ln		
Property Owner Name:	Michael Becker		
Property Owner Address:	829 Lilac Ln Cedar Falls, IA 50613		

A complaint has been brought to the attention of this office and an inspection of the property found that weeds and grass have been allowed to become a nuisance. The property is legally described as follows:

COLLEGE SQUARE ADDITION LOT 20

Please refer to Ordinance Section 17-246 for orientation purposes and compliance requirements. Your cooperation in complying with this ordinance is appreciated. The City will inspect the property in seven (7) days from the date of this mailing notice, on 9/2/2022, to confirm compliance with the Ordinance requirements.

The following deficiencies have been observed: You were sent a notice on July 27, 2022 that grass and weeds were over 8 inches on your property and you were to remove all volunteer trees and bushes from the property. Upon re-inspection of your property on August 4, 2022 it was noticed that you mowed the lawn but volunteer trees and bushes still remain. On Final Inspection it was noticed that you did cut some of the weeds around your house but most of the weeds and volunteer trees still remain.

I inspected this property again on August 26, 2022 and noticed the grass and weeds are once again over 8 inches throughout the property. There are still weeds, volunteer trees, brushes around the property that need to be removed specifically, along the entire foundation of the house and along the fence line. If the property is not brought into compliance after the seven days, the City will mow; remove weeds, volunteer trees and brushes from the property to bring it into compliance. If you do mow the property and these items listed above still remain the city will not send another notice and will remove weeds, volunteer trees and bushes.

Sec. 17-246. - Noxious weeds prohibited; exceptions.
(a) It shall be unlawful for the owner or person in possession or control of any land within the city to maintain, cause or permit a nuisance as defined in this section to exist upon such land. For purposes of this section, the term "nuisance" means noxious weeds, which shall include the following:
(1) Those defined in Iowa Code § 317.1A;
(2) Grass and weeds exceeding eight inches in height;
(3) Volunteer trees, bushes or other vegetation that have not been intentionally planted or which have spread through natural means into unsuitable or unsightly areas, such as in cracks or crevices along building foundations, driveways, retaining walls, sidewalks, or other similar improvements.

Sec. 15-2(18) Nuisance Defined
Dense growth of all weeds, vines, brush or other vegetation, including dead bushes, and dead woody plants, or other overgrown or unkempt bushes or other growth, in the city so as to constitute a health, safety or fire hazard.

(Code 2017, § 18-2; Ord. No. 2625, § 1, 5-29-2007; Ord. No. 2882, §§ 1—4, 9-19-2016; Ord. No. 2942, § 1, 6-3-2019)

Code Section	Nature of the Violation	Comply By
IACF 17-246(a) Noxious Weeds	It shall be unlawful for the owner or person in possession or control of any land within the city to maintain, cause or permit a nuisance as defined in this section to exist upon such land. For purposes of this section, a nuisance is defined as noxious weeds, which shall include the following: (1) Quack grass (Agropyron repens); (2) Perennial sow thistle (Sonchus arvensis); (3) European morning glory and field bindweed (Convolvulus arvensis); (4) Horse nettle (Solanum carolinense); (5) Leafy spurge (Euphorbia esula); (6) Perennial peppergrass (Lepidium draba); (7) Russian knapweed (Centaurea repens); (8) Buckthorn (Rhamnus, not to include Rhamnus frangula), and all other species of thistles belonging in genera of Cirsium and Carduus; (9) Butterprint (Abutilon theophrasti), annual; (10) Cocklebur (Xanthium commune), annual; (11) Wild mustard (Brassica arvensis), annual; (12) Wild carrot (Daucus carota), biennial; (13) Buckhorn (Plantago lanceolata), perennial; (14) Sheep sorrel (Rumex acetosella), perennial; (15) Sour dock (Rumex crispus), perennial; (16) Smooth dock (Rumex altissimus), perennial; (17) Poison hemlock (Conium maculatum); (18) Wild sunflower (wild strain of Helianthus annus L.), annual; (19) Puncture vine (Trimbulus terrestris), annual; (20) Teasel (Dipsacus), biennial; (21) Grass exceeding 8 inches in height; and (22) Wild vines or wild bushes.	9/2/2022

Further, please be notified that the actual cost and expense of cutting or otherwise destroying the vegetation (manpower, equipment, fuel, etc.), together with the costs of supervision and administration up to the time the property is brought into compliance, shall be recovered by an assessment against the tract of land on which the vegetation is growing. The City shall send an invoice for the total expenses incurred by regular mail to the property owner who failed to abide by the notice to abate, and if the amount shown on the invoice has not been paid within 30 days of the invoice date, the City Clerk shall certify the total amount of the invoice plus any administrative costs to the County Treasurer and such costs shall then be collected with, and in the same manner as, general property taxes.

If you should have any questions concerning this matter, please contact the Code Enforcement at (319) 268-5186. If you have already taken care of this problem, the City of Cedar Falls appreciates your cooperation.

CITY OF CEDAR FALLS CODE ENFORCEMENT

Adam Spray

Adam Spray
Code Enforcement

829
08/26

Item 24.

Beacon™ Black Hawk County, IA

Summary

Parcel ID	891424280010
Alternate ID	
Property Address	829 LILAC LN CEDAR FALLS IA 50613
Sec/Twp/Rng	N/A
Brief Tax Description	COLLEGE SQUARE ADDITION LOT 20 (Note: Not to be used on legal documents)
Deed Book/Page	202100009744 (11/4/2020)
Contract Book/Page	
Gross Acres	0.00
Net Acres	0.00
Adjusted CSR Pts	0
Class	R - Residential (Note: This is for assessment purposes only. Not to be used for zoning.)
District	910001 - CEDAR FALLS CITY/CEDAR FALLS SCH
School District	CEDAR FALLS COMMUNITY SCHOOLS

Neighborhood

Neighborhood SCDRFLS-22

Owner information

Deed
BECKER, MICHAEL
829 LILAC LN
CEDAR FALLS IA 50613

Mail To
BECKER, MICHAEL
829 LILAC LN
CEDAR FALLS IA 50613

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
10/29/2020	BABINAT,SEAN L	BECKER,MICHAEL	2021-00009744	NORMAL	Deed		$160,000.00
12/17/2018	HEIDEMAN,TAYLOR D	BABINAT,SEAN L	2019-00010113	NORMAL	Deed		$152,500.00
8/27/2010	PALMERSHEIM,JESSICA L	HEIDEMAN,TAYLOR D	2011-00004125	NORMAL ARMS-LENGTH TRANSACTION - 09/11	Deed		$146,000.00
9/11/2008	MULLER,MARK J	PALMERSHEIM,JESSICA L	2009-00005604	NORMAL ARMS-LENGTH TRANSACTION - PRIOR 09	Deed		$125,000.00
3/9/2004	OLSEN,PHYLLIS A	MULLER,MARK J	2004-26881	NORMAL ARMS-LENGTH TRANSACTION - PRIOR 09	Deed		$92,500.00

Show Deed/Contract

Show Deed/Contract

Land

Lot Dimensions Regular Lot: 65.00 x 133.00
Lot Area 0.20 Acres; 8,645 SF
(Note: Land sizes used for assessment purposes only. This is not a survey of the property)

Residental Dwellings

Item 24.

Residential Dwelling	
Occupancy	Single-Family / Owner Occupied
Style	1 Story Frame
Architectural Style	N/A
Year Built	1970
Exterior Material	Alum
Total Gross Living Area	912 SF
Attic Type	None;
Number of Rooms	4 above; 1 below
Number of Bedrooms	2 above; 0 below
Basement Area Type	Full
Basement Area	912
Basement Finished Area	400 - Rec. Room (Single)
Plumbing	1 Standard Bath - 3 Fi; 1 Mtl Stall Shower;
Central Air	Yes
Heat	Yes
Fireplaces	
Porches	
Decks	Concrete Patio (100 SF);
Additions	
Garages	576 SF (24F W x 24F L) - Det Frame (Built 1977);

Permits

Permit #	Date	Description	Amount
CF 17859	09/08/2010	Roof	6,428
CF HA 0066	09/13/2007	Furnace	0
CF 6058	11/09/2005	Bsmt Finish	1,000

Valuation

		2022	2021	2020	2019	2018
	Classification	Residential	Residential	Residential	Residential	Residential
+	Assessed Land Value	$28,960	$28,960	$19,310	$19,310	$19,310
+	Assessed Building Value	$0	$0	$0	$0	$0
+	Assessed Dwelling Value	$125,880	$125,880	$125,880	$120,660	$113,400
=	Gross Assessed Value	**$154,840**	**$154,840**	**$145,190**	**$139,970**	**$132,710**
-	Exempt Value	$0	$0	$0	$0	$0
=	Net Assessed Value	**$154,840**	**$154,840**	**$145,190**	**$139,970**	**$132,710**

Taxation

		2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021	2018 Pay 2019-2020
+	Taxable Land Value	$15,676	$10,893	$10,635	$10,991
+	Taxable Building Value	$0	$0	$0	$0
+	Taxable Dwelling Value	$68,139	$71,008	$66,453	$64,545
=	Gross Taxable Value	**$83,815**	**$81,901**	**$77,088**	**$75,536**
-	Military Credit	$0	$0	$0	$0
=	Net Taxable Value	**$83,815**	**$81,901**	**$77,088**	**$75,536**
x	Levy Rate (per $1000 of value)	34.51570	33.00838	33.14094	32.53716
=	Gross Taxes Due	**$2,892.93**	**$2,703.42**	**$2,554.77**	**$2,457.73**
-	Ag Land Credit	$0.00	$0.00	$0.00	$0.00
-	Family Farm Credit	$0.00	$0.00	$0.00	$0.00
-	Homestead Credit	$0.00	($160.09)	($160.73)	($157.81)
-	Disabled and Senior Citizens Credit	$0.00	$0.00	$0.00	$0.00
-	Business Property Credit	$0.00	$0.00	$0.00	$0.00
=	Net Taxes Due	**$2,892.93**	**$2,543.33**	**$2,394.04**	**$2,299.92**

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	$1,446	No		453749
	September 2022	$1,446	Yes	9/21/2022	
2020	March 2022	$1,272	Yes	3/14/2022	368587
	September 2021	$1,272	Yes	9/20/2021	
2019	March 2021	$1,197	Yes	3/12/2021	228463
	September 2020	$1,197	Yes	9/21/2020	
2018	March 2020	$1,150	Yes	3/10/2020	070057
	September 2019	$1,150	Yes	9/20/2019	
2017	March 2019	$1,146	Yes	3/20/2019	070057
	September 2018	$1,146	Yes	9/19/2018	
2016	March 2018	$1,087	Yes	3/14/2018	070057
	September 2017	$1,087	Yes	9/28/2017	

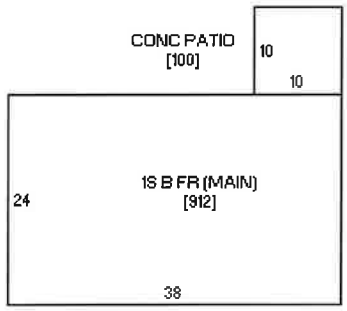
Item 24.

Pay Property Taxes

Click here to pay property taxes for this parcel.

Photos

Sketches



Sketch by www.camavision.com

Item 24.

Map

Polling Location

View Polling Location

Recent Sales In Area

Sale date range:

From:

11/23/2019

To:

11/23/2022

Sales by Neighborhood

Sales by Subdivision

1500

Feet

Sales by Distance

No data available for the following modules: Agricultural Land/CSR, Commercial Buildings, Agricultural Buildings, Yard Extras, Exemptions, Tax Sale Certificate, Special Assessments.

The maps and data available for access at this website are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness.
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GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 11/22/2022, 11:54:26 PM

Version 2.3.232

CEDAR FALLS DEPARTMENT OF PUBLIC SAFETY SERVICES

CITY OF CEDAR FALLS
4600 S. MAIN STREET
CEDAR FALLS, IOWA 50613

319-273-8612

MEMORANDUM

To: **Mayor and City Council**

From: Craig Berte, Public Safety Director

Date: December 22, 2022

Re: **Overtime Grant (Easy Money)**

We are currently in the approval process of an Organized Crime Drug Enforcement Task Force (OCDETF) grant agreement to reimburse the City for overtime expenditures related to drug investigations conducted by members of the Tri-County Drug Task Force. This is a grant that we have received many times in the past that assists in funding for Cedar Falls officers that are assigned to the Task Force. This grant allows for $1,500 in overtime reimbursement for the period of FY23.

I recommend approval of the grant.

ORGANIZED CRIME DRUG ENFORCEMENT TASK FORCES
FY 2023 Agreement
FOR THE USE OF THE STATE & LOCAL OVERTIME AND AUTHORIZED EXPENSE/STRATEGIC INITIATIVE PROGRAM

DUNS / UEI #: 169846912

Federal Tax Identification: 4 2 - 6 0 0 4 3 3 2

EXO USE ONLY
DC#: Z-32-

Amount Requested: $ 1,500.00
Amount requested should match the amount calculated on the Initial Funding Form, Page 2

Number of Officers Listed: 1

OCDETF Investigation / Strategic Initiative Number: WC-IAN-139

Operation Name: Easy Money

From: October 1, 2022
Beginning Date of Agreement

To: September 30, 2023
Ending Date of Agreement

Federal Agency Investigations Number: 245C-OM-3527473

Addendum A in use? Y ☑ N ☐ S.K.

State & Local Organization

Narcotics Supervisor: Capt Jeff Sitzmann

Telephone Number: 319-268-5116

Email Address: jeff.sitzmann@cedarfalls.com

Sponsoring Federal Agency(ies): FBI

Sponsoring Federal Agency(ies) Group / Squad Supervisor: SSRA Scott Irwin

Telephone Number: (319) 833-1404

Email Address: srirwin@fbi.gov

State & Local Organization Name: Cedar Falls Department of Public Safety

Address to receive OCDETF paperwork (no PO Boxes): Attention: *

Lisa Roeding SK.

220 Clay St

Cedar Falls, IA 50613

* Include the name of the person the form should be mailed to

Please provide the name, telephone number, and email address for the financial staff person at the State & Local Organization, who is directly responsible for the billing on the Reimbursement Request:

Name: Lisa Roeding

Telephone Number: (319) 273-5105

Email Address: lisa.roeding@cedarfalls.com

ORGANIZED CRIME DRUG ENFORCEMENT TASK FORCES
FY 2023 Agreement Initial Funding Form
FOR THE USE OF THE STATE & LOCAL OVERTIME AND AUTHORIZED EXPENSE/STRATEGIC INITIATIVE

OCDETF Case #: WC-IAN-139

Amount Requested: $ 1,500.00

This amount should be entered on Page 1 of the Reimbursable Agreement.

Please note: The amount requested should cover your active investigation plan from the agreement start date (which cannot be prior to the case approval date. Proactive funding analysis will be conducted to determine the need for additional funds throughout the life of the agreement.

Agreement Activity: *(Please check all that apply)*

- [x] Surveillance
- [x] Takedown
- [x] Trial/Court
- [x] Wire
  - [x] Approved
  - [x] Pending
- [ ] Other

If Other, please describe the type of investigative activity the State & Local Agency will be participating in:

Factors to Consider when Determining the Initial Agreement Amount: *(Required)*

Average Officer Overtime Rate::	Estimated overtime hours for your active investigation plan, from the agreement start date:	Prior year agreement spending, if any:
$ 55.03	27.00	$3,971.70

Please provide a brief explanation on how the initial funding amount was determined, if other factors were considered:

This Agreement is between the above-named State & Local Law Enforcement Organization and the Organized Crime Drug Enforcement Task Forces (OCDETF) Program. This Agreement shall be effective when signed by an authorized State & Local Organization official, the sponsoring Federal Agency Special Agent-In-Charge, the sponsoring Agency Regional OCDETF Coordinator, the Assistant United States Attorney Regional OCDETF Director, and the OCDETF Executive Office.

1. It is agreed that the State & Local Law Enforcement officers named on this Agreement will assist in OCDETF Investigations, Strategic Initiatives and prosecutions as set forth in the Organized Crime Drug Enforcement Task Forces State & Local Overtime and Authorized Expense/Strategic Initiative Programs, Policies and Procedures Manual, Fiscal Year 2023.
2. No individual agreement with a State & Local Organization may exceed $25,000, and the cumulative amount of OCDETF State & Local overtime monies that may be expended on a single OCDETF investigation in a single fiscal year may not exceed $50,000 without express prior approval from the OCDETF Executive Office. The OCDETF EXO will entertain requests to exceed these funding levels; however, there will be increased scrutiny from management pursuant to levels of funding needed. To receive approval to exceed this level of funding, a Cap Waiver Request Form approved by the Regional Director, must be sent to the to the OCDETF Internal Auditor and OCDETF Budget Mailbox (ocdetf.budget.mailbox@usdoj.gov).
3. Each reimbursable agreement will be allowed no more than five (5) modifications per year. Amendments or changes in the amount of the agreement after an agreement has been executed must be agreed to by all approving officials. If the funds for a particular agreement are completely deobligated with the intention of closing that agreement, it will not count as a modification for purposes of this policy. As a best practice, no increase modifications should be submitted if there are no bills entered on the agreement in MIS. These amendments or changes must be transmitted by a Modification Memo, signed by the Regional OCDETF Director, or designee, and sent to the OCDETF Executive Office in a timely manner not to exceed thirty (30) days. Deobligations only require the initials of the OCDETF Program Specialist. The signed Modification Memo should be returned to the State & Local Organization and included in the region's State & Local agreement file and be available upon request.
4. If an agreement does not have a bill entered in MIS within ninety (90) days of the agreement funding date (in MIS) or ninety (90) days between the last bill payment date (in MIS), the funds should be deobligated. [For example, if an agreement is dated October 1st, and there is no activity by December 30th, the agreement's funds should be deobligated.] The Regional Program Specialist Assistant/Program Specialist will run a 90-day inactivity report from MIS monthly to identify inactive agreements eligible for deobligation. The OCDETF EXO will assist with the monitoring of the aging agreements. Further, if a State & Local Organization determines that it is no longer performing work under a particular agreement, a Funding Change Notification (modification memo) identifying the amount to be deobligated should be submitted to the OCDETF EXO as soon as possible.
5. The State & Local Law Enforcement Organization agrees to provide experienced drug Law Enforcement officers who are identified in this Agreement to work on the specified OCDETF Investigation or Strategic Initiative. Any change in Law Enforcement officers assigned must be agreed to by all approving officials.
6. Officers who are not deputized shall possess no Law Enforcement authority other than that conferred by virtue of their position as a commissioned officer of their parent Agency.
7. Officers who are deputized may possess Federal Law Enforcement authority as specified by the Agency affording the deputation.

8. Any State & Local officers assigned to an OCDETF Investigation or Strategic Initiative in accordance with this Agreement are not considered Federal employees and do not take on the benefits of Federal employment by virtue of their participation in the Investigation or Strategic Initiative.

9. Officers assigned to OCDETF investigations or Strategic Initiatives are expected to work full-time (as defined by the State & Local Organization) on the Investigation(s) or Strategic Initiative(s) to be paid overtime. To satisfy the "full-time" expectation, a Law Enforcement Officer should work forty (40) hours per week as defined by the State & Local Organization or eight (8) hours per day on a single or multiple OCDETF investigation(s) or Strategic Initiative(s). Any established exceptions or waivers to this definition shall be approved by the RCG and attached as an Addendum A to the agreement. Officers not meeting the full-time expectation will not be reimbursed for overtime without an approved exception or waiver in the Addendum A. If the Addendum A allows for zero regular hours to be worked, it must also limit the number of overtime hours allowed in a billing month with zero regular hours (the limit established is up to the discretion of the RCG but should be explicitly mentioned in Addendum A if allowed).

10. Analysis of reimbursement claims by the Regional Coordination Group may result in a modification of the obligation of funds contained within this Agreement as well as the time period covered. The Organization affected by any such modification will receive a memo notifying them of the changes.

11. Overtime payments, including all other non-OCDETF Federal sources (such as Safe Streets, HIDTA, IRS, ICE, FEMA, etc.) may not, on an annual per person basis, exceed 25% of the current approved Federal salary rate in effect at the time the overtime is performed. The State & Local Organization is responsible for ensuring that this annual payment is not exceeded. The Regional Program Specialist Assistant/OCDETF Program Specialist will monitor these payments via MIS and communicate to the Federal Agency Regional OCDETF Coordinators who provide status updates to any officer approaching the threshold.

12. The overtime log must be attached to the reimbursement request when submitting the monthly invoices. The Sponsoring Federal Agency Supervisory Special Agent and the State & Local official authorized to approve the Reimbursement Request must certify that only authorized expenses are claimed, the regular hours requirement is satisfied, and that overtime has not exceeded 25% of the current Federal salary rate in effect at the time the overtime was worked.

13. Under no circumstances will the State & Local Organization charge any indirect costs for the administration or implementation of this Agreement.

14. The State & Local Law Enforcement Organization shall maintain for a period of six (6) years, complete and accurate records and accounts of all obligations and expenditures of funds under the agreement in accordance with generally accepted accounting principles to facilitate on-site inspection and auditing of such records and accounts.

15. The RCG is also responsible for identifying and implementing any additional policy requirements for its specific region, as needed. Those regional policies will be documented in the Addendum B and attached to the approved agreement. The agencies are agreeing to adhere to these additional requirements and must have written approval by the RCG for any exceptions to the regional policies.

16. Fringe benefits (such as retirement, FICA, or other expenses) are NOT to be included in overtime payment. Auxiliary educational benefits are also NOT to be included in overtime payment. Reimbursement of overtime payment is based solely on the authorized overtime rate of each participating officer listed in the agreement. Under no circumstances may a State & Local Agency include any administrative fees for the processing of overtime. Additionally, officers are not eligible for reimbursement of compensation time earned in lieu of overtime payment.

OCDETF will only reimburse an actual dollar ($) amount paid to the officer for overtime worked, any additional benefit (including compensation time) will NOT be reimbursed.

17. Fringe benefits (such as retirement, FICA, or other expenses) are NOT to be included in overtime payment. Auxiliary educational benefits are also NOT to be included in overtime payment. Reimbursement of overtime payment is based solely on the authorized overtime rate of each participating officer listed in the agreement. Under no circumstances may a State & Local Agency include any administrative fees for the processing of overtime. Additionally, officers are not eligible for reimbursement of compensation time earned in lieu of overtime payment. OCDETF will only reimburse an actual dollar ($) amount paid to the officer for overtime worked, any additional benefit (including compensation time) will NOT be reimbursed.
18. The State & Local Organization shall permit examination and auditing by representatives of the OCDETF Program, the sponsoring Federal Agency(ies), the U.S. Department of Justice, the Comptroller General of the United States, and/or any of their duly authorized agents and representatives, of all records, documents, accounts, invoices, receipts, or expenditures relating to this Agreement. Failure to provide proper documentation will limit State & Local Law Enforcement Organizations from receiving OCDETF funding in the future.
19. The State & Local Organization will comply with Title VI of the Civil Rights Act of 1964 and all requirements applicable to OCDETF Agreements pursuant to the regulations of the Department of Justice (see, e.g., 28 C.F.R. Part 42, Subparts C and G; 28 C.F.R. 50.3 (1991)) relating to discrimination on the grounds of race, color, sex, age, national origin or handicap.
20. This Agreement may be terminated by any of the parties by written notice to the other parties ten (10) business days prior to termination. Billing for outstanding obligations shall be received by OCDETF within thirty (30) days of the notice of termination.
21. The Debt Collection Improvement Act of 1996 requires that most payments made by the Federal government, including vendor payments, must be made by electronic funds transfer (EFT). In accordance with the act, all OCDETF reimbursement payments will be issued via EFT. Participants are required to register in SAM.gov to receive reimbursements; registration information will be provided upon request. In certain circumstances the OCDETF Executive Office may make exceptions for Organizations that are unable to accept this form of payment, however, such Organizations must include written justification in the addendum of each new Agreement.

This Agreement is not a contract or obligation to commit Federal funds in the maximum amounts projected. Funding allocations for the time period set forth and agreed to herein represent projections only and are based upon consultation between the sponsoring Federal Agency and the State & Local Law Enforcement Organization. They are, therefore, subject to modification by OCDETF based upon the progress and needs of the OCDETF Investigation or Strategic Initiative. Additionally, resources are contingent upon the availability of funds per the approval and signature of the OCDETF Executive Office obligating authority. The OCDETF Executive Office will approve and certify that all the terms and conditions of the Agreement have been met.

Each Agreement must be approved and signed by a State & Local Law Enforcement Organization official who has supervisory authority over, and is authorized to assign, the participating Law Enforcement officers to the OCDETF Investigation or Strategic Initiative.

Approved By: _____ Police Captain 10/24/22
Authorized State & Local Official *Title* *Date*
Captain Jeff Sitzmann
Print Name

Approved By: _____ 10/26/2022
Sponsoring Federal Agency Special Agent in Charge or Designee *Date*
SSRA Scott Irwin
Print Name

Approved By: Sanela Konjević (SANELA KONJEVIC) 11/23/2022
Sponsoring Agency Regional OCDETF Coordinator *Date*

Approved By: Jackie Catron 12/14/2022
Assistant United States Attorney Regional OCDETF Director/Program Specialist *Date*

Funds are encumbered for the State & Local Organization overtime costs and authorized expense/Strategic Initiative Programs specified above. Subject to availability of funds.

Approving Official: _____
OCDETF Executive Office *Date*

ORGANIZED CRIME DRUG ENFORCEMENT TASK FORCES

STATE & LOCAL LAW ENFORCEMENT OFFICERS ASSIGNED TO PARTICIPATE IN THE STATE & LOCAL OVERTIME AND AUTHORIZED EXPENSE/STRATEGIC INITIATIVE PROGRAMS

State & Local Organization: Cedar Falls Department of Public Safety

OCDETF Investigation / Strategic Initiative Number: WC-IAN-139

The Law Enforcement officers listed below will assist with the above identified OCDETF Investigation or Strategic Initiative. Any modification of the list of Law Enforcement officers must be agreed to in writing by all of the parties to this Agreement, made a part of the Agreement, and forwarded to the OCDETF Executive Office.

	NAME	TITLE/RANK	DOB
1.	Michael Marcotte	Investigator	1/8/1987
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

ORGANIZED CRIME DRUG ENFORCEMENT TASK FORCES
OCDETF State and Local Overtime Policies and Procedures

West Central Region Addendum A

Definition of "Full-Time Participation" Exemption

The "full-time" rule states:

Officers assigned to an OCDETF investigation are expected to work full-time (e.g. eight hours per day, 40 hours per week) on the single investigation **or multiple OCDETF investigations; i.e. the officer/agent is working more than one OCDETF investigation or he/she is assigned to a task force working exclusively OCDETF investigations.** The parent State or local agency must pay the base salary of these officers.

However, given the size of narcotics units in most of the departments in this Region and the increasing demands being placed on these units, the West Central Regional Coordination Group has determined that some flexibility in application of the full-time rule is required. To that end the following policy best meets the demand of significant contribution by the State or local agency and the flexibility required to meet all the law enforcement demands:

An agent/officer can work/claim up to a maximum of 16 hours per month of overtime without working <u>any</u> regular hours on an OCDETF investigation.

Additionally, there may be exceptions granted for special circumstances for <u>one-time</u> events such as T-III surveillance, canine searches, aerial surveillance, controlled deliveries, etc. All special circumstances MUST be approved in writing via email by the OCDETF Agency Regional Coordinator prior to use. If special circumstances are NOT approved in advance, the exception will not be granted.

CEDAR FALLS DEPARTMENT OF PUBLIC SAFETY SERVICES

CITY OF CEDAR FALLS
4600 S. MAIN STREET
CEDAR FALLS, IOWA 50613

319-273-8612

MEMORANDUM

To: **Mayor and City Council**

From: Craig Berte, Public Safety Director CRB

Date: December 22, 2022

Re: **Overtime Grant (Southwest Express)**

We are currently in the approval process of an Organized Crime Drug Enforcement Task Force (OCDETF) grant agreement to reimburse the City for overtime expenditures related to drug investigations conducted by members of the Tri-County Drug Task Force. This is a grant that we have received many times in the past that assists in funding for Cedar Falls officers that are assigned to the Task Force. This grant allows for $1,500 in overtime reimbursement for the period of FY23.

I recommend approval of the grant.

ORGANIZED CRIME DRUG ENFORCEMENT TASK FORCES
FY 2023 Agreement
FOR THE USE OF THE STATE & LOCAL
OVERTIME AND AUTHORIZED EXPENSE/STRATEGIC INITIATIVE PROGRAM

DUNS UEI #: 169846912

Federal Tax Identification: 4 2 - 6 0 0 4 3 3 2

EXO USE ONLY
DC#: Z-32-

Amount Requested: $ 1,500.00
Amount requested should match the amount calculated on the Initial Funding Form, Page 2

Number of Officers Listed: 1

OCDETF Investigation / Strategic Initiative Number: WC-IAN-136

Operation Name: Southwest Express

From: October 1, 2022
Beginning Date of Agreement

To: September 30, 2023
Ending Date of Agreement

Federal Agency Investigations Number: 245C-OM-3317093

Addendum A in use? Y ☑ N ☐ S.K.

State & Local Organization

Narcotics Supervisor: Capt Jeff Sitzmann

Telephone Number: 319-268-5116

Email Address: jeff.sitzmann@cedarfalls.com

Sponsoring Federal Agency(ies): FBI

Sponsoring Federal Agency(ies) Group / Squad Supervisor: SSRA Scott Irwin

Telephone Number: (319) 833-1404

Email Address: srirwin@fbi.gov

State & Local Organization Name: Cedar Falls Department of Public Safety

Address to receive OCDETF paperwork (no PO Boxes): Attention: *
Lisa Roeding S.K.
220 Clay St
Cedar Falls, IA 50613

* Enter the name of the person in charge [illegible]

Please provide the name, telephone number, and email address for the **financial staff person at the State & Local Organization, who is directly responsible for the billing on the Reimbursement Request:**

Name: Lisa Roeding

Telephone Number: (319) 273-5105

Email Address: lisa.roeding@cedarfalls.com

ORGANIZED CRIME DRUG ENFORCEMENT TASK FORCES
FY 2023 Agreement Initial Funding Form
FOR THE USE OF THE STATE & LOCAL OVERTIME AND AUTHORIZED EXPENSE/STRATEGIC INITIATIVE

OCDETF Case #: WC-IAN-136

Amount Requested: $ 1,500.00

This amount should be entered on Page 1 of the Reimbursable Agreement.

Please note: The amount requested should cover your active investigation plan from the agreement start date (which cannot be prior to the case approval date. Proactive funding analysis will be conducted to determine the need for additional funds throughout the life of the agreement.

Agreement Activity: *(Please check all that apply)*

- [x] Surveillance
- [x] Takedown
- [x] Trial/Court
- [x] Wire
  - [x] Approved
  - [x] Pending
- [ ] Other

If Other, please describe the type of investigative activity the State & Local Agency will be participating in:

Factors to Consider when Determining the Initial Agreement Amount: *(Required)*

Average Officer Overtime Rate::	Estimated overtime hours for your active investigation plan, from the agreement start date:	Prior year agreement spending, if any:
$ 55.03	27.00	$5,659.98

Please provide a brief explanation on how the initial funding amount was determined, if other factors were considered:

This Agreement is between the above-named State & Local Law Enforcement Organization and the Organized Crime Drug Enforcement Task Forces (OCDETF) Program. This Agreement shall be effective when signed by an authorized State & Local Organization official, the sponsoring Federal Agency Special Agent-In-Charge, the sponsoring Agency Regional OCDETF Coordinator, the Assistant United States Attorney Regional OCDETF Director, and the OCDETF Executive Office.

1. It is agreed that the State & Local Law Enforcement officers named on this Agreement will assist in OCDETF Investigations, Strategic Initiatives and prosecutions as set forth in the Organized Crime Drug Enforcement Task Forces State & Local Overtime and Authorized Expense/Strategic Initiative Programs, Policies and Procedures Manual, Fiscal Year 2023.
2. No individual agreement with a State & Local Organization may exceed $25,000, and the cumulative amount of OCDETF State & Local overtime monies that may be expended on a single OCDETF investigation in a single fiscal year may not exceed $50,000 without express prior approval from the OCDETF Executive Office. The OCDETF EXO will entertain requests to exceed these funding levels; however, there will be increased scrutiny from management pursuant to levels of funding needed. To receive approval to exceed this level of funding, a Cap Waiver Request Form approved by the Regional Director, must be sent to the to the OCDETF Internal Auditor and OCDETF Budget Mailbox (ocdetf.budget.mailbox@usdoj.gov).
3. Each reimbursable agreement will be allowed no more than five (5) modifications per year. Amendments or changes in the amount of the agreement after an agreement has been executed must be agreed to by all approving officials. If the funds for a particular agreement are completely deobligated with the intention of closing that agreement, it will not count as a modification for purposes of this policy. As a best practice, no increase modifications should be submitted if there are no bills entered on the agreement in MIS. These amendments or changes must be transmitted by a Modification Memo, signed by the Regional OCDETF Director, or designee, and sent to the OCDETF Executive Office in a timely manner not to exceed thirty (30) days. Deobligations only require the initials of the OCDETF Program Specialist. The signed Modification Memo should be returned to the State & Local Organization and included in the region's State & Local agreement file and be available upon request.
4. If an agreement does not have a bill entered in MIS within ninety (90) days of the agreement funding date (in MIS) or ninety (90) days between the last bill payment date (in MIS), the funds should be deobligated. [For example, if an agreement is dated October 1st, and there is no activity by December 30th, the agreement's funds should be deobligated.] The Regional Program Specialist Assistant/Program Specialist will run a 90-day inactivity report from MIS monthly to identify inactive agreements eligible for deobligation. The OCDETF EXO will assist with the monitoring of the aging agreements. Further, if a State & Local Organization determines that it is no longer performing work under a particular agreement, a Funding Change Notification (modification memo) identifying the amount to be deobligated should be submitted to the OCDETF EXO as soon as possible.
5. The State & Local Law Enforcement Organization agrees to provide experienced drug Law Enforcement officers who are identified in this Agreement to work on the specified OCDETF Investigation or Strategic Initiative. Any change in Law Enforcement officers assigned must be agreed to by all approving officials.
6. Officers who are not deputized shall possess no Law Enforcement authority other than that conferred by virtue of their position as a commissioned officer of their parent Agency.
7. Officers who are deputized may possess Federal Law Enforcement authority as specified by the Agency affording the deputation.

8. Any State & Local officers assigned to an OCDETF Investigation or Strategic Initiative in accordance with this Agreement are not considered Federal employees and do not take on the benefits of Federal employment by virtue of their participation in the Investigation or Strategic Initiative.

9. Officers assigned to OCDETF investigations or Strategic Initiatives are expected to work full-time (as defined by the State & Local Organization) on the Investigation(s) or Strategic Initiative(s) to be paid overtime. To satisfy the "full-time" expectation, a Law Enforcement Officer should work forty (40) hours per week as defined by the State & Local Organization or eight (8) hours per day on a single or multiple OCDETF investigation(s) or Strategic Initiative(s). Any established exceptions or waivers to this definition shall be approved by the RCG and attached as an Addendum A to the agreement. Officers not meeting the full-time expectation will not be reimbursed for overtime without an approved exception or waiver in the Addendum A. If the Addendum A allows for zero regular hours to be worked, it must also limit the number of overtime hours allowed in a billing month with zero regular hours (the limit established is up to the discretion of the RCG but should be explicitly mentioned in Addendum A if allowed).

10. Analysis of reimbursement claims by the Regional Coordination Group may result in a modification of the obligation of funds contained within this Agreement as well as the time period covered. The Organization affected by any such modification will receive a memo notifying them of the changes.

11. Overtime payments, including all other non-OCDETF Federal sources (such as Safe Streets, HIDTA, IRS, ICE, FEMA, etc.) may not, on an annual per person basis, exceed 25% of the current approved Federal salary rate in effect at the time the overtime is performed. The State & Local Organization is responsible for ensuring that this annual payment is not exceeded. The Regional Program Specialist Assistant/OCDETF Program Specialist will monitor these payments via MIS and communicate to the Federal Agency Regional OCDETF Coordinators who provide status updates to any officer approaching the threshold.

12. The overtime log must be attached to the reimbursement request when submitting the monthly invoices. The Sponsoring Federal Agency Supervisory Special Agent and the State & Local official authorized to approve the Reimbursement Request must certify that only authorized expenses are claimed, the regular hours requirement is satisfied, and that overtime has not exceeded 25% of the current Federal salary rate in effect at the time the overtime was worked.

13. Under no circumstances will the State & Local Organization charge any indirect costs for the administration or implementation of this Agreement.

14. The State & Local Law Enforcement Organization shall maintain for a period of six (6) years, complete and accurate records and accounts of all obligations and expenditures of funds under the agreement in accordance with generally accepted accounting principles to facilitate on-site inspection and auditing of such records and accounts.

15. The RCG is also responsible for identifying and implementing any additional policy requirements for its specific region, as needed. Those regional policies will be documented in the Addendum B and attached to the approved agreement. The agencies are agreeing to adhere to these additional requirements and must have written approval by the RCG for any exceptions to the regional policies.

16. Fringe benefits (such as retirement, FICA, or other expenses) are NOT to be included in overtime payment. Auxiliary educational benefits are also NOT to be included in overtime payment. Reimbursement of overtime payment is based solely on the authorized overtime rate of each participating officer listed in the agreement. Under no circumstances may a State & Local Agency include any administrative fees for the processing of overtime. Additionally, officers are not eligible for reimbursement of compensation time earned in lieu of overtime payment.

OCDETF will only reimburse an actual dollar ($) amount paid to the officer for overtime worked, any additional benefit (including compensation time) will NOT be reimbursed.

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18. The State & Local Organization shall permit examination and auditing by representatives of the OCDETF Program, the sponsoring Federal Agency(ies), the U.S. Department of Justice, the Comptroller General of the United States, and/or any of their duly authorized agents and representatives, of all records, documents, accounts, invoices, receipts, or expenditures relating to this Agreement. Failure to provide proper documentation will limit State & Local Law Enforcement Organizations from receiving OCDETF funding in the future.

19. The State & Local Organization will comply with Title VI of the Civil Rights Act of 1964 and all requirements applicable to OCDETF Agreements pursuant to the regulations of the Department of Justice (see, e.g., 28 C.F.R. Part 42, Subparts C and G; 28 C.F.R. 50.3 (1991)) relating to discrimination on the grounds of race, color, sex, age, national origin or handicap.

20. This Agreement may be terminated by any of the parties by written notice to the other parties ten (10) business days prior to termination. Billing for outstanding obligations shall be received by OCDETF within thirty (30) days of the notice of termination.

21. The Debt Collection Improvement Act of 1996 requires that most payments made by the Federal government, including vendor payments, must be made by electronic funds transfer (EFT). In accordance with the act, all OCDETF reimbursement payments will be issued via EFT. Participants are required to register in SAM.gov to receive reimbursements; registration information will be provided upon request. In certain circumstances the OCDETF Executive Office may make exceptions for Organizations that are unable to accept this form of payment, however, such Organizations must include written justification in the addendum of each new Agreement.

This Agreement is not a contract or obligation to commit Federal funds in the maximum amounts projected. Funding allocations for the time period set forth and agreed to herein represent projections only and are based upon consultation between the sponsoring Federal Agency and the State & Local Law Enforcement Organization. They are, therefore, subject to modification by OCDETF based upon the progress and needs of the OCDETF Investigation or Strategic Initiative. Additionally, resources are contingent upon the availability of funds per the approval and signature of the OCDETF Executive Office obligating authority. The OCDETF Executive Office will approve and certify that all the terms and conditions of the Agreement have been met.

Each Agreement must be approved and signed by a State & Local Law Enforcement Organization official who has supervisory authority over, and is authorized to assign, the participating Law Enforcement officers to the OCDETF Investigation or Strategic Initiative.

Approved By: Police Captain 10/24/22

Authorized State & Local Official *Title* *Date*

Captain Jeff Sitzmann

Print Name

Approved By: 10/26/2022

Sponsoring Federal Agency Special Agent in Charge or Designee *Date*

SSRA Scott Irwin

Print Name

Approved By: (SANELA KONJEVIC) 11/23/2022

Sponsoring Agency Regional OCDETF Coordinator *Date*

Approved By: 12/14/2022

Assistant United States Attorney Regional OCDETF Director/Program Specialist *Date*

Funds are encumbered for the State & Local Organization overtime costs and authorized expense/Strategic Initiative Programs specified above. **Subject to availability of funds.**

Approving Official:

OCDETF Executive Office *Date*

ORGANIZED CRIME DRUG ENFORCEMENT TASK FORCES

STATE & LOCAL LAW ENFORCEMENT OFFICERS ASSIGNED TO PARTICIPATE IN THE STATE & LOCAL OVERTIME AND AUTHORIZED EXPENSE/STRATEGIC INITIATIVE PROGRAMS

State & Local Organization: Cedar Falls Department of Public Safety

OCDETF Investigation / Strategic Initiative Number: WC-IAN-136

The Law Enforcement officers listed below will assist with the above identified OCDETF Investigation or Strategic Initiative. Any modification of the list of Law Enforcement officers must be agreed to in writing by all of the parties to this Agreement, made a part of the Agreement, and forwarded to the OCDETF Executive Office.

	NAME	TITLE/RANK	DOB
1.	Michael Marcotte	Investigator	1/8/1987
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

ORGANIZED CRIME DRUG ENFORCEMENT TASK FORCES
OCDETF State and Local Overtime Policies and Procedures

West Central Region Addendum A

Definition of "Full-Time Participation" Exemption

The "full-time" rule states:

Officers assigned to an OCDETF investigation are expected to work full-time (e.g. eight hours per day, 40 hours per week) on the single investigation **or multiple OCDETF investigations; i.e. the officer/agent is working more than one OCDETF investigation or he/she is assigned to a task force working exclusively OCDETF investigations.** The parent State or local agency must pay the base salary of these officers.

However, given the size of narcotics units in most of the departments in this Region and the increasing demands being placed on these units, the West Central Regional Coordination Group has determined that some flexibility in application of the full-time rule is required. To that end the following policy best meets the demand of significant contribution by the State or local agency and the flexibility required to meet all the law enforcement demands:

An agent/officer can work/claim up to a maximum of 16 hours per month of overtime without working <u>any</u> regular hours on an OCDETF investigation.

Additionally, there may be exceptions granted for special circumstances for <u>one-time</u> events such as T-III surveillance, canine searches, aerial surveillance, controlled deliveries, etc. All special circumstances MUST be approved in writing via email by the OCDETF Agency Regional Coordinator prior to use. If special circumstances are NOT approved in advance, the exception will not be granted.

DEPARTMENT OF COMMUNITY DEVELOPMENT

VISITORS, TOURISM AND CULTURAL PROGRAMS
6510 HUDSON ROAD
CEDAR FALLS, IOWA 50613
PH: 319-268-4266
FAX: 319-277-9707

MEMORANDUM

TO: Mayor Robert M. Green and City Council

FROM: Jennifer Pickar, Tourism & Cultural Programs Manager

DATE: December 20, 2022

SUBJECT: Agreement with Iowa Economic Development Authority

Please see attached an agreement with the Iowa Economic Development Authority that provides the Cedar Falls Tourism & Visitors Bureau access to statewide and localized visitation data from Arrivalist Co., a data vendor.

The cost is $2,500 for access from January 16, 2023, to January 15, 2024. The Bureau will use this data for more effective and targeted tourism planning and marketing. Examples of data provided includes number of travelers, state of origin, day of travel, length of stay, seasonality, and more.

Staff recommends approval.
Best regards.

Cc: Stephanie Houk Sheetz, Community Development Director

Travel Iowa Data Co-op Agreement

This Data Co-op Agreement ("Agreement") is made as of the effective date in Article 2 between **Cedar Falls Tourism & Visitors Bureau** located at 6510 Hudson Road, Cedar Falls, IA 50613 ("Partner") and the **Iowa Economic Development Authority** ("IEDA"), located at 1963 Bell Avenue, Suite 200, Des Moines, IA 50315 (collectively "Parties," individually "Party").

Whereas, IEDA has an agreement with Arrivalist Co. ("Arrivalist") data vendor to provide access to statewide and localized visitation data, and

Whereas, IEDA has agreed to allow Partner access to the data provided pursuant to the agreement with Arrivalist for tourism planning and marketing in the area served by Partner,

Therefore, the Parties agree as follows:

1. Obligations. Each party agrees to the following obligations:
    a. IEDA Obligations
        i. Upon receipt of payment pursuant to Article 1(a)(iii), IEDA agrees to provide a unique login to Partner to access state dispersion data dashboards on the Tableau platform available to IEDA pursuant to its agreement with Arrivalist, subject to the terms and conditions of IEDA's agreement with Arrivalist.
        ii. IEDA agrees to coordinate with Arrivalist to provide online and recorded training and guides to Partner.
        iii. IEDA will invoice Partner the following amount: $2,500.

    b. Partner Obligations
        i. Partner agrees to only use Arrivalist data accessed pursuant to this agreement for tourism planning and marketing in the area served by Partner.
        ii. Partner agrees not to share the login provided by IEDA outside of their organization or to create reports for other organizations.
        iii. Partner agrees not to publicly share data accessed pursuant to this agreement without written permission from IEDA.
        iv. Partner agrees to pay the amount specified in Article 1(a)(iii) within 30 days of receipt of the invoice.

2. **Term and Termination.**
    a. The effective date of this agreement shall be **January 16, 2023**, and the Agreement shall automatically terminate on **January 15, 2024.**
    b. This Contract may be terminated under any of the following circumstances:
        i. Upon written mutual agreement of Partner and IEDA.
        ii. As a result of the Partner's breach of any provision of this Agreement.
        iii. As a result of the termination or reduction of funding to the IEDA.

Partner's access to data will be revoked on termination. IEDA will not refund any payment provided pursuant to this agreement.

3. **No Implied Agency.** Nothing in this Agreement shall be deemed to create any partnership, joint venture, joint enterprise, or agency relationship between or among the Parties, and no Party shall have the right to enter into contracts on behalf of, to legally bind, to incur debt on behalf of, or to otherwise incur any liability or obligation on behalf of, any other Party hereto, in the absence of a separate writing, executed by an authorized representative of such other Party. Each Party shall be solely responsible for its employees and contractors used to perform under the Agreement.

4. **No promotional or political activity.** All Parties recognize the IEDA is an agency of the State of Iowa and agree that the sponsored project will not be used to support or oppose political candidates, political initiatives, or commercial products without the express written consent of all Parties in each instance.

5. **Indemnification.** Partner agrees to indemnify and hold harmless the State of Iowa and IEDA, its or their officers, employees and agents, appointed and elected, and volunteers, from any and all costs, expenses, losses, claims, damages, liabilities, settlements and judgments, including reasonable value of the time spent by the Attorney General's Office, and the costs and expenses and reasonable attorneys' fees of other counsel retained to represent the State of Iowa or IEDA, related to or arising from its acts. Contractor's obligation for indemnification shall survive termination of this Contract.

6. **Force Majeure.** No Party shall be liable for damages resulting from any delay or default in performance of any obligation herein if the delay or default is due to conditions beyond their control, including without limitation Acts of God, government restriction, or any other cause beyond the reasonable control of the obligated Party.

7. **No Publicity**. Notwithstanding any specific deliverable herein, no Party shall issue a press release, hold a press conference, or otherwise refer to any other Party's involvement in this Agreement without the prior written consent of all Parties.

8. **Warranties.** Each Party hereby represents and warrants that: (a) it has full power and authority to enter into this Agreement and perform its obligations hereunder; (b) it is duly organized, validly existing and in good standing under the laws of the jurisdiction of its origin; (c) it has not entered into, and during the Term will not enter into, any agreement that would prevent it from complying with this Agreement; and (d) it will comply with all applicable laws and regulations in its performance of this Agreement.

9. **Additional Terms.** This Agreement represents the entire agreement between the Parties and replaces any prior agreement or proposed variation. Should there be any conflict between any forms or documents exchanged by the Parties, the terms and conditions of this Agreement shall govern. This Agreement shall be amended only by mutual written agreement executed by all Parties or their respective designees. The Parties agree that this Agreement will be governed by the Laws of the state of Iowa without regard to Iowa conflict of laws statutes/rules. If any portion of this Agreement shall be declared illegal, void or otherwise unenforceable, the remaining provisions will not be affected, but will remain in full force and effect. The parties agree that electronic and/or digital signatures are valid and enforceable.

10. **Notice.** For purposes of this Agreement, the following individuals shall serve as points of contact for both Partner and IEDA:

PARTNER
Jennifer Pickar
Tourism Manager
6510 Hudson Road
Cedar Falls, IA 50613
319.268.4266
jennifer.pickar@cedarfallstourism.org

IEDA
Amy Zeigler
State Tourism Manager
1963 Bell Avenue, Suite 200
Des Moines, IA 50315
515.348.6259
amy.zeigler@iowaeda.com

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the date specified in Article 2.

FOR THE IOWA ECONOMIC DEVELOPMENT AUTHORITY:

BY: _____
Deborah V. Durham, Director Date

FOR PARTNER:

BY: _____
Signature Date

_____
Name and Title

DEPARTMENT OF PUBLIC WORKS

City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613
Phone: 319-268-5161
Fax: 319-268-5197
www.cedarfalls.com

MEMORANDUM
Engineering Division

TO: Honorable Mayor Robert M. Green and City Council

FROM: Ben Claypool, Principal Engineer, PE, PhD

DATE: December 21, 2022

SUBJECT: Maintenance and Repair Agreement
Post-Construction Stormwater Management Plan
Cedar Falls High School

The Post-Construction Stormwater Control Ordinance requires a formal Maintenance and Repair Agreement for the stormwater management plan. The Maintenance and Repair Agreement will require the benefited property to undergo, at a minimum, an annual inspection and to maintain records of installation, maintenance and repair activities of the stormwater control devices. The agreement will also create an easement for the City to inspect and repair the stormwater control devices if the property owners fail or refuse to meet the requirements of the Maintenance and Repair Agreement. The Maintenance and Repair Agreement is attached for your review.

The Engineering Division has reviewed the stormwater management plan and Maintenance and Repair Agreement for the new Cedar Falls High School and finds it in accordance with City Code. The Engineering Division recommends the agreement be accepted by the City Council and recorded at the Black Hawk County Recorder's Office.

xc: Chase Schrage, Director of Public Works
David Wicke, City Engineer

Prepared by: AECOM, 501 SYCAMORE STREET, SUITE 222,
WATERLOO, IOWA 50703, 319-232-6531

STORM WATER MAINTENANCE AND REPAIR AGREEMENT AND PERMANENT EASEMENT

This Agreement is made and entered into by and between Cedar Falls Community School District (CFCSD) (hereinafter "Owner") and the City of Cedar Falls, Iowa (hereinafter "City.

WHEREAS, Owner owns land in the City legally described on Exhibit A attached, that has been developed or will be developed by Owner (hereinafter "Benefited Property"); and

WHEREAS, the City acknowledges that a Storm Water Management Plan as required by Section 24-336 of the City's Code of Ordinances (hereinafter "Plan") has been submitted to and approved by the City; and

WHEREAS, said Plan includes construction of storm water management facilities on Owner's land; and

WHEREAS, a Maintenance and Repair Agreement related to such storm water management facilities which complies with Section 24-341 of the City's Code of Ordinances is required; and

WHEREAS, Owner acknowledges that all of the Benefited Property will benefit from the storm water management facilities; and

WHEREAS, the parties have reached agreement on the terms and conditions of these matters and now desire to set forth their agreement in writing.

NOW, THEREFORE it is mutually agreed by the parties as follows:

1. Owner shall construct at Owner's cost storm water management facilities in compliance with Section 24-341 of the City's Code of Ordinances as set forth in the Plan submitted by Owner (hereinafter "Facilities").

2. Such Facilities shall be constructed as depicted on Exhibit B attached. Any change to the composition of or size, shape or location of the Facilities must be approved by the

City.

3. Owner shall be responsible for the inspection, operation, maintenance and repair of the Facilities, and shall make records of the installation, inspections, maintenance and repairs, and shall retain such records for at least twenty-five (25) years or until the Facilities or any portion thereof has been reconstructed. These records shall be made available to the City during any City inspection, and shall be submitted to the City at other reasonable times upon request. Nothing in these record keeping requirements shall be construed to limit in any way the Owner's responsibility to inspect, maintain and repair the Facilities.

a) Owner agrees to comply with the Detention Basin Operation and Maintenance Plan for the Facilities attached as Exhibit C and incorporated herein.

b) Owner agrees to comply with the Maintenance and Inspection Schedule for Storm Water Detention System for the Facilities attached as Exhibit D and incorporated herein.

4. Owner may construct at Owner's cost additional storm water management facilities on the Benefited Properties, upon the written consent of the City, in which case the duties and responsibilities of inspection, operation, maintenance, repair, and record keeping stated in this Agreement shall apply to such additional storm water management facilities.

5. If Owner fails or refuses to meet the requirements of this Agreement, the City, after notice as provided herein, may correct a violation or non-compliance by performing or causing to be performed all necessary work to place the Facilities in proper working condition. If the Facilities are not a danger to public safety or public health, the Owner shall be provided with reasonable notice to correct the violation in a timely manner. In the event that the Facilities become a danger to public safety or public health, the City shall notify the Owner in writing that upon receipt of the notice, the Owner shall have two days or such additional time as circumstances may require to maintain and/or repair the Facilities. If the violations or non-compliance have not been corrected by the Owner in a timely manner, and the City performs or causes to be performed the work necessary to place the Facilities in proper working condition, the City may assess, jointly and severally, the cost of the work to the Owner, and to future owners of any portion of the Benefited Property, which cost shall be a lien on the Facilities and on the Benefited Property, and the City may assess the cost of the work to each separately owned portion of the Benefited Property in equal shares as a lien to be collected in the same manner as property taxes.

6. Owner agrees to utilize the forms attached hereto as Exhibit E with regard to inspection, maintenance and repair of the Facilities.

7. In consideration of approval by the City of the foregoing Agreement and attached Exhibits, Owner accepts the duties and responsibilities set forth herein which shall be covenants running with the land, and agrees that the same shall be binding upon and inure to the benefit of Owner and Owner's grantees, transferees, successors and assigns.

IN WITNESS WHEREOF, the City and the Owner have executed this Storm Water Facility Maintenance and Repair Agreement at Cedar Falls, Iowa, effective as of the date first stated above.

By (Signature): _____

Printed Name: Jeff Hassman

Title: Board President, Cedar Falls Community School District

STATE OF Iowa)
) SS
COUNTY OF Black Hawk)

This instrument was acknowledged before me on the 12 day of DECEMBER, 2022, by Jeff Hassman (Printed Name) as Board President (Title) of Cedar Falls Community District School District.

Michelle Weber
Notary Public in and for the State of Iowa

MICHELLE WEBER
COMMISSION NO. 770963
MY COMMISSION EXPIRES
DECEMBER 22, 2023

City of Cedar Falls, Iowa

By: _____
Robert M. Green, Mayor

ATTEST:

_____
Jacqueline Danielsen, MMC, City Clerk

STATE OF Iowa)
) SS
COUNTY OF Black Hawk)

This instrument was acknowledged before me on the _____ day of _____, 2022, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the City of Cedar Falls, Iowa.

_____
Notary Public in and for the State of Iowa

Exhibit A

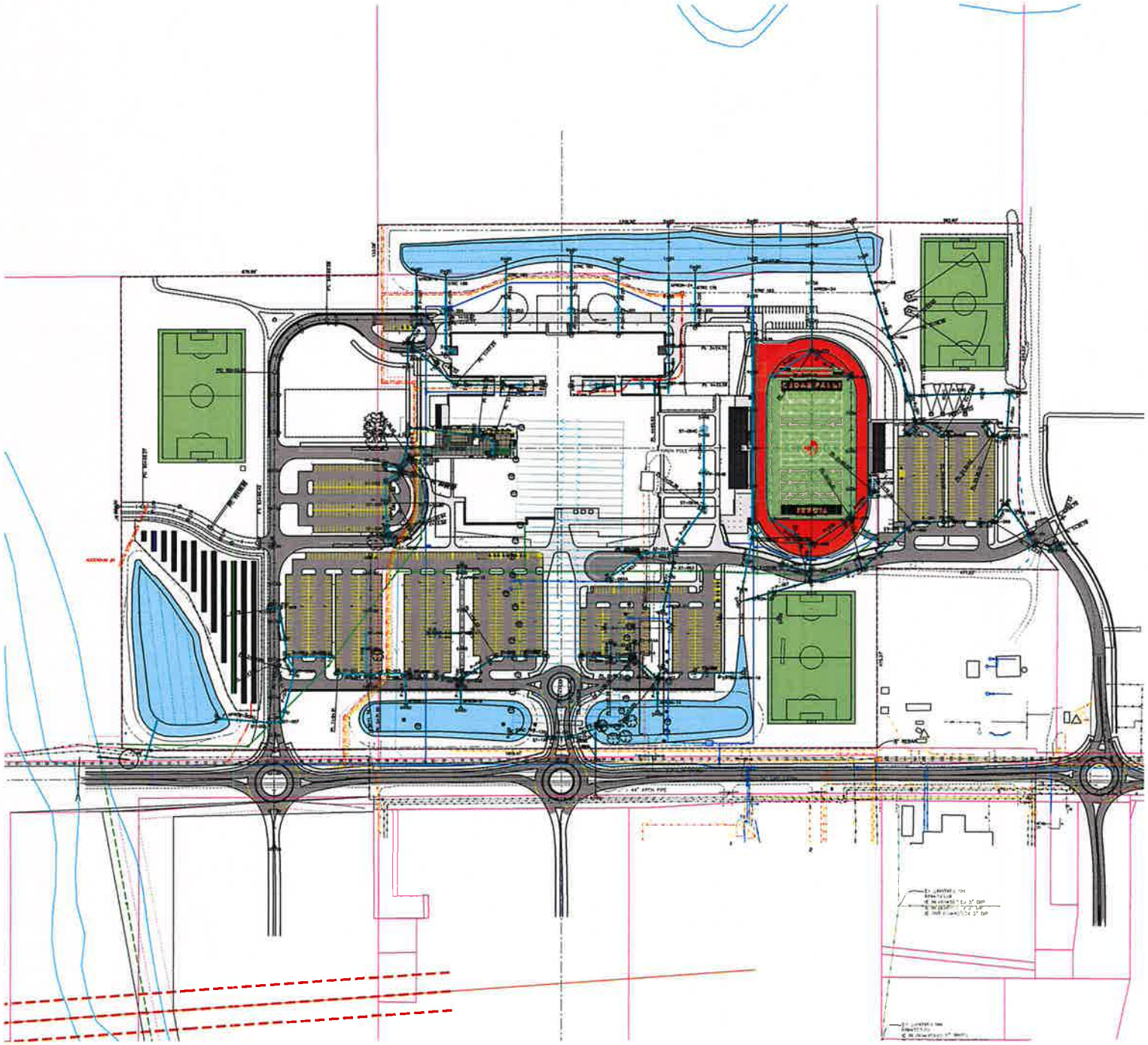
Legal Description

Parcel "A" in Record Doc. #2018-2100 and Parcel "B" in Record Doc. #2020-7423 found in the Black Hawk County Courthouse, Black Hawk County, Iowa.

Exhibit B

Stormwater Management Facilities

See the following Civil C6.00 series sheets from the construction plans.



PLAN NOTES

GENERAL SITE NOTES

1.) All Storm Sewer Structure tops (Intakes and Utility Accesses) shall be poured after paving is completed. Intake and Utility Access tops behind the back of curb shall match the same slope as the existing/proposed grading in that area. Concrete Fillets shall also be installed in all storm sewer structures unless otherwise noted. Nyoplast drainage structures shall be installed and configured per the manufacturer's specifications.

2.) Storm Sewer Utility Access Structure Form Grade elevations and locations are shown based on the center of the structure unless otherwise noted. Utility Accesses casting locations shall be placed to match pavement jointing patterns. Storm Sewer Utility Access Structure sizes vary as described in the standard road plans and storm sewer details. Price bid shall include all materials, equipment and labor required to construct the UA according to these details.

3.) All Storm Sewer Joints Crossing Water Main shall be gasketed and wrapped according to SUDAS Section 4020. Storm sewer pipes crossing existing/proposed utilities shall be centered between pipe end joints on that crossing.

4.) All connections between dissimilar pipes (including reducers) shall be considered incidental to storm sewer construction and shall be completed using a Fernco 1060 series (Concrete to PVC/DIP) and 1056 series (PVC/DIP to PVC/DIP) for up to 24" diameter transitions. HDPE to concrete/DIP or PVC shall be completed per manufacturer specifications.

5.) Existing storm sewer drainage shall be maintained during construction, if existing drainage patterns are interrupted a plan must be in place to provide temporary drainage if needed. This may include temporary pumping or ditching which should be considered incidental to storm sewer installation.

6.) Dewatering and temporary pumping required during construction is the responsibility of the contractor and shall be considered incidental to storm sewer installation.

7.) Class 1 bedding material, per SUDAS Specification Section 3010.2.02A, shall be considered incidental to pipe, intake and utility access construction and shall be placed according to SUDAS Details SW-101 and SW-102, Class R-5 for all Reinforced Concrete Pipe (including circular piping) and F-3 for HDPE/PVC Pipe. One-inch (1-inch) or 1 1/2 inch clean crushed stone may be substituted for Class 1 Bedding Material in Section 3010.2.02A.

8.) RCP apron section footings shall be installed under all apron outlets.

9.) Curb cut openings shall include scour protection let downs. Locations and details are shown in the erosion control sheets. These shall extend a minimum of 1' past either side of the curb openings.

10.) Refer to sheets C.610 to C6.18 for storm sewer and detention outlet details.

11.) Structure to pipe connections shall be completed per SUDAS section 6010. Concrete pipe joints shall be constructed per SUDAS section 4020. HDPE/PVC pipe connections shall be per manufacturer specifications and detail SW-211 shall be used when required for pipe to pipe or pipe to structure connections. All pipe to pipe or pipe to structure connections are considered incidental to storm construction.

12.) Class III or better concrete pipe per SUDAS 4020 shall be used for all concrete pipe construction. HDPE/PVC pipes shall have a smooth interior and comply with SUDAS section 4020.

13.) Aprons shall be installed on the same line and slope of the storm sewer pipe. Aprons shall be according to SUDAS detail 4030.22. The last three joints of each pipe outlet (including apron) shall be connected per detail DR-121. This work is considered incidental to storm construction. All outlet and inlet pipes on grade shall include aprons.

14.) Existing storm sewer pipe type, size, and elevations are estimated based on field survey and shall be verified by the contractor prior to construction or fabrication of storm structures and pipe installation.

NORTH

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SCALE IN FEET

INVISION

CONSULTANT:

CONSTRUCTION MANAGER:
STORY CONSTRUCTION

STRUCTURAL:
BAKER RHODES ENGINEERING

MEP:
MODUS

CIVIL ENGINEERING AND LANDSCAPE ARCHITECT:
AECOM TECHNICAL SERVICES, INC. / RITLAND+KUIPER

REVISIONS:

OWNER SIGN-OFF:

CEDAR FALLS COMMUNITY SCHOOL DISTRICT

CEDAR FALLS HIGH SCHOOL

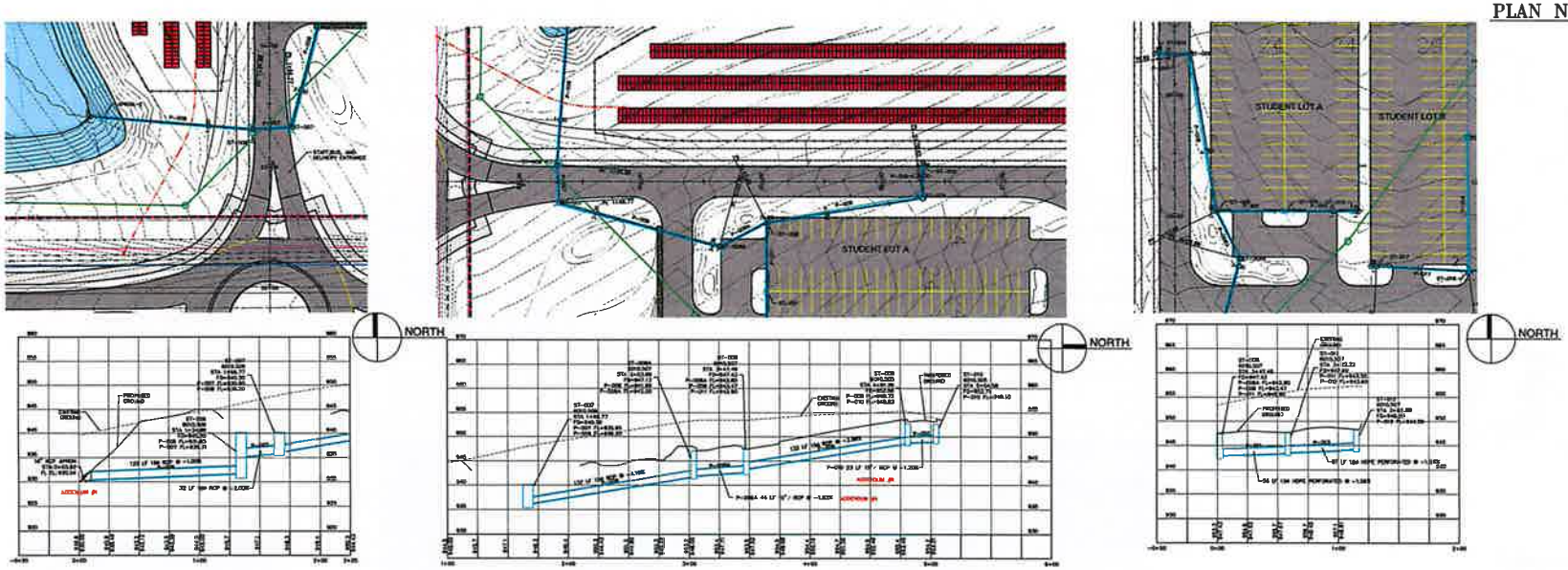
PROJECT NO
19116

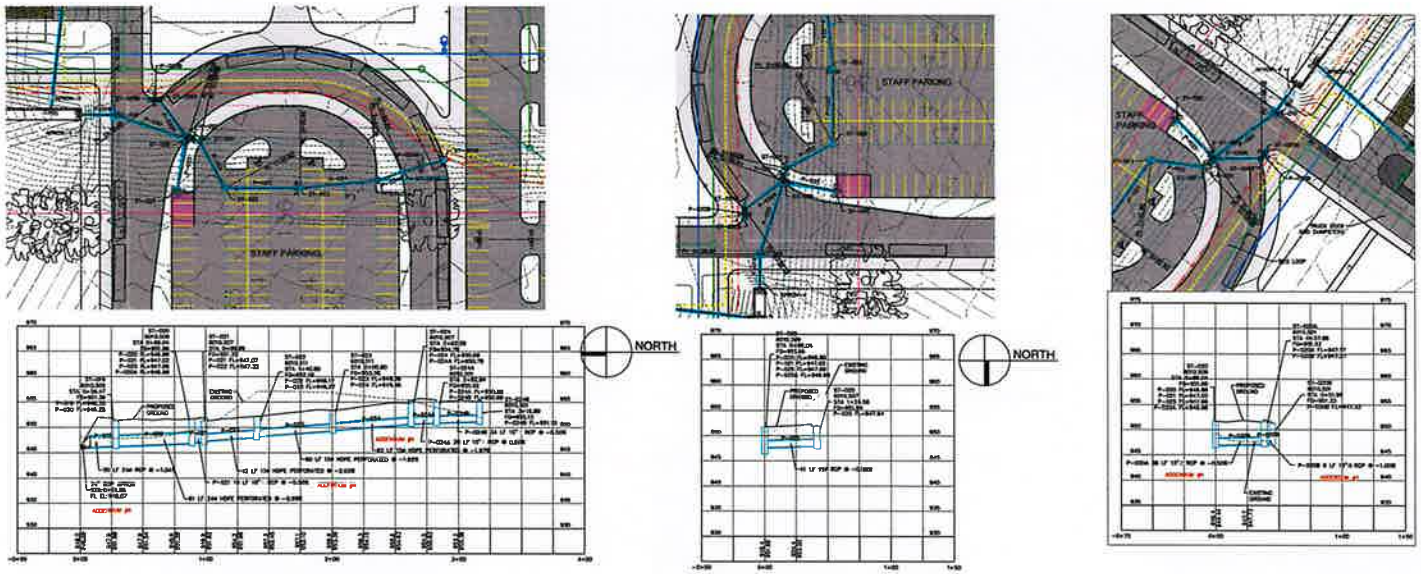
DATE:
JANUARY 22, 202

SHEET SET:
CONSTRUCTION DOCUMENTS

SHEET NAME:
STORM DRAINAG

PLAN NOTES





GENERAL SITE NOTES

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SCALE IN FEET

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AECOM TECHNIC
SERVICES, INC. /
RITLAND+KUIPER

REVISIONS:
ADDENDUM #1 12/2

OWNER SPON-CIP:
L.H.

CEDAR FALLS COMMUNITY SCHOOL DISTRICT
CEDAR FALLS HIGH SCHOOL

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19116

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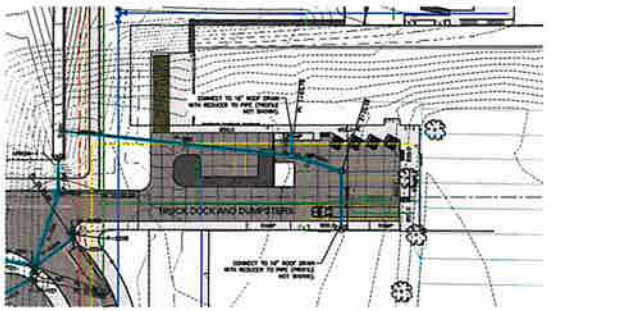

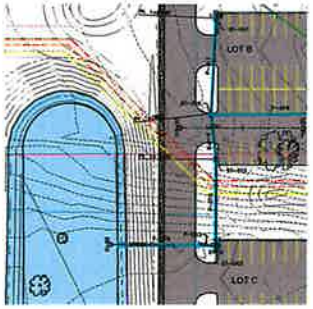

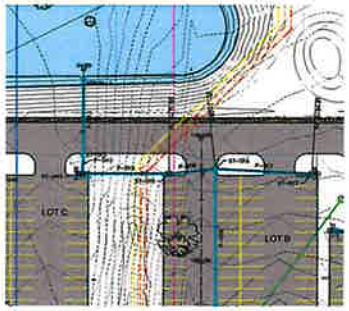

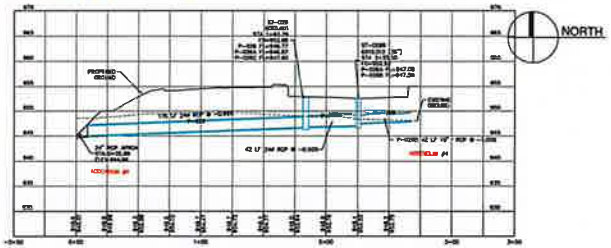

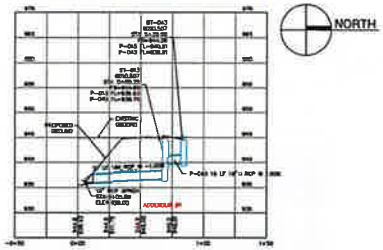

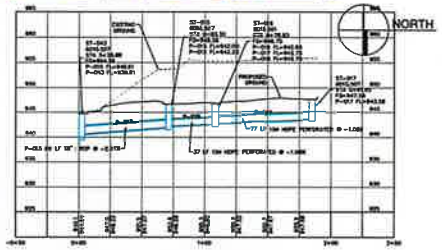

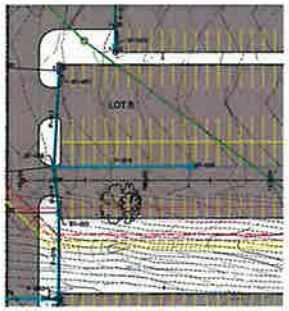

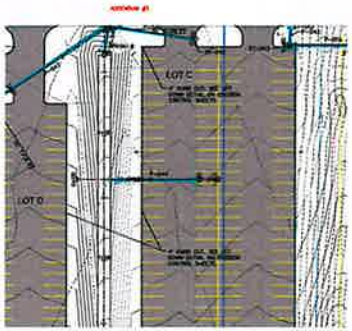

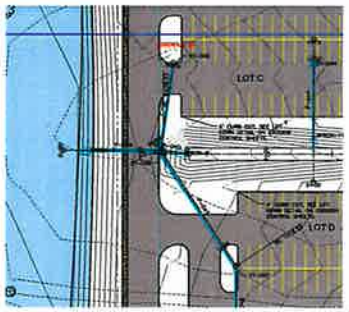

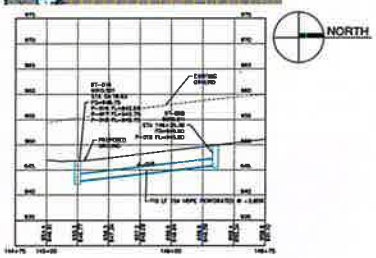

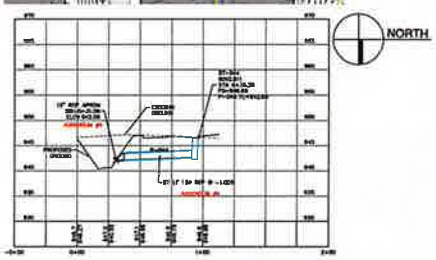

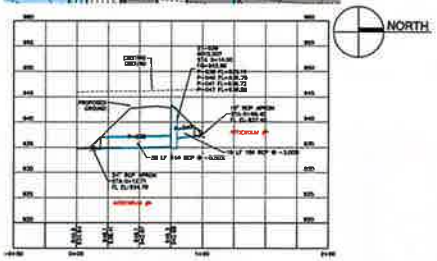

GENERAL SITE NOTES

LEGEND

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SCALE IN FEET

INVISION

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319.233.8772 F w
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CIVIL ENGINEERING A
LANDSCAPE ARCHITE
AECOM TECHNIC
SERVICES, INC. /
RITLAND+KUIPER

REVISIONS:

OWNER SIGN-OFF:

CEDAR FALLS COMMUNITY SCHOOL DISTRICT
CEDAR FALLS HIGH SCHOOL

PROJECT NO:
19116

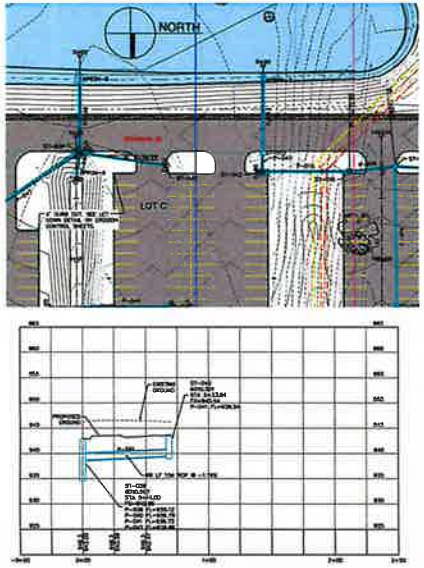
DATE:
JANUARY 22, 202

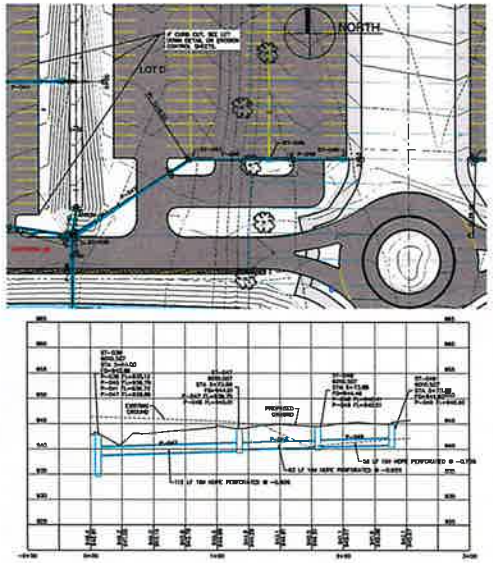
SHEET SET:
CONSTRUCTION
DOCUMENTS

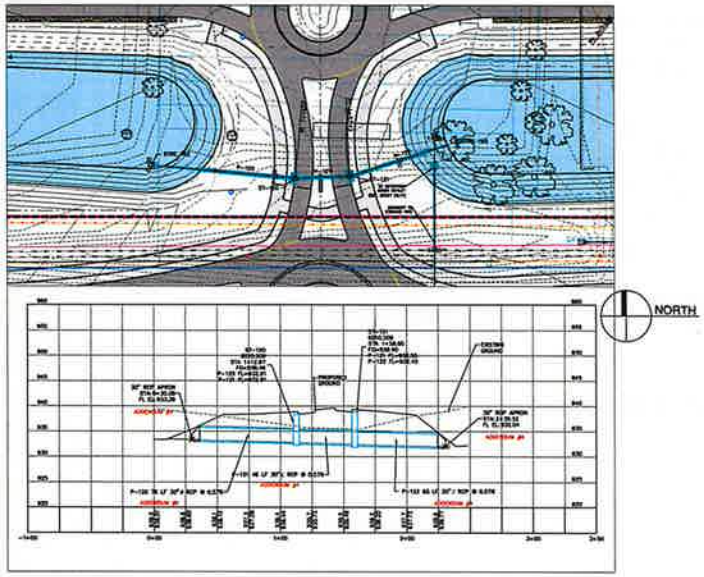
SHEET NAME:
STORM DRAINAG

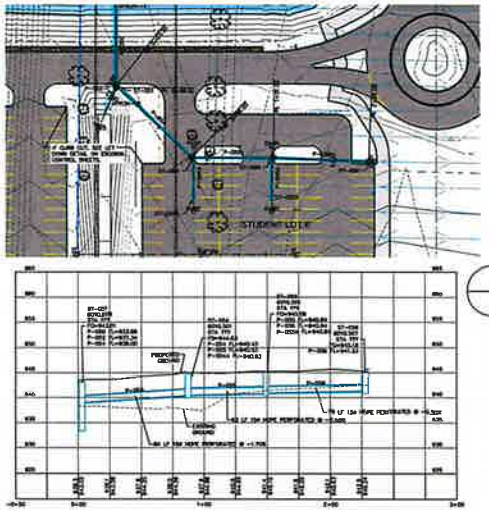
Item 28.

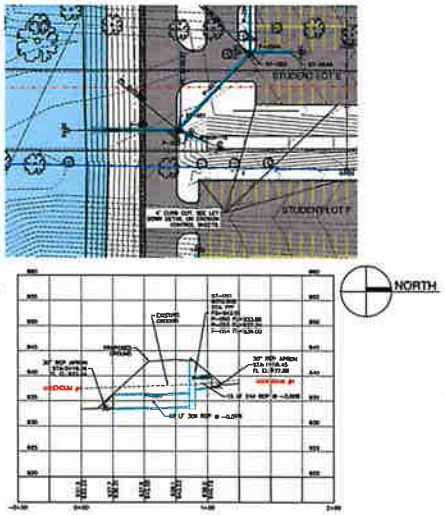
PLAN NOTES

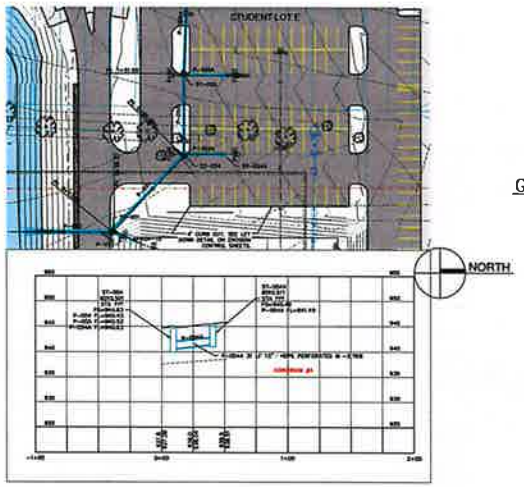












GENERAL SITE NOTES

LEGEND

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CEDAR FALLS HIGH SCHOOL

PROJECT NO:
19116

DATE:
JANUARY 22, 202

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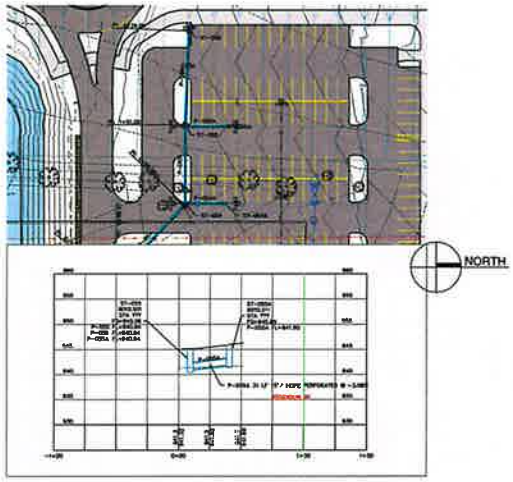
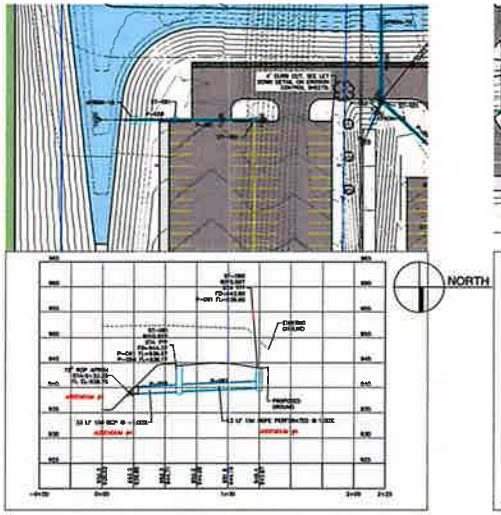
CONSTRUCTION
DOCUMENTS

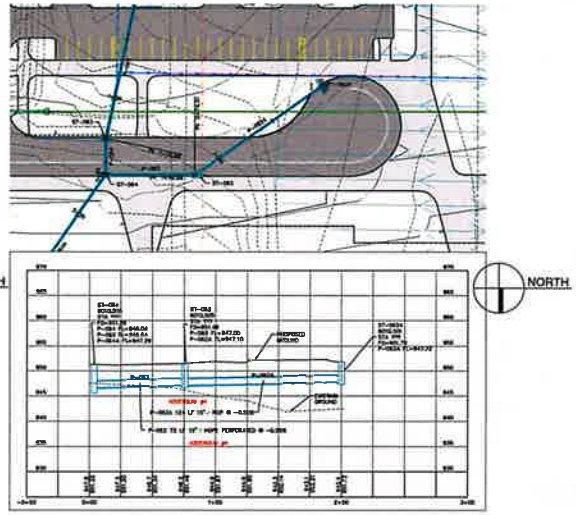
MANAG

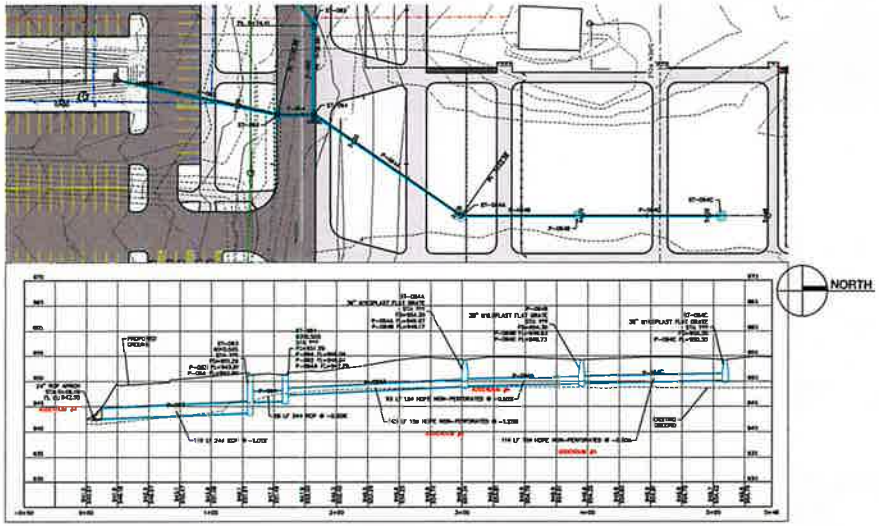
03

Item 28.









PLAN NOTES

GENERAL SITE NOTES

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SERVICES, INC. /
RITLAND+KUIPER

REVISIONS:
Issuing date
ADDENDUM 01 12/0

OWNER SPECIFIC:

CEDAR FALLS COMMUNITY SCHOOL DISTRICT
CEDAR FALLS HIGH SCHOOL

PROJECT NO:
19116

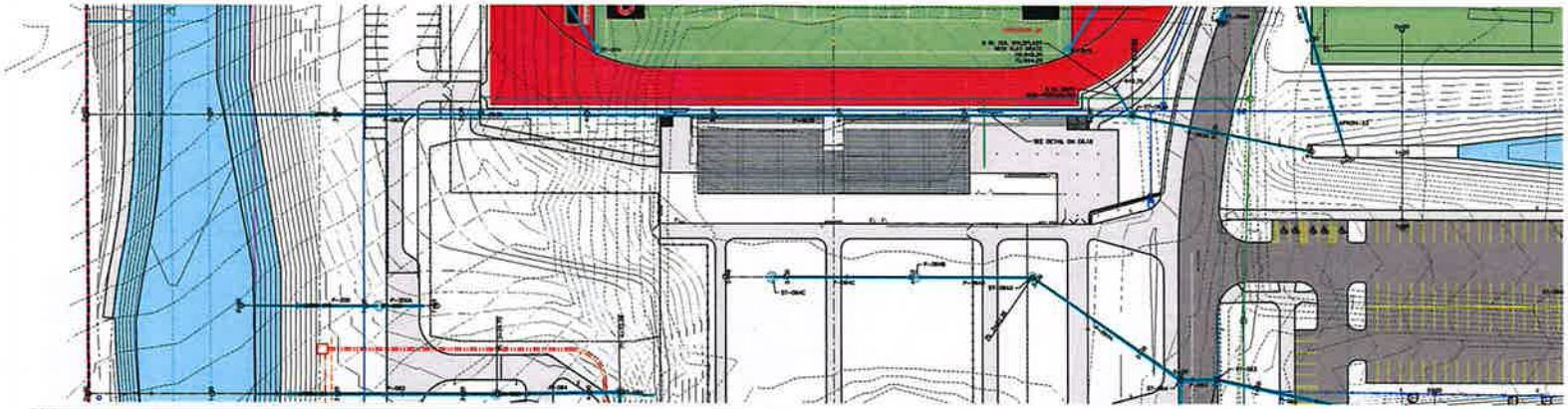
DATE:
JANUARY 22, 202

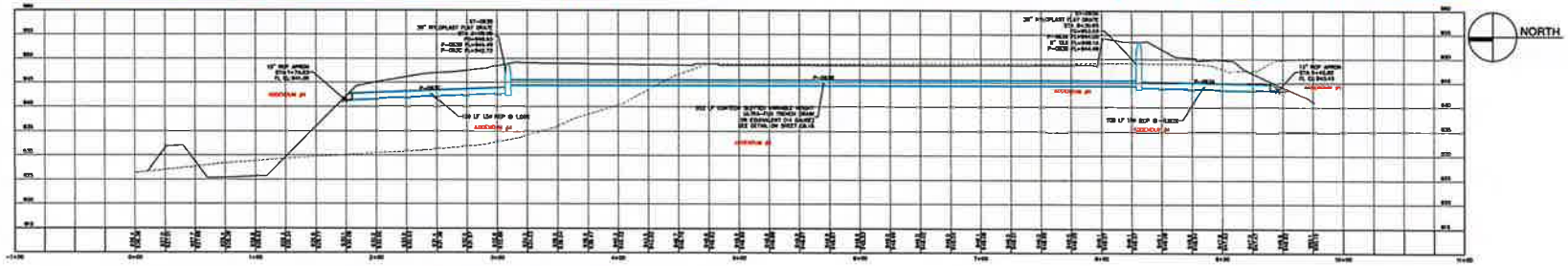
SHEET SET:
CONSTRUCTION
DOCUMENTS

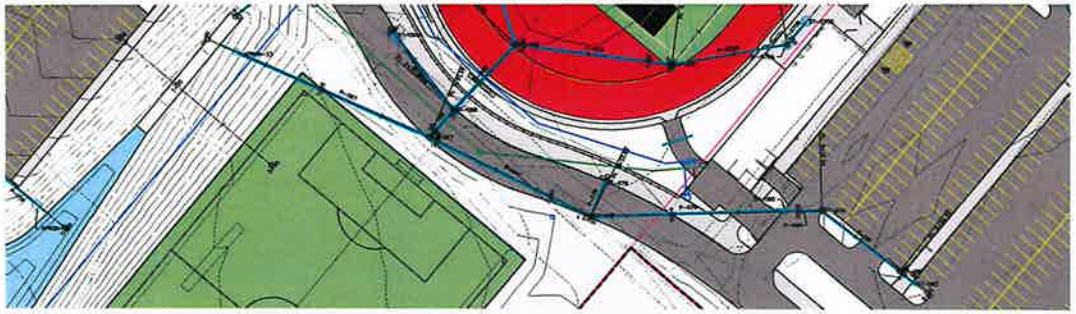
SHEET NAME:
STORM DRAINAG

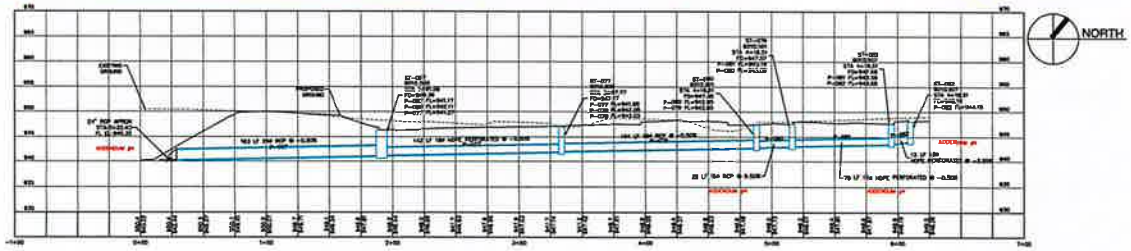
04

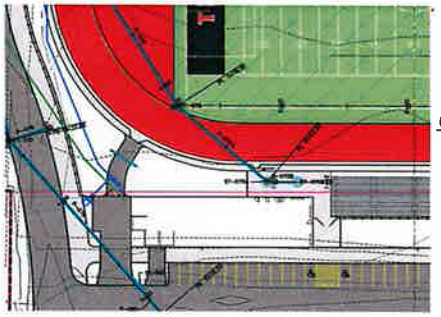
PLAN NOTES

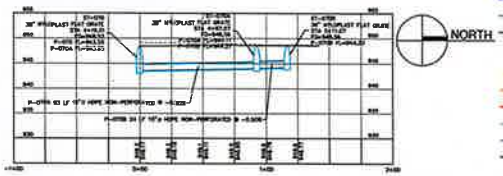












GENERAL SITE NOTES

LEGEND

- EXISTING GRAVEL EDGE
- EXISTING ELECTRICAL
- EXISTING FIBER OPTIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING SANITARY SEWER
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- PROPOSED WATER MAIN
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- SIDEWALK/TRAIL
- GRAVEL EDGE

0 100 200
SCALE IN FEET

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AECOM TECHNICAL SERVICES, INC. / RITLAND+KUIPER

REVISIONS:

OWNER SIGN-OFF:

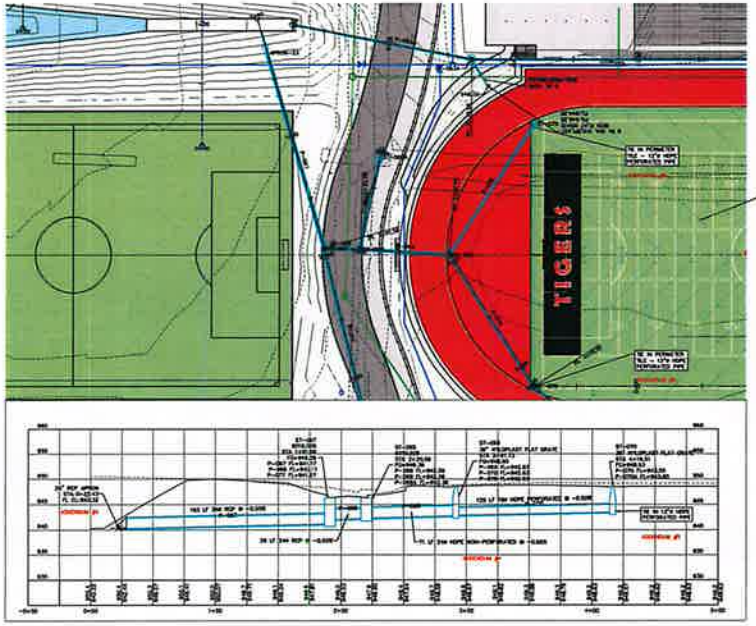
CEDAR FALLS COMMUNITY SCHOOL DISTRICT
CEDAR FALLS HIGH SCHOOL

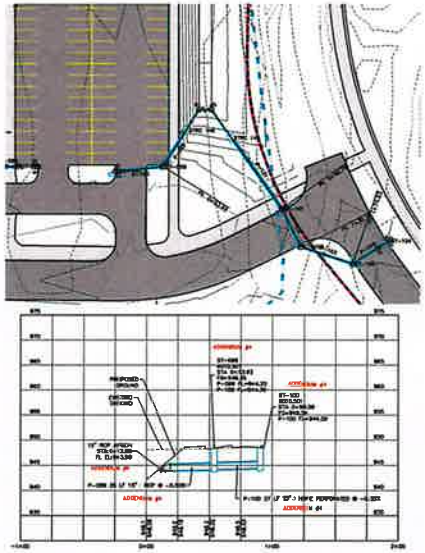
PROJECT NO: 19116

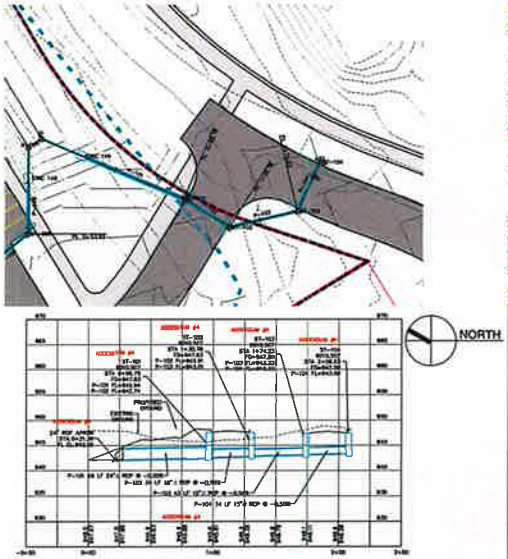
DATE: JANUARY 22, 202

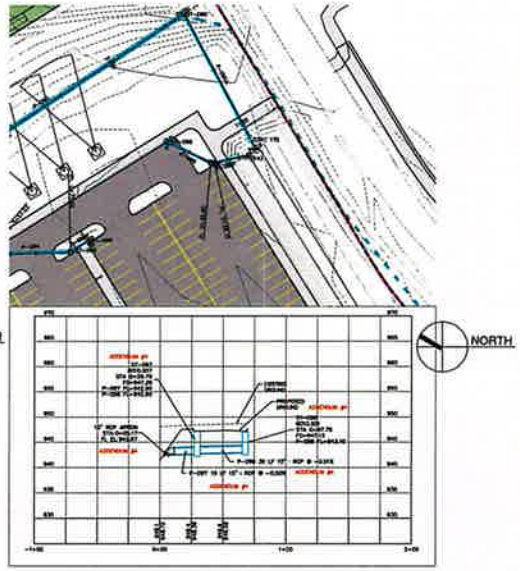
SHEET SET: CONSTRUCTION DOCUMENTS

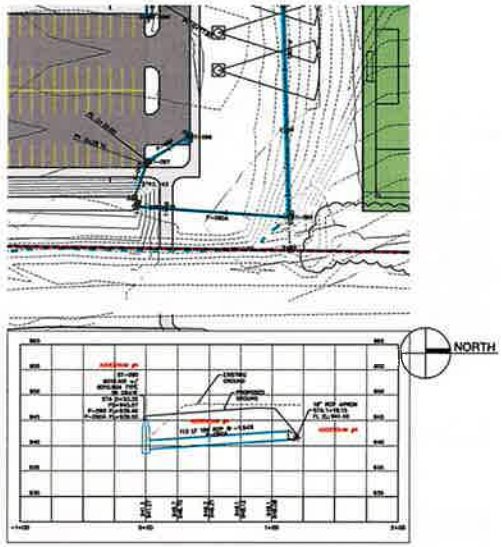
PLAN NOTES











GENERAL SITE NOTES

LEGEND

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0 100 200
SCALE IN FEET

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CEDAR FALLS HIGH SCHOOL

PROJECT NO
19116

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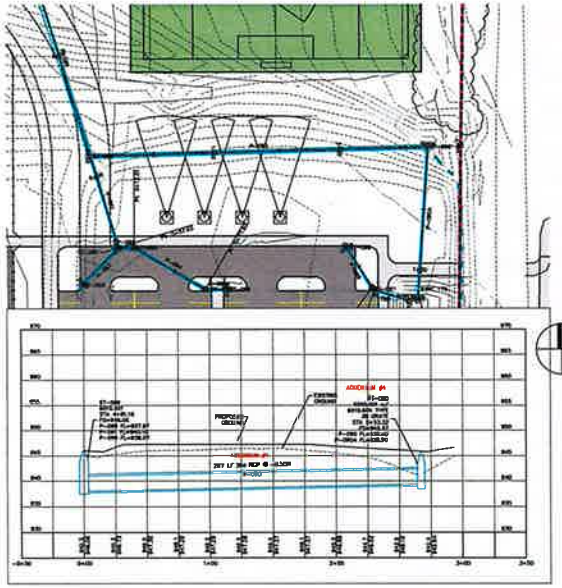
JANUARY 22, 202

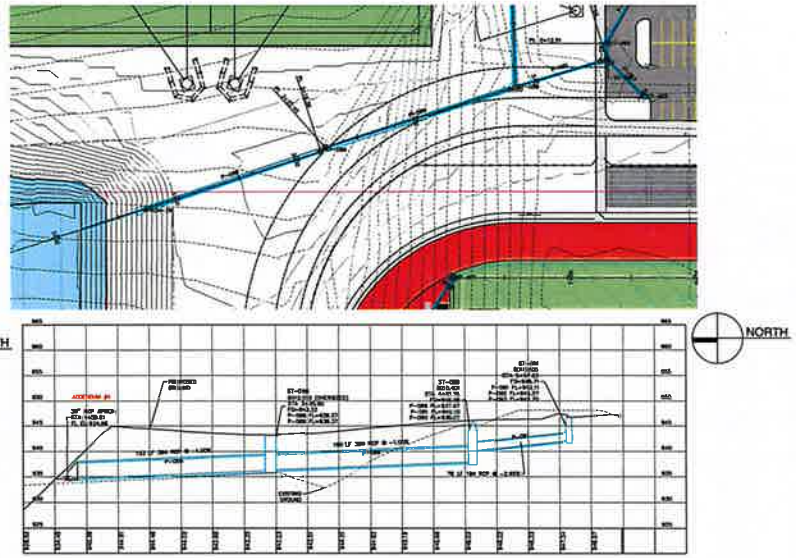
SHEET SET:
CONSTRUCTION DOCUMENTS

SHEET NAME:
STORM DRAINAG

Item 28.

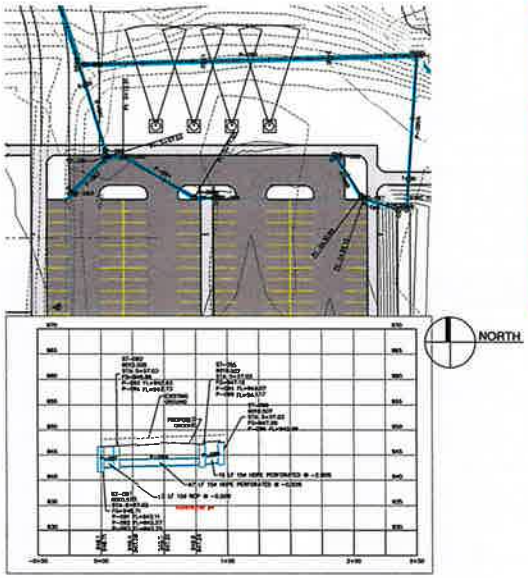
PLAN NOTES

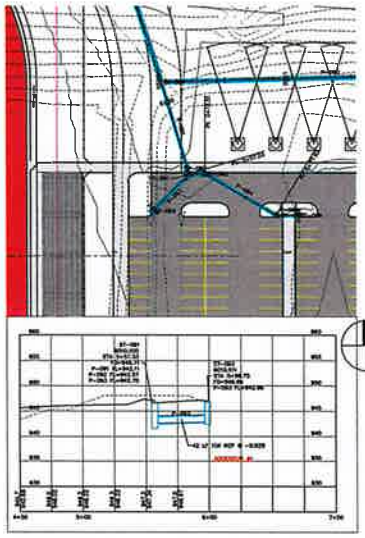




NORTH

NORTH





NORTH

NORTH

GENERAL SITE NOTES

LEGEND

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REVISIONS:

OWNER REVIEW:

CEDAR FALLS COMMUNITY SCHOOL DISTRICT
CEDAR FALLS HIGH SCHOOL

PROJECT NO:
19116

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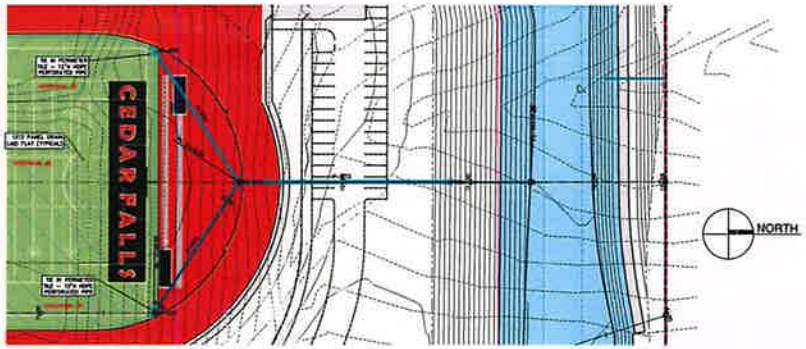
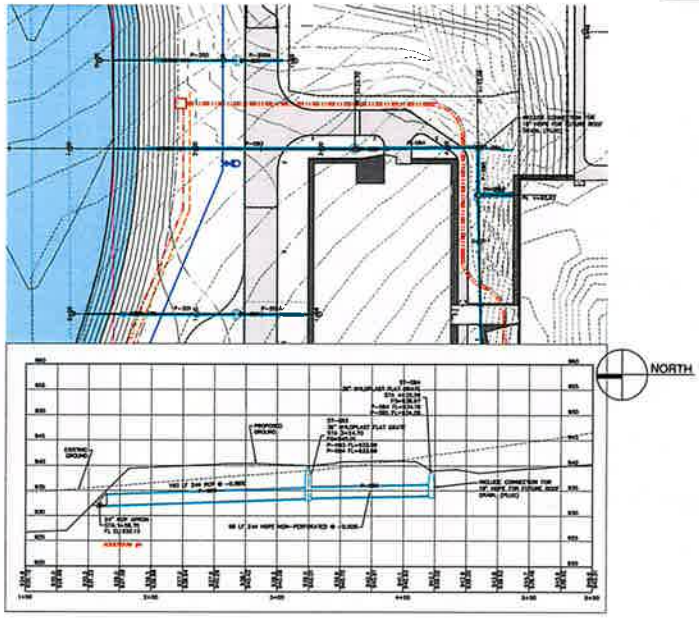
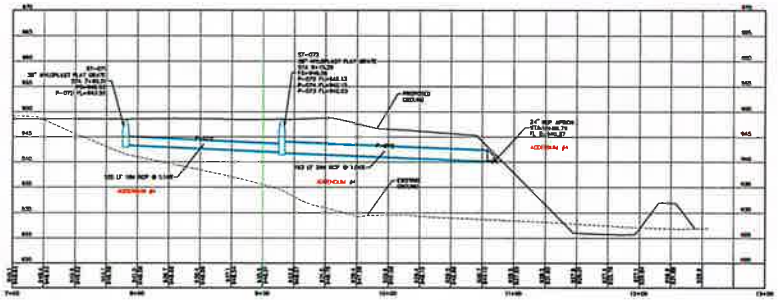
SHEET SET:
CONSTRUCTION DOCUMENTS

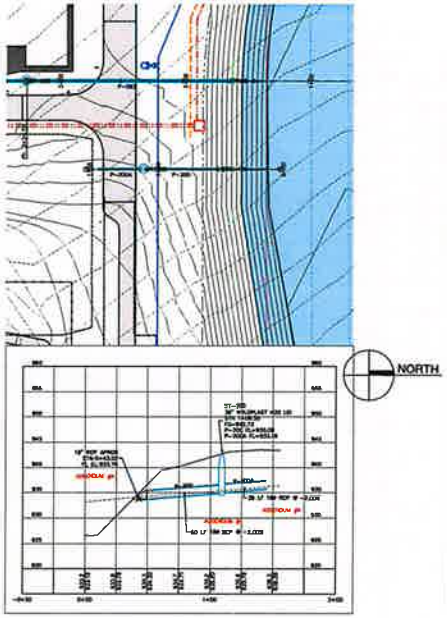
Item 28.

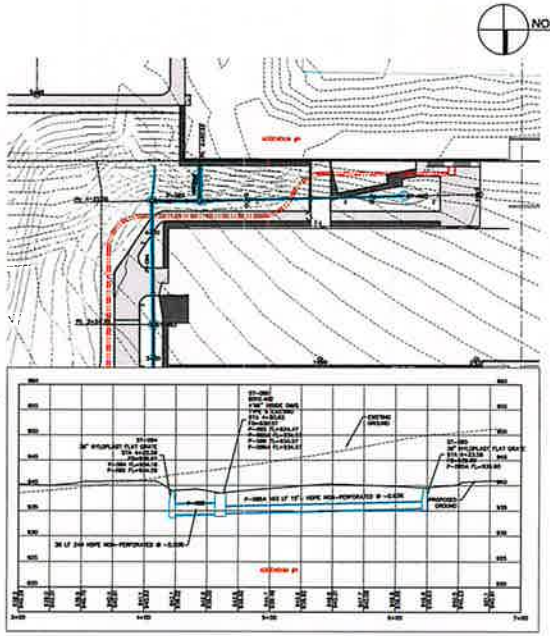
PLAN NOTES

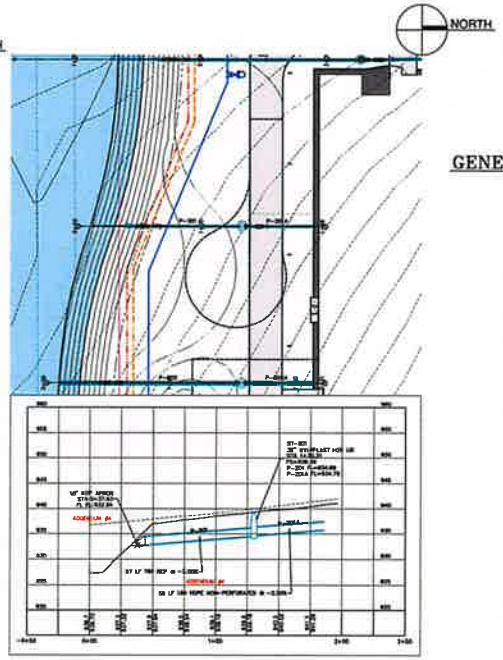












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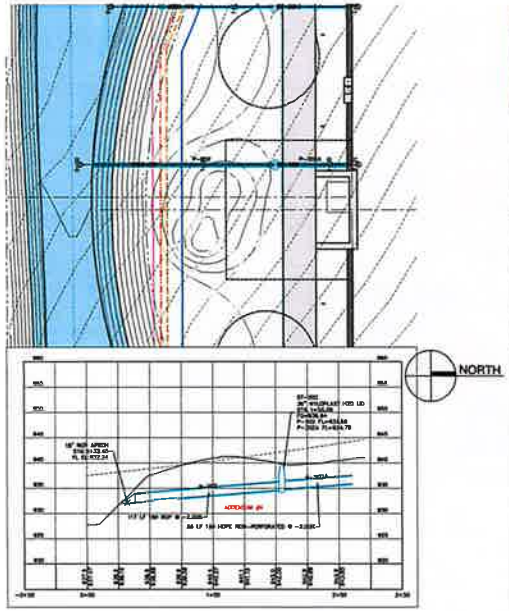
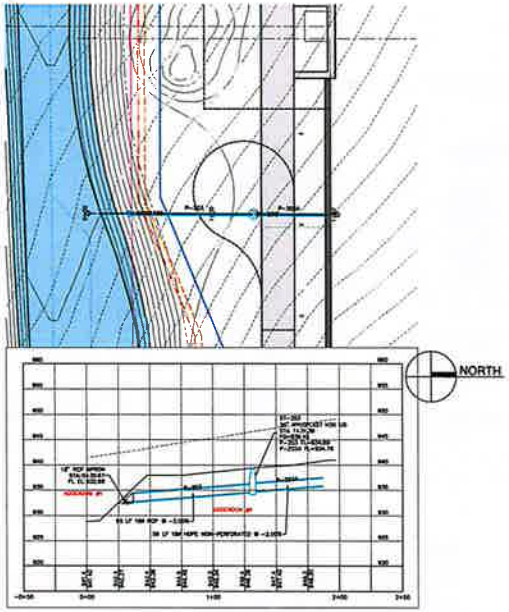
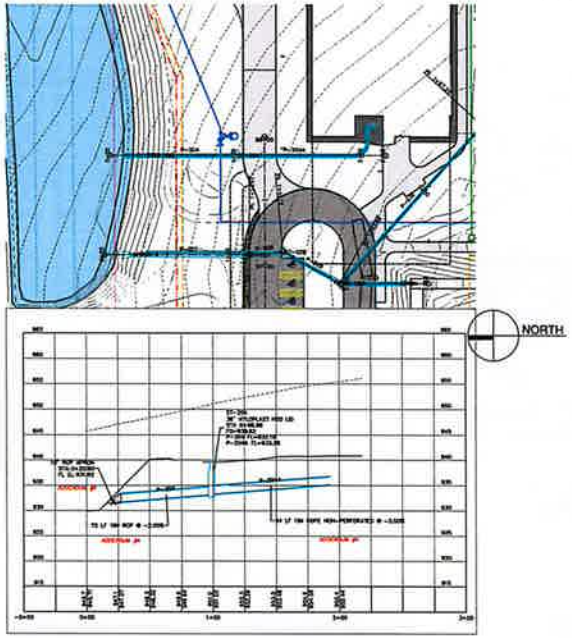
SHEET NAME:
STORM DRAINAG

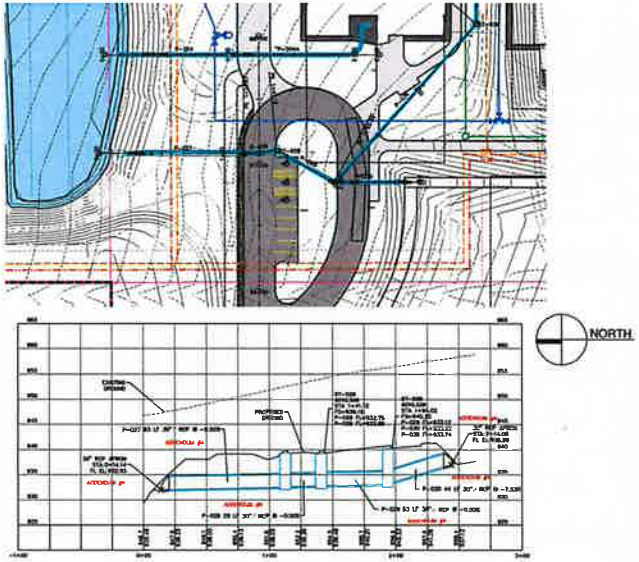
Item 28.

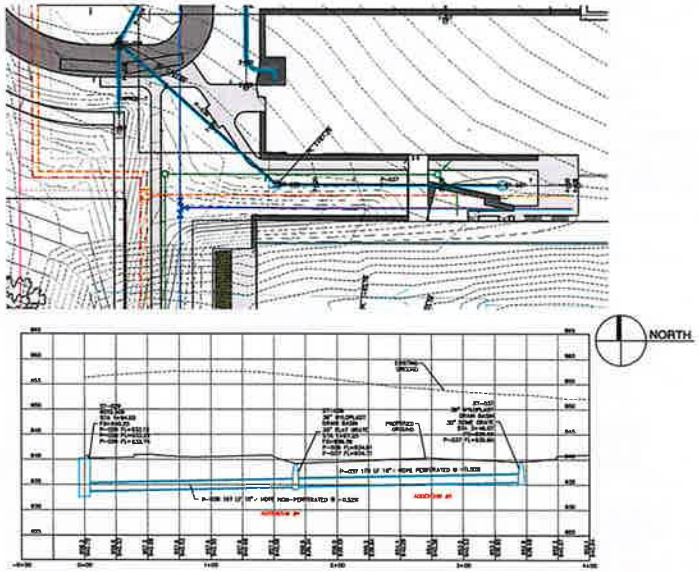
PLAN NOTES











GENERAL SITE NOTES

LEGEND

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0 100 200
SCALE IN FEET

INVISION

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REVISIONS

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CEDAR FALLS COMMUNITY SCHOOL DISTRICT
CEDAR FALLS HIGH SCHOOL

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CONSTRUCTION
DOCUMENTS

NAG

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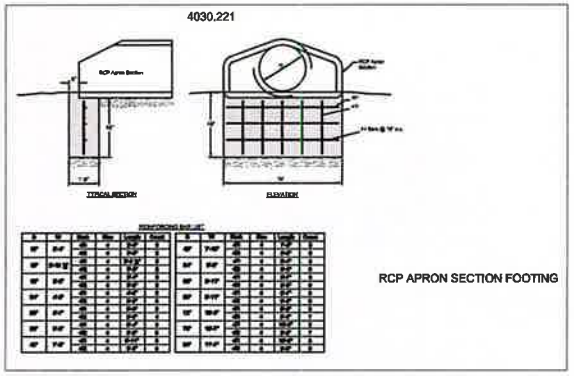
Item 28.

PLAN NOTES



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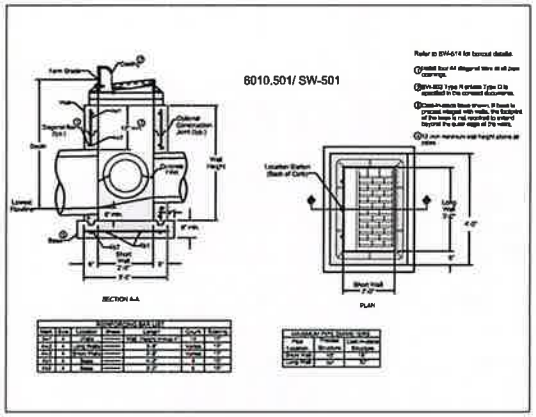

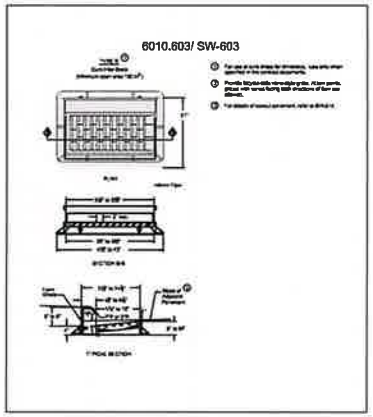

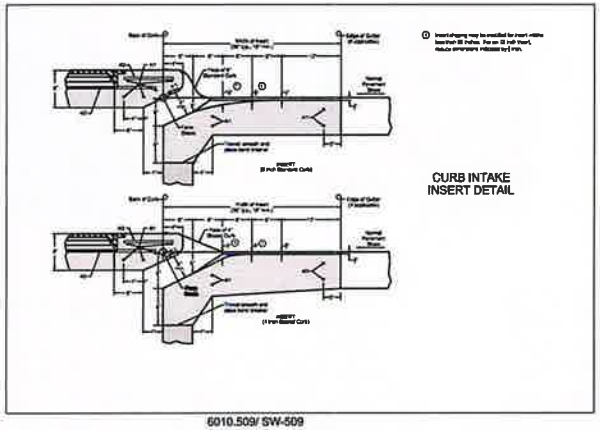

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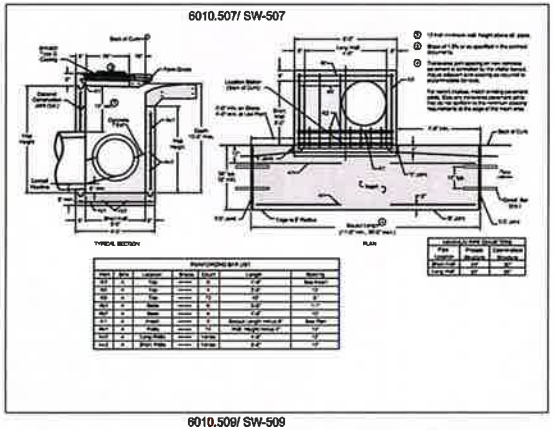
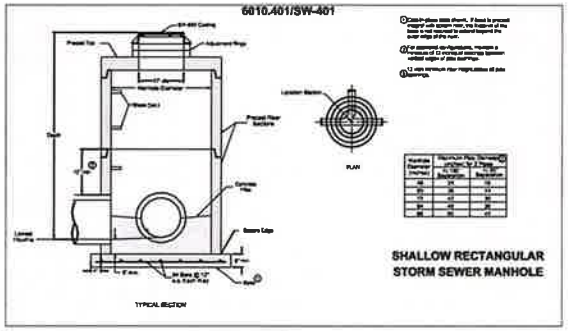
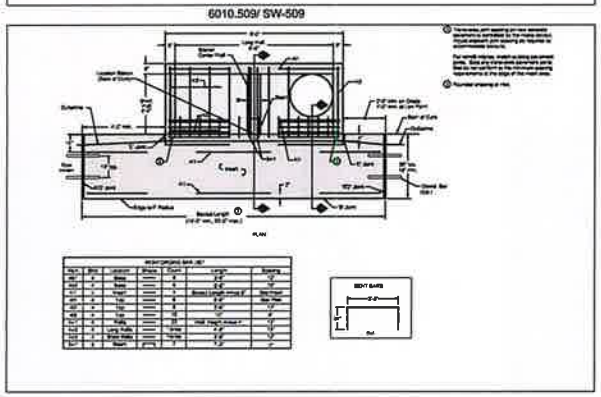
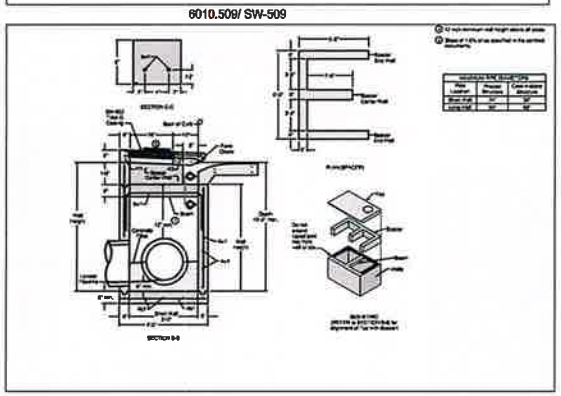
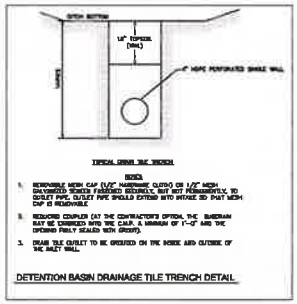




SHALLOW RECTANGULAR STORM SEWER MANHOLE







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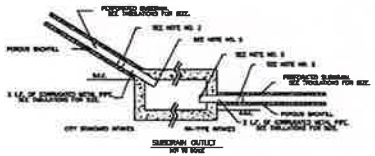

GENERAL SITE NOTES

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REVISIONS:

CHANGE SHEET OFF:

CEDAR FALLS COMMUNITY SCHOOL DISTRICT
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CONSTRUCTION DOCUMENTS

SHEET NAME:
STORM DRAINAG

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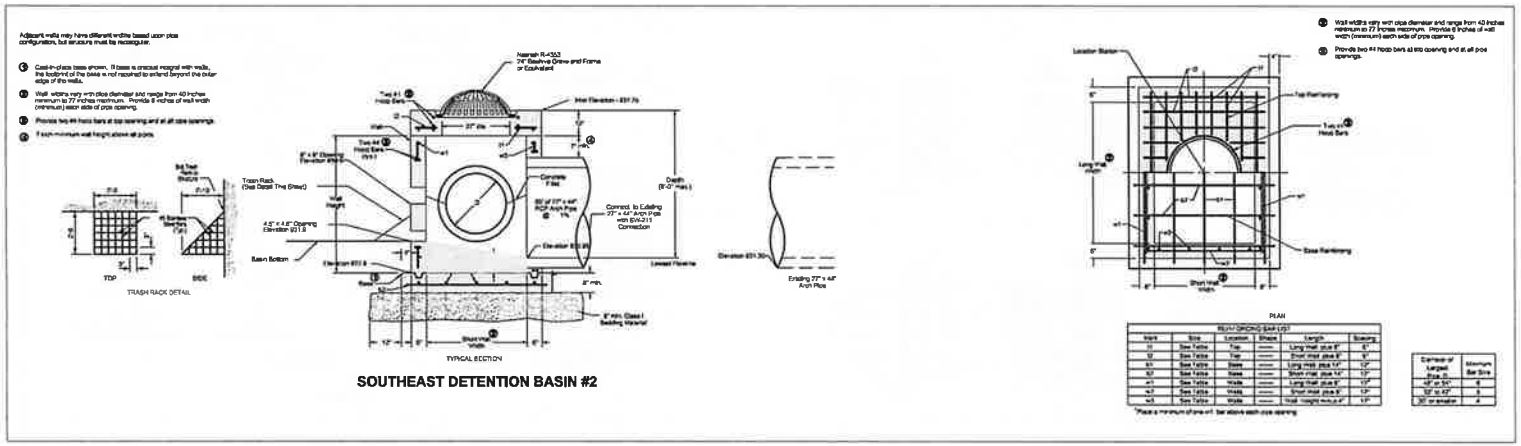
Item 28.

PLAN NOTES



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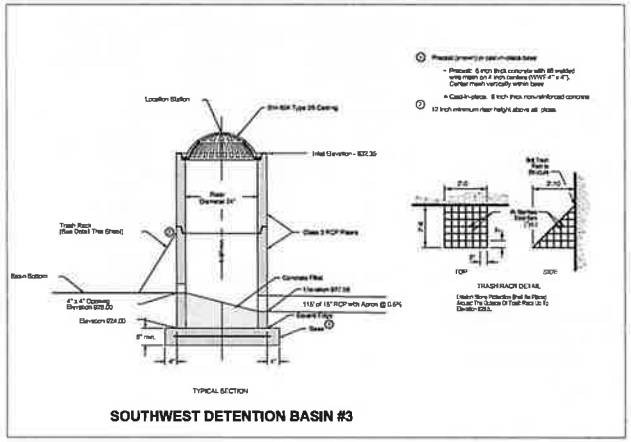

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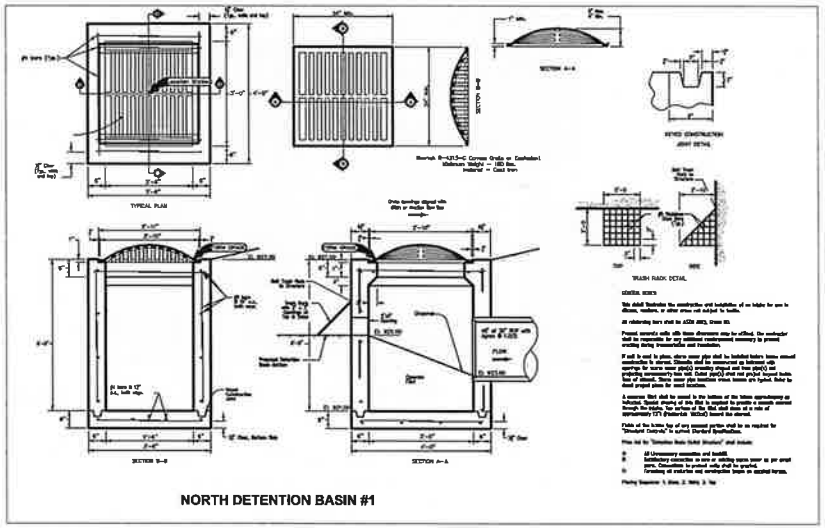

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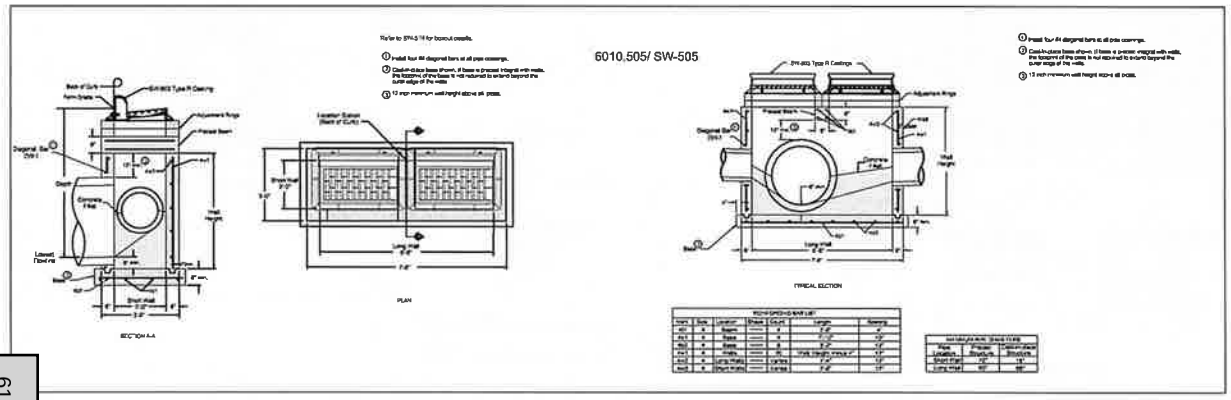
GENERAL SITE NOTES



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19116

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JANUARY 22, 202

SHEET SET:
CONSTRUCTION DOCUMENTS

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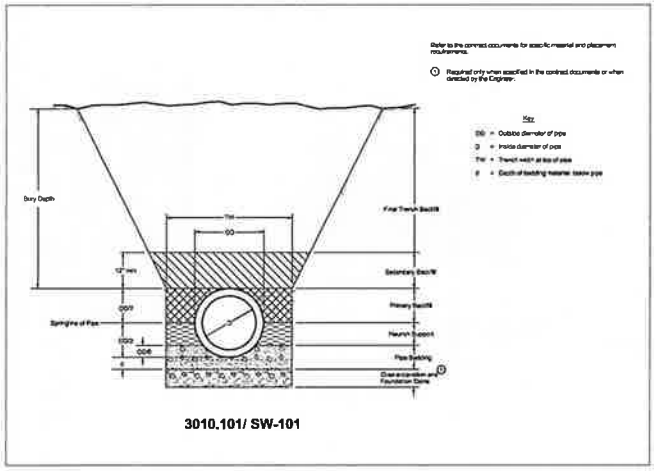
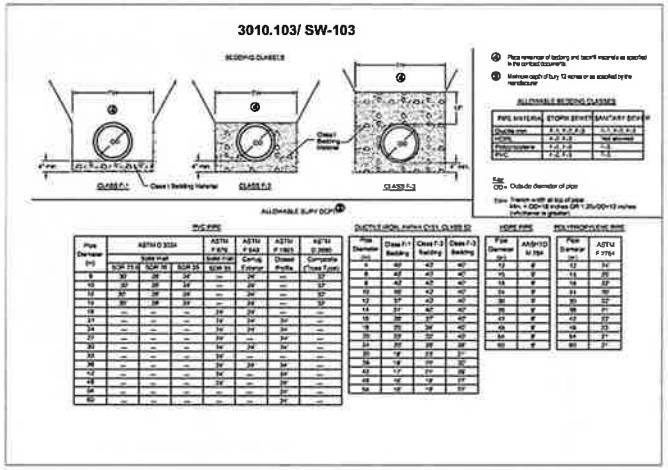
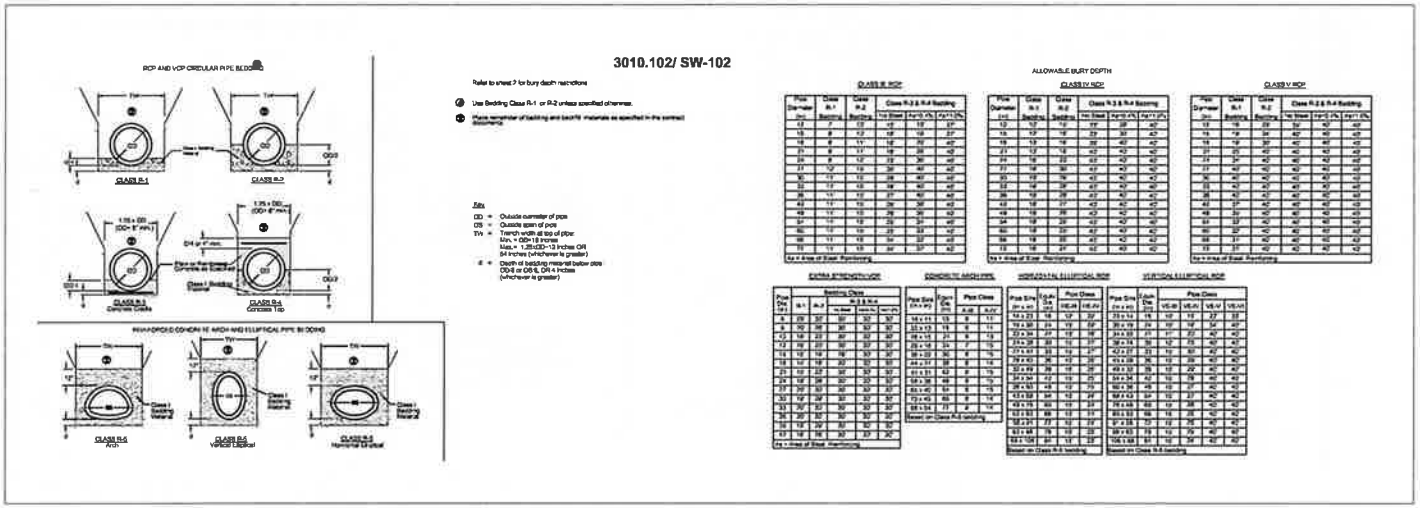
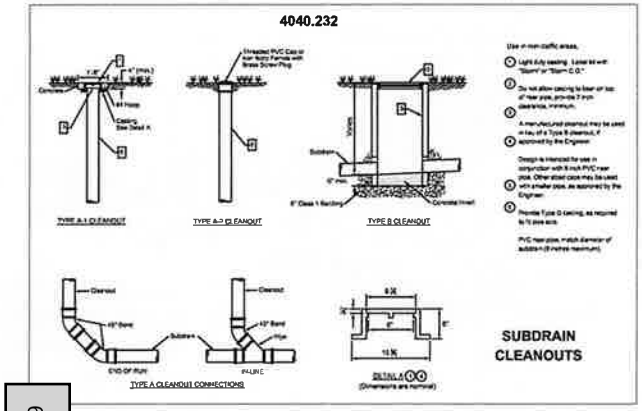
1

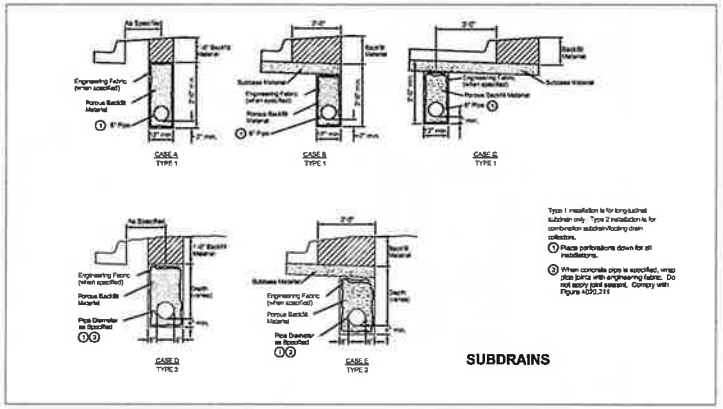
Item 28.











PLAN NOTES

GENERAL SITE NOTES

INVISION

STORY CONSTRU

RAKER RHODES ENGINEERING

MODUS

AECOM TECHNIC SERVICES, INC. / RITLAND+KUIPEF

REVISIONS:

CEDAR FALLS COMMUNITY SCHOOL DISTRICT

CEDAR FALLS HIGH SCHOOL

PROJECT NO 19116

DATE JANUARY 23, 202

SHEET TITLE CONSTRUCTION DOCUMENTS

SHEET NAME: STORM DRAINAG

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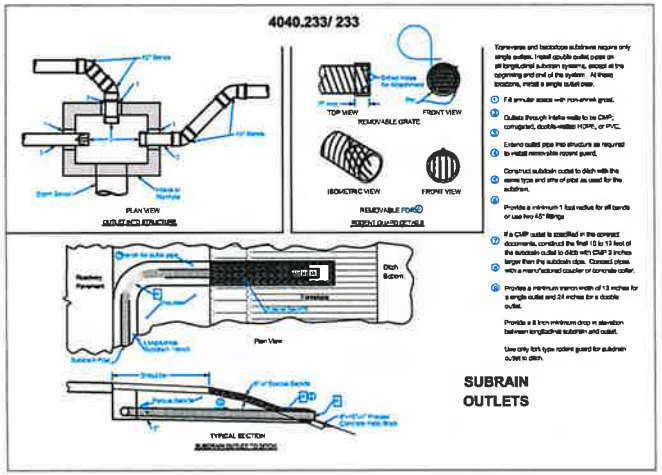
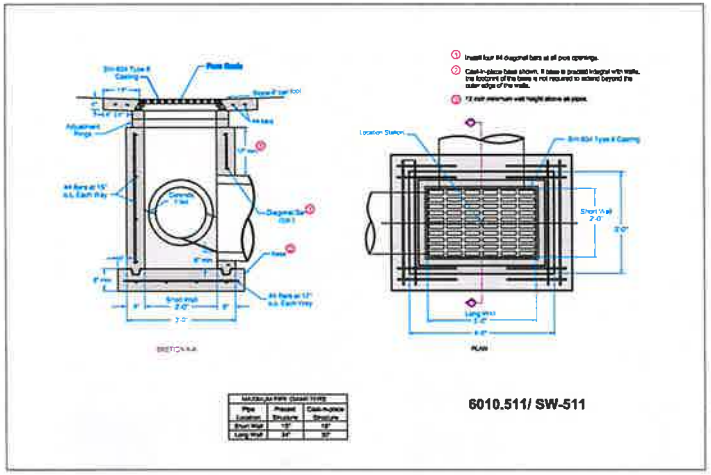
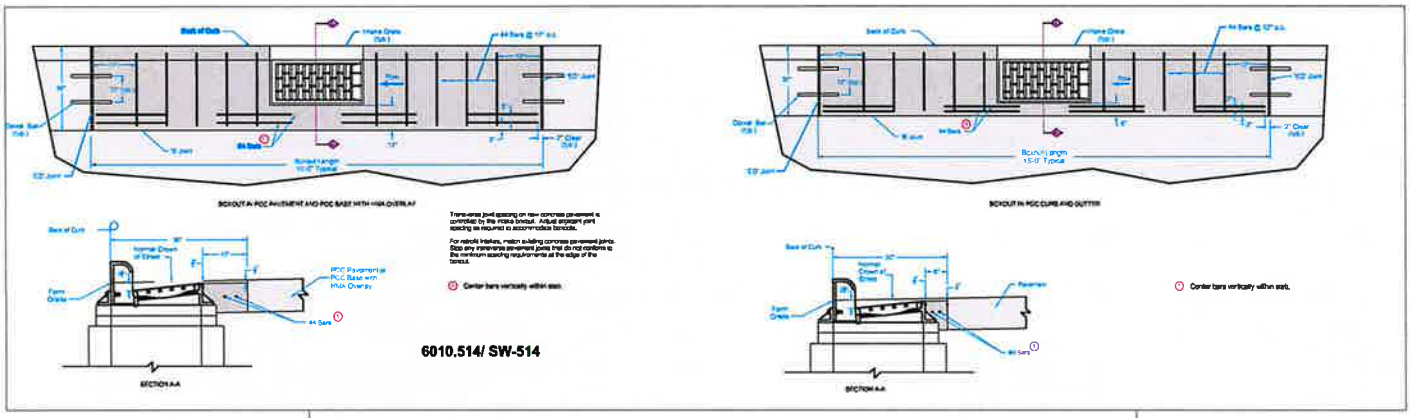
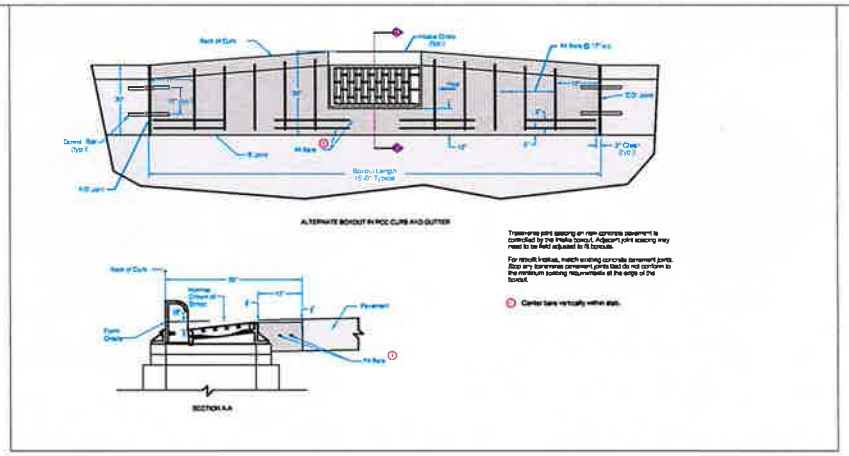
Item 28.

PLAN NOTES









GENERAL SITE NOTES

INVISION
501 Sycamore
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MEP
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CIVIL ENGINEERING A
LANDSCAPE ARCHITE
AECOM TECHNIC SERVICES, INC. / RITLAND+KUIPER

REVISIONS:

OWNER SPECIFIC:

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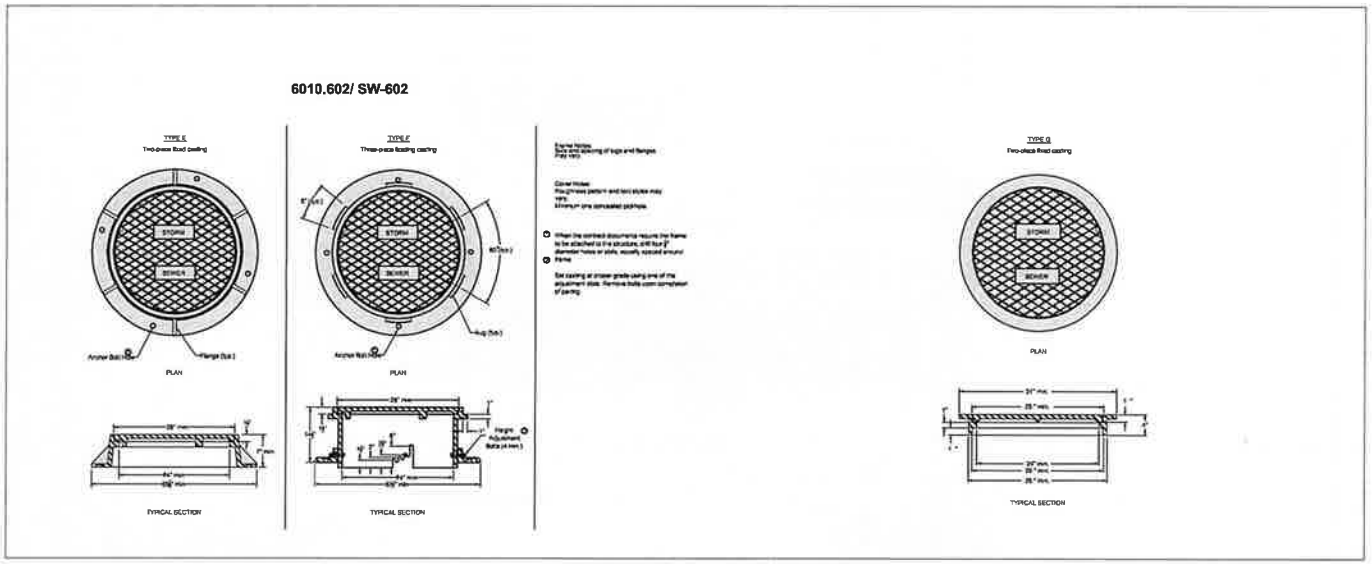

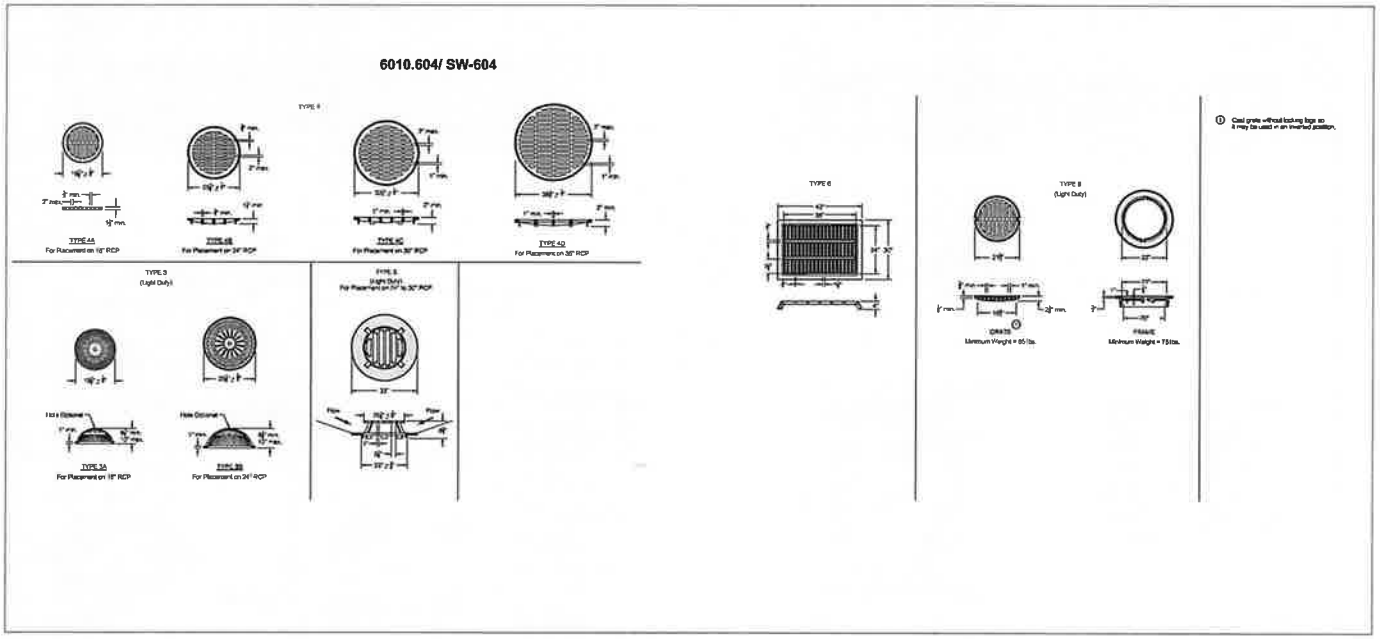

GENERAL SITE NOTES

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Item 28.

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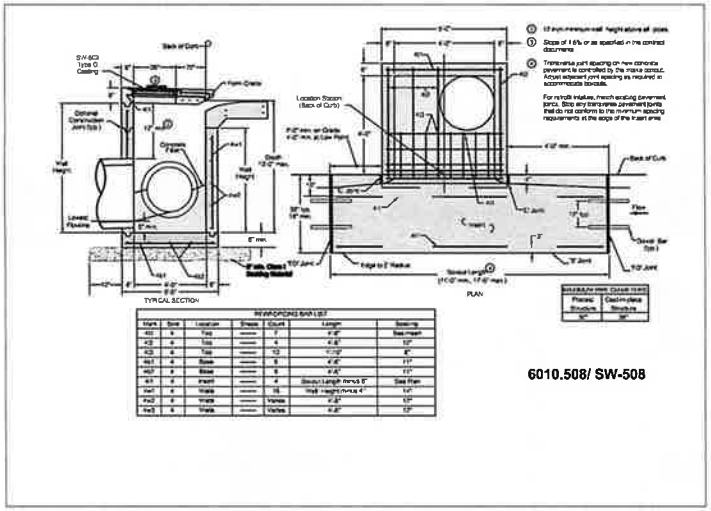

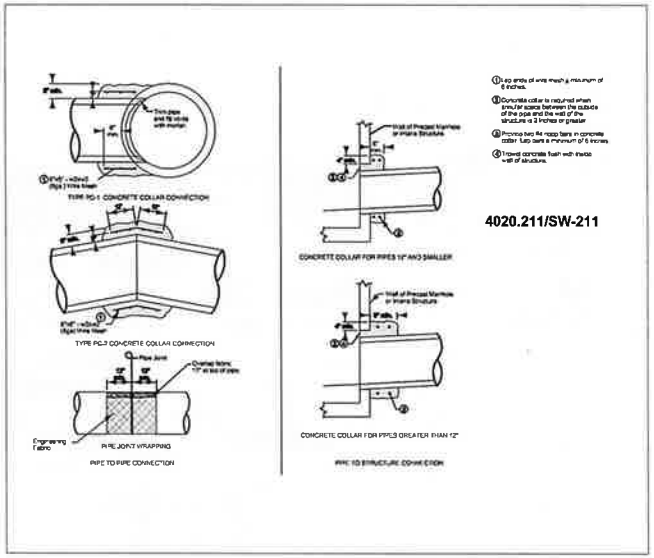

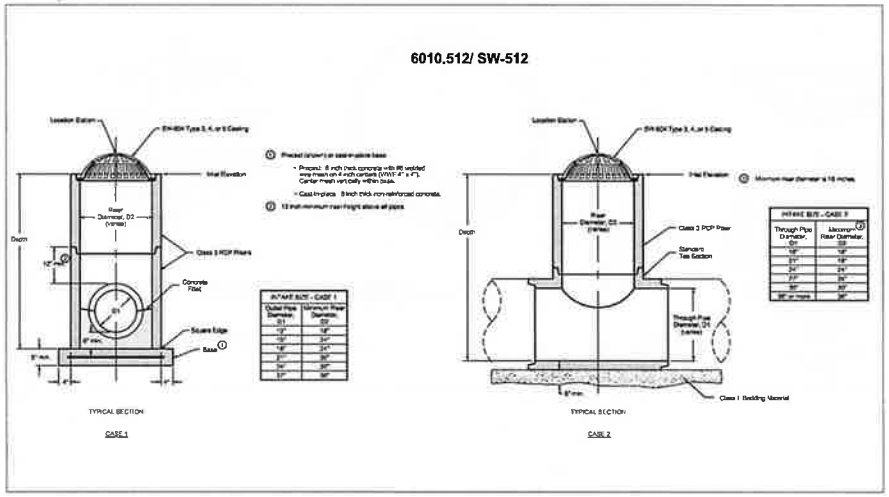

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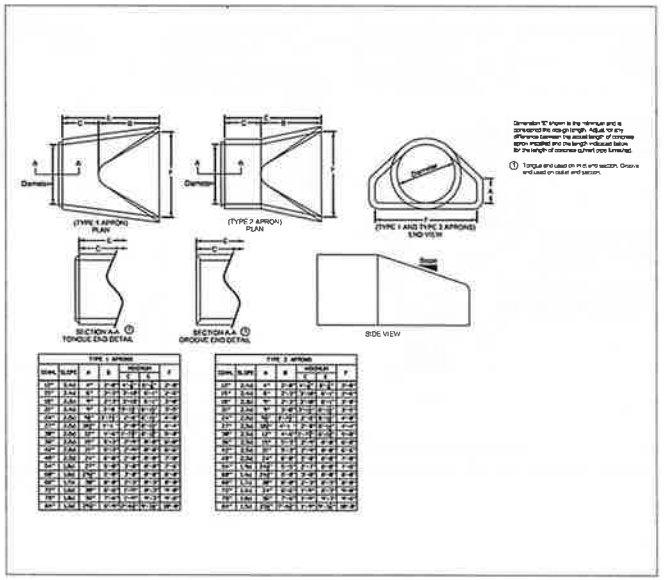

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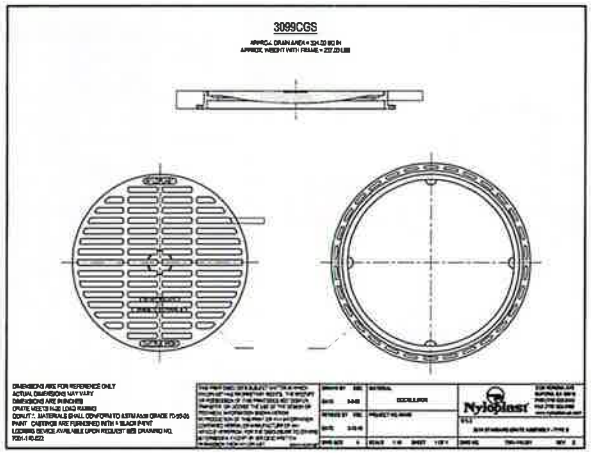

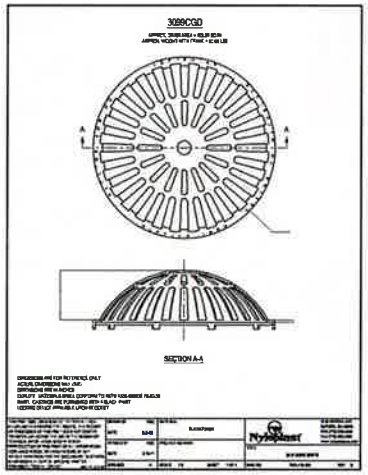

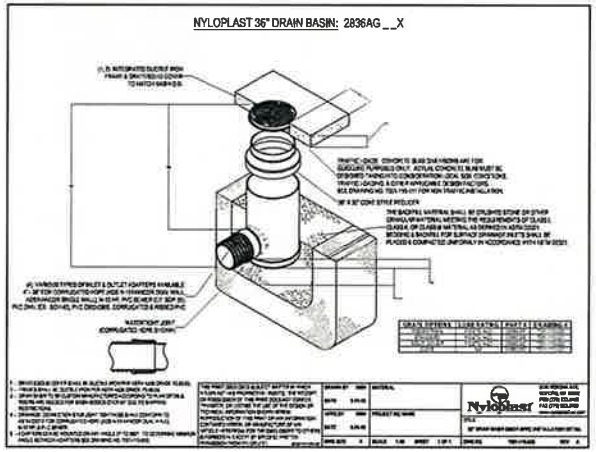

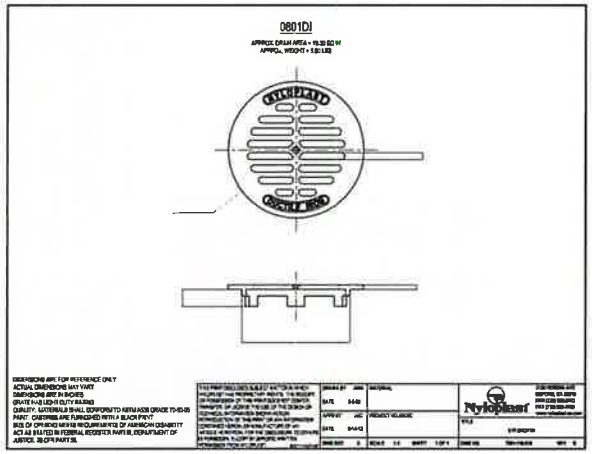

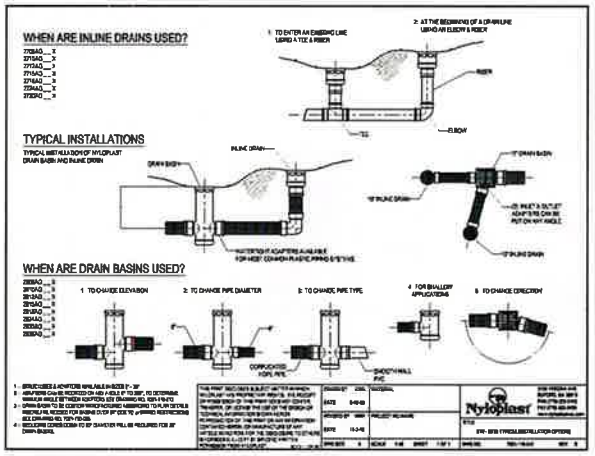

GENERAL SITE NOTES

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MEP:
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CIVIL ENGINEERING AND LANDSCAPE ARCHITECT:
AECOM TECHNICAL SERVICES, INC. / RITLAND+KUIPER

REVISIONS:

OWNER SIGN-OFF:

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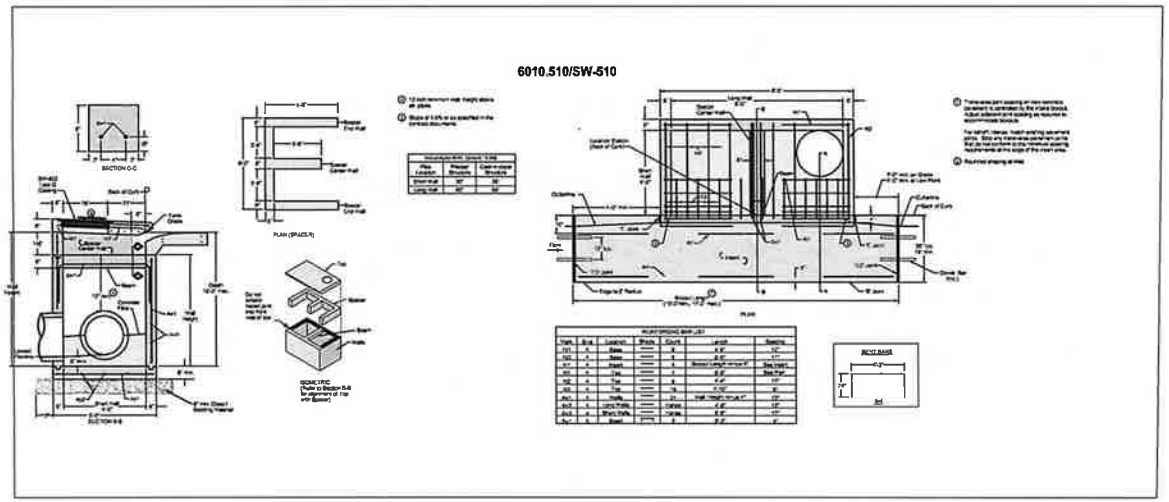

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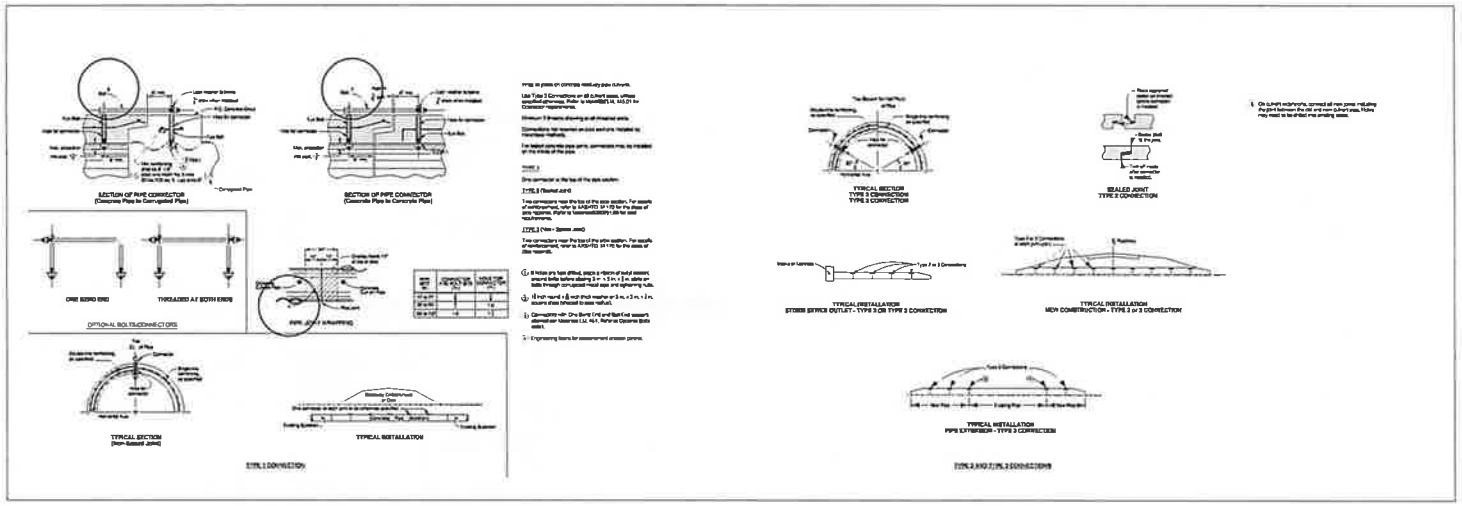

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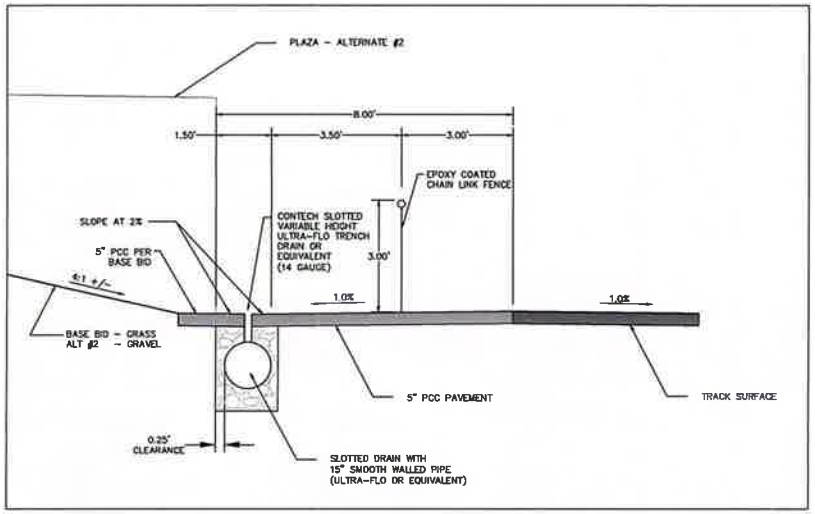

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Item 28.

8

Exhibit C

Detention Basin Operation and Maintenance Manual

Inspection activities shall be performed as follows: Any problems that are found shall be repaired immediately.

BMP element:	***Potential problem:***	***How I will remediate* the *problem:***
The* entire *BMP	Trash/debris is present.	Remove the trash/debris.
The* perimeter *of the detention basin	Areas of bare soil and/or erosion gullies has formed.	Regrade the soil if necessary to remove the gully, and then plant a ground com and water until it is established. Provide lime and a one-time fertilizer application.
	Vegetation is too short or too long.	Maintain vegetation at standard prairie grass height and assess every two years for mow off or burn off maintenance.
The inlet device: pipe or swale	The pipe is clogged.	Unclog the pipe. Dispose of the sediment off-site.
	The pipe is cracked or otherwise damaged.	Replace the pipe.
	Erosion is occurring in the swale.	Regrade the swale if necessary to smooth it out and provide erosion control devises such as reinforced turf matting or riprap to avoid future problems with erosion.
The forebay	Sediment has accumulated to a depth greater than the original design depth for sediment storage.	Search for the source of the sediment and remedy the problem if possible. Remove the sediment and dispose of it in a location where it will not cause impacts to streams or the BMP.
	Erosion has occurred.	Provide additional erosion protection such as reinforced turf matting or riprap if needed to prevent future erosion problems.
	Weeds are present.	Remove the weeds, preferably by hand. If pesticide is used, wipe it on the plants rather than spraying.
The main detention area	Sediment has accumulated to a depth greater than the original design sediment storage depth.	Search for the source of the sediment and remedy the problem if possible. Remove the sediment and dispose of it in a location where it will not cause impacts to streams or the BMP.
	Cattails, phragmites or other invasive plants com 50% of the basin surface.	Remove the plants by wiping them with herbicide (do not spray).
The embankment	Shrubs have started to grow on the embankment.	Remove shrubs immediately .
	A tree has started to grow on the embankment.	Remove the tree immediately.
***The outlet* device**	Clogging has occurred.	Clean out the outlet device. Dispose of the sediment off-site.
	The outlet device is damaged.	Repair or replace the outlet device.
***Washed stone in front of* orifice outlet**	Silt build up on stone blocking outlet.	Washed stone must be unclogged and replaced as needed.
The receiving water	Erosion or other signs of damage has occurred at the outlet.	Repair damage.

Exhibit D

MAINTENANCE SCHEDULE
STORM DETENTION SYSTEM

DESCRIPTION:

1) **Inspect system within 60 days of initial operation.**

2) **Four periodic inspections of system within first year of operation.**

3) **Inspect system after each 100-year storm occurrence as measured at the National Weather Service reporting station at the Waterloo Regional Airport.**

4) **After one year of system operation, inspect annually.**

Exhibit E

Stormwater Management Inspection/Maintenance Form
To be kept on site

PROJECT NAME: _____

PROJECT LOCATION: _____

OWNER/LEGAL ENTITY: _____

TELEPHONE: _____

E-MAIL: _____

INITIAL DATE OF OPERATION: _____

DATE	ITEM INSPECTED	INSPECTOR (Please Print)	OBSERVATION & REMARKS

DATE	ITEM INSPECTED	INSPECTOR (Please Print)	OBSERVATION & REMARKS

DEPARTMENT OF PUBLIC WORKS

City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613
Phone: 319-268-5161
Fax: 319-268-5197
www.cedarfalls.com

MEMORANDUM
Engineering Division

TO: Honorable Mayor Robert M. Green and City Council

FROM: Ben Claypool, Principal Engineer, PE, PhD

DATE: December 21, 2022

SUBJECT: Maintenance and Repair Agreement
Post-Construction Stormwater Management Plan
Covenant Medical Center, 226 Bluebell Road, Cedar Falls, IA

The Post-Construction Stormwater Control Ordinance requires a formal Maintenance and Repair Agreement for the stormwater management plan. The Maintenance and Repair Agreement will require the benefited property to undergo, at a minimum, an annual inspection and to maintain records of installation, maintenance and repair activities of the stormwater control devices. The agreement will also create an easement for the City to inspect and repair the stormwater control devices if the property owners fail or refuse to meet the requirements of the Maintenance and Repair Agreement. The Maintenance and Repair Agreement is attached for your review.

The Engineering Division has reviewed the stormwater management plan and Maintenance and Repair Agreement for the Covenant Medical Center at 226 Bluebell Road, Cedar Falls, IA and finds it in accordance with City Code. The Engineering Division recommends the agreement be accepted by the City Council and recorded at the Black Hawk County Recorder's Office.

xc: Chase Schrage, Director of Public Works
David Wicke, City Engineer

Prepared by: Mindy M. Bryngelson, P.E., Executive Vice President, CGA Associates

STORM WATER MAINTENANCE AND REPAIR AGREEMENT

This Agreement is made and entered into by and between Covenant Medical Center, (hereinafter "Owner") and the City of Cedar Falls, Iowa (hereinafter "City"), on the _____ day of _____, 20_____.

WHEREAS, Owner owns land in the City legally described on Exhibit A attached, that has been developed or will be developed by Owner (hereinafter "Benefited Property"); and

WHEREAS, the City acknowledges that a Storm Water Management Plan as required by Section 24-336 of the City's Code of Ordinances (hereinafter "Plan") has been submitted to and approved by the City; and

WHEREAS, said Plan includes construction of storm water management facilities on Owner's land; and

WHEREAS, a Maintenance and Repair Agreement related to such storm water management facilities which complies with Section 24-341 of the City's Code of Ordinances is required; and

WHEREAS, Owner acknowledges that all of the Benefited Property will benefit from the storm water management facilities; and

WHEREAS, the parties have reached agreement on the terms and conditions of these matters and now desire to set forth their agreement in writing.

NOW, THEREFORE it is mutually agreed by the parties as follows:

1. Owner shall construct at Owner's cost storm water management facilities in compliance with Section 24-341 of the City's Code of Ordinances as set forth in the Plan submitted by Owner (hereinafter "Facilities").

2. Such Facilities shall be constructed as depicted on Exhibit B attached. Any change to the composition of or size, shape or location of the Facilities must be approved by the City.

3. Owner shall be responsible for the inspection, operation, maintenance and repair of the Facilities, and shall make records of the installation, inspections, maintenance and repairs, and shall retain such records for at least twenty-five (25) years or until the Facilities or any portion thereof has been reconstructed. These records shall be made available to the City during any City inspection and shall be submitted to the City at other reasonable times upon request. Nothing in these record keeping requirements shall be construed to limit in any way the Owner's responsibility to inspect, maintain and repair the Facilities.

a) Owner agrees to comply with the Detention Basin Operation and Maintenance Plan for the Facilities attached as Exhibit C and incorporated herein.

b) Owner agrees to comply with the Maintenance and Inspection Schedule for Storm Water Detention System for the Facilities attached as Exhibit D and incorporated herein.

4. Owner may construct at Owner's cost additional storm water management facilities on the Benefited Properties, upon the written consent of the City, in which case the duties and responsibilities of inspection, operation, maintenance, repair, and record keeping stated in this Agreement shall apply to such additional storm water management facilities.

5. If Owner fails or refuses to meet the requirements of this Agreement, the City, after notice as provided herein, may correct a violation or non-compliance by performing or causing to be performed all necessary work to place the Facilities in proper working condition. If the Facilities are not a danger to public safety or public health, the Owner shall be provided with reasonable notice to correct the violation in a timely manner. In the event that the Facilities become a danger to public safety or public health, the City shall notify the Owner in writing that upon receipt of the notice, the Owner shall have two days or such additional time as circumstances may require to maintain and/or repair the Facilities. If the violations or non-compliance have not been corrected by the Owner in a timely manner, and the City performs or causes to be performed the work necessary to place the Facilities in proper working condition, the City may assess, jointly and severally, the cost of the work to the Owner, and to future owners of any portion of the Benefited Property, which cost shall be a lien on the Facilities and on the Benefited Property, and the City may assess the cost of the work to each separately owned portion of the Benefited Property in equal shares as a lien to be collected in the same manner as property taxes.

6. Owner agrees to utilize the forms attached hereto as Exhibit E with regard to inspection, maintenance and repair of the Facilities.

7. In consideration of approval by the City of the foregoing Agreement and attached Exhibits, Owner accepts the duties and responsibilities set forth herein which shall be covenants running with the land, and agrees that the same shall be binding upon and inure to the benefit of Owner and Owner's grantees, transferees, successors and assigns. Notwithstanding the foregoing, should the City acquire any part of the Benefitted Property by way of condemnation or otherwise, the City shall not be bound by the terms of this Agreement, and shall not be considered a property owner or responsible party for purposes of the City's stormwater control, management, construction, maintenance and repair ordinances.

IN WITNESS WHEREOF, the City and the Owner have executed this Storm Water Facility Maintenance and Repair Agreement at Cedar Falls, Iowa, effective as of the date first stated above.

By (Signature): _____
Printed Name: Matt Humpal
Title: Director of Facilities MercyOne NE Iowa

STATE OF Iowa)
) SS
COUNTY OF Black Hawk)

This instrument was acknowledged before me on the 2 day of December, 2022 by Matt Humpal (Printed Name) as Director of (Title) Facilities of Covenant Medical Center.

NOTARIAL SEAL IOWA
KAREN R NEWLON
Commission Number 185615
My Commission Expires
1-17-2023

_____
Notary Public in and for the State of Iowa

City of Cedar Falls, Iowa

By: _____

Robert M. Green, Mayor

ATTEST:

_____

Jacqueline Danielsen, MMC, City Clerk

STATE OF _____)
) SS
COUNTY OF _____)

This instrument was acknowledged before me on the _____ day of _____, 2022 by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the City of Cedar Falls, Iowa.

_____
Notary Public in and for the State of Iowa

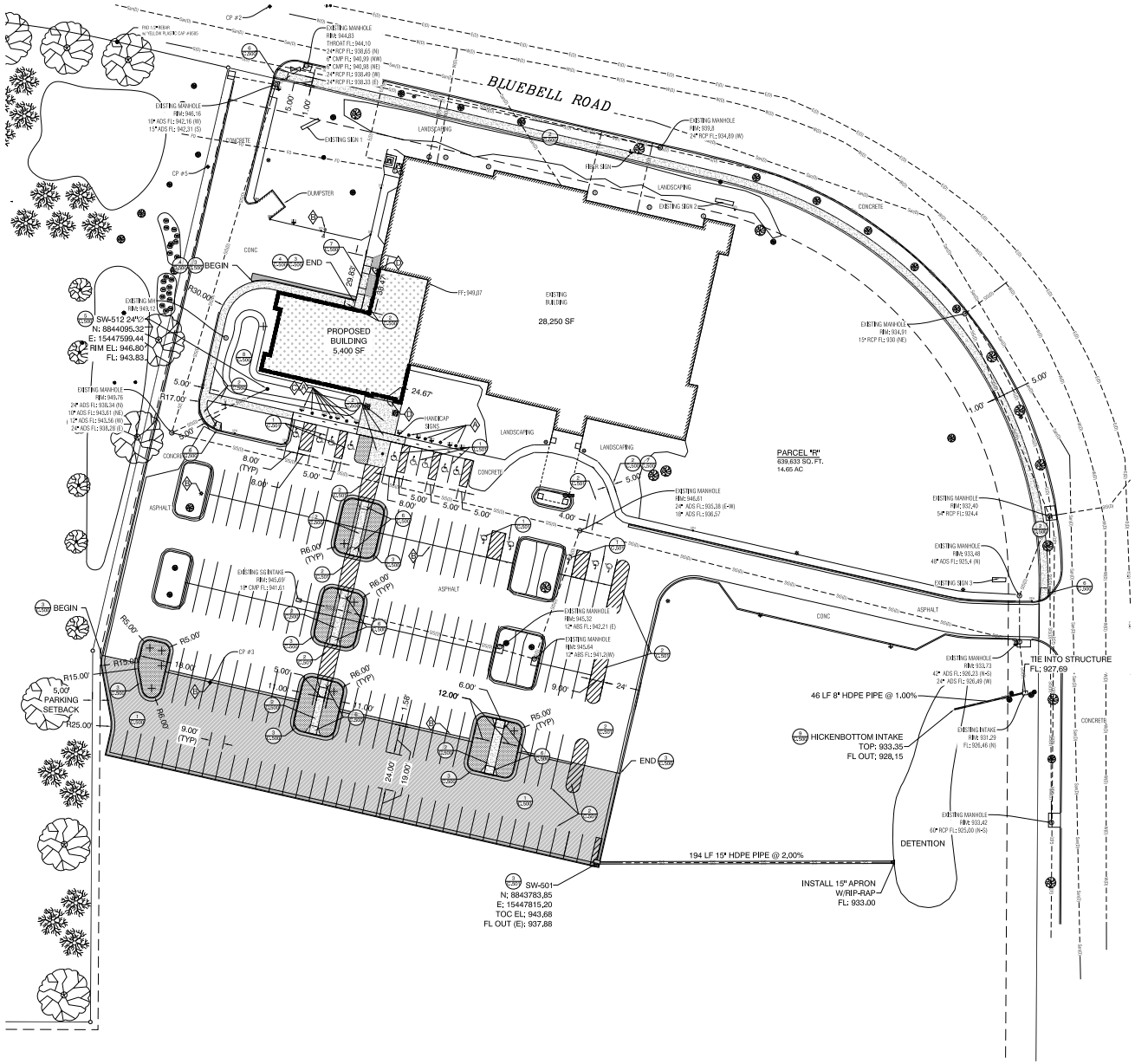
Exhibit A

Legal Description

Parcel R being a division of Lot 35 Pinnacle Prairie Business Center North, City of Cedar Falls, IA.

Exhibit B

Stormwater Management Facilities



GENERAL LAYOUT NOTES:

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES & STANDARDS, NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH APPROPRIATE SAFETY REGULATIONS.
3. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED & MULCHED UNLESS OTHERWISE NOTED IN PLANS. REFER TO LANDSCAPING PLAN.
4. ANY DAMAGE TO THE PAVEMENT NOT SHOWN FOR REMOVAL ON THE PLANS DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE. ALL EFFORTS SHALL BE MADE TO NOT DISTURB EXISTING PAVEMENT.
5. ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.

CONSTRUCTION DETAILS

- 1/C501 INSTALL 6" PCC PAVEMENT SECTION
- 2/C501 INSTALL PCC SIDEWALK PAVEMENT SECTION
- 3/C501 INSTALL 6" STANDARD CURB & GUTTER
- 4/C501 INSTALL 6" STANDARD PCC CURB WITH CLASS A SIDEWALK
- 5/C501 INSTALL CIRCULAR AREA INTAKE SW-512
- 6/C501 INSTALL PERPENDICULAR CURB RAMP
- 7/C501 INSTALL PARALLEL CURB RAMP FOR CLASS A SIDEWALK
- 8/C501 INSTALL BIORETENTION CELL
- 9/C501 INSTALL HICKENBOTTOM INTAKE DETAIL
- 10/C501 ACCESSIBLE PARKING SPACE
- 11/C501 MARKING DETAIL
- 12/C501 INSTALL SINGLE GRATE INTAKE SW-501

CONSTRUCTION NOTES:

- A INSTALL RELOCATED LIGHT BOLLARDS
- B INSTALL RELOCATED OR NEW LIGHT POST. NEW LIGHTS SHALL MATCH EXISTING FIXTURES (STERNBERG 250WHM FIXTURE)
- C INSTALL RELOCATED HANDICAP SIGN POSTS
- D INSTALL STOOP (SEE ARCHITECTURAL PLANS)

PARKING LOT COUNT		
	EXISTING QUANTITY	PROPOSED QUANTITY
TYPICAL STALLS	120	176
HANDICAP STALLS	9	12
TOTAL STALLS	129	188

N

GRAPHIC SCALE
0 30' 60' 90'

INVISION
501 Sycamore Street
Suite 101
Waterloo, IA 50703
319.233.8419
319.233.9772 Fax
www.invisionarch.com

CONSULTANT:
STRUCTURAL
BISHOP CONSULTING ENGINEERS, P.C.
MECHANICAL AND PLUMBING
YOUNG PLUMBING HEATING & COOLING
ELECTRICAL
COMMUNITY ELECTRIC
SITE
CGA CONSULTANTS

REVISIONS:

Description	Date	No.

OWNER SIGN-OFF:
DATE NAME

MERCY HEALTH
BLUEBELL HEALTH PLAZA
OBGYN ADDITION
226 BLUEBELL RD
CEDAR FALLS, IA 50613

PROJECT NO: 21053
DATE: Aug 16, 2021
SHEET SET: CONSTRUCTION DOCUMENTS
SHEET NAME: LAYOUT & UTILITY PLAN
SHEET: C2.00

Exhibit C

Detention Basin Operation and Maintenance Manual

Inspection activities shall be performed as follows: Any problems that are found shall be repaired immediately.

BMP element:	***Potential problem:***	***How I will remediate* the *problem:***
The* entire *BMP	Trash/debris is present.	Remove the trash/debris.
The* perimeter *of the detention basin	Areas of bare soil and/or erosion gullies has formed.	Regrade the soil if necessary to remove the gully, and then plant a ground com and water until it is established. Provide lime and a one-time fertilizer application.
	Vegetation is too short or too long.	Maintain vegetation at a height of approximately six inches.
The inlet device: pipe or swale	The pipe is clogged.	Unclog the pipe. Dispose of the sediment off-site.
	The pipe is cracked or otherwise damaged.	Replace the pipe.
	Erosion is occurring in the swale.	Regrade the swale if necessary to smooth it out and provide erosion control devises such as reinforced turf matting or riprap to avoid future problems with erosion.
The forebay	Sediment has accumulated to a depth greater than the original design depth for sediment storage.	Search for the source of the sediment and remedy the problem if possible. Remove the sediment and dispose of it in a location where it will not cause impacts to streams or the BMP.
	Erosion has occurred.	Provide additional erosion protection such as reinforced turf matting or riprap if needed to prevent future erosion problems.
	Weeds are present.	Remove the weeds, preferably by hand. If pesticide is used, wipe it on the plants rather than spraying.
The main detention area	Sediment has accumulated to a depth greater than the original design sediment storage depth.	Search for the source of the sediment and remedy the problem if possible. Remove the sediment and dispose of it in a location where it will not cause impacts to streams or the BMP.
	Cattails, phragmites or other invasive plants com 50% of the basin surface.	Remove the plants by wiping them with herbicide (do not spray).
The embankment	Shrubs have started to grow on the embankment.	Remove shrubs immediately .
	A tree has started to grow on the embankment.	Remove the tree immediately.
***The outlet* device**	Clogging has occurred.	Clean out the outlet device. Dispose of the sediment off-site.
	The outlet device is damaged.	Repair or replace the outlet device.
***Washed stone in front of* orifice outlet**	Silt build up on stone blocking outlet.	Washed stone must be unclogged and replaced as needed.
The receiving water	Erosion or other signs of damage has occurred at the outlet.	Repair damage.

Exhibit D

MAINTENANCE SCHEDULE
STORM DETENTION SYSTEM

DESCRIPTION:

1) **Inspect system within 60 days of initial operation.**

2) **Four periodic inspections of system within first year of operation.**

3) **Inspect system after each 100-year storm occurrence as measured at the National Weather Service reporting station at the Waterloo Regional Airport.**

4) **After one year of system operation, inspect annually.**

Exhibit E

Stormwater Management Inspection/Maintenance Form
To be kept on site

PROJECT NAME: _____

PROJECT LOCATION: _____

OWNER/LEGAL ENTITY: _____

TELEPHONE: _____

E-MAIL: _____

INITIAL DATE OF OPERATION: _____

DATE	ITEM INSPECTED	INSPECTOR (Please Print)	OBSERVATION & REMARKS

DATE	ITEM INSPECTED	INSPECTOR (Please Print)	OBSERVATION & REMARKS

DEPARTMENT OF PUBLIC WORKS

City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613
Phone: 319-268-5161
Fax: 319-268-5197
www.cedarfalls.com

MEMORANDUM
Engineering Division

TO: Honorable Mayor Robert M. Green and City Council

FROM: Luke Andreasen, PE

DATE: December 21, 2022

SUBJECT: Main Street Reconstruction (6th St. to University)
City Project Number: RC-000-3283
Temporary Easement

The City of Cedar Falls is planning to reconstruct Main Street from 6th Street to University Avenue from a 4-lane roadway to a 3-lane roadway. Included in the project will be the intersections at Seerley Boulevard, 18th Street, 12th Street, and potentially 6th Street which will be replaced with single-lane roundabouts to improve the overall traffic safety and flow in all directions of travel. The project will also include improvements to the water main, sanitary sewer, storm sewer, sidewalks, and other miscellaneous roadway items. The project will require the acquisition of temporary easements from one-hundred twenty-nine (129) properties to complete construction. Partial acquisition for new city ROW will be required from nine (9) of these properties. In addition, two (2) total take acquisitions will be required to accommodate the new roundabout at the 12th/Main intersection. The owner of the following property has accepted our offer:

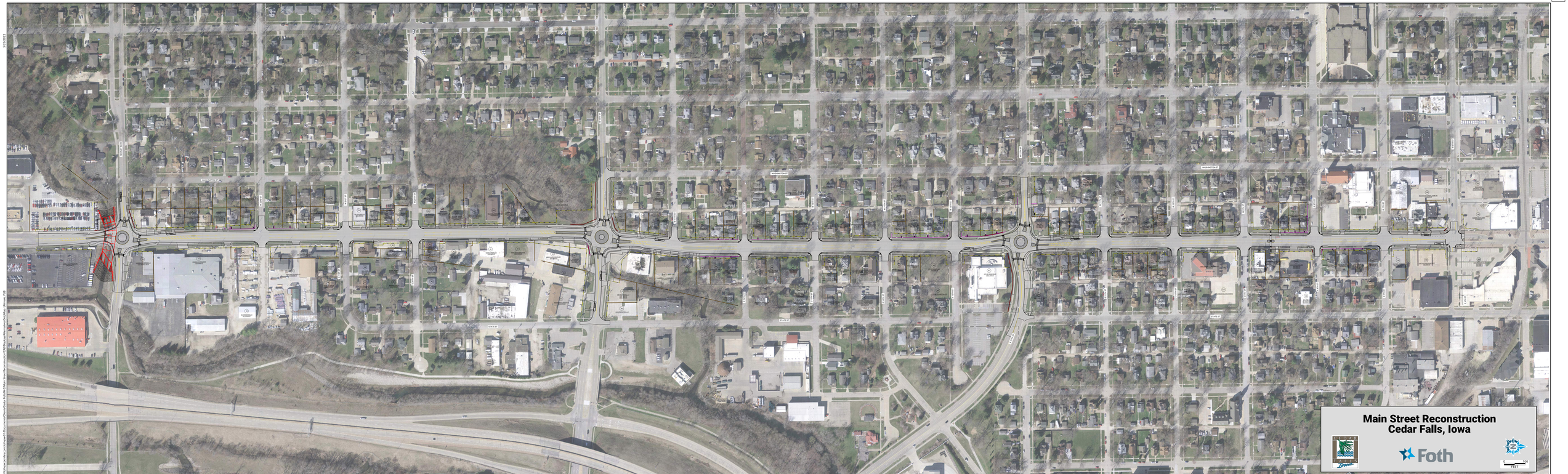
Parcel #	Owner	Address/Parcel ID	Acquisition Type
186	Daniel Clasby and Nikki Wilson-Clasby	1009 Main Street	Temporary

Attached is a strip map of the entire project where this property can by identified by parcel number.

The Engineering Division of the Public Works Department recommends that the City Council state their support in the form of a resolution approving the acquisitions and authorize the Mayor to execute the agreements for the Main Street Reconstruction Project.

If you have any questions or need additional information, please feel free to contact me.

xc: Chase Schrage, Director of Public Works
David Wicke, City Engineer


Main Street Reconstruction
Cedar Falls, Iowa
Foth
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100
FEET

CITY OF CEDAR FALLS
OWNER PURCHASE AGREEMENT

Property Address: 1009 Main St.
Parcel Number: 186
Project Number: RC-000-3283

County Tax Parcel No: 891412387004
Project Name: Main Street Reconstruction

THIS OWNER PURCHASE AGREEMENT is entered into on this ____ day of _____, 202_, by and between Daniel B. Clasby and Nicola J. Wilson-Clasby A/K/A Nikki J. Wilson-Clasby, husband and wife, Seller, and the City of Cedar Falls, Iowa, Buyer.

1. Buyer hereby agrees to buy and Seller hereby agrees to convey Seller's interests in the following real estate, hereinafter referred to as the "Premises":

   See Attached Temporary Easement Plat

   together with all improvements of whatever type situated on the Premises. This acquisition is for public purposes through an exercise of the power of eminent domain.

2. The Premises conveyed includes all of the Seller's estates, rights, title and interests in the Premises, including any easements as are described herein. Seller consents to any change of grade of the adjacent roadway and accepts payment under this Agreement for any and all damages arising therefrom. Seller acknowledges full settlement and payment from Buyer for all claims according to the terms of this Agreement and discharges Buyer from any and all liability arising out of this Agreement and the construction of the public improvement project identified above ("Project").

3. In consideration of Seller's conveyance of Seller's interest in the Premises to Buyer, Buyer agrees to pay to Seller the following:

Payment Amount	Agreed Performance	Date
$ _____	on right of possession	_____
$ _____	on conveyance of title	_____
$ _____	on surrender of possession	_____
$ 875.00	on possession and conveyance	60 days after Buyer approval
$ 875.00	TOTAL LUMP SUM	

BREAKDOWN: ac. = acres sq. ft. = square feet

Land by Fee Title	_____ sq. ft.	$_____
Underlying Fee Title	_____ sq. ft.	$_____
Temporary Easement	661 sq. ft.	$875.00
Permanent Easement	_____ sq. ft.	$_____
Buildings		$_____
Other		$_____

4. Seller grants to the City a Temporary Easement as shown on the attached Temporary Easement Plat. Seller also agrees to execute a Temporary Easement Agreement, in the forms attached hereto. Any Temporary Construction Easement shall terminate upon completion of the Project unless otherwise specified in the Temporary Easement Agreement.

5. Possession of the Premises is the essence of this Agreement and Buyer may enter and assume full use and enjoyment of the Seller's interest in the Premises according to the terms of this Agreement, immediately upon approval of this Agreement by the City Council of the City of Cedar Falls, Iowa, unless a different date is specified in Paragraph 3 above. Notwithstanding the above, Seller grants to Buyer the immediate right to enter the Premises for the purpose of gathering survey and soil data.

6. This Agreement shall apply to and bind the assigns, representatives and successors of the Seller.

7. This Agreement and all attachments hereto constitute the entire agreement between the Buyer and the Seller related to the subject matter and there is no agreement to do or not to do any act or deed except as specifically provided for herein.

8. The Seller states and warrants that, to the best of the Seller's knowledge, there is no known burial site, well, solid waste disposal site, private sewage disposal systems, hazardous substance or underground storage tank on the premises, except:

   _____.

9. Seller warrants good and sufficient title in the Premises. Seller shall pay all liens and assessments against the Premises, including all taxes payable until surrender of possession, and agrees that the same may be withheld from the purchase price if not paid by the closing date.

10. The Buyer hereby gives notice of Seller's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this Agreement as required by Section 6B.52 of the Code of Iowa.

SELLER'S SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the Buyer, we the undersigned claimants certify the total lump sum payment shown herein is just and unpaid.

SELLER:

Daniel B. Clasby — Date 6-24-22

x Nicola Wilson Clasby — Date 6/24/22

State of New York

County of Orange

This record was acknowledged before me on the 24th day of JUNE, 2022, by DANIEL B. CLASBY AND NICOLA J. WILSON CLASBY.

Signature of notarial officer

MARCH 18 2024
Commission Expires

CHRIS E. KELLERMUELLER
Notary Public, State of New York
Qualified in Orange County
No. 01KE6250769
Commission Expires March 18, 2024

CITY OF CEDAR FALLS, IOWA (BUYER)

By: _____
Robert M. Green, Mayor

ATTEST:

By: _____
Jacqueline Danielsen, MMC
City Clerk

STATE OF IOWA, COUNTY OF BLACK HAWK, ss:

This instrument was acknowledged before me on the _____ day of _____, 20__, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the City of Cedar Falls, Iowa.

_____
Notary Public in and for the State of Iowa

My Commission Expires:

_____

Prepared by Wes Shimp, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 • Phone: 319-365-9565

TEMPORARY EASEMENT

EXHIBIT 186-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS
MAIN STREET RECONSTRUCTION
1009 MAIN STREET
PARCEL 186

PROPERTY OWNER:

CLASBY, DANIEL B.
WILSON-CLASBY, NIKKI J.
376 STATE ROUTE 32 S, APT 2
NEW PALTZ, NY 12561
FILE NO. 2005-00011401

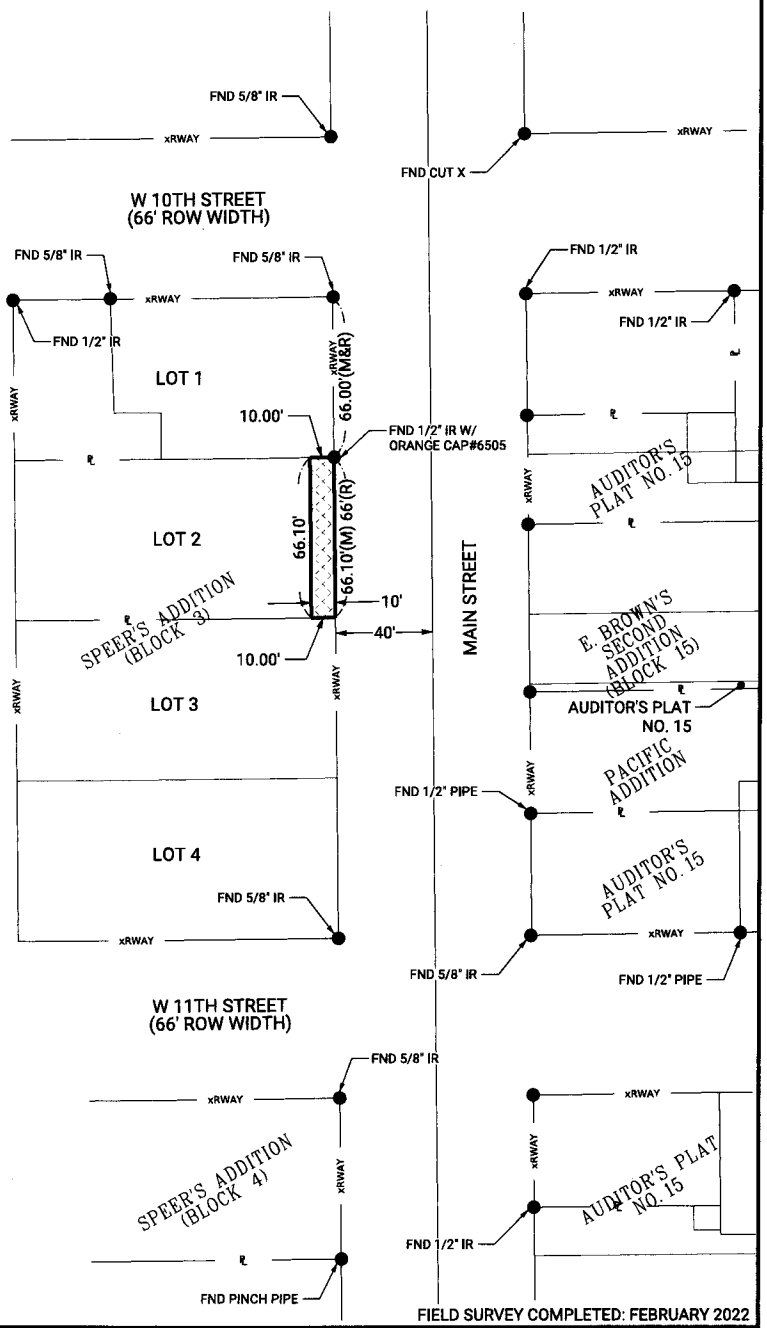
LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN LOT 2, BLOCK 3 OF SPEER'S ADDITION, AN OFFICIAL PLAT, CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 10.00 FEET OF LOT 2, BLOCK 3 OF SAID SPEER'S ADDITION, CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

SAID TRACT CONTAINS 661 SQUARE FEET OR 0.02 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS NORTH ZONE, US SURVEY FOOT.



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LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- ● FOUND 1" PIPE (UNLESS NOTED)
- O SET 1/2" REROD W/ORANGE CAP#24243 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- SECTION LINE
- xRWAY RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- ℄ PROPERTY LINE
- TEMPORARY CONSTRUCTION EASEMENT

FIELD SURVEY COMPLETED: FEBRUARY 2022

SURVEY FOR:
CITY OF CEDAR FALLS
220 CLAY STREET
CEDAR FALLS, IA 50613
PHONE: (319) 273-8600

FOTH PROJECT NO. 21C017-02 DATE: 6/16/2022

Foth
Foth Infrastructure & Environment, LLC
411 6th Avenue SE, Suite 400 ❖ Cedar Rapids, IA 52401-1931
❖ Phone: 319-365-9565 ❖

SHEET
1 OF 1

Prepared by: City of Cedar Falls, 220 Clay Street, Cedar Falls, IA 50613 (319)273-8600

TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

This Temporary Construction Easement Agreement ("Agreement") is made this _____ day of _____, 20__, by Daniel B. Clasby and Nicola J. Wilson-Clasby A/K/A Nikki J. Wilson-Clasby, husband and wife ("Grantor"), and City of Cedar Falls, a municipality organized under the laws of the State of Iowa ("Grantee"). In consideration of the sum of one dollar ($1.00), and other valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby sells, grants and conveys unto Grantee a temporary easement under, through, and across the following described real estate which is owned by Grantor:

See Exhibit A attached (the "Easement Area").

1. Purpose. This temporary construction easement is granted for the purpose of entering, using, occupying, sloping, grading, clearing, grubbing, excavating and storing of materials and equipment during the construction of a public improvement project near the Easement Area, as well as the right of ingress and egress along and over the Easement Area and for any reasonable purpose deemed by the Grantee to be necessary for said public improvement project.

2. Restoration of Easement Area. Grantee agrees to restore at Grantee's cost the Easement Area in a timely manner after completion of the public improvement project, including any construction, reconstruction, maintenance, repair or replacement work. Such restoration shall include, but not be limited to, the restoration of lawns by seeding, complete restoration of any driveways, fences or other structures modified as a requirement of the construction, as well as the repair of any of Grantor's property damaged as set forth in Paragraph 6 below.

3. No Obstructions. Grantor does hereby agree not to create or permit any building to be constructed within the Easement Area, or to cause or permit any other obstruction or condition of any kind or character within the Easement Area upon Grantor's premises that will interfere with the Grantee's exercise and enjoyment of the easement rights hereinabove conveyed.

4. Grantee's Use. The Grantee, its successors and assigns, shall have the right to use and enjoy the Easement Area for the purposes identified hereinabove, it being specifically understood and agreed, however, that in no event shall the Grantee have

any right to erect buildings or similar structures on or over any portion of the Easement Area. If the Grantee should abandon said easement or fail to use the same for a continuous period of two (2) years after removal of its facilities, then said easement, along with any and all rights and interests granted to the Grantee under this Agreement, shall cease and terminate, and all the rights and interests hereby granted shall be vested in the then owner of the fee simple title in and to the land over which said easement is located. Furthermore, unless resulting from the exercise of the rights granted herein, the Grantee shall not, without Grantor's prior written approval, diminish access, ingress or egress to any portion of the Grantor's Property.

5. Grantor's Use. The Grantee shall exercise reasonable diligence in performing any of its rights within the Easement Area so as (i) to avoid damaging the Easement Area (or any other portion of the Grantor's Property), and (ii) not to unreasonably interfere with the use of the Easement Area (or any other portion of the Grantor's Property) (including, but not limited to, ingress/egress/access), by Grantor, its employees, agents, representatives, customers, or invitees. Grantee shall use reasonable efforts to coordinate with Grantor prior to any construction and/or maintenance and/or any other work within the Easement Area and shall furthermore provide Grantor reasonable prior notice with regard to any such construction and/or maintenance. No excavated dirt or debris may be left within the Easement Area following completion of construction, reconstruction, maintenance, repair or replacement work. All excavated materials shall be properly disposed of by the Grantee following completion of the public improvement project.

6. Liability for Damage. Grantee shall be liable to Grantor for any damage to real or personal property, and for injury to or death of any persons, proximately caused by the acts or omissions of Grantee, or its employees, agents, contractors or subcontractors, which arise out of any work done on or to the Easement Area while Grantee, or its employees, agents, contractors or subcontractors, are exercising any rights with respect to the Easement Area which are granted to Grantee under this Agreement. The provisions of this paragraph shall terminate upon completion of the public improvement project and final acceptance of public improvements by the City Council of Grantee.

7. Expiration of Temporary Easement. This Agreement and the easements in favor of Grantee shall terminate upon completion of the Project and final acceptance of public improvements by the City Council, or by 12/31/2025, whichever comes first.

8. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the parties' respective successors and assigns.

GRANTORS:

x _____
Daniel B. Clasby

x _____
Nicola J. Wilson-Clasby

State of New York)

County of Orange)

This record was acknowledged before me on the 24th day of June, 2022, by Daniel B. Clasby and Nicola J. Wilson-Clasby, Grantors.

_____
Signature of notarial officer

Stamp CHRIS E. KELLERMUELLER
Notary Public, State of New York
Qualified in Orange County
No. 01KE6250769
[Commission Expires March 18, 2024]
Title of Office

[My commission expires: March 18, 2024

ACCEPTANCE OF TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

The City of Cedar Falls, Iowa ("Grantee"), does hereby accept and approve the foregoing Temporary Construction Easement Agreement.

Dated this _____ day of _____, 20__.

GRANTEE:

CITY OF CEDAR FALLS, IOWA

_____
Robert M. Green, Mayor

ATTEST

_____
Jacqueline Danielsen, MMC
City Clerk

State of _____)

County of _____)

This instrument was acknowledged before me on _____, 20__, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the City of Cedar Falls, Iowa.

_____
Notary Public in and for the State of Iowa

My Commission Expires:

_____

Prepared by Wes Shimp, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 • Phone: 319-365-9565

TEMPORARY EASEMENT

EXHIBIT 186-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS
MAIN STREET RECONSTRUCTION
1009 MAIN STREET
PARCEL 186

PROPERTY OWNER:

CLASBY, DANIEL B.
WILSON-CLASBY, NIKKI J.
376 STATE ROUTE 32 S, APT 2
NEW PALTZ, NY 12561
FILE NO. 2005-00011401

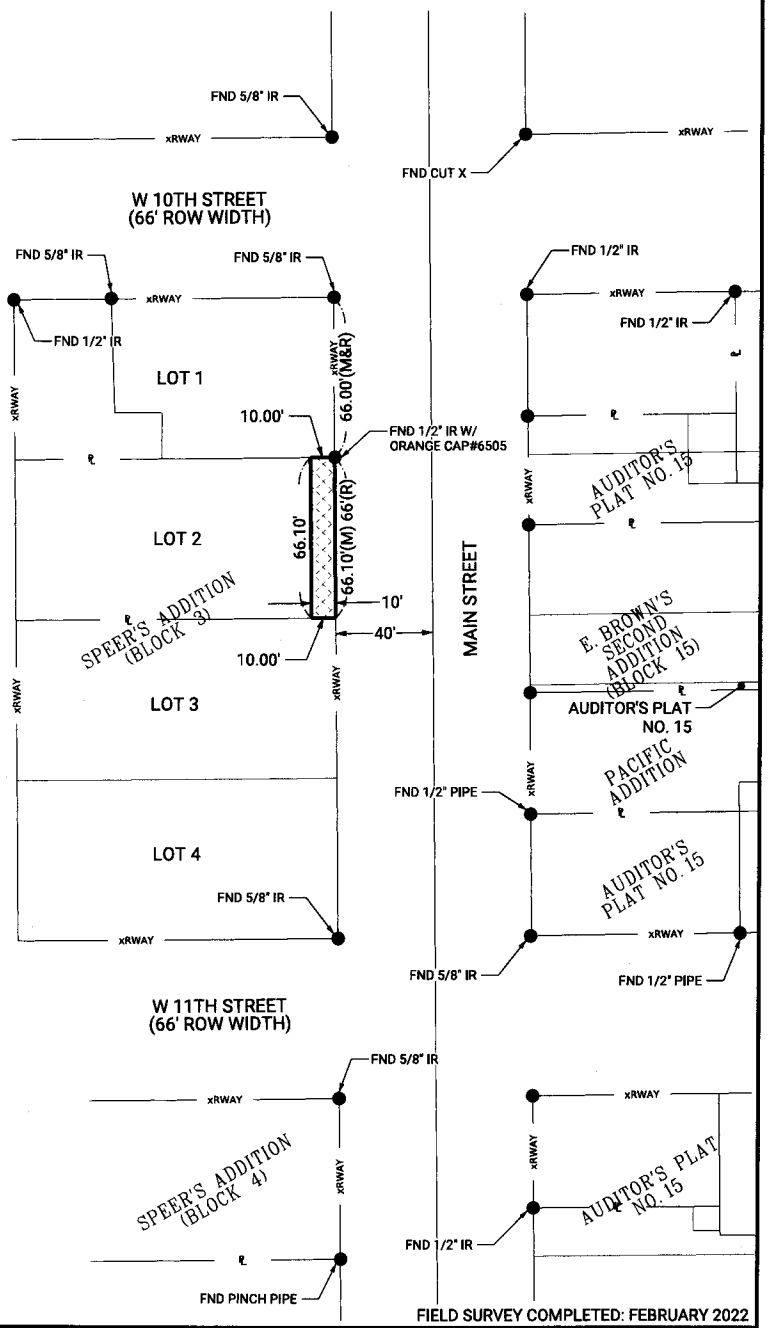
LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN LOT 2, BLOCK 3 OF SPEER'S ADDITION, AN OFFICIAL PLAT, CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 10.00 FEET OF LOT 2, BLOCK 3 OF SAID SPEER'S ADDITION, CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

SAID TRACT CONTAINS 661 SQUARE FEET OR 0.02 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS NORTH ZONE, US SURVEY FOOT.



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FEET

LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- ● FOUND 1" PIPE (UNLESS NOTED)
- O SET 1/2" REROD W/ORANGE CAP#24243 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- — — — SECTION LINE
- — xRWAY — RIGHT-OF-WAY LINE
- ——— EXISTING LOT LINE
- — ℄ — PROPERTY LINE
- TEMPORARY CONSTRUCTION EASEMENT

FIELD SURVEY COMPLETED: FEBRUARY 2022

SURVEY FOR:
CITY OF CEDAR FALLS
220 CLAY STREET
CEDAR FALLS, IA 50613
PHONE: (319) 273-8600

FOTH PROJECT NO. 21C017-02 DATE: 6/16/2022

Foth
Foth Infrastructure & Environment, LLC
411 6th Avenue SE, Suite 400 ✦ Cedar Rapids, IA 52401-1931
✦ Phone: 319-365-9565 ✦

SHEET
1 OF 1

DEPARTMENT OF PUBLIC WORKS

City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613
Phone: 319-268-5161
Fax: 319-268-5197
www.cedarfalls.com

MEMORANDUM
Engineering Division

TO: Honorable Mayor Robert M. Green and City Council

FROM: Luke Andreasen, PE

DATE: December 21, 2022

SUBJECT: Main Street Reconstruction (6th St. to University)
City Project Number: RC-000-3283
Warranty Deeds

The City of Cedar Falls is planning to reconstruct Main Street from 6th Street to University Avenue from a 4-lane roadway to a 3-lane roadway. Included in the project will be the intersections at Seerley Boulevard, 18th Street, 12th Street, and potentially 6th Street which will be replaced with single-lane roundabouts to improve the overall traffic safety and flow in all directions of travel. The project will also include improvements to the water main, sanitary sewer, storm sewer, sidewalks, and other miscellaneous roadway items. The project required partial acquisition for new city ROW from nine (9) properties. In addition, two (2) total take acquisitions were required to accommodate the new roundabout at the 12th/Main intersection. The City has closed on the following acquisitions:

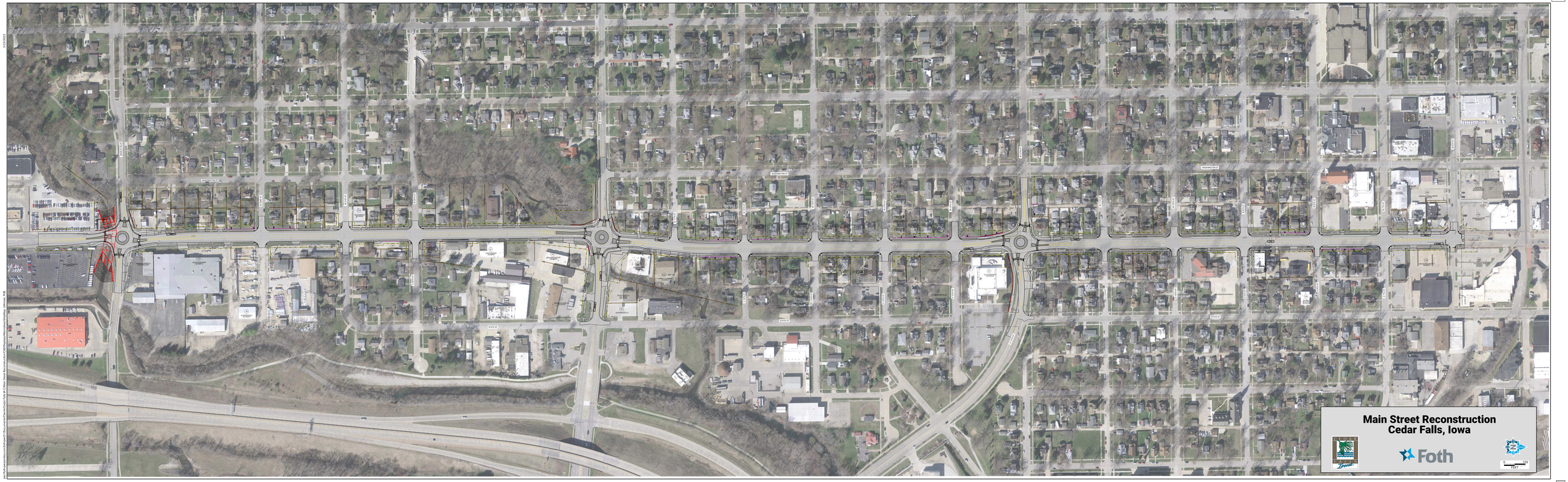
Parcel #	Owner	Address/Parcel ID	Acquisition Type
295	Emaad, LLC	2323 Main Street	Partial
204	D&V Holdings, LLC	1203 Main Street	Total Take

Attached is a strip map of the entire project where these properties can by identified by parcel number.

The Engineering Division of the Public Works Department recommends that the City Council state their support in the form of a resolution approving the warranty deeds for these two property acquisitions.

If you have any questions or need additional information, please feel free to contact me.

xc: Chase Schrage, Director of Public Works
David Wicke, City Engineer


Main Street Reconstruction
Cedar Falls, Iowa
Foth
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100
FEET

WARRANTY DEED
(CORPORATE GRANTOR)
Recorder's Cover Sheet

Preparer Information: Kevin Rogers, 220 Clay Street, Cedar Falls, IA 50613, Phone: (319) 273-8600

Taxpayer Information: City Clerk, City of Cedar Falls, 220 Clay Street, Cedar Falls, IA 50613

Return Document To: City Clerk, City of Cedar Falls, 220 Clay Street, Cedar Falls, IA 50613

Grantors: D & V Holdings, L.L.C.

Grantees: City of Cedar Falls, Iowa

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, D & V Holdings, L.L.C., a limited liability company organized and existing under the laws of Iowa, does hereby Convey to City of Cedar Falls, Iowa, a municipal corporation organized and existing under the laws of Iowa, the following described real estate in Black Hawk County, Iowa:

Lot No. 1 in Auditor's Plat Number Eight, Cedar Falls, Iowa, except that part conveyed to the City of Cedar Falls, Iowa, in 636 CLD 162, subject to easements of record.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

The company hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 12/21/2022.

D & V Holdings, L.L.C., an Iowa limited liability company

By _____
David Christopherson, Manager

STATE OF IOWA, COUNTY OF BLACK HAWK

This record was acknowledged before me on 12/21/2022, by David Christopherson, as Manager, of D & V Holdings, L.L.C. a limited liability company.

SHIANNE R. BELLINGER
Commission Number 844347
My Commission Expires
December 5, 2025

_____
Signature of Notary Public

©The Iowa State Bar Association 2022
IowaDocs®

WARRANTY DEED
(CORPORATE GRANTOR)
Recorder's Cover Sheet

Preparer Information: Kevin Rogers, 220 Clay Street, Cedar Falls, IA 50613, Phone: (319) 273-8600

Taxpayer Information: City Clerk, City of Cedar Falls, 220 Clay Street, Cedar Falls, IA 50613

Return Document To: City Clerk, City of Cedar Falls, 220 Clay Street, Cedar Falls, IA 50613

Grantors: EMAAD, L.L.C.

Grantees: City of Cedar Falls, Iowa

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, EMAAD, L.L.C., a limited liability company organized and existing under the laws of Iowa, does hereby Convey to City of Cedar Falls, Iowa, a municipal corporation organized and existing under the laws of Iowa, the following described real estate in Black Hawk County, Iowa:

See Legal Description and Acquisition Plat attached.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

The company hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 12/20/22.

EMAAD, L.L.C.

By: Shahid Chatha

Its: DIRECTOR

STATE OF IOWA, COUNTY OF BLACK HAWK

This record was acknowledged before me on 12/20/2022, by Shahid Chatha, as director, of EMAAD, L.L.C., an Iowa limited liability company.

Shianne R. Bellinger
Signature of Notary Public

SHIANNE R. BELLINGER
Commission Number 844347
My Commission Expires
December 5, 2025

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IowaDocs®

Legal Description

A PARCEL OF LAND LOCATED IN LOT 9, BLOCK 16 OF NORMAL ADDITION, AN OFFICIAL PLAT, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE FIFTH PRINCIPAL MERIDIAN, THENCE SOUTH 00° 42' 49" EAST, 233.01 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89° 17' 11" WEST, 51.13 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MAIN STREET, ALSO BEING THE POINT OF BEGINNING; THENCE SOUTHWESTERLY A DISTANCE OF 38.78 FEET ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY WITH A CENTRAL ANGLE OF 29° 25' 43", ALONG A 75.50 FOOT RADIUS WITH A CHORD THAT BEARS SOUTH 45° 30' 26" WEST, 38,35 FEET ALONG SAID RIGHT-OF WAY LINE TO THE NORTH RIGHT-OF WAY LINE OF SEERLEY BOULEVARD; THENCE SOUTH 89° 20' 53" WEST,60.72 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 72° 37' 04" EAST, 92.29 FEET TO THE POINT OF BEGINNING.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS NORTH ZONE, US SURVEY FOOT.

Index Legend	
Location:	Lot 9, Block 16, Normal Addtion
Requestor:	City of Cedar Falls
Proprietor:	Emaad, LLC
Surveyor:	Wesley Shimp
Surveyor Company:	Foth Infrastructure & Environment, LLC
Return To:	411 6th Avenue SE, Suite 400 Cedar Rapids, IA 52401 | (319) 365-9565

ACQUISITION PLAT

EXHIBIT 295-F

RIGHT-OF-WAY BEING CONVEYED TO THE CITY OF CEDAR FALLS
MAIN STREET RECONSTRUCTION
2323 MAIN STREET
PARCEL 295

PROPERTY OWNER:

EMAAD, LLC
4308 WYNNEWOOD DRIVE
CEDAR FALLS, IA 50613
FILE NO. 2013-00013908

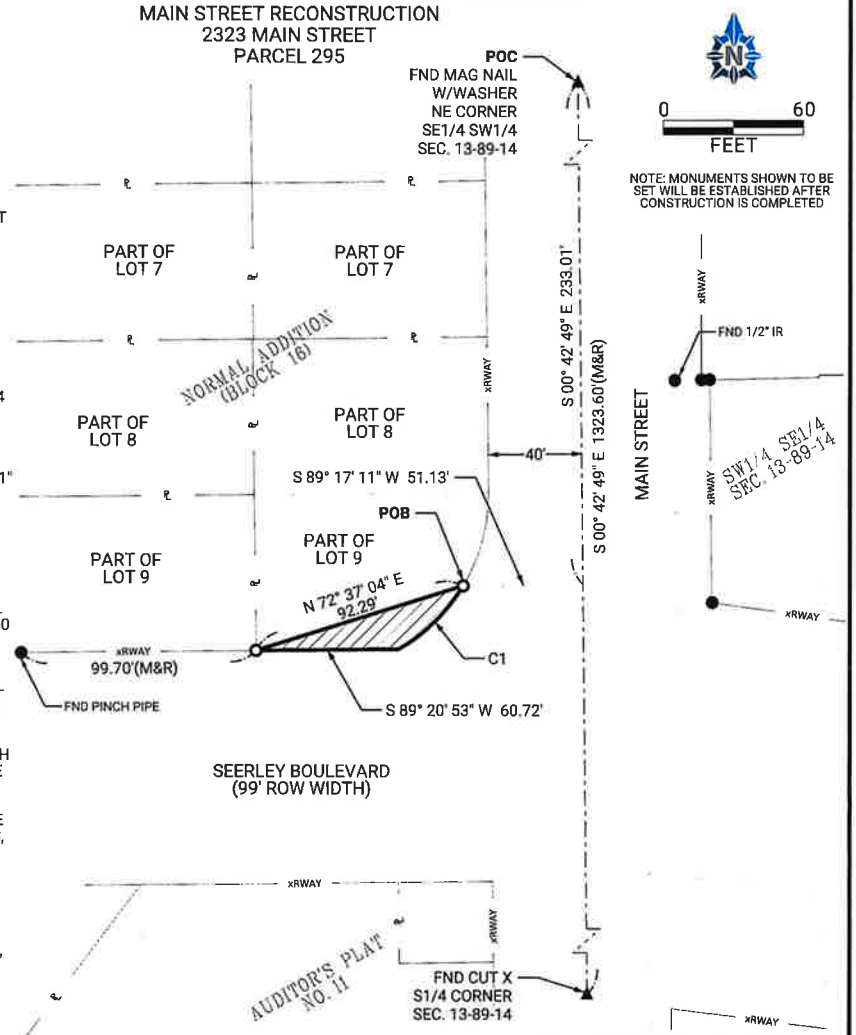
LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN LOT 9, BLOCK 16 OF NORMAL ADDITION, AN OFFICIAL PLAT, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE FIFTH PRINCIPAL MERIDIAN, THENCE SOUTH 00° 42' 49" EAST, 233.01 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89° 17' 11" WEST, 51.13 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MAIN STREET, ALSO BEING THE POINT OF BEGINNING; THENCE SOUTHWESTERLY A DISTANCE OF 38.78 FEET ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY WITH A CENTRAL ANGLE OF 29° 25' 43", ALONG A 75.50 FOOT RADIUS WITH A CHORD THAT BEARS SOUTH 45° 30' 26" WEST, 38.35 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE NORTH RIGHT-OF-WAY LINE OF SEERLEY BOULEVARD; THENCE SOUTH 89° 20' 53" WEST, 60.72 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 72° 37' 04" EAST, 92.29 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 867 SQUARE FEET OR 0.02 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS NORTH ZONE, US SURVEY FOOT.



FIELD SURVEY COMPLETED: FEBRUARY 2022

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHD. LENGTH	CHD BEARING	DELTA	TAN
C1	38.78'	75.50'	38.35'	S45°30'26"W	29°25'43"	19.83'

LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- ● FOUND 1/2" REROD W/YELLOW CAP#12086 (UNLESS NOTED)
- ○ SET 1/2" REROD W/ORANGE CAP#24243 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- SECTION LINE
- xRWAY RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- ℄ PROPERTY LINE
- PROPOSED RIGHT-OF-WAY ACQUISITION

LICENSED PROFESSIONAL LAND SURVEYOR
WESLEY F. SHIMP
24243
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Wesley Shimp 8/11/2022

WESLEY F. SHIMP, P.L.S. DATE

License Number: 24243
My license renewal date is DECEMBER 31, 2022
Pages or sheets covered by this seal:

1 of 1

SURVEY FOR:
CITY OF CEDAR FALLS
220 CLAY STREET
CEDAR FALLS, IA 50613
PHONE: (319) 273-8600

FOTH PROJECT NO. 21C017-02 DATE: 8/11/2022

Foth
Foth Infrastructure & Environment, LLC
411 6th Avenue SE, Suite 400 ◆ Cedar Rapids, IA 52401-1931
◆ Phone: 319-365-9565 ◆

DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613
Phone: 319-273-8600
Fax: 319-273-8610
www.cedarfalls.com

MEMORANDUM

Planning & Community Services Division

TO: Honorable Mayor Robert M. Green and City Council

FROM: Michelle Pezley, Planner III

DATE: January 3, 2023

SUBJECT: Site Plan Review for Triplex on Lot 4, Hanna Park (Case # SP22-012)

REQUEST: Site Plan Approval for construction of a new tri-plex in C-1 District

PETITIONER: Kyle Larson, LGC; Lary Koosmann EI, LSI, Clapsaddle-Garber Associates, Inc

LOCATION: Southwest of the intersection of Valley High Dr. and Cedar Heights Dr.

PROPOSAL

The applicant proposes to construct a one-story, tri-plex on Lot 4 of Hanna Park Commercial Addition. The property is located on Valley High Drive west of Cedar Heights Drive. Each unit will consist of three bedrooms, two bathrooms, and a three-car garage.

BACKGROUND

The property is zoned C-1 Commercial. Within the C-1 Zoning district, residential uses are subject to review by the Planning and Zoning Commission and approval by the City Council.

The Future Land Use map shows this property area as Medium Density Residential.

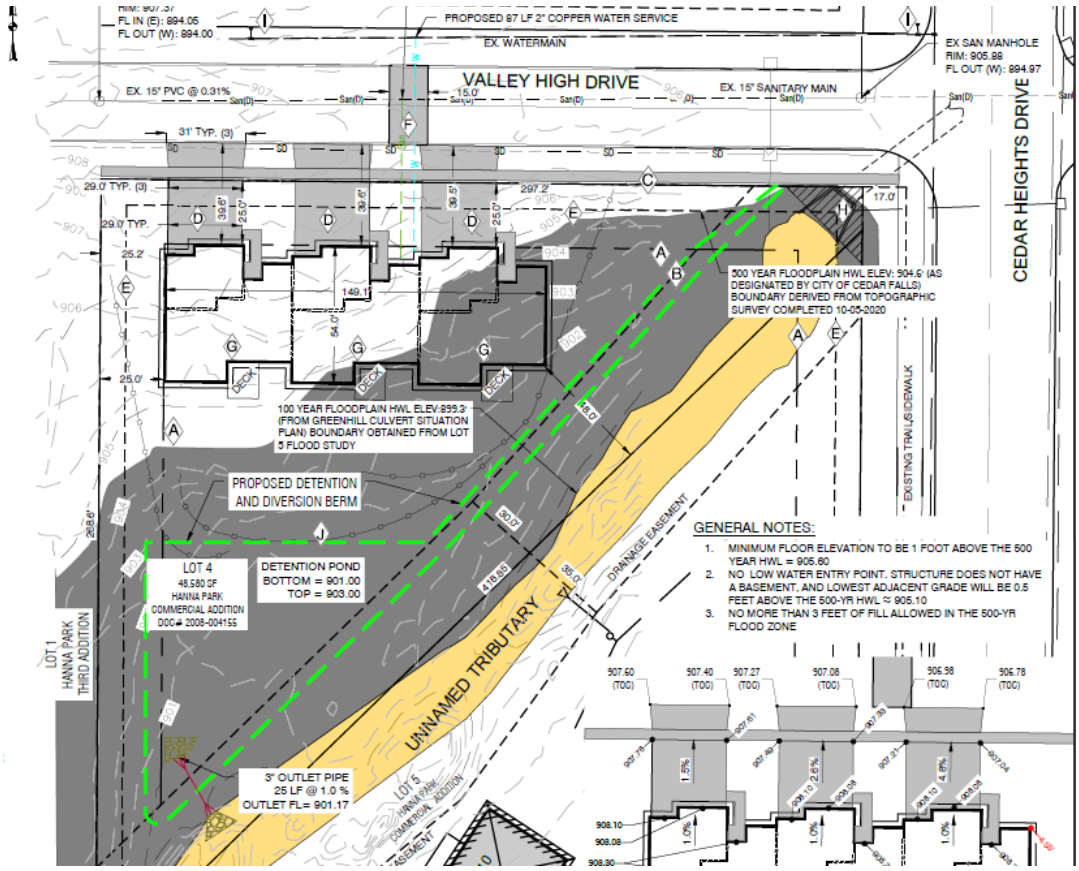
The parcel is also within the 500-year flood plain.

ANALYSIS

C-1 Zoning District is intended to provide opportunities for commercial uses next to residential districts that meet the needs of the local residents. C-1 Zoning District requires a site plan review for all residential uses to make sure that the residential uses are appropriate to the surrounding residential uses and existing commercial uses. The proposed residential use must be in conformance with the standards of the comprehensive plan and recognized principles of civic design, land use planning, and landscape architecture.

Building design shall be of an appropriate architectural design and utilize similar building materials compared to similar residential facilities in residential zoning districts. Minimum required building and parking lot setbacks shall generally conform to those requirements specified in the R-4 district. However, these standards may be modified by the city council in consideration of special circumstances of the property in question. Lot area and density standards shall generally conform to standards outlined in the R-4 district.

Following is a review of the zoning ordinance requirements for the proposed development:



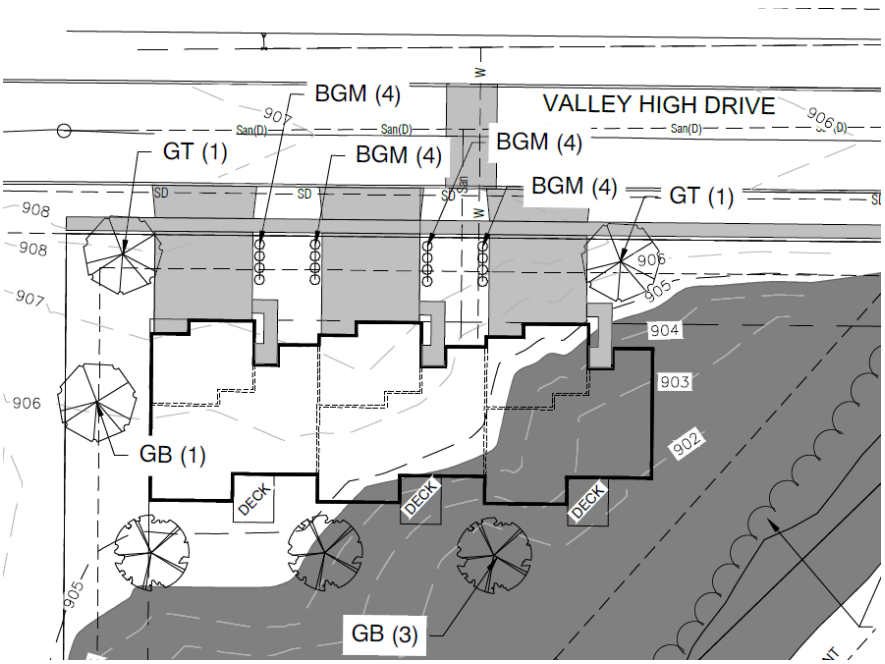
1) Use: The Future Land Use map shows this property area as Medium Density Residential. Residential uses are allowed within the C-1 Zoning District if the use is in conformance to the Comprehensive Plan. The Residential uses are subject to review by the Planning and Zoning District and approval from City Council.

2) Setbacks: C-1 Zoning District designates the setbacks residential uses to follow the R-4 Zoning District.

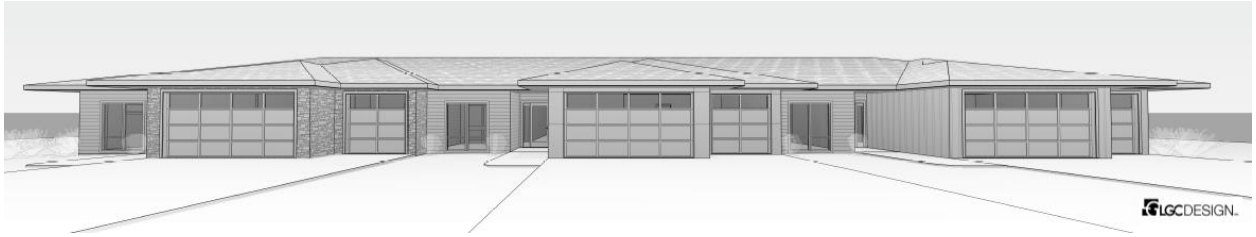
   The Hanna Park Commercial Addition Plat shows a 25-foot setback from the front and the western property line. The applicant proposes to maintain the setbacks as shown on the plat. Building setbacks are satisfied.

3) Parking: The code requires two parking spaces per unit plus one space for each additional bedroom over two bedrooms, which in this case is three parking spaces. The applicant proposes three car garage for each unit and three spaces within the driveways that will be at least 31 feet wide by 25 feet long. The amount and dimension of the parking spaces comply.

4) Landscaping: For residential uses in the C-1 District, amenities appropriate for residential uses such as open green space, landscaping, and outdoor recreation areas must be provided generally consistent with other similar residential developments. The applicant proposes shrubs along the driveways (Green Mountain Boxwoods) and six trees (Autumn Gold Ginkgo and Skyline Honey Locust). The rest of the area will be grass or native vegetation along the unnamed tributary. The landscaping will fit in well with the surrounding residential neighborhood.



5) Building Design: The applicant proposes the tri-plex to be single story modern design. All the garage doors will face the street with the front doors setback from the



front plane of the garages. This development design will fit into the existing neighborhood as most of the existing garages are closer to the street than the front doors.

6) Lighting: The C-1 Zoning District does not have specific lighting design guidelines. However, all new site plans require a review of the lighting to consider potential nuisance issues and incompatibilities. The applicant proposes lighting over the front door to make sure the walkway is visible. Lighting is acceptable.

7) Signage: Signage shall be limited and of a size, height and scale normally allowed in residential neighborhoods. No signage proposed.

8) Storm Water Management: The applicant proposes to have an on-site detention pond and diversion berm adjacent to the unknown tributary that meets the stormwater quality and detention requirements. Prior to construction, a City SWPPP permit will need to be obtained to ensure that erosion controls are placed properly. Criterion is met, subject to final engineering review prior to issuance of a building permit.

TECHNICAL COMMENTS

Cedar Falls Utilities (CFU) has reviewed the proposed plans for the Triplex at Hanna Park. Water, electric, gas, and communications utility services are available in accordance with the service policies of CFU. Water is available from an 8” water main along the north side of Valley High Drive and gas is available from a gas main along the south side of Valley High Drive. The 3-Plex Site Plan shows a 2” copper water service and a 6” sanitary sewer service installed into the center unit of the 3-plex. These services need to be designed to meet current plumbing standards/codes for services to the 3-plex. This is for developer information and for city plumbing code enforcement information.

Removal and replacement of the trees or any other landscaping located within these areas that may be disturbed by utility maintenance, repair, or replacement is the responsibility of the property owner.

Any other minor technical issues will be addressed at the time of a building plan review.

A courtesy notice to surrounding property owners was mailed on November 15, 2022. No public comments were received.

PLANNING & ZONING COMMISSION RECOMMENDATION

Planning & Zoning Commission recommends approval of SP22-012, a residential site plan within the C-1 Zoning District for property located at Lot 4 of Hanna Park Commercial Addition, subject to:

1) Any comments or direction specified by the Planning & Zoning Commission.
2) Conformance with all staff recommendations and technical requirements.
3) Construction of the proposed residential development must commence (i.e., city building permits secured) within one year following city council approval, or the original approval shall be void and the application shall be resubmitted to the planning and zoning commission and the city council, to review any changes in local conditions.

PLANNING & ZONING COMMISSION

Introduction Discussion 11/22/2022

The Commission then considered a site plan review for a tri-plex on Lot 4 of Hanna Park Commercial Addition. Mr. Weintraut stated that this item on agenda cannot be discussed as Mr. Larson will be recusing himself from this discussion because of a conflict of interest. And thereafter the commission does not have a quorum to discuss the item. In such a case, this item will be automatically deferred to the next Planning and Zoning meeting. Mr. Weintraut also apologized to public attendees who were here to make comments on the item. Acting Chair Hartley mentioned that this item will be now introduced and discussed in the next available Planning and Zoning meeting and apologized to the public attendees.

12/14/2022

The next item for consideration by the Commission was a site plan review for a tri-plex on Lot 4 of the Hanna Park Commercial Addition. Mr. Leeper joined the meeting at this time by phone. Mr. Larson recused himself from this item and the one following. Acting Chair Lynch introduced the item and Ms. Pezley provided background information. She explained that the applicant is proposing a new tri-plex at the corner of Valley High Drive and Cedar Heights Drive. The parcel is within the C-1 Commercial District and residential uses are allowed if reviewed by the Planning and Zoning Commission and approved by City Council. One condition is that the future land use map is supportive of the proposed residential uses. The land use map was amended in November 2021 to allow for medium density residential use in this area. Each unit will consist of three bedrooms, two bathrooms and a three-car garage and each driveway will be off Valley High Drive. The subject lot is in the 500-year floodplain. Development is allowed on lots of record within the 500-year floodplain as long as it meets the floodplain regulations and is properly elevated one foot above the 500 year floodplain. Ms. Pezley discussed the setback, parking, landscaping, lighting and stormwater requirements, noting that all are met. She provided renderings of the proposed tri-plex design and stated that staff recommends approval of the project subject to comments or direction specified by the Commission, conformance with all staff recommendations and technical comments, and the stipulation that construction of the proposed residential development must commence within one year of City Council approval, with an option for a one-year extension.

Ms. Crisman asked Ms. Pezley to discuss the stormwater management issues. Ms. Pezley explained that any stormwater that leaves the parcel has to meet two-year release rate for existing development for a 100-year storm event. These criteria were reviewed by the Engineering division. Larry Kuzman, Clapsaddle Garber Associates, explained that he is not aware of any stormwater issues the neighbors are having so he

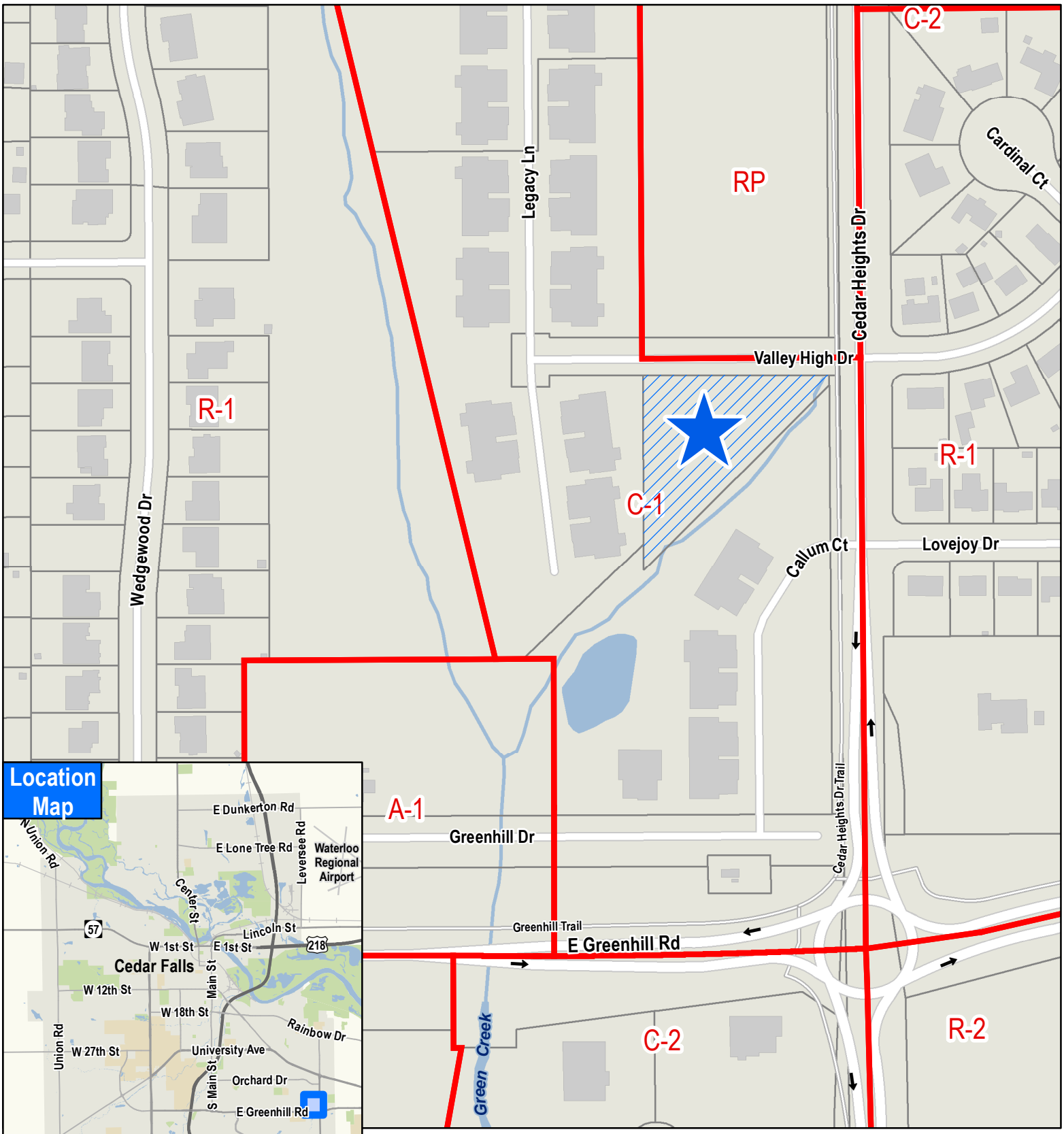
cannot comment on what issues there may be. He explained the current flow pattern with the uncontrolled run-off and discussed how with development the run-off will be controlled and directed toward the creek.

Ms. Grybovich made a motion to approve the item. Ms. Crisman seconded the motion. The motion was approved unanimously with 5 ayes (Leeper, Crisman, Grybovych, Lynch and Moser), 1 abstention and 0 nays.

Attachments: Location Map
Complete Site Plan Set
Building Elevations

Cedar Falls Planning and Zoning Commission
November 22, 2022

Item 32.



Site Plan review for a new Triplex
Lot 4, Hanna Park Commercial Add.
SW corner of Valley High & Cedar Heights

SINGLE STORY 3-PLEX SITE PLAN

LOT 4, HANNA PARK COMMERCIAL ADDITION
CEDAR FALLS, IOWA

OWNER

LG COMPANIES

DEVELOPER

LGC HOMES
5601 UNIVERSITY AVE.
CEDAR FALLS, IA 50613
319-266-6609

ZONING

C-1 - NEIGHBORHOOD COMMERCIAL

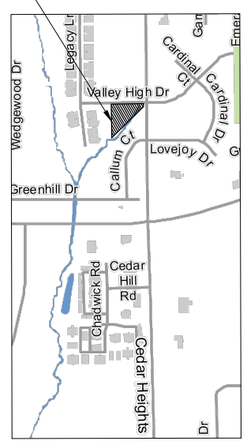
PARKING SPACES (EACH UNIT)

REQUIRED: 2.5
PROVIDED: 3

IMPERVIOUS AREAS

LOT = 9424 sf
ROW = 2133 sf

PROJECT LOCATION



VICINITY MAP

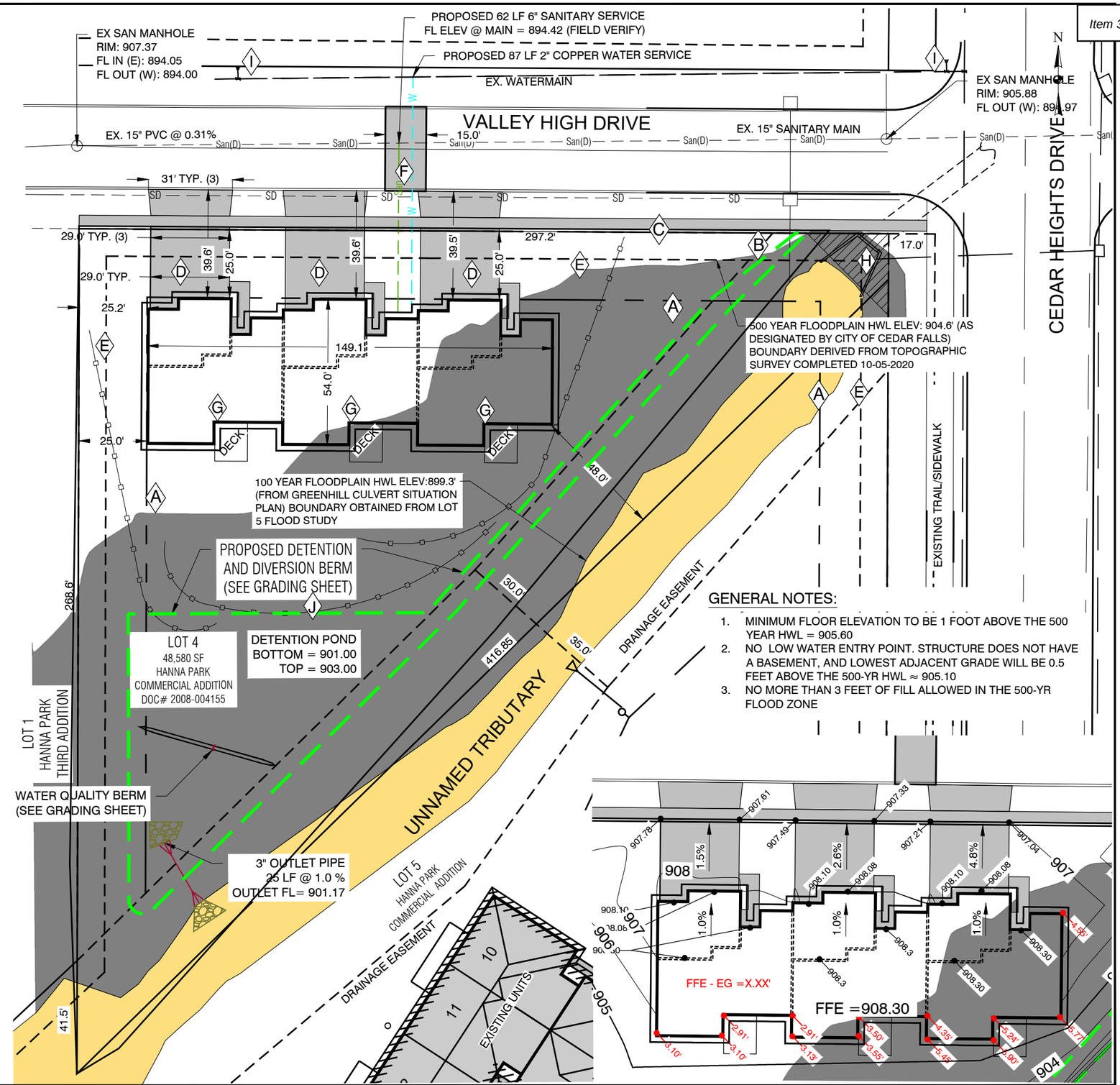
NOT TO SCALE

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
EX.01	SITE PLAN
EX.02	GRADING PLAN
EX.03	LANDSCAPE PLAN

SITE NOTES:

- (A) 25' BUILDING SETBACK LINE
- (B) DRAINAGE EASEMENT AND SETBACK LINE
- (C) 4' WIDE PCC SIDEWALK
- (D) PROPOSED PCC DRIVEWAY
- (E) 10' UTILITY EASEMENT
- (F) PROPOSED 15' X 31' PCC PATCH
- (G) PROPOSED BUILDING UNIT
- (H) 30' CLEAR SIGHT ZONE
- (I) EXISTING FIRE HYDRANT
- (J) 450 LF ± SILT FENCE



GENERAL NOTES:

1. MINIMUM FLOOR ELEVATION TO BE 1 FOOT ABOVE THE 500 YEAR HWL = 905.60
2. NO LOW WATER ENTRY POINT. STRUCTURE DOES NOT HAVE A BASEMENT, AND LOWEST ADJACENT GRADE WILL BE 0.5 FEET ABOVE THE 500-YR HWL ≈ 905.10
3. NO MORE THAN 3 FEET OF FILL ALLOWED IN THE 500-YR FLOOD ZONE

GRAPHIC SCALE
0 20' 40'

NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA
Clapsaddle-Garber Associates, Inc
5106 Nordic Drive
Cedar Falls, Iowa 50613
Ph 319-266-0258
www.cgaconsultants.com

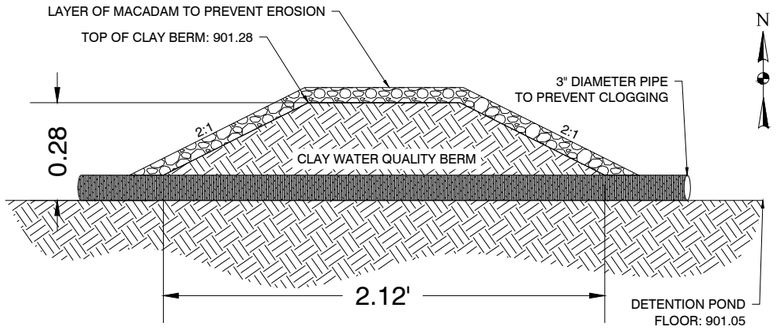
DESIGNED: #### DATE: ####
DRAWN: #### DATE: ####
CHECKED: #### DATE: ####
APPROVED: #### DATE: ####

HANNA PARK LOT 4
CEDAR FALLS, IOWA

3-PLEX SITE PLAN

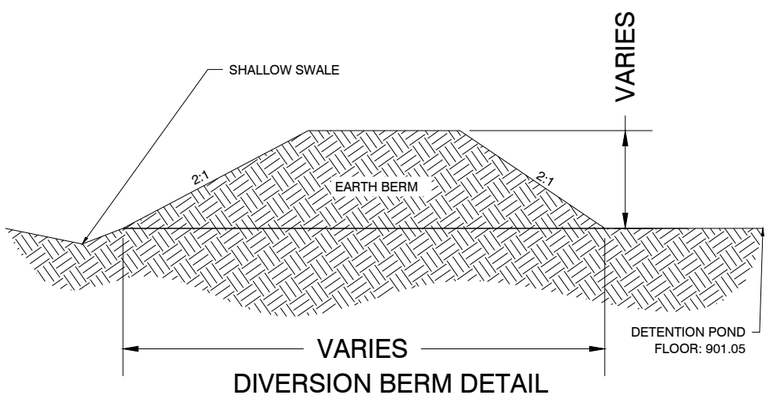
PROJECT NO. 5656
SHEET NO. EX.01

J:\5656\dwg\Exhibits\5656_Lot 4 Site Plan Stylist 110\72.dwg - ex.01 - 11-01-22 - 3:25pm - lkoosmann



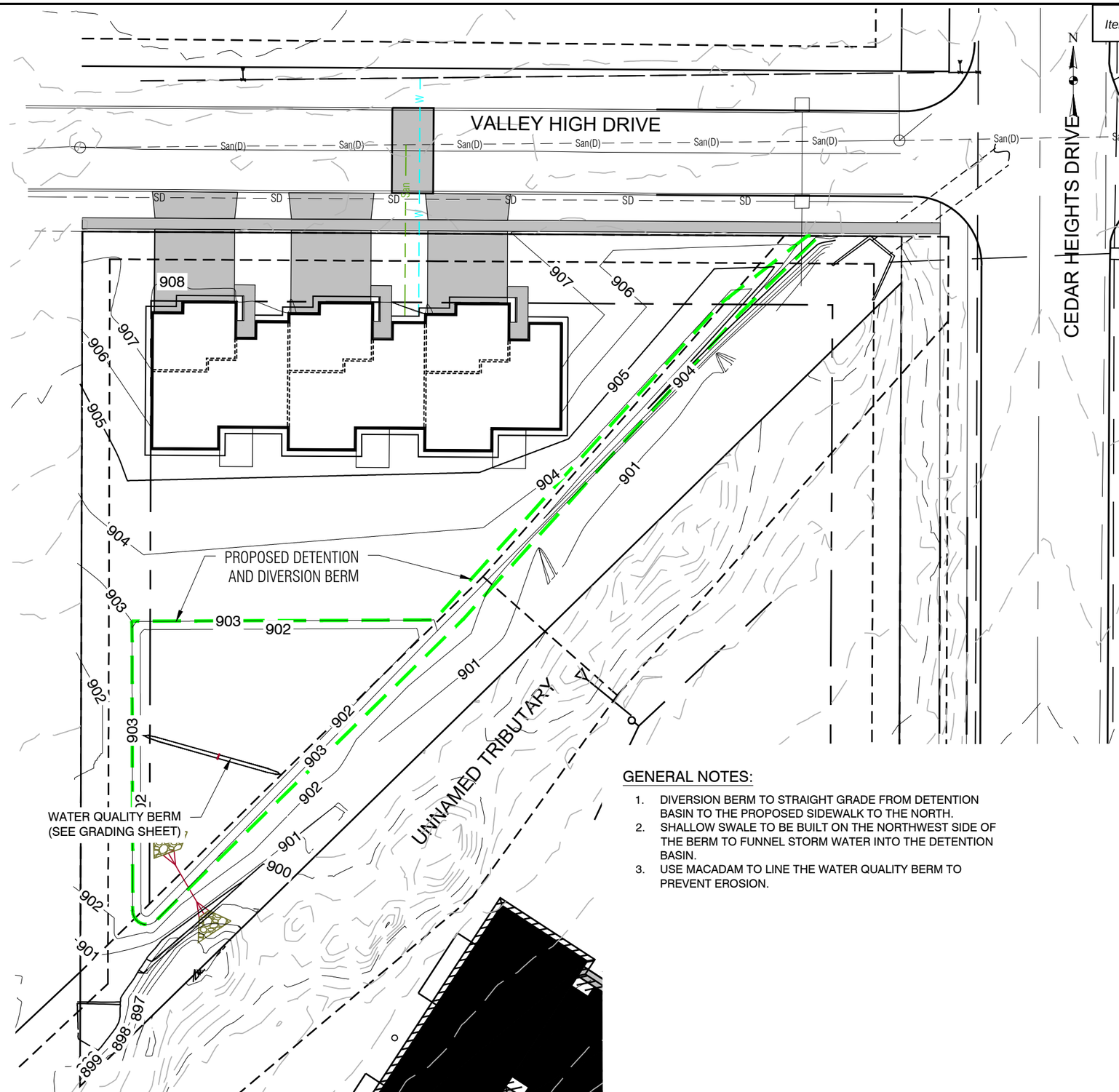
WATER QUALITY BERM

NTS



DIVERSION BERM DETAIL

NTS



GENERAL NOTES:

1. DIVERSION BERM TO STRAIGHT GRADE FROM DETENTION BASIN TO THE PROPOSED SIDEWALK TO THE NORTH.
2. SHALLOW SWALE TO BE BUILT ON THE NORTHWEST SIDE OF THE BERM TO FUNNEL STORM WATER INTO THE DETENTION BASIN.
3. USE MACADAM TO LINE THE WATER QUALITY BERM TO PREVENT EROSION.

GRAPHIC SCALE
0 20' 40'

NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA
Clapsaddle-Garber Associates, Inc
5106 Nordic Drive
Cedar Falls, Iowa 50613
Ph 319-266-0258
www.cgaconsultants.com

DESIGNED: #### DATE: ####
DRAWN: #### DATE: ####
CHECKED: #### DATE: ####
APPROVED: #### DATE: ####

HANNA PARK LOT 4
CEDAR FALLS, IOWA

3-PLEX GRADING PLAN

PROJECT NO. 5656
SHEET NO. EX.02

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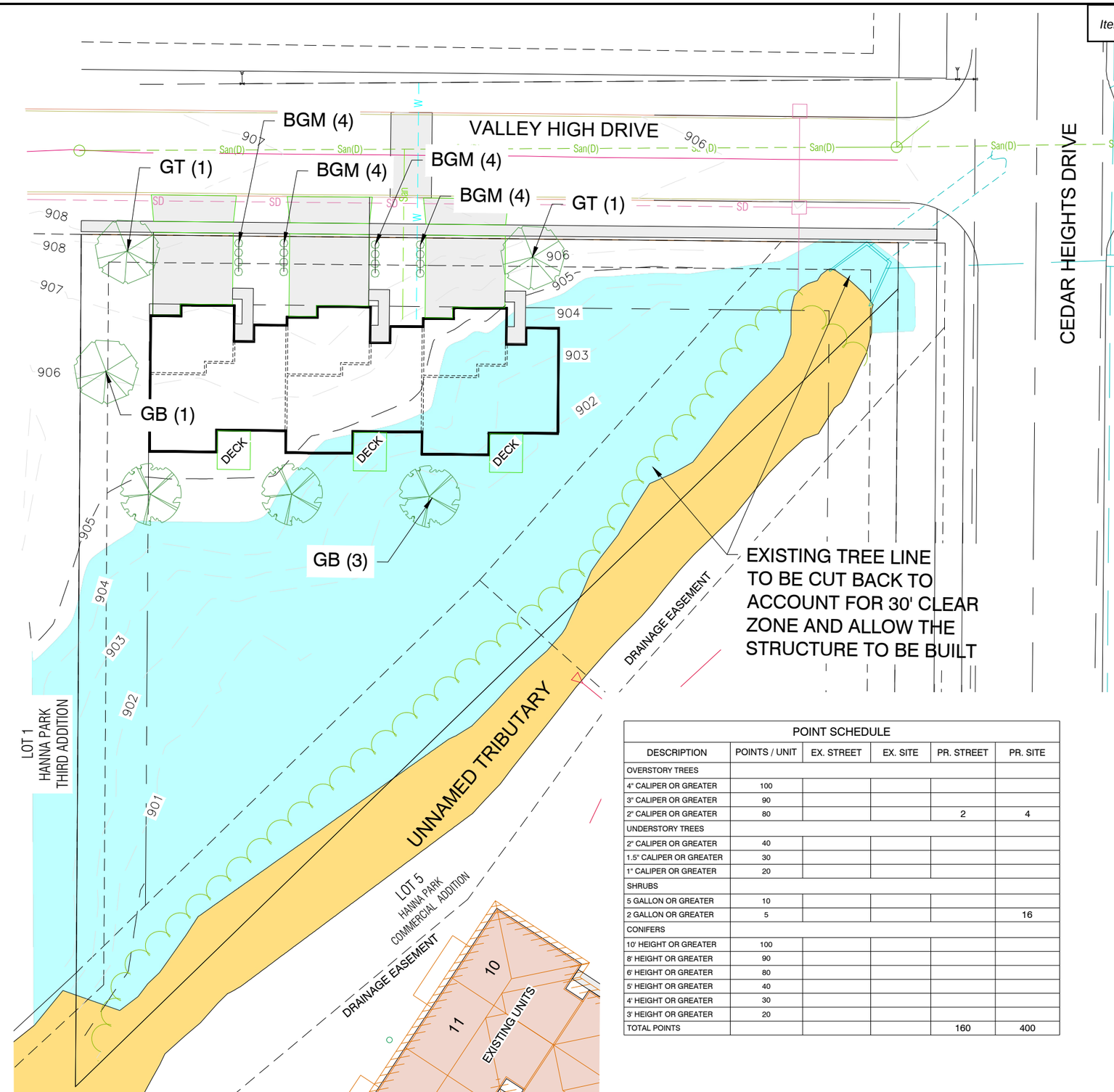
LANDSCAPE NOTES:

1. PLANT QUANTITIES ARE FOR INFORMATION ONLY; DRAWING SHALL PREVAIL IF CONFLICT OCCURS. CONTRACTOR IS RESPONSIBLE FOR CALCULATING OWN QUANTITIES AND BASING BID ACCORDINGLY.
2. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3". WALNUT PRODUCTS ARE PROHIBITED.
3. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI 260-2004, OR MOST RECENT EDITION.
4. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE ENGINEER.
5. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND INITIAL ACCEPTANCE OF THE PROJECT.
6. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE ENGINEER FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
7. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT SCHEDULE. THE CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITY AS SHOWN ON DRAWINGS.
8. TAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE ENGINEER FOR APPROVAL BY THE OWNER PRIOR TO PLANTING.
9. ALL DISTURBED AREAS NOT OTHERWISE COVERED BY BUILDING, PAVEMENT, AND LANDSCAPE BEDS SHALL BE SODDED WITH TYPE 1 LAWN MIXTURE AS APPROVED BY THE OWNER.

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
Deciduous Overstory Trees				
GB	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	4	1" Container or 2" BB
GT	Gleditsia triacanthos 'skyline'	Skyline HoneyLocust	4	2.5" Caliber
Shrubs				
BGM	Buxus x 'Green Mountain'	Green Mountain Boxwood	16	3.5" POT



POINT SCHEDULE

DESCRIPTION	POINTS / UNIT	EX. STREET	EX. SITE	PR. STREET	PR. SITE
OVERSTORY TREES					
4" CALIPER OR GREATER	100				
3" CALIPER OR GREATER	90				
2" CALIPER OR GREATER	80			2	4
UNDERSTORY TREES					
2" CALIPER OR GREATER	40				
1.5" CALIPER OR GREATER	30				
1" CALIPER OR GREATER	20				
SHRUBS					
5 GALLON OR GREATER	10				
2 GALLON OR GREATER	5				16
CONIFERS					
10' HEIGHT OR GREATER	100				
8' HEIGHT OR GREATER	90				
6' HEIGHT OR GREATER	80				
5' HEIGHT OR GREATER	40				
4' HEIGHT OR GREATER	30				
3' HEIGHT OR GREATER	20				
TOTAL POINTS				160	400

GRAPHIC SCALE
0 20' 40'

NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA
Clapsaddle-Garber Associates, Inc
5106 Nordic Drive
Cedar Falls, Iowa 50613
Ph 319-266-0258
www.cgaconsultants.com

DESIGNED: _____ DATE: _____
DRAWN: KNW DATE: 11-25-20
CHECKED: _____ DATE: _____
APPROVED: _____ DATE: _____

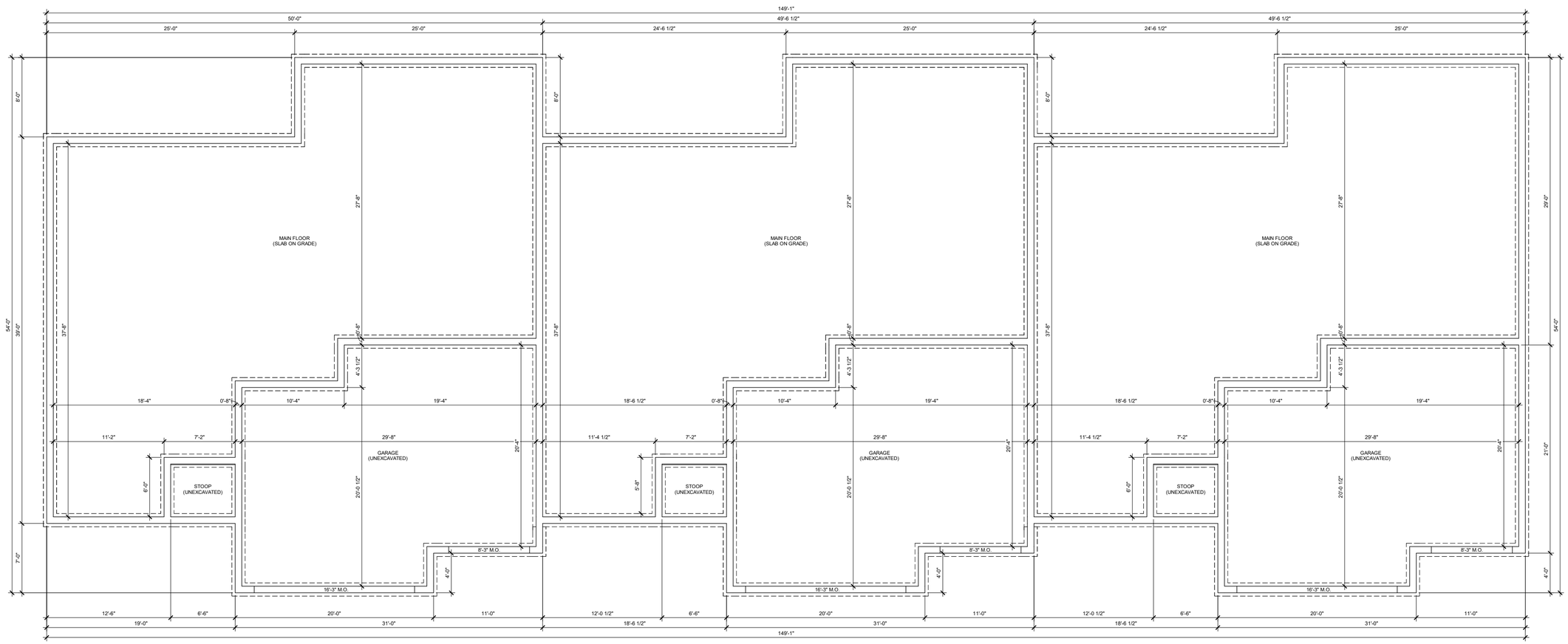
HANNA PARK LOT 4
CEDAR FALLS, IOWA

3-PLEX LANDSCAPE PLAN

PROJECT NO. 5656
SHEET NO. EX. 03

J:\5656\dwg\Exhibits\5656_Lot 4 Landscape Plan 3plex 09112022.dwg - Lot 4 Exhibit - 11-01-22 - 3:10pm - lkeosmann

LGCDESIGN



FOOTING/FOUNDATION FLOOR PLAN

1/8" = 1'-0"

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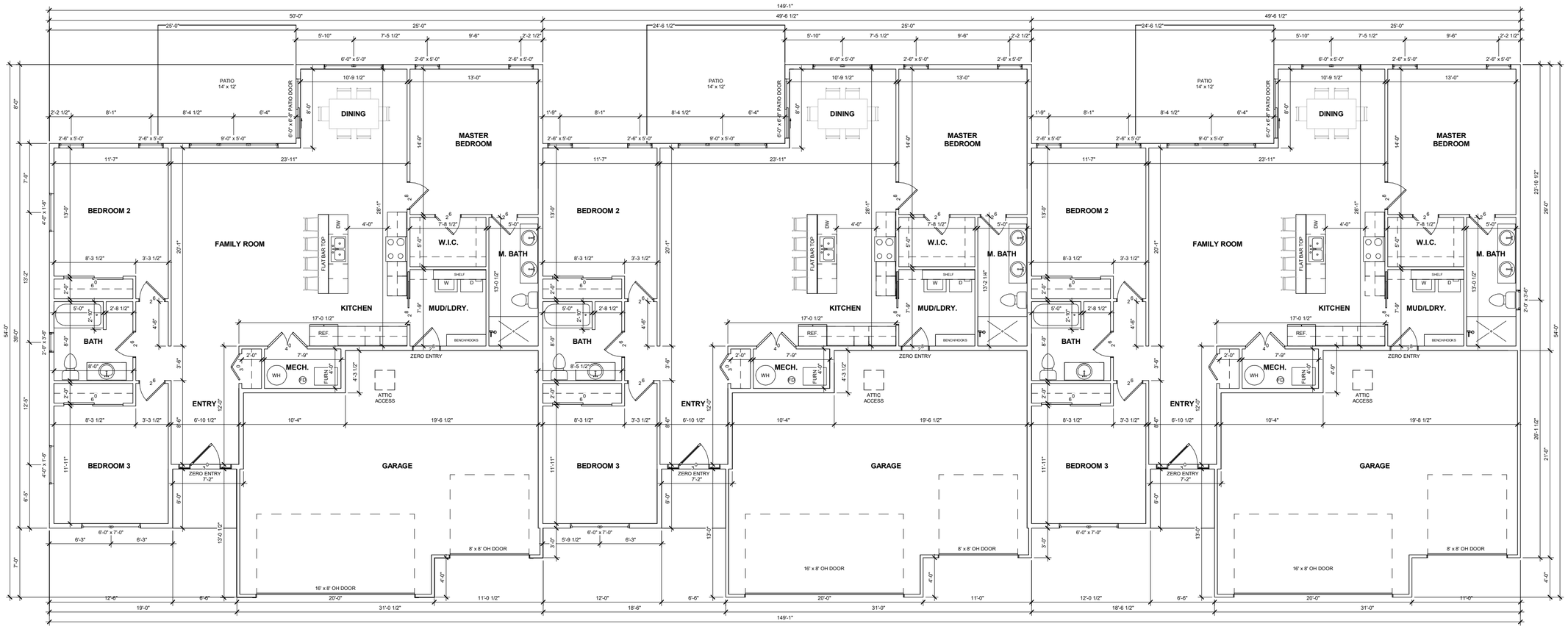
LGCDESIGN	x	CUSTOM DESIGN © 2022 Floorplan Logic, LLC
07/25/2022	LGC - MICHAELSEN III - FTG/FNDN - REV. 2	
LOT xx of xxxx, CEDAR FALLS, IA		667
SCALE: 1/8" = 1'-0"	(319) 266-6609 BRIAN LAR	



MAIN FLOOR PLAN

1/8" = 1'-0"

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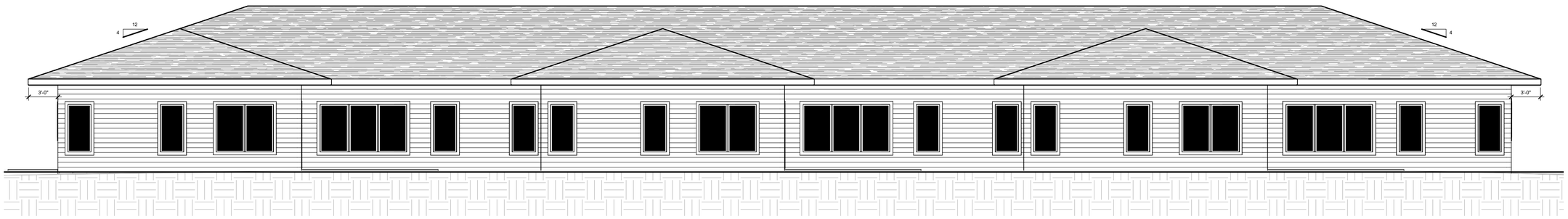
LGCDESIGN	x	CUSTOM DESIGN © 2022 Floorplan Logic, LLC
07/25/2022	LGC - MICHAELSEN III - MNFL - REV. 2	
LOT xx of xxxx, CEDAR FALLS, IA		668
SCALE: 1/8" = 1'-0"	(319) 266-6609 BRIAN LAR	

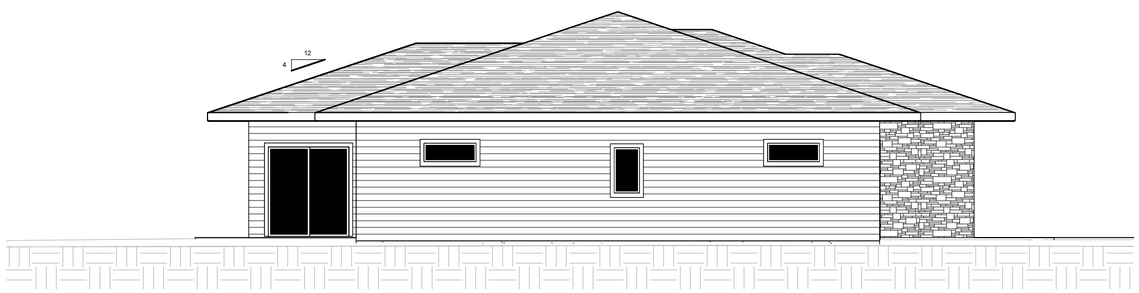
FRONT ELEVATION

1/8" = 1'-0"



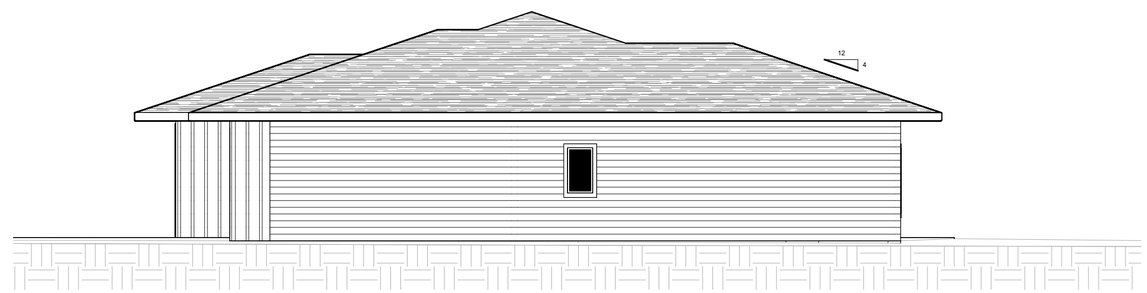
REAR ELEVATION

1/8" = 1'-0"



LEFT ELEVATION

1/8" = 1'-0"



RIGHT ELEVATION

1/8" = 1'-0"

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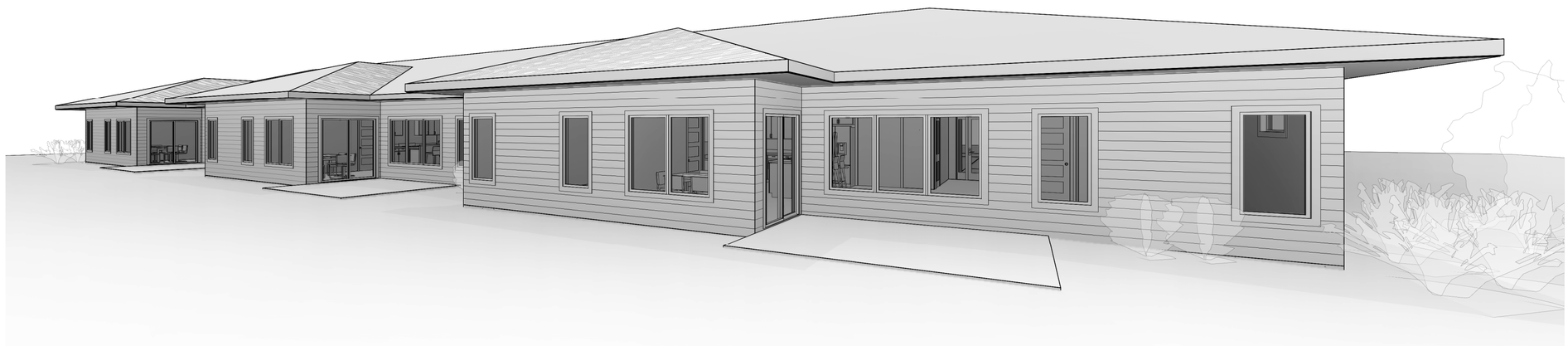
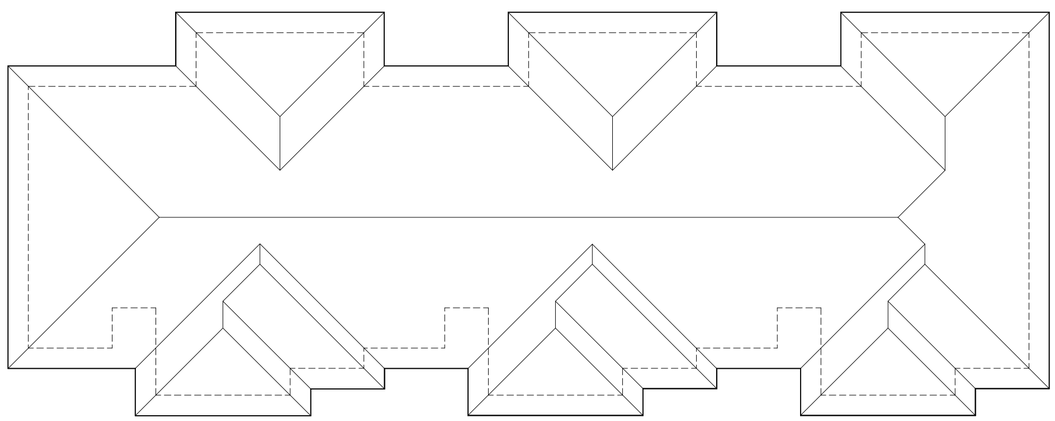
LGCDESIGN	x	CUSTOM DESIGN © 2022 Floorplan Logic, LLC
07/25/2022	LGC - MICHAELSEN III - ELEV - REV. 2	
LOT xx of xxxx, CEDAR FALLS, IA		669
SCALE: 1/8" = 1'-0"	(319) 266-6609 BRIAN LA[illegible]	

FRONT/LEFT PERSPECTIVE VIEW



BACK/LEFT PERSPECTIVE VIEW



ROOF PLAN

1/16" = 1'-0"

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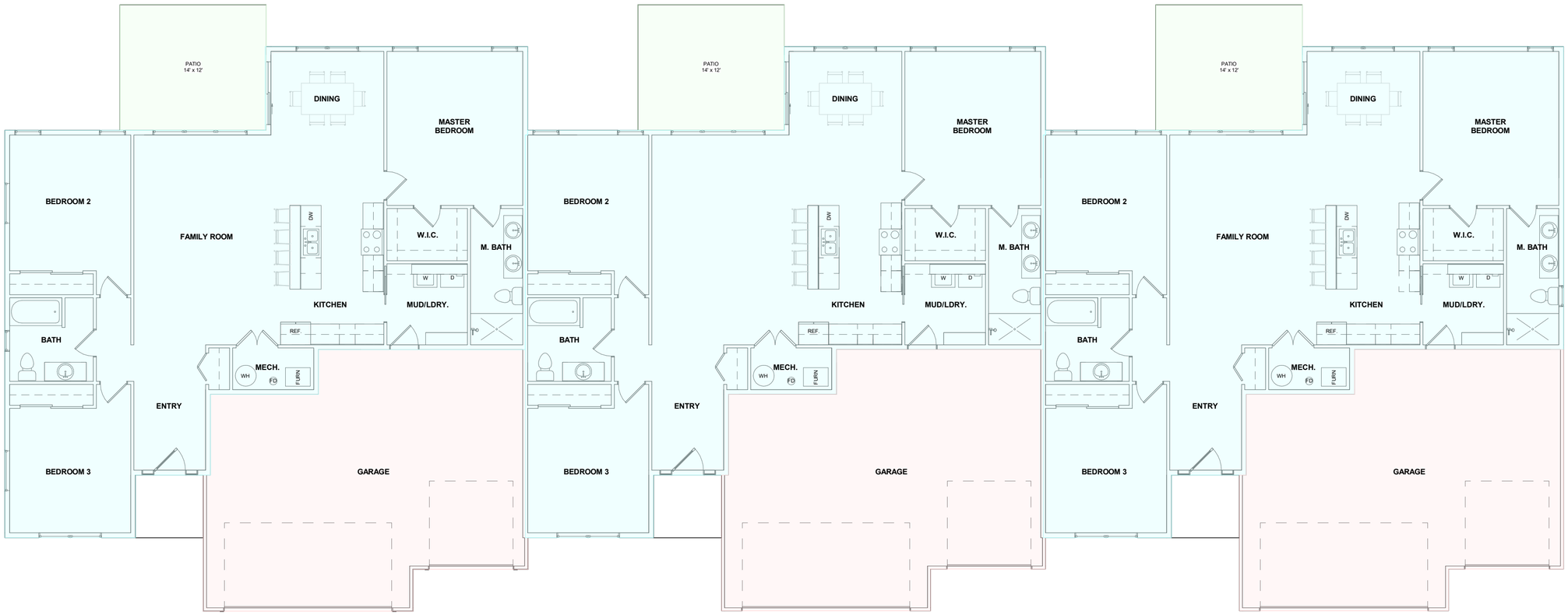
LGCDESIGN	x	CUSTOM DESIGN © 2022 Floorplan Logic, LLC
07/25/2022	LGC - MICHAELSEN III - ROOF/3D - REV. 2	670
LOT xx of xxx, CEDAR FALLS, IA		
SCALE: 1/16" = 1'-0"	(319) 266-6609 BRIAN LA[illegible]	



MAIN FLOOR AREA PLAN

1/8" = 1'-0"

PATIO AREA (TYPICAL UNIT): 168 S.F.

MAIN FLOOR FINISHED AREA (LEFT UNIT): 1,602 S.F.
MAIN FLOOR FINISHED AREA (MIDDLE UNIT): 1,592 S.F.
MAIN FLOOR FINISHED AREA (RIGHT UNIT): 1,596 S.F.

TOTAL MAIN FLOOR FINISHED AREA: 4,790 S.F.

GARAGE AREA (LEFT UNIT): 677 S.F.
GARAGE AREA (MIDDLE UNIT): 675 S.F.
GARAGE AREA (RIGHT UNIT): 679 S.F.

TOTAL GARAGE AREA: 2,031 S.F.

LGCDESIGN	x	CUSTOM DESIGN © 2022 Floorplan Logic, LLC
07/25/2022	LGC - MICHAELSEN III - AREAS - REV. 2	
LOT xx of xxxx, CEDAR FALLS, IA		671
SCALE: 1/8" = 1'-0"	(319) 266-6609 BRIAN LA[illegible]	

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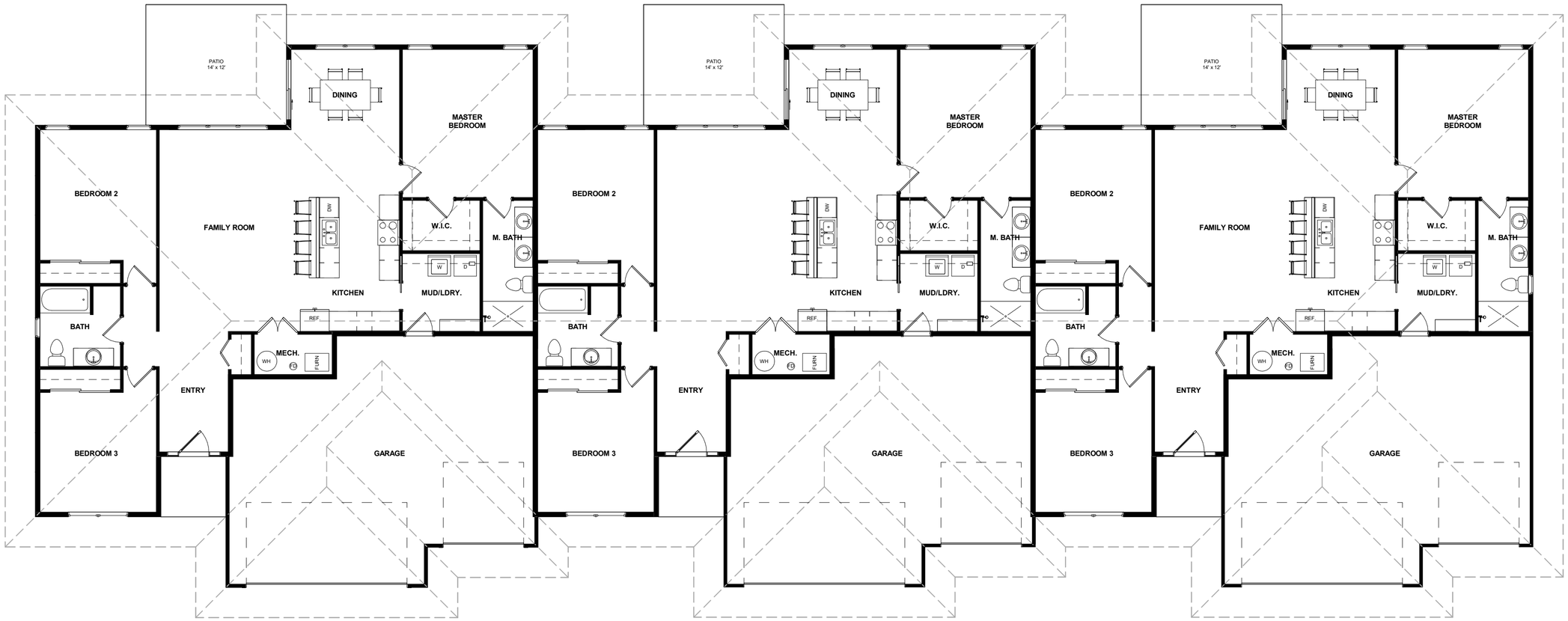


MAIN FLOOR PRESENTATION PLAN

1/8" = 1'-0"

LGCDESIGN

LGCDESIGN

DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613
Phone: 319-273-8600
Fax: 319-273-8610
www.cedarfalls.com

MEMORANDUM

Planning & Community Services Division

TO: Honorable Mayor Robert M. Green and City Council

FROM: Chris Sevy, Planner I

DATE: January 3, 2023

SUBJECT: Rezoning with new Zoning Agreement – Midway Business Park (RZ22-003)

REQUEST: Rezoning with new Zoning Agreement - Midway Business Park

PETITIONER: Lucas Moore, Oak District LLC

LOCATION: Lots 5 & 6 Midway Business Park: Greenhill Circle

Lucas Moore of Oak District LLC submitted a request to amend the zoning restriction placed on Lots 5 and 6 of the Midway Business Park subdivision. This restriction only allows for the construction of professional service office buildings and the applicant wishes to establish a nursing home/senior assisted living facility on said lots.

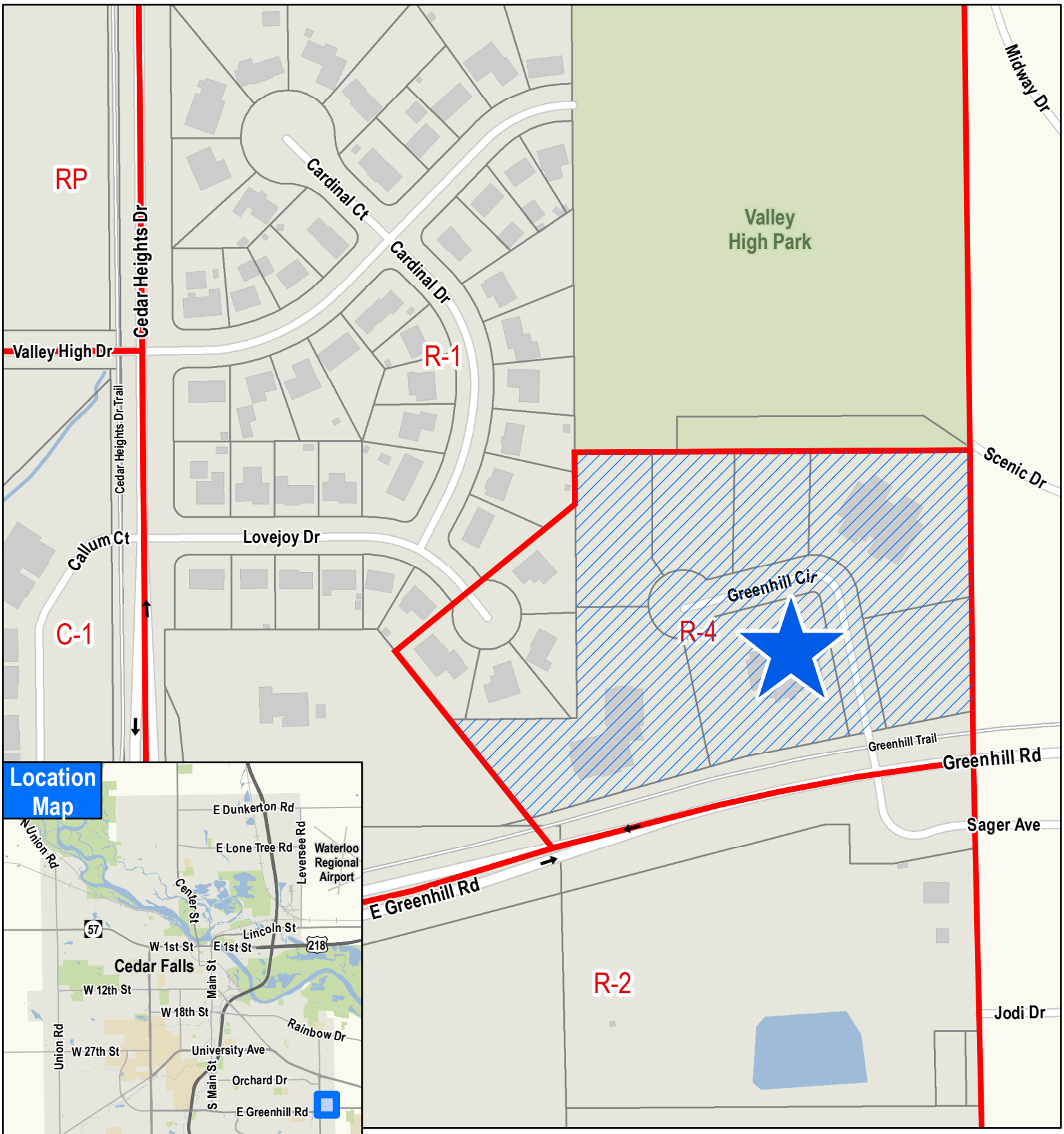
The Midway Business Park is currently zoned R-4 and is governed by a zoning agreement executed in 1994 which was amended in 2018 to allow another assisted living facility on lots 7 & 8. While another amendment to this agreement would normally be appropriate, it was discovered that the legal description of the applicable land area in the original agreement contained errors. To update the restrictions, the best course of action is to rescind the original agreement and draft a new one (utilizing the accurate legal description) that includes the conditions that remain relevant today; specifically, the use restrictions in the Midway Business Park. It is also necessary to properly rezone to R-4 as the original 1994 resolution to rezone used the same legal description as the agreement.

At its meeting on December 14, 2022, the Planning and Zoning Commission held a public hearing and recommended approval of the rezoning to R-4 with a new zoning agreement of the Midway Business Park. Therefore, staff now requests that City Council set a public hearing date for January 17, 2023 to formally consider the zoning agreement and rezoning request. A full staff report and summary report of the Planning and Zoning Commission meetings will be provided to City Council prior the public hearing.

Attachment: Zoning Location Map

Cedar Falls City Council
January 3, 2023

Item 33.



CEDAR FALLS Iowa

Zoning Agreement update & Rezone to R-4
Midway Business Park
All properties on Greenhill Circle

675

DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613
Phone: 319-273-8600
Fax: 319-273-8610
www.cedarfalls.com

MEMORANDUM

Planning & Community Services Division

TO: Honorable Mayor Robert M. Green and City Council

FROM: Chris Sevy, Planner I

DATE: January 3, 2023

SUBJECT: Rezone Midway 2nd Addition (RZ22-005)

REQUEST: Rezoning of subject properties noted below from R-4 Residence District to R-1 Residence District

PETITIONER: City of Cedar Falls

LOCATION: Lots 1-4 of Midway 2nd Addition (3019-3028 Lovejoy Dr)

The zoning agreement that restricts the use of these lots to single family in the R-4 District is in the process of being rescinded and replaced as errors were discovered in the legal description while updating the restrictions in that agreement. The agreement has served its purpose in the establishment of single-family uses, and it makes more sense at this time to now regulate these lots the same way as the rest of the residential neighborhood.

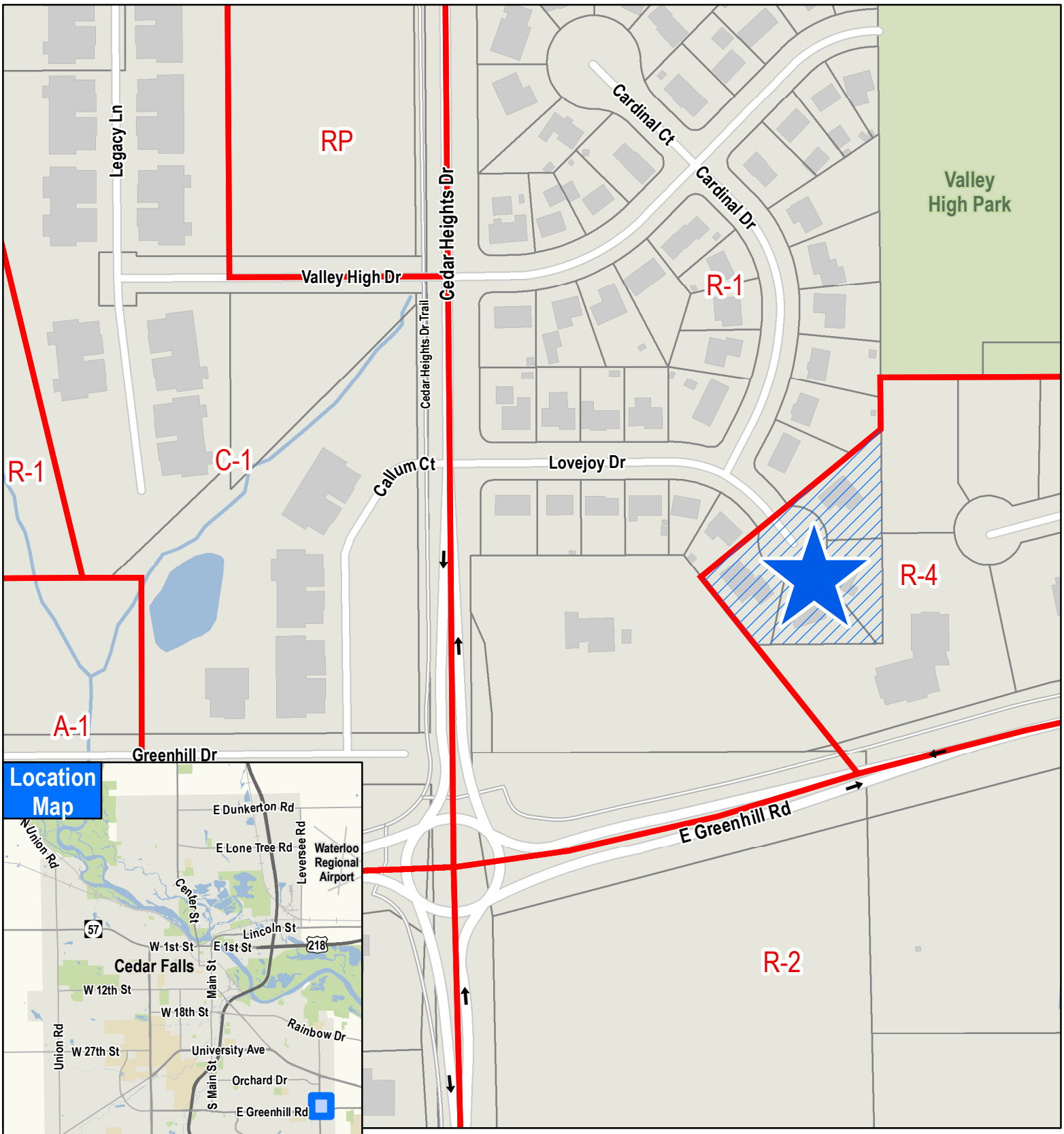
The four residential properties at the end of Lovejoy Drive are currently zoned R-4, High Density Residential. To ensure that multifamily and non-residential uses are not established in that single-family neighborhood counter to the intent of the original agreement (however unlikely), staff is recommending rezoning these properties to R-1 to be consistent with the rest of the residential neighborhood. Staff has reached out to these property owners to explain the situation and discuss rezoning their properties to R-1 and have received no objections.

At its meeting on December 14, 2022, the Planning and Zoning Commission held a public hearing and recommended approval of the rezoning to R-1 of the subject properties. Therefore, staff now requests that City Council set a public hearing date for January 17, 2023 to formally consider the rezoning request. A full staff report and summary report of the Planning and Zoning Commission meetings will be provided to City Council prior the public hearing.

Attachment: Zoning Location Map

Cedar Falls City Council
January 3, 2023

Item 34.



Rezone from R-4 to R-1
Lots 1 through 4, Midway 2nd Addition
3019, 3020, 3027, 3028 Lovejoy Dr.

PREPARED 12/27/2022, 10:23:50 ACCOUNT ACTIVITY LISTING PAGE 1
PROGRAM GM360L ACCOUNTING PERIOD 06/2023
CITY OF CEDAR FALLS

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 101 GENERAL FUND									
101-1199-441.89-14 MISCELLANEOUS SERVICES / REFUNDS									
1036		06/23	AP	12/20/22	0398052	THE WALDINGER CORPORATION	530.00		12/22/22
		REFUND-DUPLICATE CC PYMTS				#22-4892-MECH			
1036		06/23	AP	12/20/22	0398051	SUSAN SIMMONDS	28.00		12/22/22
		REFUND-DUPLICATE CC PYMTS				#L23PET-0174			
1036		06/23	AP	12/20/22	0398049	SLADE HOVICK	387.00		12/22/22
		REFUND-DUPLICATE CC PYMTS				#22-4847-REMO			
1022		06/23	AP	12/19/22	0398031	SIGNS & DESIGNS, INC.	80.00		12/20/22
		REFUND-DUPLICATE CC PYMTS				#22-4899-SIGN:401MAIN#213			
1022		06/23	AP	12/16/22	0398029	HY-VEE, INC.	168.75		12/20/22
		REFUND LOCAL PORTION LIC.				HY-VEE CLUBROOM			
1022		06/23	AP	12/16/22	0390033	HY-VEE, INC.	84.38		12/20/22
		REFUND LOCAL PORTION LIC.				HY-VEE TASTING ROOM			
		ACCOUNT TOTAL					1,278.13	.00	1,278.13
101-2205-432.88-17 OUTSIDE AGENCIES / CEDAR FALLS BAND									
981		06/23	AP	12/12/22	0397998	CEDAR FALLS MUNICIPAL BAND	886.01		12/14/22
		PROPERTY TAX PAYMENT				BAND			
		ACCOUNT TOTAL					886.01	.00	886.01
101-2253-423.85-01 UTILITIES / UTILITIES									
1007		06/23	AP	12/15/22	0398015	CEDAR FALLS UTILITIES	4,349.00		12/16/22
		UTILITIES THRU 12/15/22							
		ACCOUNT TOTAL					4,349.00	.00	4,349.00
101-2253-423.85-05 UTILITIES / THE FALLS POOL UTILITIES									
1007		06/23	AP	12/15/22	0398015	CEDAR FALLS UTILITIES	864.16		12/16/22
		UTILITIES THRU 12/15/22							
		ACCOUNT TOTAL					864.16	.00	864.16
101-2253-423.89-14 MISCELLANEOUS SERVICES / REFUNDS									
1036		06/23	AP	12/21/22	0398048	JILL BERGMAN	5.00		12/22/22
		REFUND-CYCLING CLASS							
1007		06/23	AP	12/14/22	0398013	ANTHONY RYCKMAN	65.00		12/16/22
		REF.-HOLMES POOL RENTAL							
		ACCOUNT TOTAL					70.00	.00	70.00
101-2280-423.85-01 UTILITIES / UTILITIES									
1007		06/23	AP	12/15/22	0398015	CEDAR FALLS UTILITIES	1,033.95		12/16/22
		UTILITIES THRU 12/15/22							

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE / POST DT
FUND 101 GENERAL FUND									
101-2280-423.85-01 UTILITIES / UTILITIES						continued			
						ACCOUNT TOTAL	1,033.95	.00	1,033.95
101-2280-423.89-14 MISCELLANEOUS SERVICES / REFUNDS									
1022		06/23	AP	12/13/22	0398030	SARA DALE	250.00		12/20/22
		REFUND-SECURITY DEPOSIT							
						ACCOUNT TOTAL	250.00	.00	250.00
101-4511-414.85-01 UTILITIES / UTILITIES									
1007		06/23	AP	12/15/22	0398015	CEDAR FALLS UTILITIES	3,838.26		12/16/22
		UTILITIES THRU 12/15/22							
						ACCOUNT TOTAL	3,838.26	.00	3,838.26
101-5521-415.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES									
1007		06/23	AP	12/15/22	0398015	CEDAR FALLS UTILITIES	229.68		12/16/22
		UTILITIES THRU 12/15/22							
						ACCOUNT TOTAL	229.68	.00	229.68
101-5521-415.72-08 OPERATING SUPPLIES / CAMERA & PHOTO EQUIPMENT									
1036		06/23	AP	12/10/22	0398053	U.S. CELLULAR	94.32		12/22/22
		COVERT CAMERA CELL PLAN				12/9/22-1/8/23			
						ACCOUNT TOTAL	94.32	.00	94.32
101-5521-415.72-20 OPERATING SUPPLIES / OFFICERS EQUIPMENT									
1022		06/23	AP	11/28/22	0398032	SMITH JR, TIMOTHY B	69.95		12/20/22
		RMB:OPT.EQUIP.-BELT BRACE				AMAZON			
						ACCOUNT TOTAL	69.95	.00	69.95
101-5521-415.83-05 TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)									
981		06/23	AP	12/02/22	0398006	JANIKOWSKI, KYLE	165.95		12/14/22
		RMB:MEALS-SFST INSTR.SCH.				CAMP DODGE, JOHNSTON			
						ACCOUNT TOTAL	165.95	.00	165.95
101-5521-415.85-01 UTILITIES / UTILITIES									
1007		06/23	AP	12/15/22	0398015	CEDAR FALLS UTILITIES	2,186.85		12/16/22
		UTILITIES THRU 12/15/22							

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 101 GENERAL FUND									
101-5521-415.85-01 UTILITIES / UTILITIES							continued		
						ACCOUNT TOTAL	2,186.85	.00	2,186.85
101-5521-415.86-05 REPAIR & MAINTENANCE / EQUIPMENT REPAIRS									
1007		06/23	AP	12/15/22	0398015	CEDAR FALLS UTILITIES	111.60		12/16/22
		UTILITIES THRU 12/15/22							
						ACCOUNT TOTAL	111.60	.00	111.60
101-5521-415.89-40 MISCELLANEOUS SERVICES / UNIFORM ALLOWANCE									
981		06/23	AP	11/29/22	0398012	ZIKUDA, HANNA	112.35		12/14/22
		RMB:UNIFORM ALLOWANCE				5.11 TACTICAL			
						ACCOUNT TOTAL	112.35	.00	112.35
101-6613-433.85-01 UTILITIES / UTILITIES									
1007		06/23	AP	12/15/22	0398015	CEDAR FALLS UTILITIES	357.29		12/16/22
		UTILITIES THRU 12/15/22							
						ACCOUNT TOTAL	357.29	.00	357.29
101-6616-446.85-01 UTILITIES / UTILITIES									
1007		06/23	AP	12/15/22	0398015	CEDAR FALLS UTILITIES	6,323.71		12/16/22
		UTILITIES THRU 12/15/22							
						ACCOUNT TOTAL	6,323.71	.00	6,323.71
101-6623-423.85-01 UTILITIES / UTILITIES									
1007		06/23	AP	12/15/22	0398015	CEDAR FALLS UTILITIES	354.93		12/16/22
		UTILITIES THRU 12/15/22							
						ACCOUNT TOTAL	354.93	.00	354.93
101-6625-432.81-44 PROFESSIONAL SERVICES / USGS RIVER GAUGE									
981		06/23	AP	12/01/22	0397999	CENTURYLINK	78.77		12/14/22
		CEDAR RIVER GAUGE-NOV'22							
						ACCOUNT TOTAL	78.77	.00	78.77
101-6625-432.83-06 TRANSPORTATION&EDUCATION / EDUCATION									
1036		06/23	AP	12/13/22	0398047	IOWA DEPT-TRANSPORTATION	120.00		12/22/22
		AGGREGATE TECH. RECERT.				CEDAR RAPIDS			

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 101 GENERAL FUND									
101-6625-432.83-06 TRANSPORTATION&EDUCATION / EDUCATION						continued			
						ACCOUNT TOTAL	120.00	.00	120.00
101-6633-423.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES									
981		06/23	AP	10/20/22	0398005	IOWA DEPT-AGRICULTURE	15.00		12/14/22
		PEST. APPL. TEST-8/11&16				REISSUE CK #141632			
						ACCOUNT TOTAL	15.00	.00	15.00
101-6633-423.85-01 UTILITIES / UTILITIES									
1007		06/23	AP	12/15/22	0398015	CEDAR FALLS UTILITIES	1,808.28		12/16/22
		UTILITIES THRU 12/15/22							
						ACCOUNT TOTAL	1,808.28	.00	1,808.28
						FUND TOTAL	24,598.19	.00	24,598.19
FUND 203 TAX INCREMENT FINANCING									
203-0000-487.50-05 TRANSFERS OUT / TRANSFERS - TIF									
981		06/23	AP	12/12/22	0398001	DEBT SERVICE	100,051.62		12/14/22
		PROPERTY TAX PAYMENT				IND.PARK TIF			
981		06/23	AP	12/12/22	0397997	CAPITAL PROJECTS FUND	113,818.50		12/14/22
		PROPERTY TAX PAYMENT				TIF-DOWNTOWN			
981		06/23	AP	12/12/22	0397997	CAPITAL PROJECTS FUND	226.49		12/14/22
		PROPERTY TAX PAYMENT				PINNACLE PRAIRIE			
981		06/23	AP	12/12/22	0397997	CAPITAL PROJECTS FUND	4,475.39		12/14/22
		PROPERTY TAX PAYMENT				TIF-COLLEGE HILL			
981		06/23	AP	12/12/22	0397997	CAPITAL PROJECTS FUND	831.15		12/14/22
		PROPERTY TAX PAYMENT				TIF-SOUTH CF			
						ACCOUNT TOTAL	219,403.15	.00	219,403.15
						FUND TOTAL	219,403.15	.00	219,403.15
FUND 206 STREET CONSTRUCTION FUND									
206-6637-436.82-01 COMMUNICATION / TELEPHONE									
1036		06/23	AP	12/06/22	0398054	U.S. CELLULAR	15.76		12/22/22
		CELL PHONE:12/6-1/5/23							
						ACCOUNT TOTAL	15.76	.00	15.76
206-6637-436.85-01 UTILITIES / UTILITIES									

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 206 STREET CONSTRUCTION FUND									
206-6637-436.85-01 UTILITIES / UTILITIES						continued			
1007		06/23	AP	12/15/22	0398015	CEDAR FALLS UTILITIES	3,302.19		12/16/22
		UTILITIES THRU 12/15/22							
						ACCOUNT TOTAL	3,302.19	.00	3,302.19
206-6647-436.85-01 UTILITIES / UTILITIES									
1007		06/23	AP	12/15/22	0398015	CEDAR FALLS UTILITIES	2,876.91		12/16/22
		UTILITIES THRU 12/15/22							
						ACCOUNT TOTAL	2,876.91	.00	2,876.91
						FUND TOTAL	6,194.86	.00	6,194.86
FUND 215 HOSPITAL FUND									
FUND 216 POLICE BLOCK GRANT FUND									
FUND 217 SECTION 8 HOUSING FUND									
217-2214-432.89-61 MISCELLANEOUS SERVICES / HOUS.ASSIST PMTS-OCCUPIED									
1022		06/23	AP	11/01/22	0039047	GLEESON II, JAMES G.	800.00		12/20/22
		HAP_Prior D 112022				REISSUE CK #38922			
						ACCOUNT TOTAL	800.00	.00	800.00
						FUND TOTAL	800.00	.00	800.00
FUND 223 COMMUNITY BLOCK GRANT									
FUND 224 TRUST & AGENCY									
FUND 242 STREET REPAIR FUND									
242-1240-431.98-45 CAPITAL PROJECTS / MAIN STREET RECONSTRUCT									
1022		06/23	AP	12/20/22	0398028	EMAAD, LLC	9,177.89		12/20/22
		3283-PARCEL#295-MAIN ST.				RECONST.-FEE ACQUISITION			
PROJECT#:		023283							
1022		06/23	AP	12/20/22	0398028	EMAAD, LLC	3,522.00		12/20/22
		3283-PARCEL#295-MAIN ST.				RECONST.-TEMP. EASEMENT			
PROJECT#:		023283							
1022		06/23	AP	12/20/22	0398028	EMAAD, LLC	3,763.00		12/20/22
		3283-PARCEL#295-MAIN ST.				RECONST.-PRKG LOT/CONCRET			
PROJECT#:		023283							
1022		06/23	AP	12/20/22	0398028	EMAAD, LLC	6,496.00		12/20/22
		3283-PARCEL#295-MAIN ST.				RECONST.-SIGN RELOC. 1/2			
PROJECT#:		023283							
1022		06/23	AP	12/20/22	0398023	BLACK HAWK CO.RECORDER	15.20		12/20/22
		3283-PARCEL#295-MAIN ST.				RECONST.-TRANSFER TAX			
PROJECT#:		023283							
1022		06/23	AP	12/20/22	0398025	BLACK HAWK CO.TREASURER	392.11		12/20/22

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 242 STREET REPAIR FUND									
242-1240-431.98-45 CAPITAL PROJECTS / MAIN STREET RECONSTRUCT						continued			
		3283-PARCEL#295-MAIN ST.				RECONST.-PRO-RATED RE TAX			
	PROJECT#:	023283							
1022		06/23	AP	12/20/22	0398027	D & V HOLDING, LLC	261,765.18		12/20/22
		3283-PARCEL#204-MAIN ST.				RECONST.-FEE ACQUISITION			
	PROJECT#:	023283							
1022		06/23	AP	12/20/22	0398024	BLACK HAWK CO.RECORDER	421.60		12/20/22
		3283-PARCEL#204-MAIN ST.				RECONST.-TRANSFER TAX			
	PROJECT#:	023283							
1022		06/23	AP	12/20/22	0398026	BLACK HAWK CO.TREASURER	2,234.82		12/20/22
		3283-PARCEL#204-MAIN ST.				RECONST.-PRO-RATED RE TAX			
	PROJECT#:	023283							
1030		06/23	AP	11/01/22	0398036	D & V HOLDINGS, LLC	900.00		12/21/22
		11/1-11/30/22 APT 1 RENT				3283-PARCEL#204-MAIN ST.			
	PROJECT#:	023283							
1030		06/23	AP	11/01/22	0398037	D & V HOLDINGS, LLC	900.00		12/21/22
		11/1-11/30/22 APT. 2 RENT				3283-PARCEL#204-MAIN ST.			
	PROJECT#:	023283							
1030		06/23	AP	11/01/22	0398038	D & V HOLDINGS, LLC	609.68		12/21/22
		12/1-12/21/22 APT 1 RENT				3283-PARCEL#204-MAIN ST.			
	PROJECT#:	023283							
1030		06/23	AP	11/01/22	0398039	D & V HOLDINGS, LLC	609.68		12/21/22
		12/1-12/21/22 APT 2 RENT				3283-PARCEL#204-MAIN ST.			
	PROJECT#:	023283							
1030		06/23	AP	11/01/22	0398035	D & V HOLDINGS LLC	900.00		12/21/22
		6/1-6/30/22 APT. 2 RENT				3283-PARCEL#204-MAIN ST.			
	PROJECT#:	023283							
1030		06/23	AP	11/01/22	0398040	D & V HOLDINGS, LLC	900.00		12/21/22
		7/1-7/31/22 APT. 2 RENT				3283-PARCEL#204-MAIN ST.			
	PROJECT#:	023283							
1030		06/23	AP	11/01/22	0398041	D & V HOLDINGS, LLC	900.00		12/21/22
		8/1-8/31/22 APT. 1 RENT				3283-PARCEL#204-MAIN ST.			
	PROJECT#:	023283							
1030		06/23	AP	11/01/22	0398042	D & V HOLDINGS, LLC	900.00		12/21/22
		8/1-8/31/22 APT. 2 RENT				3283-PARCEL#204-MAIN ST.			
	PROJECT#:	023283							
1030		06/23	AP	11/01/22	0398043	D & V HOLDINGS, LLC	900.00		12/21/22
		9/1-9/30/22 APT. 1 RENT				3283-PARCEL#204-MAIN ST.			
	PROJECT#:	023283							
1030		06/23	AP	11/01/22	0398044	D & V HOLDINGS, LLC	900.00		12/21/22
		9/1-9/30/22 APT. 2 RENT				3283-PARCEL#204-MAIN ST.			
	PROJECT#:	023283							
1030		06/23	AP	11/01/22	0398045	D & V HOLDINGS, LLC	900.00		12/21/22
		10/1-10/31/22 APT. 1 RENT				3283-PARCEL#204-MAIN ST.			
	PROJECT#:	023283							
1030		06/23	AP	11/01/22	0398034	D & V HOLDINGS	900.00		12/21/22
		10/1-10/31/22 APT. 2 RENT				3283-PARCEL#204-MAIN ST.			
	PROJECT#:	023283							
1031		06/23	AP	11/01/22	0398046	D & V HOLDINGS, LLC	10,219.36		12/21/22
		3283-PARCEL#204: RENTS				MAIN STREET RECONSTRUCT.			

GROUP NBR	PO NBR	ACCTG PER.	TRANSACTION CD	DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 242 STREET REPAIR FUND									
242-1240-431.98-45 CAPITAL PROJECTS / MAIN STREET RECONSTRUCT							continued		
PROJECT#:		023283							
						ACCOUNT TOTAL	308,226.52	.00	308,226.52
						FUND TOTAL	308,226.52	.00	308,226.52
FUND 254 CABLE TV FUND									
254-1088-431.89-18 MISCELLANEOUS SERVICES / COMMUNITY PROGRAMMING									
1007		06/23	AP	12/13/22	0398021	SIMPSON, MARK	220.00		12/16/22
		CF BOYS BB V. CR KENNEDY				ANNOUNCER			
PROJECT#:		759							
1007		06/23	AP	12/13/22	0398020	LONGNECKER, JEREMIAH	200.00		12/16/22
		CF BOYS BB V. CR KENNEDY				ANNOUNCER			
PROJECT#:		759							
1007		06/23	AP	12/13/22	0398018	DEWITT, JASON	180.00		12/16/22
		CF BOYS BB V. CR KENNEDY				CAMERA OPERATOR			
PROJECT#:		759							
1007		06/23	AP	12/13/22	0398022	SURMA, JOSEPH EDWARD	180.00		12/16/22
		CF BOYS BB V. CR KENNEDY				CAMERA OPERATOR			
PROJECT#:		759							
1007		06/23	AP	12/13/22	0398014	BENSON, ERIC	180.00		12/16/22
		CF BOYS BB V. WATERLOO W.				CAMERA OPERATOR			
PROJECT#:		759							
1007		06/23	AP	12/13/22	0398019	KRESS, AGNES M	180.00		12/16/22
		CF BOYS BB V. CR KENNEDY				CAMERA OPERATOR			
PROJECT#:		759							
1007		06/23	AP	12/13/22	0398017	CORNWELL, JOSEPH GLEN	150.00		12/16/22
		CF BOYS BB V. CR KENNEDY				CAMERA OPERATOR			
PROJECT#:		759							
981		06/23	AP	12/09/22	0398008	LONGNECKER, JEREMIAH	100.00		12/14/22
		CF GIRLS BB-WATERLOO WEST				ANNOUNCER			
PROJECT#:		759							
981		06/23	AP	12/09/22	0398009	SIMPSON, MARK	120.00		12/14/22
		CF GIRLS BB-WATERLOO WEST				ANNOUNCER			
PROJECT#:		759							
981		06/23	AP	12/08/22	0398009	SIMPSON, MARK	120.00		12/14/22
		CF WRESTLING-CR JEFFERSON				ANNOUNCER			
PROJECT#:		759							
981		06/23	AP	12/08/22	0398011	WILLIAMS, BRETT L	100.00		12/14/22
		CF WRESTLING-CR JEFFERSON				ANNOUNCER			
PROJECT#:		759							
981		06/23	AP	12/08/22	0398002	DEWITT, JASON	100.00		12/14/22
		CF WRESTLING-CR JEFFERSON				CAMERA OPERATOR			
PROJECT#:		759							
981		06/23	AP	12/08/22	0398010	SURMA, JOSEPH EDWARD	100.00		12/14/22
		CF WRESTLING-CR JEFFERSON				CAMERA OPERATOR			
PROJECT#:		759							

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE / POST DT
FUND 254 CABLE TV FUND									
254-1088-431.89-18 MISCELLANEOUS SERVICES / COMMUNITY PROGRAMMING						continued			
981		06/23	AP	12/08/22	0398000	CORNWELL, JOSEPH GLEN	80.00		12/14/22
		CF WRESTLING-CR JEFFERSON				CAMERA OPERATOR			
PROJECT#:		759							
981		06/23	AP	12/08/22	0398007	KRESS, AGNES M	100.00		12/14/22
		CF WRESTLING-CR JEFFERSON				CAMERA OPERATOR			
PROJECT#:		759							
				ACCOUNT TOTAL			2,110.00	.00	2,110.00
				FUND TOTAL			2,110.00	.00	2,110.00
FUND 258 PARKING FUND									
258-5531-435.86-01 REPAIR & MAINTENANCE / REPAIR & MAINTENANCE									
1007		06/23	AP	12/15/22	0398015	CEDAR FALLS UTILITIES	15.75		12/16/22
		UTILITIES THRU 12/15/22							
				ACCOUNT TOTAL			15.75	.00	15.75
				FUND TOTAL			15.75	.00	15.75
FUND 261 TOURISM & VISITORS									
261-2291-423.85-01 UTILITIES / UTILITIES									
1007		06/23	AP	12/15/22	0398015	CEDAR FALLS UTILITIES	945.70		12/16/22
		UTILITIES THRU 12/15/22							
				ACCOUNT TOTAL			945.70	.00	945.70
				FUND TOTAL			945.70	.00	945.70
FUND 262 SENIOR SERVICES & COMM CT									
262-1092-423.85-01 UTILITIES / UTILITIES									
1007		06/23	AP	12/15/22	0398015	CEDAR FALLS UTILITIES	113.75		12/16/22
		UTILITIES THRU 12/15/22							
				ACCOUNT TOTAL			113.75	.00	113.75
262-1092-423.87-01 RENTALS / RENTALS									
1036		06/23	AP	12/19/22	0398050	SUE DURNELL	250.00		12/22/22
		REFUND-SECURITY DEPOSIT							
				ACCOUNT TOTAL			250.00	.00	250.00

GROUP NBR	PO NBR	ACCTG PER.	----TRANSACTION---- CD	DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 262 SENIOR SERVICES & COMM CT									
						FUND TOTAL	363.75	.00	363.75
FUND 291 POLICE FORFEITURE FUND									
FUND 292 POLICE RETIREMENT FUND									
FUND 293 FIRE RETIREMENT FUND									
FUND 294 LIBRARY RESERVE									
FUND 295 SOFTBALL PLAYER CAPITAL									
FUND 296 GOLF CAPITAL									
FUND 297 REC FACILITIES CAPITAL									
FUND 298 HEARST CAPITAL									
FUND 311 DEBT SERVICE FUND									
FUND 402 WASHINGTON PARK FUND									
FUND 404 FEMA									
FUND 405 FLOOD RESERVE FUND									
FUND 407 VISION IOWA PROJECT									
FUND 408 STREET IMPROVEMENT FUND									
FUND 410 CORONAVIRUS LOCAL RELIEF									
FUND 430 2004 TIF BOND									
FUND 431 2014 BOND									
FUND 432 2003 BOND									
FUND 433 2001 TIF									
FUND 434 2000 BOND									
FUND 435 1999 TIF									
FUND 436 2012 BOND									
FUND 437 2018 BOND									
FUND 438 2020 BOND FUND									
FUND 439 2022 BOND FUND									
FUND 443 CAPITAL PROJECTS									
443-1220-431.94-33 CAPITAL PROJECTS / PROPERTY ACQUISITION									
1007			06/23	AP 12/15/22	0398015	CEDAR FALLS UTILITIES	213.29		12/16/22
				UTILITIES THRU 12/15/22					
						ACCOUNT TOTAL	213.29	.00	213.29
						FUND TOTAL	213.29	.00	213.29
FUND 472 PARKADE RENOVATION									
FUND 473 SIDEWALK ASSESSMENT									
FUND 483 ECONOMIC DEVELOPMENT									
FUND 484 ECONOMIC DEVELOPMENT LAND									
FUND 541 2018 STORM WATER BONDS									
FUND 544 2008 SEWER BONDS									

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 545 2006 SEWER BONDS									
FUND 546 SEWER IMPROVEMENT FUND									
FUND 547 SEWER RESERVE FUND									
FUND 548 1997 SEWER BOND FUND									
FUND 549 1992 SEWER BOND FUND									
FUND 550 2000 SEWER BOND FUND									
FUND 551 REFUSE FUND									
551-6685-436.85-01 UTILITIES / UTILITIES									
1007		06/23	AP	12/15/22	0398015	CEDAR FALLS UTILITIES	3,267.12		12/16/22
		UTILITIES THRU 12/15/22							
						ACCOUNT TOTAL	3,267.12	.00	3,267.12
551-6685-436.86-34 REPAIR & MAINTENANCE / BILLING & COLLECTING									
1007		06/23	AP	12/15/22	0398015	CEDAR FALLS UTILITIES	6,190.00		12/16/22
		UTILITIES THRU 12/15/22							
						ACCOUNT TOTAL	6,190.00	.00	6,190.00
						FUND TOTAL	9,457.12	.00	9,457.12
FUND 552 SEWER RENTAL FUND									
552-6655-436.73-05 OTHER SUPPLIES / OPERATING EQUIPMENT									
981		06/23	AP	10/31/22	0398003	GA INDUSTRIES, A VAG GROUP BR	1,849.05		12/14/22
		COTTONWOOD CLAPPER VALVE							
						ACCOUNT TOTAL	1,849.05	.00	1,849.05
552-6655-436.85-01 UTILITIES / UTILITIES									
1007		06/23	AP	12/15/22	0398015	CEDAR FALLS UTILITIES	15,294.20		12/16/22
		UTILITIES THRU 12/15/22							
						ACCOUNT TOTAL	15,294.20	.00	15,294.20
552-6665-436.85-01 UTILITIES / UTILITIES									
1007		06/23	AP	12/15/22	0398015	CEDAR FALLS UTILITIES	13,135.19		12/16/22
		UTILITIES THRU 12/15/22							
						ACCOUNT TOTAL	13,135.19	.00	13,135.19
552-6665-436.86-34 REPAIR & MAINTENANCE / BILLING & COLLECTING									
1007		06/23	AP	12/15/22	0398015	CEDAR FALLS UTILITIES	6,190.00		12/16/22
		UTILITIES THRU 12/15/22							
						ACCOUNT TOTAL	6,190.00	.00	6,190.00

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 552 SEWER RENTAL FUND									
						FUND TOTAL	36,468.44	.00	36,468.44
FUND 553 2004 SEWER BOND									
FUND 555 STORM WATER UTILITY									
555-6630-432.85-01 UTILITIES / UTILITIES									
1007		06/23	AP	12/15/22	0398015	CEDAR FALLS UTILITIES	45.01		12/16/22
		UTILITIES THRU 12/15/22							
						ACCOUNT TOTAL	45.01	.00	45.01
555-6630-432.86-34 REPAIR & MAINTENANCE / BILLING & COLLECTING									
1007		06/23	AP	12/15/22	0398015	CEDAR FALLS UTILITIES	6,190.00		12/16/22
		UTILITIES THRU 12/15/22							
						ACCOUNT TOTAL	6,190.00	.00	6,190.00
						FUND TOTAL	6,235.01	.00	6,235.01
FUND 570 SEWER ASSESSMENT									
FUND 606 DATA PROCESSING FUND									
606-1078-441.81-43 PROFESSIONAL SERVICES / LIBRARY COMPUTER SERVICES									
1007		06/23	AP	12/10/22	0398016	CEDAR FALLS UTILITIES	15.00		12/16/22
		FIBERPOINT:11/11-12/10/22							
						ACCOUNT TOTAL	15.00	.00	15.00
606-1078-441.82-30 COMMUNICATION / FIBER OPTICS									
1007		06/23	AP	12/10/22	0398016	CEDAR FALLS UTILITIES	3,320.00		12/16/22
		FIBERPOINT:11/11-12/10/22							
						ACCOUNT TOTAL	3,320.00	.00	3,320.00
						FUND TOTAL	3,335.00	.00	3,335.00
FUND 680 HEALTH INSURANCE FUND									
FUND 681 HEALTH SEVERANCE									
FUND 682 HEALTH INSURANCE - FIRE									
FUND 685 VEHICLE MAINTENANCE FUND									

GROUP NBR	PO NBR	ACCTG PER.	----TRANSACTION---- CD	DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 686 PAYROLL FUND									
FUND 687 WORKERS COMPENSATION FUND									
FUND 688 LTD INSURANCE FUND									
FUND 689 LIABILITY INSURANCE FUND									
FUND 724 TRUST & AGENCY									
724-0000-487.50-01 TRANSFERS OUT / TRANSFERS TO GENERAL FUND									
981		06/23	AP	12/12/22	0398004	GENERAL FUND PROPERTY TAX PAYMENT	77,654.82		12/14/22
						ACCOUNT TOTAL	77,654.82	.00	77,654.82
						FUND TOTAL	77,654.82	.00	77,654.82
FUND 727 GREENWOOD CEMETERY P-CARE									
FUND 728 FAIRVIEW CEMETERY P-CARE									
FUND 729 HILLSIDE CEMETERY P-CARE									
FUND 790 FLOOD LEVY									
						GRAND TOTAL	696,021.60	.00	696,021.60

PREPARED 12/27/2022, 10:21:10 ACCOUNT ACTIVITY LISTING PAGE 1
PROGRAM GM360L ACCOUNTING PERIOD 06/2023
CITY OF CEDAR FALLS

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 101 GENERAL FUND									
101-1008-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
996		07/23	AP	12/15/22	0000000	KIRK GROSS COMPANY	24.00		12/27/22
		NAME PLATE-S BELLINGER							
996		07/23	AP	12/15/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	8.08		12/27/22
		LEGAL PAPER/CORRECTION				TAPE/STICKY NOTES			
						ACCOUNT TOTAL	32.08	.00	32.08
101-1026-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
996		07/23	AP	12/15/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	3.23		12/27/22
		LEGAL PAPER/CORRECTION				TAPE/STICKY NOTES			
						ACCOUNT TOTAL	3.23	.00	3.23
101-1028-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
996		07/23	AP	12/15/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	10.77		12/27/22
		LEGAL PAPER/CORRECTION				TAPE/STICKY NOTES			
						ACCOUNT TOTAL	10.77	.00	10.77
101-1038-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
996		07/23	AP	12/15/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	3.23		12/27/22
		LEGAL PAPER/CORRECTION				TAPE/STICKY NOTES			
						ACCOUNT TOTAL	3.23	.00	3.23
101-1038-441.81-09 PROFESSIONAL SERVICES / HUMAN RIGHTS COMMISSION									
1013		07/23	AP	12/20/22	0000000	AWARDS, GIFTS & ENGRAVING	41.25		12/27/22
		HRC NAME BADGES							
						ACCOUNT TOTAL	41.25	.00	41.25
101-1038-441.81-33 PROFESSIONAL SERVICES / EMPLOYEE SURVEY									
996		07/23	AP	12/15/22	0000000	UNIVERSITY OF NORTHERN IOWA	7,908.00		12/27/22
		EMPLOYEE CLIMATE SURVEY							
						ACCOUNT TOTAL	7,908.00	.00	7,908.00
101-1038-441.81-50 PROFESSIONAL SERVICES / PRE-EMPLOYMENT PHYSICALS									
1013		07/23	AP	12/13/22	0000000	MERCYONE OCCUPATIONAL HEALTH	1,671.00		12/27/22
		PRE-EMPLOY.PHYS-NOV'22							
						ACCOUNT TOTAL	1,671.00	.00	1,671.00

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 101 GENERAL FUND									
101-1038-441.81-51 PROFESSIONAL SERVICES / POST-EMPLOYMENT PHYSICALS									
1013		07/23	AP	12/13/22	0000000	MERCYONE OCCUPATIONAL HEALTH	100.00		12/27/22
		POST-EMPLOY.PHYS-NOV'22							
						ACCOUNT TOTAL	100.00	.00	100.00
101-1038-441.81-53 PROFESSIONAL SERVICES / JOB NOTICES									
1013		07/23	AP	09/30/22	0000000	REGISTER MEDIA	790.65		12/27/22
		JOB AD:DEI SPECIALIST				9/15-9/20/22			
1013		07/23	AP	09/30/22	0000000	REGISTER MEDIA	416.70		12/27/22
		JOB AD:LAND SURVEYOR				8/28-9/18/22,9/4-9/25/22			
1013		07/23	AP	08/31/22	0000000	REGISTER MEDIA	1,789.65		12/27/22
		JOB AD: LAND SURVEYOR				7/17-8/4/22, 8/25-8/29/22			
						ACCOUNT TOTAL	2,997.00	.00	2,997.00
101-1038-441.81-56 PROFESSIONAL SERVICES / EMPLOYEE WELLNESS PROG									
1013		07/23	AP	12/21/22	0000000	WELLWORKS FOR YOU	680.85		12/27/22
		WELLNESS PROGRAM FEE				DECEMBER 2022			
996		07/23	AP	12/13/22	0000000	WELLWORKS FOR YOU	950.00		12/27/22
		WELLNESS CHALLENGE PRIZES				WELLWORKS REWARDS MALL			
1013		07/23	AP	12/13/22	0000000	MERCYONE OCCUPATIONAL HEALTH	64.00		12/27/22
		EMPLOYEE WELLNESS PROGRAM				NOVEMBER 2022			
						ACCOUNT TOTAL	1,694.85	.00	1,694.85
101-1038-441.83-04 TRANSPORTATION&EDUCATION / DUES & MEMBERSHIPS									
1013		07/23	AP	12/19/22	0000000	CEDAR VALLEY SHRM	80.00		12/27/22
		2023 MEMBERSHIP-B BALVANZ							
						ACCOUNT TOTAL	80.00	.00	80.00
101-1048-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
996		07/23	AP	12/15/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	1.62		12/27/22
		LEGAL PAPER/CORRECTION				TAPE/STICKY NOTES			
						ACCOUNT TOTAL	1.62	.00	1.62
101-1048-441.81-29 PROFESSIONAL SERVICES / LEGAL CONSULTANTS									
996		07/23	AP	01/01/23	0000000	AHLERS AND COONEY, P.C.	3,900.00		12/27/22
		LEGAL SERVICES-JAN'23							
996		07/23	AP	01/01/23	0000000	SWISHER & COHRT, P.L.C.	2,600.00		12/27/22
		LEGAL SERVICES-JAN'23							
						ACCOUNT TOTAL	6,500.00	.00	6,500.00

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 101 GENERAL FUND									
101-1048-441.81-30 PROFESSIONAL SERVICES / LEGAL-CODE ENFORCEMENT									
996		07/23	AP	01/01/23	0000000	SWISHER & COHRT, P.L.C.	1,000.00		12/27/22
		LEGAL SERVICES-JAN'23							
1013		07/23	AP	12/05/22	0000000	SWISHER & COHRT, P.L.C.	1,771.57		12/27/22
		LGL:CF V. B.C. WENTZEL				10/17-11/30/22			
				ACCOUNT TOTAL			2,771.57	.00	2,771.57
101-1118-441.81-31 PROFESSIONAL SERVICES / BUS. RETENTION & CONSULT									
996		07/23	AP	12/15/22	0000000	GROW CEDAR VALLEY	11,000.00		12/27/22
		FY23 INCENTIVE PAYMENT				1ST 1/2-JUL'22-DEC'22			
				ACCOUNT TOTAL			11,000.00	.00	11,000.00
101-1199-421.31-45 HUMAN DEVELOPMENT GRANTS / REC TRAIL GRANTS									
982		07/23	AP	12/01/22	0000000	KAY PARK REC CORP.	1,288.00		12/27/22
		2-TRAIL BENCHES							
982		07/23	AP	12/01/22	0000000	KAY PARK REC CORP.	2,576.00		12/27/22
		4-TRAIL BENCHES							
				ACCOUNT TOTAL			3,864.00	.00	3,864.00
101-2235-412.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
996		07/23	AP	12/15/22	0000000	KIRK GROSS COMPANY	24.00		12/27/22
		NAME PLATE-M ASCHE							
				ACCOUNT TOTAL			24.00	.00	24.00
101-2253-423.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
1019		07/23	AP	12/15/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	12.33		12/27/22
		COMPRESS AIR CANS/				FOR DUSTING			
966		07/23	AP	12/08/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	19.25		12/27/22
		CC MACHINE PAPER ROLLS							
				ACCOUNT TOTAL			31.58	.00	31.58
101-2253-423.72-32 OPERATING SUPPLIES / ADULT SPORTS EQUIPMENT									
1019		07/23	AP	12/15/22	0000000	H2I GROUP	990.00		12/27/22
		ADULT VOLLEYBALL LEAGUE				EQUIPMENT			
				ACCOUNT TOTAL			990.00	.00	990.00
101-2253-423.86-30 REPAIR & MAINTENANCE / MAINTENANCE & UPKEEP									
966		07/23	AP	12/09/22	0000000	ARAMARK	26.25		12/27/22

GROUP NBR	PO NBR	ACCTG PER.	TRANSACTION CD	DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 101 GENERAL FUND									
101-2253-423.86-30 REPAIR & MAINTENANCE / MAINTENANCE & UPKEEP						continued			
						REC CENTER MATS			
						ACCOUNT TOTAL	26.25	.00	26.25
101-2280-423.72-71 OPERATING SUPPLIES / GALLERY SUPPLIES									
1023		07/23	AP	12/08/22	0000000	SIGNS BY TOMORROW	118.00		12/27/22
						MILNER-BRAGE,BEHM,SONESON LABELS FOR CITY HALL			
PROJECT#:		023231							
						ACCOUNT TOTAL	118.00	.00	118.00
101-2280-423.81-01 PROFESSIONAL SERVICES / PROFESSIONAL SERVICES									
1023		07/23	AP	12/09/22	0000000	LI, LANXIN	120.00		12/27/22
						INSTRUCTION OF 2 DAY WORK SHOP CHINESE CALLIGRAPHY			
1023		07/23	AP	12/09/22	0000000	ARAMARK	13.74		12/27/22
						RUG SERVICE			
						ACCOUNT TOTAL	133.74	.00	133.74
101-2280-423.81-60 PROFESSIONAL SERVICES / EXHIBITION FEES									
1023		07/23	AP	12/14/22	0000000	TRANSPORT CONSULTANTS INTERNA	2,428.00		12/27/22
						ONE WAY SHIPPING OF NEW HUMANISTS EXHIBITION.			
1023		07/23	AP	12/07/22	0000000	VAN DOREN'S, LLC	624.00		12/27/22
						FRAMING OF 3 JOHN PAGE ACRYLICS FOR CITY HALL			
PROJECT#:		023231							
						ACCOUNT TOTAL	3,052.00	.00	3,052.00
101-2280-423.88-21 OUTSIDE AGENCIES / PUBLIC ART COMMITTEE									
1023		07/23	AP	12/15/22	0000000	ACTION SIGNS LLC	25.00		12/27/22
						PLAQUE FOR DOWNTOWN MURAL PROJECT			
						ACCOUNT TOTAL	25.00	.00	25.00
101-2280-423.89-33 MISCELLANEOUS SERVICES / FRIENDS SUPPORTED PROGRAM									
1023		07/23	AP	12/20/22	0000000	HOLT, GREG	300.00		12/27/22
						RED HERRING THEATER SUPPORT FOR PROGRAMS			
						ACCOUNT TOTAL	300.00	.00	300.00
101-4511-414.81-71 PROFESSIONAL SERVICES / CONSOLIDATED DISPATCH									
1012		07/23	AP	12/19/22	0000000	BLACK HAWK CO.AUDITOR	40,852.59		12/27/22
						FY23 Q3 CONSOLIDATED COMM			

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 101 GENERAL FUND									
101-4511-414.81-71 PROFESSIONAL SERVICES / CONSOLIDATED DISPATCH						continued			
						ACCOUNT TOTAL	40,852.59	.00	40,852.59
101-4511-414.89-40 MISCELLANEOUS SERVICES / UNIFORM ALLOWANCE									
1014		07/23	AP	12/06/22	0000000	GALLS, LLC	141.45		12/27/22
		UNIFORM:J ZOLONDEK							
1014		07/23	AP	12/06/22	0000000	GALLS, LLC	133.35		12/27/22
		UNIFORM:Z LADAGE							
						ACCOUNT TOTAL	274.80	.00	274.80
101-4511-414.93-01 EQUIPMENT / EQUIPMENT									
1014		07/23	AP	01/11/22	0000000	CAMPBELL SUPPLY WATERLOO		109.28	12/27/22
		RETURN:AIR HAMMER-540							
						ACCOUNT TOTAL	.00	109.28	109.28-
101-5521-415.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES									
1012		07/23	AP	12/09/22	0000000	MARTIN BROS.DISTRIBUTING	421.42		12/27/22
		KITCHEN SUPPLIES							
1012		07/23	AP	12/01/22	0000000	THOMSON REUTERS - WEST	299.93		12/27/22
		INVESTIGATIVE SOFTWARE				11/01/22-11/30/22			
						ACCOUNT TOTAL	721.35	.00	721.35
101-5521-415.72-20 OPERATING SUPPLIES / OFFICERS EQUIPMENT									
1012		07/23	AP	12/07/22	0000000	MIDWEST DEFENSE SOLUTIONS, LL	8,614.32		12/27/22
		11 VEST CARRIERS							
						ACCOUNT TOTAL	8,614.32	.00	8,614.32
101-5521-415.81-01 PROFESSIONAL SERVICES / PROFESSIONAL SERVICES									
1012		07/23	AP	12/07/22	0000000	MCKENNA MCNELLY PHOTOGRAPHY	65.00		12/27/22
		PROF.PHOTO-M HOWARD							
1012		07/23	AP	12/07/22	0000000	MCKENNA MCNELLY PHOTOGRAPHY	110.00		12/27/22
		PROF.PHOTO-S MCNAMARA							
1012		07/23	AP	12/07/22	0000000	MCKENNA MCNELLY PHOTOGRAPHY	65.00		12/27/22
		PROF.PHOTO-J GERZEMA							
1012		07/23	AP	12/06/22	0000000	MCKENNA MCNELLY PHOTOGRAPHY	65.00		12/27/22
		PROF.PHOTO-B HEUER							
1012		07/23	AP	11/30/22	0000000	NET TRANSCRIPTS, INC.	101.49		12/27/22
		TRANSCRIPT SERV.-B MADSEN				CASE 22063366			
1012		07/23	AP	11/30/22	0000000	NET TRANSCRIPTS, INC.	115.42		12/27/22
		TRANSCRIPT SERV.-B MADSEN				CASE 22063366			

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 101 GENERAL FUND									
101-5521-415.81-01 PROFESSIONAL SERVICES / PROFESSIONAL SERVICES continued									
1012		07/23	AP	11/30/22	0000000	NET TRANSCRIPTS, INC.	30.00		12/27/22
		TRANSCRIPT SERV.-B MADSEN				CASE 22063366			
				ACCOUNT TOTAL			551.91	.00	551.91
101-5521-415.81-58 PROFESSIONAL SERVICES / WITNESS FEES/SUBPOENAS									
1013		07/23	AP	12/05/22	0000000	SWISHER & COHRT, P.L.C.	100.85		12/27/22
		LGL:CODE ENFORCEMENT				6/1-11/30/22			
				ACCOUNT TOTAL			100.85	.00	100.85
101-5521-415.81-71 PROFESSIONAL SERVICES / CONSOLIDATED DISPATCH									
1012		07/23	AP	12/19/22	0000000	BLACK HAWK CO.AUDITOR	81,706.41		12/27/22
		FY23 Q3 CONSOLIDATED COMM							
				ACCOUNT TOTAL			81,706.41	.00	81,706.41
101-5521-425.81-20 PROFESSIONAL SERVICES / HUMANE SOCIETY									
1012		07/23	AP	12/06/22	0000000	CEDAR BEND HUMANE SOCIETY	7,133.50		12/27/22
		NOV'22 ANIMAL SURRENDER							
				ACCOUNT TOTAL			7,133.50	.00	7,133.50
101-6613-433.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES									
1011		07/23	AP	12/14/22	0000000	DIAMOND VOGEL PAINT - #52	164.52		12/27/22
		PAINT SUPPLY GREENWOOD							
982		07/23	AP	11/30/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	10.97		12/27/22
		PLANNER							
				ACCOUNT TOTAL			175.49	.00	175.49
101-6616-446.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES									
1011		07/23	AP	12/14/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	60.62		12/27/22
		TRASH LINERS							
	PROJECT#:	062507							
982		07/23	AP	12/09/22	0000000	O'DONNELL ACE HARDWARE	51.55		12/27/22
		CLEANING WIPES, FUSES AND				SWITCHES			
	PROJECT#:	062501							
982		07/23	AP	12/08/22	0000000	O'DONNELL ACE HARDWARE	21.38		12/27/22
		TAPE AND PUTTY							
	PROJECT#:	062505							
967		07/23	AP	12/07/22	0000000	O'DONNELL ACE HARDWARE	4.39		12/27/22
		GLOVES							
	PROJECT#:	062501							

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE / POST DT
FUND 101 GENERAL FUND									
101-6616-446.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES						continued			
1011		07/23	AP	12/07/22	0000000	ECHO GROUP, INC.	88.90		12/27/22
		LED LIGHTS							
PROJECT#:		062510							
1011		07/23	AP	12/07/22	0000000	MENARDS-CEDAR FALLS	4.49		12/27/22
		GROUT CLEANER							
PROJECT#:		062506							
1011		07/23	AP	12/06/22	0000000	ECHO GROUP, INC.	77.70		12/27/22
		LIGHT BULBS							
PROJECT#:		062507							
1011		07/23	AP	12/06/22	0000000	MENARDS-CEDAR FALLS	38.97		12/27/22
		PLUNGERS							
PROJECT#:		062506							
1011		07/23	AP	12/02/22	0000000	FASTENAL COMPANY	116.75		12/27/22
		BEAM CLAMPS, SCREWS							
PROJECT#:		062506							
982		07/23	AP	11/30/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	12.85		12/27/22
		CALENDAR							
982		07/23	AP	11/28/22	0000000	MENARDS-CEDAR FALLS	41.94		12/27/22
		WATER SOFTNER SALT							
PROJECT#:		062506							
982		07/23	AP	11/28/22	0000000	MENARDS-CEDAR FALLS	13.97		12/27/22
		WOOD FILLER AND TACK				CLOTH			
PROJECT#:		062511							
982		07/23	AP	11/16/22	0000000	SERVICEWEAR APPAREL, INC.	37.62		12/27/22
		UNIFORMS							
967		07/23	AP	11/02/22	0000000	CONTINENTAL RESEARCH CORP.	290.51		12/27/22
		URINAL DRAIN CLEANERS							
PROJECT#:		062506							
						ACCOUNT TOTAL	861.64	.00	861.64
101-6616-446.73-05 OTHER SUPPLIES / OPERATING EQUIPMENT									
982		07/23	AP	12/02/22	0000000	CAMPBELL SUPPLY WATERLOO	455.97		12/27/22
		LADDERS							
PROJECT#:		062501							
						ACCOUNT TOTAL	455.97	.00	455.97
101-6616-446.73-06 OTHER SUPPLIES / BUILDING REPAIR									
1011		07/23	AP	12/15/22	0000000	O'DONNELL ACE HARDWARE	23.36		12/27/22
		PIPE CONNECTORS							
PROJECT#:		062510							
1011		07/23	AP	12/09/22	0000000	ECHO GROUP, INC.	156.70		12/27/22
		FUSES FOR MAIN ST CAMERAS							
PROJECT#:		062511							
982		07/23	AP	12/06/22	0000000	A-TEC RECYCLING, INC.	638.36		12/27/22
		BULB BALLAST RECYCLING							

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 101 GENERAL FUND									
101-6616-446.73-06 OTHER SUPPLIES / BUILDING REPAIR						continued			
PROJECT#: 062514									
1020		07/23	AP	12/06/22	0000000	AIRE SERV.OF THE CEDAR VALLEY	926.57		12/27/22
HVAC REPAIR									
PROJECT#: 062505									
967		07/23	AP	12/02/22	0000000	COOLEY PUMPING, LLC	145.00		12/27/22
DRAIN CLEANING									
PROJECT#: 062501									
982		07/23	AP	12/02/22	0000000	PLUMB SUPPLY COMPANY, LLC	30.28		12/27/22
TOILET VALVE REPAIR									
PROJECT#: 062501									
967		07/23	AP	11/23/22	0000000	ECHO GROUP, INC.	180.25		12/27/22
LED LIGHT FIXTURES									
PROJECT#: 062506									
967		07/23	AP	11/16/22	0000000	AIRE SERV.OF THE CEDAR VALLEY	137.50		12/27/22
HVAC SERVICES									
PROJECT#: 062505									
967		07/23	AP	09/16/22	0000000	ECHO GROUP, INC.		639.60	12/27/22
FLUORSCENT LIGHT BATTERY RETURN									
PROJECT#: 062506									
ACCOUNT TOTAL							2,238.02	639.60	1,598.42
101-6616-446.81-08 PROFESSIONAL SERVICES / PEST CONTROL									
982		07/23	AP	12/08/22	0000000	PLUNKETT'S PEST CONTROL, INC	44.00		12/27/22
PEST CONTROL									
PROJECT#: 062506									
982		07/23	AP	12/06/22	0000000	PLUNKETT'S PEST CONTROL, INC	82.25		12/27/22
PEST CONTROL									
PROJECT#: 062509									
967		07/23	AP	11/11/22	0000000	PLUNKETT'S PEST CONTROL, INC	74.50		12/27/22
PEST CONTROL									
PROJECT#: 062503									
982		07/23	AP	10/21/22	0000000	PLUNKETT'S PEST CONTROL, INC	44.00		12/27/22
PEST CONTROL									
PROJECT#: 062506									
ACCOUNT TOTAL							244.75	.00	244.75
101-6616-446.86-02 REPAIR & MAINTENANCE / BUILDINGS & GROUNDS									
982		07/23	AP	12/09/22	0000000	ARAMARK	52.35		12/27/22
MAT SERVICE									
PROJECT#: 062506									
982		07/23	AP	12/09/22	0000000	ARAMARK	19.50		12/27/22
MAT SERVICE									
PROJECT#: 062501									
1011		07/23	AP	12/09/22	0000000	PLUMB TECH INC.	2,684.52		12/27/22
FLOOD PROTECTION VALVE REPAIR									

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 101 GENERAL FUND									
101-6616-446.86-02 REPAIR & MAINTENANCE / BUILDINGS & GROUNDS						continued			
PROJECT#:		062506							
967		07/23	AP	11/25/22	0000000	ARAMARK	61.50		12/27/22
MAT SERVICE									
PROJECT#:		062506							
967		07/23	AP	11/24/22	0000000	ARAMARK		43.20	12/27/22
MAT SERVICE CREDIT									
PROJECT#:		062506							
967		07/23	AP	11/11/22	0000000	ARAMARK	86.40		12/27/22
MAT SERVICE									
PROJECT#:		062506							
				ACCOUNT TOTAL			2,904.27	43.20	2,861.07
101-6616-446.93-01 EQUIPMENT / EQUIPMENT									
967		07/23	AP	12/01/22	0000000	ECHO GROUP, INC.	3,103.75		12/27/22
LED LIGHTS FOR BLUFF VECH						STORAGE			
PROJECT#:		062506							
967		07/23	AP	11/29/22	0000000	KOCH CONSTRUCTION, INC.	161.94		12/27/22
EXTERIOR BUILDING REPAIRS						FIRE STATION			
PROJECT#:		062510							
967		07/23	AP	11/29/22	0000000	KOCH CONSTRUCTION, INC.	266.25		12/27/22
EXTERIOR BUILDING REPAIRS						CF REC CENTER			
PROJECT#:		062507							
967		07/23	AP	11/29/22	0000000	KOCH CONSTRUCTION, INC.	1,432.51		12/27/22
EXTERIOR BUILDING REPAIRS						WASTE WATER MANAGEMENT			
PROJECT#:		062506							
				ACCOUNT TOTAL			4,964.45	.00	4,964.45
101-6623-423.86-01 REPAIR & MAINTENANCE / REPAIR & MAINTENANCE									
967		07/23	AP	11/28/22	0000000	TESTAMERICA LABORATORIES, INC	21.00		12/27/22
PRO SHOP WATER TEST									
				ACCOUNT TOTAL			21.00	.00	21.00
101-6625-432.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
996		07/23	AP	12/15/22	0000000	KIRK GROSS COMPANY	24.00		12/27/22
NAME PLATE-J LUZUM									
990		07/23	AP	12/05/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	25.40		12/27/22
REPORT COVER,FILING FLAGS									
990		07/23	AP	12/05/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	4.96		12/27/22
PENS									
				ACCOUNT TOTAL			54.36	.00	54.36

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 101 GENERAL FUND									
101-6625-432.72-18 OPERATING SUPPLIES / SURVEYING									
990		07/23	AP	09/24/22	0000000	UBBEN BUILDING SUPPLY, INC.	192.00		12/27/22
		PINK MARKING PAINT				SURVEYING MATERIALS			
				ACCOUNT TOTAL			192.00	.00	192.00
101-6633-423.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
982		07/23	AP	11/30/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	152.71		12/27/22
		OFFICE SUPPLIES FOR NEW				OFFICE			
				ACCOUNT TOTAL			152.71	.00	152.71
101-6633-423.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES									
1020		07/23	AP	12/15/22	0000000	CAMPBELL SUPPLY WATERLOO	1,044.46		12/27/22
		TOOL SETS							
1011		07/23	AP	12/14/22	0000000	O'DONNELL ACE HARDWARE	14.97		12/27/22
		PAINT HARDENER							
1020		07/23	AP	12/13/22	0000000	FAIRHURST, MARK	264.99		12/27/22
		GREASE GUN FOR AERIAL				TRUCK			
982		07/23	AP	12/02/22	0000000	SHERWIN-WILLIAMS COMPANY	455.95		12/27/22
		PAINT							
982		07/23	AP	11/29/22	0000000	MENARDS-CEDAR FALLS	33.88		12/27/22
		TIE DOWNS/CARABINERS							
967		07/23	AP	11/16/22	0000000	POLK'S LOCK SERVICE,INC.	20.00		12/27/22
		NEW TRAILER KEYS							
982		07/23	AP	11/16/22	0000000	SERVICEWEAR APPAREL, INC.	544.85		12/27/22
		UNIFORMS							
				ACCOUNT TOTAL			2,379.10	.00	2,379.10
101-6633-423.86-01 REPAIR & MAINTENANCE / REPAIR & MAINTENANCE									
982		07/23	AP	11/30/22	0000000	CULLIGAN WATER CONDITIONING	45.99		12/27/22
		WATER FOR PARKS SHOP							
1020		07/23	AP	11/18/22	0000000	COOLEY PUMPING, LLC	125.00		12/27/22
		PORTA POTTY EL DORADO							
				ACCOUNT TOTAL			170.99	.00	170.99
101-6633-423.92-01 STRUCTURE IMPROV & BLDGS / STRUCTURE IMPROV & BLDGS									
990		07/23	AP	12/06/22	0000000	RITLAND & KUIPER LANDSCAPE AR	4,287.50		12/27/22
		3303-SEERLEY PARK IMPROV				11/01-11/30/22			
PROJECT#:		063303							
				ACCOUNT TOTAL			4,287.50	.00	4,287.50

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 101 GENERAL FUND									
						FUND TOTAL	202,437.15	792.08	201,645.07
FUND 203 TAX INCREMENT FINANCING									
FUND 206 STREET CONSTRUCTION FUND									
206-6637-436.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
982		07/23	AP	11/30/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	15.45		12/27/22
		CALENDARS							
982		07/23	AP	11/30/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	36.06		12/27/22
		CALENDAR AND PLANNER							
						ACCOUNT TOTAL	51.51	.00	51.51
206-6637-436.72-17 OPERATING SUPPLIES / UNIFORMS									
982		07/23	AP	11/16/22	0000000	SERVICEWEAR APPAREL, INC.	508.89		12/27/22
		UNIFORMS							
						ACCOUNT TOTAL	508.89	.00	508.89
206-6637-436.72-57 OPERATING SUPPLIES / ICE CONTROL									
1020		07/23	AP	12/16/22	0000000	BENTON BUILDING CENTER	3.14		12/27/22
		MAILBOX							
967		07/23	AP	12/07/22	0000000	C & C WELDING & SANDBLASTING	226.31		12/27/22
		BRINE NOZZLE BRACKETS							
967		07/23	AP	11/30/22	0000000	MENARDS-CEDAR FALLS	15.48		12/27/22
		STORAGE BIN FOR BRINE				FITTINGS			
						ACCOUNT TOTAL	244.93	.00	244.93
206-6637-436.73-06 OTHER SUPPLIES / BUILDING REPAIR									
1011		07/23	AP	12/09/22	0000000	O'DONNELL ACE HARDWARE	8.69		12/27/22
		PAINT MIXER							
1011		07/23	AP	12/08/22	0000000	MENARDS-CEDAR FALLS	11.82		12/27/22
		MATERIAL FOR BRINE BLDG							
						ACCOUNT TOTAL	20.51	.00	20.51
206-6637-436.92-93 STRUCTURE IMPROV & BLDGS / WEST 27TH ST IMPROVEMENTS									
990		07/23	AP	12/19/22	0000000	PETERSON CONTRACTORS	119,879.04		12/27/22
		3240-W 27TH STREET RECON							
PROJECT#:		023240							
						ACCOUNT TOTAL	119,879.04	.00	119,879.04
206-6647-436.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									

GROUP NBR	PO NBR	ACCTG PER.	TRANSACTION CD	DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 206 STREET CONSTRUCTION FUND									
206-6647-436.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES						continued			
982		07/23	AP	11/30/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	12.85		12/27/22
		OFFICE SUPPLIES CALENDAR							
				ACCOUNT TOTAL			12.85	.00	12.85
206-6647-436.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES									
982		07/23	AP	12/07/22	0000000	O'DONNELL ACE HARDWARE	38.76		12/27/22
		TOOLS							
982		07/23	AP	12/02/22	0000000	MENARDS-CEDAR FALLS	27.98		12/27/22
		LIGHT BULBS							
1011		07/23	AP	11/30/22	0000000	ECHO GROUP, INC.	156.72		12/27/22
		ELECTRICAL SUPPLIES							
1011		07/23	AP	11/30/22	0000000	ECHO GROUP, INC.	208.56		12/27/22
		CODE BOOK							
1011		07/23	AP	11/30/22	0000000	ECHO GROUP, INC.	227.13		12/27/22
		WIRE ELECTRICAL SUPPLIES							
967		07/23	AP	11/22/22	0000000	ECHO GROUP, INC.	33.42		12/27/22
		BLADES FOR BAND SAW							
982		07/23	AP	11/16/22	0000000	SERVICEWEAR APPAREL, INC.	75.24		12/27/22
		UNIFORMS							
				ACCOUNT TOTAL			767.81	.00	767.81
206-6647-436.72-16 OPERATING SUPPLIES / TOOLS									
982		07/23	AP	11/28/22	0000000	MENARDS-CEDAR FALLS	124.96		12/27/22
		TOOLS							
				ACCOUNT TOTAL			124.96	.00	124.96
206-6647-436.73-25 OTHER SUPPLIES / TRAFFIC SIGNS									
967		07/23	AP	11/30/22	0000000	AMERICAN TRAFFIC SAFETY MATER	493.97		12/27/22
		SIGN MAKING MATERIALS							
				ACCOUNT TOTAL			493.97	.00	493.97
206-6647-436.92-01 STRUCTURE IMPROV & BLDGS / STRUCTURE IMPROV & BLDGS									
967		07/23	AP	12/07/22	0000000	GENERAL TRAFFIC CONTROLS, INC	12,444.00		12/27/22
		BATTERY PACK FOR TRAFFIC SIGNALS							
				ACCOUNT TOTAL			12,444.00	.00	12,444.00
				FUND TOTAL			134,548.47	.00	134,548.47

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE / POST DT
FUND 215 HOSPITAL FUND									
FUND 216 POLICE BLOCK GRANT FUND									
FUND 217 SECTION 8 HOUSING FUND									
217-2214-432.72-11 OPERATING SUPPLIES / DUES, BOOKS, MAGAZINES									
1001		07/23	AP	12/07/22	0000000	IOWA NAHRO 2023 AGENCY MEMBERSHIP	100.00		12/27/22
						ACCOUNT TOTAL	100.00	.00	100.00
217-2214-432.81-01 PROFESSIONAL SERVICES / PROFESSIONAL SERVICES									
1001		07/23	AP	11/30/22	0000000	ONE SOURCE THE BACKGROUND CHE NOVEMBER APPLICANTS SEC 8 6 APPLICANTS	174.00		12/27/22
						ACCOUNT TOTAL	174.00	.00	174.00
						FUND TOTAL	274.00	.00	274.00
FUND 223 COMMUNITY BLOCK GRANT									
223-2224-432.81-01 PROFESSIONAL SERVICES / PROFESSIONAL SERVICES									
1001		07/23	AP	11/30/22	0000000	IOWA NORTHLAND REGIONAL CO. O ENTITLEMENT AGENCY AWARD NOVEMBER EXPENSES	257.52		12/27/22
1001		07/23	AP	11/30/22	0000000	IOWA NORTHLAND REGIONAL CO. O ENT.ENVIRONMENT REVIEW GA NOVEMBER EXPENSES	265.10		12/27/22
1001		07/23	AP	11/30/22	0000000	IOWA NORTHLAND REGIONAL CO. O ENTITLEMENT AGENCY AWARD NOVEMBER EXPENSES	872.79		12/27/22
1001		07/23	AP	11/30/22	0000000	IOWA NORTHLAND REGIONAL CO. O PLAN & REPORTS NOVEMBER EXPENSES	524.66		12/27/22
1001		07/23	AP	10/31/22	0000000	IOWA NORTHLAND REGIONAL CO. O ENT.ENVIRONMENT REVIEW GA OCTOBER EXPENSES	513.18		12/27/22
1001		07/23	AP	10/31/22	0000000	IOWA NORTHLAND REGIONAL CO. O ENTITLEMENT AGENCY AWARD OCTOBER EXPENSES	781.18		12/27/22
1001		07/23	AP	10/31/22	0000000	IOWA NORTHLAND REGIONAL CO. O CARES CV-3 PLAN & REPORTS OCTOBER EXPENSES PROJECT#: 022354	1,682.84		12/27/22
1001		07/23	AP	10/31/22	0000000	IOWA NORTHLAND REGIONAL CO. O PLAN & REPORTS OCTOBER EXPENSES	1,447.12		12/27/22
						ACCOUNT TOTAL	6,344.39	.00	6,344.39
223-2224-432.89-57 MISCELLANEOUS SERVICES / NBRHD ACCESSBLTY IMPRVMNT									
1001		07/23	AP	11/30/22	0000000	IOWA NORTHLAND REGIONAL CO. O ENTITLEMENT SIDEWALKS NOVEMBER EXPENSES PROJECT#: 023248	10.29		12/27/22
1001		07/23	AP	11/30/22	0000000	IOWA NORTHLAND REGIONAL CO. O FFY21 ENT. SIDEWALKS NOVEMBER EXPENSES PROJECT#: 023296	392.82		12/27/22
1001		07/23	AP	11/30/22	0000000	IOWA NORTHLAND REGIONAL CO. O	391.79		12/27/22

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 223 COMMUNITY BLOCK GRANT									
223-2224-432.89-57 MISCELLANEOUS SERVICES / NBRHD ACCESSBLTY IMPRVMNT						continued			
		FFY22 ENT SIDEWALKS				NOVEMBER EXPENSES			
PROJECT#:		023309							
1001		07/23	AP	10/31/22	0000000	IOWA NORTHLAND REGIONAL CO. O	648.53		12/27/22
		ENTITLEMENT SIDEWALKS				OCTOBER EXPENSES			
PROJECT#:		023248							
1001		07/23	AP	10/31/22	0000000	IOWA NORTHLAND REGIONAL CO. O	390.02		12/27/22
		FFY21 ENT. SIDEWALKS				OCTOBER EXPENSES			
PROJECT#:		023296							
		ACCOUNT TOTAL					1,833.45	.00	1,833.45
223-2224-432.89-59 MISCELLANEOUS SERVICES / NBRHD INFRASTRCT IMPRVMNT									
1001		07/23	AP	11/30/22	0000000	IOWA NORTHLAND REGIONAL CO. O	1,045.67		12/27/22
		ENTITLEMENT SEWER LINING				NOVEMBER EXPENSES			
PROJECT#:		023297							
1001		07/23	AP	10/31/22	0000000	IOWA NORTHLAND REGIONAL CO. O	261.56		12/27/22
		ENTITLEMENT SEWER LINING				OCTOBER EXPENSES			
PROJECT#:		023297							
		ACCOUNT TOTAL					1,307.23	.00	1,307.23
223-2224-432.89-66 MISCELLANEOUS SERVICES / STATE CARES - CV2									
1001		07/23	AP	11/30/22	0000000	IOWA NORTHLAND REGIONAL CO. O	921.59		12/27/22
		CARES CV-2 AGENCY AWARD				NOVEMBER EXPENSES			
PROJECT#:		022353							
1001		07/23	AP	11/30/22	0000000	IOWA NORTHLAND REGIONAL CO. O	1,569.81		12/27/22
		CARES CV-2 CITY EQUIP				NOVEMBER EXPENSES			
PROJECT#:		022353							
1001		07/23	AP	10/31/22	0000000	IOWA NORTHLAND REGIONAL CO. O	677.48		12/27/22
		CARES CV-2 SCHOOL EQUIP				OCTOBER EXPENSES			
PROJECT#:		022353							
1001		07/23	AP	10/31/22	0000000	IOWA NORTHLAND REGIONAL CO. O	518.70		12/27/22
		CARES CV-2 CITY EQUIP				OCTOBER EXPENSES			
PROJECT#:		022353							
1001		07/23	AP	10/31/22	0000000	IOWA NORTHLAND REGIONAL CO. O	1,552.40		12/27/22
		CARES CV-2 AGENCY AWARD				OCTOBER EXPENSES			
PROJECT#:		022353							
		ACCOUNT TOTAL					5,239.98	.00	5,239.98
223-2234-432.81-01 PROFESSIONAL SERVICES / PROFESSIONAL SERVICES									
1001		07/23	AP	11/30/22	0000000	IOWA NORTHLAND REGIONAL CO. O	982.13		12/27/22
		ENT.SINGLE FAMILY REHAB.				NOVEMBER EXPENSES			
1001		07/23	AP	11/30/22	0000000	IOWA NORTHLAND REGIONAL CO. O	141.80		12/27/22
		ENTITLEMENT RENTAL REHAB				NOVEMBER EXPENSES			
1001		07/23	AP	10/31/22	0000000	IOWA NORTHLAND REGIONAL CO. O	135.88		12/27/22

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 223 COMMUNITY BLOCK GRANT									
223-2234-432.81-01 PROFESSIONAL SERVICES / PROFESSIONAL SERVICES						continued			
		ENT.SINGLE FAMILY REHAB.				OCTOBER EXPENSES			
1001		07/23	AP	10/31/22	0000000	IOWA NORTHLAND REGIONAL CO. O	304.63		12/27/22
		ENTITLEMENT RENTAL REHAB				OCTOBER EXPENSES			
		ACCOUNT TOTAL					1,564.44	.00	1,564.44
		FUND TOTAL					16,289.49	.00	16,289.49
FUND 224 TRUST & AGENCY									
FUND 242 STREET REPAIR FUND									
242-1240-431.92-44 STRUCTURE IMPROV & BLDGS / STREET RECONSTRUCTION									
990		07/23	AP	12/16/22	0000000	PETERSON CONTRACTORS	4,750.00		12/27/22
		3227-2021 STREET CONST.							
PROJECT#:		023227							
		ACCOUNT TOTAL					4,750.00	.00	4,750.00
		FUND TOTAL					4,750.00	.00	4,750.00
FUND 254 CABLE TV FUND									
254-1088-431.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES									
996		07/23	AP	11/19/22	0000000	FILMTOOLS	104.60		12/27/22
		SLIMLINE CD/DVD CASES							
		ACCOUNT TOTAL					104.60	.00	104.60
		FUND TOTAL					104.60	.00	104.60
FUND 258 PARKING FUND									
FUND 261 TOURISM & VISITORS									
261-2291-423.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
999		07/23	AP	12/08/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	11.87		12/27/22
		POST IT NOTES							
		ACCOUNT TOTAL					11.87	.00	11.87
261-2291-423.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES									
999		07/23	AP	12/08/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	1.66		12/27/22
		DOOR SIGN							
		ACCOUNT TOTAL					1.66	.00	1.66

GROUP NBR	PO NBR	ACCTG PER.	TRANSACTION CD	DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 261 TOURISM & VISITORS									
261-2291-423.73-52 OTHER SUPPLIES / BROCHURES & PUBLICATIONS									
999		07/23	AP	12/07/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	33.21		12/27/22
		2 REAMS 80# COPY PAPER							
		ACCOUNT TOTAL					33.21	.00	33.21
261-2291-423.73-55 OTHER SUPPLIES / MEDIA									
999		07/23	AP	12/08/22	0000000	AMPERAGE	3,300.00		12/27/22
		GOOGLE/YOUTUBE/FACEBOOK				DIGITAL CAMPAIGNS-JAN23			
999		07/23	AP	12/07/22	0000000	COMMUNITY MAIN STREET	481.25		12/27/22
		PHOTO PROJECT LARK/SCRATC				OCTOPUS/BIEN VENU			
		ACCOUNT TOTAL					3,781.25	.00	3,781.25
261-2291-423.73-57 OTHER SUPPLIES / GIFT SHOP									
999		07/23	AP	12/07/22	0000000	KATE BRENNAN HALL ILLUST.& PR	225.50		12/27/22
		ITEMS FOR GIFT SHOP				.			
		ACCOUNT TOTAL					225.50	.00	225.50
261-2291-423.85-23 UTILITIES / BUILDING MAINTENANCE									
999		07/23	AP	12/09/22	0000000	ARAMARK	7.80		12/27/22
		MAT SERVICE				.			
		ACCOUNT TOTAL					7.80	.00	7.80
261-2291-423.85-52 UTILITIES / TOURISM MARKETING GRANTS									
999		07/23	AP	12/09/22	0000000	IOWA COMM. COLLEGE ATHL. CONF	1,000.00		12/27/22
		GAME 1 BOWL DEC22							
		ACCOUNT TOTAL					1,000.00	.00	1,000.00
261-2291-423.88-47 OUTSIDE AGENCIES / ECONOMIC DEVEL GRANTS									
996		07/23	AP	12/15/22	0000000	GROW CEDAR VALLEY	15,000.00		12/27/22
		FY23 1ST 1/2 BASE PAYMENT				JUL'22-DEC'22			
		ACCOUNT TOTAL					15,000.00	.00	15,000.00
261-2291-423.92-01 STRUCTURE IMPROV & BLDGS / STRUCTURE IMPROV & BLDGS									
999		07/23	AP	12/13/22	0000000	WAPSIE PINES LAWN CARE/LANDSC	26,844.49		12/27/22
		REPLACE RETAINING WALL							
		ACCOUNT TOTAL					26,844.49	.00	26,844.49

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 261 TOURISM & VISITORS									
						FUND TOTAL	46,905.78	.00	46,905.78
FUND 262 SENIOR SERVICES & COMM CT									
262-1092-423.86-01 REPAIR & MAINTENANCE / REPAIR & MAINTENANCE									
942		07/23	AP	12/09/22	0000000	ARAMARK	7.80		12/27/22
		COMM. CENTER MAT SERVICE							
						ACCOUNT TOTAL	7.80	.00	7.80
262-1092-423.89-08 MISCELLANEOUS SERVICES / BUS TRIPS/PROGRAMMING									
942		07/23	AP	12/12/22	0000000	MASMAR, MANDY SUE	140.00		12/27/22
		SENIOR LINE DANCING FOR				DECEMBER '22			
						ACCOUNT TOTAL	140.00	.00	140.00
						FUND TOTAL	147.80	.00	147.80
FUND 291 POLICE FORFEITURE FUND									
FUND 292 POLICE RETIREMENT FUND									
FUND 293 FIRE RETIREMENT FUND									
FUND 294 LIBRARY RESERVE									
FUND 295 SOFTBALL PLAYER CAPITAL									
FUND 296 GOLF CAPITAL									
FUND 297 REC FACILITIES CAPITAL									
FUND 298 HEARST CAPITAL									
FUND 311 DEBT SERVICE FUND									
FUND 402 WASHINGTON PARK FUND									
FUND 404 FEMA									
404-1220-431.92-37 STRUCTURE IMPROV & BLDGS / BUYOUT DEMOLITIONS									
1001		07/23	AP	12/07/22	0000000	LEHMAN TRUCKING & EXCAVATING,	41,700.00		12/27/22
		3198-FLOOD BUYOUT				DEMOLITION 12/09/22			
PROJECT#:		023198							
						ACCOUNT TOTAL	41,700.00	.00	41,700.00
404-1220-431.95-86 BOND FUND PROJECTS / CENTER STREET STREETSCAPE									
990		07/23	AP	12/15/22	0000000	OWEN CONTRACTING INC.	72,385.25		12/27/22
		3206-CENTER STREETSCAPE							
PROJECT#:		023206							
						ACCOUNT TOTAL	72,385.25	.00	72,385.25
						FUND TOTAL	114,085.25	.00	114,085.25

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 405 FLOOD RESERVE FUND									
405-1220-431.98-43 CAPITAL PROJECTS / CEDAR RIVER REC IMPROVE									
990		07/23	AP	11/30/22	0000000	QUESTCDN	450.00		12/27/22
		3290-CEDAR RIVER REC				30 BIDS			
PROJECT#:		023290							
				ACCOUNT TOTAL			450.00	.00	450.00
				FUND TOTAL			450.00	.00	450.00
FUND 407 VISION IOWA PROJECT									
FUND 408 STREET IMPROVEMENT FUND									
FUND 410 CORONAVIRUS LOCAL RELIEF									
FUND 430 2004 TIF BOND									
430-1220-431.97-64 TIF BOND PROJECTS / VIKING ROAD EXTENSION									
990		07/23	AP	12/19/22	0000000	PETERSON CONTRACTORS	15,413.40		12/27/22
		3189-W VIKING IND.PARK V							
PROJECT#:		023189							
				ACCOUNT TOTAL			15,413.40	.00	15,413.40
				FUND TOTAL			15,413.40	.00	15,413.40
FUND 431 2014 BOND									
FUND 432 2003 BOND									
FUND 433 2001 TIF									
FUND 434 2000 BOND									
FUND 435 1999 TIF									
FUND 436 2012 BOND									
436-1220-431.94-83 CAPITAL PROJECTS / WEST 1ST STREET									
990		07/23	AP	09/09/22	0000000	TERRACON CONSULTANTS, INC.	4,362.50		12/27/22
		3118-W.1ST ST. RECONST.				11/28/21-9/10/22WATERMAIN			
PROJECT#:		023118							
				ACCOUNT TOTAL			4,362.50	.00	4,362.50
436-1220-431.98-60 CAPITAL PROJECTS / DAM SAFETY IMPROVEMENTS									
1013		07/23	AP	12/19/22	0000000	SWISHER & COHRT, P.L.C.	600.25		12/27/22
		LGL:CEDAR RIVER REC.PROJ.				11/7-11/30/22			
PROJECT#:		023088							
1001		07/23	AP	11/30/22	0000000	IOWA NORTHLAND REGIONAL CO. O	364.95		12/27/22
		3088-CEDAR RIVER REC.IMP.				NOVEMBER EXPENSES			
PROJECT#:		023088							
				ACCOUNT TOTAL			965.20	.00	965.20

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 436 2012 BOND									
						FUND TOTAL	5,327.70	.00	5,327.70
FUND 437 2018 BOND									
FUND 438 2020 BOND FUND									
438-1220-431.98-23 CAPITAL PROJECTS / GREENHILL RD & S MAIN INT									
990		07/23	AP	12/16/22	0000000	PETERSON CONTRACTORS	13,001.60		12/27/22
		3228-GREENHILL/S MAIN INT							
PROJECT#:		023228							
						ACCOUNT TOTAL	13,001.60	.00	13,001.60
438-1220-431.98-83 CAPITAL PROJECTS / CEDAR HGTS DRIVE RECON									
990		07/23	AP	09/23/22	0000000	TEAM SERVICES, INC.	811.50		12/27/22
		3171-CEDAR HEIGHTS RECON				SECONDARY TESTING			
PROJECT#:		023171							
						ACCOUNT TOTAL	811.50	.00	811.50
						FUND TOTAL	13,813.10	.00	13,813.10
FUND 439 2022 BOND FUND									
FUND 443 CAPITAL PROJECTS									
FUND 472 PARKADE RENOVATION									
FUND 473 SIDEWALK ASSESSMENT									
FUND 483 ECONOMIC DEVELOPMENT									
FUND 484 ECONOMIC DEVELOPMENT LAND									
FUND 541 2018 STORM WATER BONDS									
FUND 544 2008 SEWER BONDS									
FUND 545 2006 SEWER BONDS									
FUND 546 SEWER IMPROVEMENT FUND									
FUND 547 SEWER RESERVE FUND									
FUND 548 1997 SEWER BOND FUND									
FUND 549 1992 SEWER BOND FUND									
FUND 550 2000 SEWER BOND FUND									
FUND 551 REFUSE FUND									
551-6675-436.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
982		07/23	AP	11/30/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	18.61		12/27/22
		MOUSE PAD							
982		07/23	AP	11/30/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	38.84		12/27/22
		CALENDAR AND PLANNER							
						ACCOUNT TOTAL	57.45	.00	57.45
551-6685-436.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
982		07/23	AP	11/30/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	43.23		12/27/22

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 551 REFUSE FUND									
551-6685-436.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES						continued			
		CALENDAR AND PLANNER							
						ACCOUNT TOTAL	43.23	.00	43.23
551-6685-436.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES									
982		07/23	AP	11/30/22	0000000	CULLIGAN WATER CONDITIONING	7.45		12/27/22
		WATER FOR TRANSFER							
						ACCOUNT TOTAL	7.45	.00	7.45
551-6685-436.73-01 OTHER SUPPLIES / REPAIR & MAINT. SUPPLIES									
982		07/23	AP	11/30/22	0000000	O'DONNELL ACE HARDWARE	3.34		12/27/22
		NUTS AND BOLTS-RECYCLING							
						ACCOUNT TOTAL	3.34	.00	3.34
551-6685-436.73-05 OTHER SUPPLIES / OPERATING EQUIPMENT									
982		07/23	AP	11/16/22	0000000	SERVICEWEAR APPAREL, INC.	330.73		12/27/22
		UNIFORMS							
						ACCOUNT TOTAL	330.73	.00	330.73
551-6685-436.86-36 REPAIR & MAINTENANCE / TRANSFER STATION MAINT.									
967		07/23	AP	12/08/22	0000000	BUILDERS SELECT LLC	29.98		12/27/22
		TRANSFER DOCK WALL PROJ.							
1011		07/23	AP	12/08/22	0000000	MENARDS-CEDAR FALLS	121.90		12/27/22
		DOCK WALL PROJECT							
1011		07/23	AP	12/07/22	0000000	MENARDS-CEDAR FALLS	98.43		12/27/22
		DOCK WALL PROJECT							
1011		07/23	AP	12/05/22	0000000	MENARDS-CEDAR FALLS	249.57		12/27/22
		DOCK WALL PROJECT							
1011		07/23	AP	12/05/22	0000000	MENARDS-CEDAR FALLS	138.94		12/27/22
		DOCK WALL PROJECT							
967		07/23	AP	12/02/22	0000000	MENARDS-CEDAR FALLS	402.04		12/27/22
		WALL FOR DOCK AREA AT				TRANSFER STATION			
						ACCOUNT TOTAL	1,040.86	.00	1,040.86
551-6685-436.87-02 RENTALS / MATERIAL DISPOSAL/HANDLIN									
1011		07/23	AP	12/12/22	0000000	T & W GRINDING	23,139.40		12/27/22
		CONTRACTOR COMPOST MANAGE				MENT			
1011		07/23	AP	11/30/22	0000000	REPUBLIC SERVICES OF IOWA	850.05		12/27/22
		PICK UP OF RECYCLING				MATERIALS			
						ACCOUNT TOTAL	23,989.45	.00	23,989.45

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 551 REFUSE FUND									
551-6685-436.93-01 EQUIPMENT / EQUIPMENT									
967		07/23	AP	11/30/22	0000000	ROUTEWARE	345.71		12/27/22
		ROUTEWARE INSTALL FEES							
967		07/23	AP	11/30/22	0000000	ROUTEWARE	30,927.68		12/27/22
		ROUTEWARE SUPPORT							
						ACCOUNT TOTAL	31,273.39	.00	31,273.39
						FUND TOTAL	56,745.90	.00	56,745.90
FUND 552 SEWER RENTAL FUND									
552-6655-436.72-54 OPERATING SUPPLIES / BUILDING SUPPLIES									
1016		07/23	AP	11/16/22	0000000	CONTINENTAL RESEARCH CORP.	199.95		12/27/22
		BUILDING SUPPLIES							
						ACCOUNT TOTAL	199.95	.00	199.95
552-6655-436.73-05 OTHER SUPPLIES / OPERATING EQUIPMENT									
1016		07/23	AP	12/07/22	0000000	GRAINGER PARTS	535.02		12/27/22
		BAR SCREEN PRESS PARTS							
						ACCOUNT TOTAL	535.02	.00	535.02
552-6655-436.73-13 OTHER SUPPLIES / SANITARY SEWERS									
1020		07/23	AP	12/14/22	0000000	BENTON'S READY MIX CONCRETE,	472.50		12/27/22
		CONCRETE FOR BOX OUTS							
						ACCOUNT TOTAL	472.50	.00	472.50
552-6655-436.86-01 REPAIR & MAINTENANCE / REPAIR & MAINTENANCE									
1016		07/23	AP	12/12/22	0000000	SETPOINT MECHANICAL SERVICES	3,880.58		12/27/22
		17TH ST MAU SERVICE							
						ACCOUNT TOTAL	3,880.58	.00	3,880.58
552-6655-436.86-12 REPAIR & MAINTENANCE / TOWELS									
1016		07/23	AP	12/09/22	0000000	ARAMARK	30.46		12/27/22
		RAGS AND RUGS							
						ACCOUNT TOTAL	30.46	.00	30.46
552-6655-436.92-18 STRUCTURE IMPROV & BLDGS / I/I REDUCTION PROJECT									
990		07/23	AP	11/03/22	0000000	WHKS	2,325.00		12/27/22

GROUP NBR	PO NBR	ACCTG PER.	----TRANSACTION---- CD	DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 552 SEWER RENTAL FUND									
552-6655-436.92-18 STRUCTURE IMPROV & BLDGS / I/I REDUCTION PROJECT						continued			
		3291-PARK DR LIFT STATION				09/10-10/14/22			
PROJECT#:		023291							
						ACCOUNT TOTAL	2,325.00	.00	2,325.00
552-6665-436.72-05 OPERATING SUPPLIES / GAS & OIL									
1016		07/23	AP	12/13/22	0000000	SAM ANNIS & CO.	31.83		12/27/22
		LP FOR FORK LIFT TRUCK							
						ACCOUNT TOTAL	31.83	.00	31.83
552-6665-436.72-16 OPERATING SUPPLIES / TOOLS									
1016		07/23	AP	12/05/22	0000000	CAMPBELL SUPPLY WATERLOO	68.85		12/27/22
		CABLE CUTTERS							
						ACCOUNT TOTAL	68.85	.00	68.85
552-6665-436.72-26 OPERATING SUPPLIES / TESTING & LAB									
1016		07/23	AP	09/08/22	0000000	NORTH CENTRAL LABORATORIES	58.16		12/27/22
		LAB SUPPLIES							
						ACCOUNT TOTAL	58.16	.00	58.16
552-6665-436.73-05 OTHER SUPPLIES / OPERATING EQUIPMENT									
1016		07/23	AP	12/05/22	0000000	MELLEN & ASSOCIATES, INC.	1,634.64		12/27/22
		CLAIRIFIER VAVLE PARTS							
1016		07/23	AP	12/01/22	0000000	MOTION INDUSTRIES, INC.	197.87		12/27/22
		GREASE							
982		07/23	AP	11/16/22	0000000	SERVICEWEAR APPAREL, INC.	422.20		12/27/22
		UNIFORMS							
						ACCOUNT TOTAL	2,254.71	.00	2,254.71
552-6665-436.73-06 OTHER SUPPLIES / BUILDING REPAIR									
1016		07/23	AP	12/14/22	0000000	JOHNSTONE SUPPLY OF WATERLOO	249.71		12/27/22
		BIO HEATER MOTOR							
1016		07/23	AP	12/08/22	0000000	MENARDS-CEDAR FALLS	99.98		12/27/22
		SPACE HEATER							
1016		07/23	AP	12/07/22	0000000	MENARDS-CEDAR FALLS	35.98		12/27/22
		PLUMBING							
1016		07/23	AP	12/01/22	0000000	GRAINGER PARTS	997.58		12/27/22
		BLDG HEAT BOOSTER PUMP							
						ACCOUNT TOTAL	1,383.25	.00	1,383.25

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 552 SEWER RENTAL FUND									
552-6665-436.86-01 REPAIR & MAINTENANCE / REPAIR & MAINTENANCE									
1016		07/23	AP	12/06/22	0000000	BENTON'S SAND & GRAVEL, INC.	4,696.98		12/27/22
		CLAIRIFIER VALVE DIG AND				FIX			
						ACCOUNT TOTAL	4,696.98	.00	4,696.98
552-6665-436.86-29 REPAIR & MAINTENANCE / LAB & TESTING									
1016		07/23	AP	12/10/22	0000000	UNITED PARCEL SERVICE	43.60		12/27/22
		SHIPPING TO HACH COMPANY							
						ACCOUNT TOTAL	43.60	.00	43.60
						FUND TOTAL	15,980.89	.00	15,980.89
FUND 553 2004 SEWER BOND									
FUND 555 STORM WATER UTILITY									
555-6630-432.92-01 STRUCTURE IMPROV & BLDGS / STRUCTURE IMPROV & BLDGS									
990		07/23	AP	12/16/22	0000000	PETERSON CONTRACTORS	32,573.13		12/27/22
		3215-OLIVE ST BOX CULVERT							
PROJECT#:		023215							
990		07/23	AP	12/06/22	0000000	AECOM TECHNICAL SERVICES, INC	3,867.08		12/27/22
		3215-OLIVE ST BOX CULVERT				07/02-12/02/22			
PROJECT#:		023215							
						ACCOUNT TOTAL	36,440.21	.00	36,440.21
						FUND TOTAL	36,440.21	.00	36,440.21
FUND 570 SEWER ASSESSMENT									
FUND 606 DATA PROCESSING FUND									
606-1078-441.81-70 PROFESSIONAL SERVICES / CONTRACT SERVICES									
1013		07/23	AP	12/19/22	0000000	IP PATHWAYS, LLC	10,000.00		12/27/22
		ANNUAL BLOCK SUPPORT HRS							
						ACCOUNT TOTAL	10,000.00	.00	10,000.00
606-1078-441.83-06 TRANSPORTATION&EDUCATION / EDUCATION									
1013		07/23	AP	12/08/22	0000000	STORMWIND LLC	1,390.00		12/27/22
		REG:STORMWIND-HARSCHNEK				ULTIMATE ACCESS			
						ACCOUNT TOTAL	1,390.00	.00	1,390.00
606-1078-441.86-01 REPAIR & MAINTENANCE / REPAIR & MAINTENANCE									

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 606 DATA PROCESSING FUND									
606-1078-441.86-01 REPAIR & MAINTENANCE / REPAIR & MAINTENANCE						continued			
996		07/23	AP	12/09/22	0000000	ZONES CONNECTING BUS.& TECHNO	1,824.00		12/27/22
		3-GIGA MEDIA CONVERTER				DOWNTOWN CAMERAS			
		ACCOUNT TOTAL					1,824.00	.00	1,824.00
606-1078-441.86-10 REPAIR & MAINTENANCE / SOFTWARE SUPPORT AGREEMTS									
1013		07/23	AP	12/05/22	0000000	SHIELD TECHNOLOGY CORPORATION	4,616.00		12/27/22
		SHIELDWARE PRORATED SUPP.				SUPPORT THRU 06/30/2023			
		ACCOUNT TOTAL					4,616.00	.00	4,616.00
606-1078-441.93-01 EQUIPMENT / EQUIPMENT									
1013		07/23	AP	12/13/22	0000000	HEARTLAND BUSINESS SYSTEMS LL	9,093.50		12/27/22
		OFFICE365 MONTHLY SUB-DEC				DECEMBER 2022			
1013		07/23	AP	12/01/22	0000000	CDW GOVERNMENT, INC.	4,009.19		12/27/22
		ENG.TECH PCS & LTE LAPTOP				FOR PUBLIC WORKS			
1013		07/23	AP	12/01/22	0000000	CDW GOVERNMENT, INC.	931.68		12/27/22
		LAPTOP FOR DIRECTOR BERTE							
		ACCOUNT TOTAL					14,034.37	.00	14,034.37
		FUND TOTAL					31,864.37	.00	31,864.37
FUND 680 HEALTH INSURANCE FUND									
FUND 681 HEALTH SEVERANCE									
FUND 682 HEALTH INSURANCE - FIRE									
FUND 685 VEHICLE MAINTENANCE FUND									
685-6698-446.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
982		07/23	AP	11/30/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	39.76		12/27/22
		CALENDARS AND APPT BOOK							
982		07/23	AP	11/30/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	17.94		12/27/22
		CALENDAR AND PLANNER							
		ACCOUNT TOTAL					57.70	.00	57.70
685-6698-446.72-05 OPERATING SUPPLIES / GAS & OIL									
1020		07/23	AP	12/30/22	0000000	AIRGAS USA, LLC	70.83		12/27/22
		WELDING GAS							
967		07/23	AP	12/06/22	0000000	HTP ENERGY	32,800.84		12/27/22
		#1 DIESEL SPLIT LOAD AT				BLUFF AND TECH			
1020		07/23	AP	11/30/22	0000000	AIRGAS USA, LLC	3.85		12/27/22
		WELDING SUPPLIES							
967		07/23	AP	11/18/22	0000000	SAM ANNIS & CO.	46.24		12/27/22
		PROPANE							

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 685 VEHICLE MAINTENANCE FUND									
685-6698-446.72-05 OPERATING SUPPLIES / GAS & OIL						continued			
						ACCOUNT TOTAL	32,921.76	.00	32,921.76
685-6698-446.73-04 OTHER SUPPLIES / VEHICLE SUPPLIES									
1020		07/23	AP	12/09/22	0000000	CAMPBELL SUPPLY WATERLOO	170.55		12/27/22
		GRINDING DISCS							
1020		07/23	AP	12/08/22	0000000	LAWSON PRODUCTS, INC.	1,169.13		12/27/22
		MISC SHOP SUPPLIES							
1020		07/23	AP	12/08/22	0000000	LAWSON PRODUCTS, INC.	185.62		12/27/22
		MISC SHOP SUPPLIES							
1020		07/23	AP	12/07/22	0000000	AIRGAS USA, LLC	60.69		12/27/22
		WELDING SUPPLIES							
1020		07/23	AP	12/07/22	0000000	COVERUP, LTD.	715.00		12/27/22
		TOOL BOX #2107							
982		07/23	AP	11/16/22	0000000	SERVICEWEAR APPAREL, INC.	919.00		12/27/22
		UNIFORMS							
						ACCOUNT TOTAL	3,219.99	.00	3,219.99
685-6698-446.86-12 REPAIR & MAINTENANCE / TOWELS									
982		07/23	AP	12/09/22	0000000	ARAMARK	82.45		12/27/22
		SHOP TOWELS							
967		07/23	AP	11/25/22	0000000	ARAMARK	82.45		12/27/22
		SHOP TOWELS							
967		07/23	AP	11/11/22	0000000	ARAMARK	82.45		12/27/22
		SHOP TOWELS							
						ACCOUNT TOTAL	247.35	.00	247.35
685-6698-446.87-08 RENTALS / WORK BY OUTSIDE AGENCY									
967		07/23	AP	11/29/22	0000000	D & D TIRE INC.	1,190.00		12/27/22
		#265 STEER TIRES							
967		07/23	AP	11/29/22	0000000	D & D TIRE INC.	390.00		12/27/22
		#372 RRO REPLACED							
						ACCOUNT TOTAL	1,580.00	.00	1,580.00
685-6698-446.93-01 EQUIPMENT / EQUIPMENT									
1020		07/23	AP	12/13/22	0000000	STIVERS FORD, INC.	30,093.00		12/27/22
		ENGINEERING RANGER				VM00645			
1020		07/23	AP	12/13/22	0000000	STIVERS FORD, INC.	27,893.00		12/27/22
		INSPECTIONS RANGER				VM00646			
1020		07/23	AP	12/13/22	0000000	STIVERS FORD, INC.	42,987.00		12/27/22
		MEDICAL RESPONSE VEHICLE				FOR PS FD542 VM00647			
						ACCOUNT TOTAL	100,973.00	.00	100,973.00

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 685 VEHICLE MAINTENANCE FUND									
						FUND TOTAL	138,999.80	.00	138,999.80
FUND 686 PAYROLL FUND									
FUND 687 WORKERS COMPENSATION FUND									
FUND 688 LTD INSURANCE FUND									
FUND 689 LIABILITY INSURANCE FUND									
FUND 724 TRUST & AGENCY									
FUND 727 GREENWOOD CEMETERY P-CARE									
FUND 728 FAIRVIEW CEMETERY P-CARE									
FUND 729 HILLSIDE CEMETERY P-CARE									
FUND 790 FLOOD LEVY									
						GRAND TOTAL	834,577.91	792.08	833,785.83