



AGENDA
CITY OF CEDAR FALLS, IOWA
CITY COUNCIL MEETING
MONDAY, MARCH 20, 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 March 6, 2023.

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 proposed amendments to Chapter 26, Zoning, of the Code of Ordinances relative to Planning & Zoning Commission review of site plans in the Downtown Character District (CD-DT).
 - a) Receive and file proof of publication of notice of hearing. (Notice published 03/10/2023)
 - b) Written communications filed with the City Clerk.
 - c) Staff comments.
 - d) Public comments.
 - e) Pass an ordinance amending Chapter 26, Zoning, of the Code of Ordinances relative to establishing procedures for Planning & Zoning Commission review of site plans in the Downtown Character District (CD-DT), upon its first consideration. (5 aye votes required due to denial by the Planning & Zoning Commission)
3. Public hearing on proposed amendments to Chapter 26, Zoning, of the Code of Ordinances relative to eliminating the shared parking requirement in the Downtown Charter District (CD-DT).
 - a) Receive and file proof of publication of notice of hearing. (Notice published 03/10/2023)
 - b) Written communications filed with the City Clerk.
 - c) Staff comments.
 - d) Public comments.
 - e) Pass an ordinance amending Chapter 26, Zoning, of the Code of Ordinances relative to

eliminating the shared parking requirement in the Downtown Charter District (CD-DT), upon its first consideration. (5 aye votes required due to denial by the Planning & Zoning Commission)

4. Public hearing on proposed amendments to Chapter 26, Zoning, of the Code of Ordinances relative to increasing residential parking requirements in the Downtown Charter District (CD-DT) to one parking space per bedroom.
 - a) Receive and file proof of publication of notice of hearing. (Notice published 03/10/2023)
 - b) Written communications filed with the City Clerk.
 - c) Staff comments.
 - d) Public comments.
 - e) Pass an ordinance amending Chapter 26, Zoning, of the Code of Ordinances relative to increasing residential parking requirements in the Downtown Charter District (CD-DT) to one parking space per bedroom, upon its first consideration. (5 aye votes required due to denial by the Planning & Zoning Commission)

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.)

5. Receive and file the City Council Standing Committee minutes of March 6, 2023 relative to the following items:
 - a) FY2024 Budget.
 - b) Economic Development Incentives.
6. Approve a proclamation recognizing March 20, 2023 as Robotics week.
7. Receive and file a communication from the Civil Service Commission relative to the certified list for the position of Assistant Equipment Mechanic in the Public Works Department.
8. Approve an Order Accepting Acknowledgment/Settlement Agreement with The Music Station, a/k/a Mini Mart, 1420 West 1st Street, for a first tobacco violation.
9. Approve the following applications for retail alcohol licenses:
 - a) Barn Happy, 11310 University Avenue, Special Class B retail native wine - renewal.
 - b) Chilitos Mexican Bar and Grill, 1704 West 1st Street, Class C retail alcohol - renewal.
 - c) Social House, 2208 College Street, Class C retail alcohol & outdoor service - renewal.
 - d) Prime Mart, 2728 Center Street, Class E retail alcohol – renewal.
 - e) The Wine Shop, 305 Main Street, Special Class C retail alcohol – adding outdoor service.
 - f) Godfather's Pizza, 1621 West 1st Street, Special Class C retail alcohol - new.
 - g) Hurling Hatchet, 100 East 2nd Street, Special Class C retail alcohol - 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.)

10. Resolution Calendar with items considered separately.
11. Resolution authorizing the Mayor's appointment and two designated alternates to the Black Hawk County Metropolitan Area Transportation Organization (MPO) Policy Board.
12. Resolution approving payment, and approving and accepting Release and Settlement Agreements with respect to the City's issuance on August 31, 2022, of General Obligation Capital Loan Notes, Series 2022, maturing annually on June 1, 2024 through June 1, 2035, and authorizing and directing the Mayor and City Clerk to execute said Release and Settlement Agreements on behalf of the City, as follows:
 - a) Investor "A" Maturity 2029 & 2030: \$19,029.55
 - b) Investor "B" Maturity 2031 & 2032: \$22,470.25

- c) Investor "C" Maturity 2033 & 2034: \$22,342.10
- d) Investor "D" Maturity 2035: \$22,497.75

- [13.](#) Resolution approving and authorizing execution of an Agreement for Public Services with Cedar Valley Youth Soccer Association relative to providing opportunities for youth soccer.
- [14.](#) Resolution approving and authorizing execution of a Contract for demo and discovery with Peters Construction Corp. relative to the Pheasant Ridge Golf Course Pro Shop.
- [15.](#) Resolution approving a Mixed Use (MU) Zoning District site plan for a triplex to be located on Lot 1, Pinnacle Ridge First Addition.
- [16.](#) Resolution approving the final plat of West Viking Road Industrial Park Phase VI.
- [17.](#) Resolution approving and accepting a Temporary Construction Easement, in conjunction with the North Cedar Heights Area Reconstruction Project.
- [18.](#) Resolution approving and authorizing execution of a Change of Work Order to the Contract with Peterson Contractors, Inc. relative to West Viking Road Industrial Park Project Phase VI.
- [19.](#) Resolution receiving and filing bids, and approving and accepting the bid of Municipal Pipe Tool Company LLC, in the amount of \$253,025.25, being the lowest bid received for the 2023 Sanitary Sewer Rehabilitation Project.
- [20.](#) Resolution receiving and filing the bids, and approving and accepting the bid of Peterson Contractors, Inc., in the amount of \$2,664,055.20, being the lowest bid received for the 2023 Street Construction Project.
- [21.](#) Resolution setting April 3, 2023 as the date of public hearing on the maximum levy rate.
- [22.](#) Resolution setting April 3, 2023 as the date of public hearing on proposed amendments to Chapter 26, Zoning, of the Code of Ordinances relative to adaptive reuse of defunct institutional buildings.

Allow Bills and Claims

- [23.](#) Allow Bills and Claims for March 20, 2023.

Council Updates and Announcements

Council Referrals

Executive Session

- 24. Executive Session for the annual discussion of the City Administrator's performance pursuant to Iowa Code Section 21.5(1)(i) and City Code Section 2-217.

Adjournment

**CITY HALL
CEDAR FALLS, IOWA, MARCH 6, 2023
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 7:08 P.M. on the above date. Members present: Schultz, deBuhr, Kruse, Harding, Ganfield, Sires, Dunn. Absent: None. Mayor Green led the Pledge of Allegiance.
- 54175 - It was moved by Kruse and seconded by Ganfield that the minutes of the Regular Meeting of February 20, 2023 be approved as presented and ordered of record. Motion carried unanimously.
- 54176 - Mayor Green requested that item #8 on the Consent Calendar be moved up to special presentations on the agenda.
- 54177 - It was moved by Ganfield and seconded by Harding to approve a proclamation recognizing March 2023 as Women's History month. Motion carried unanimously. Human Rights Commissioner Julie Kliegl accepted and spoke about an event on March 28, at the Public Library celebrating women's history.
- 54178 - Rosemary Beach, 5018 Sage Road, commented on the need for and requested additional public restrooms downtown.
- T.J. Frein, 1319 Austin Way, suggested the city invest in a consultant for newly elected officials.
- 54179 - Community Development Director Sheetz commented on a Career Fair on Saturday, April 15, 2023 from 10AM – 2PM at the Public Works Complex.
- 54180 - Mayor announced that this was the time and place for a hearing on the proposed condemnation of property located at 2208 Coventry Lane. Building Official Castle provided a brief summary of the nuisance property. Following comments by homeowner Ruth Walker, 2208 Coventry Lane, the Mayor declared the hearing closed and passed to the next order of business.
- 54181- Following a request by Mayor Green that the item be split into two separate motions, it was moved by Harding and seconded by Dunn that Resolution #23,077, declaring the property located at 2208 Coventry Lane to be a nuisance due to being structurally unsafe, a fire hazard, or otherwise dangerous to human life and health, 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: Schultz, deBuhr, Kruse, Harding, Ganfield, Sires, Dunn. Nay: None. Motion carried. The Mayor then declared Resolution #23,077 duly passed and adopted.
- 54182 - It was moved by Dunn and seconded by Harding that Resolution #23,078,

ordering abatement of said nuisance by removal, repair or demolition of said property and requiring the owner of said property to abate said nuisance or submit a viable plan by March 20, 2023, be adopted. Following questions and comments by Councilmembers deBuhr, Kruse, Sires, Ganfield, Harding and Dunn, and responses by Building Official Castle, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Schultz, deBuhr, Kruse, Harding, Ganfield, Sires, Dunn. Nay: None. Motion carried. The Mayor then declared Resolution #23,078 duly passed and adopted.

- 54183 - Mayor Green announced that in accordance with the public notice of February 24, 2023, this was the time and place for a public hearing on a proposal to enter into an Agreement for Private Development, and to consider conveyance of certain city-owned real estate to McDonald Construction & Remodeling, LLC. It was then moved by Kruse and seconded by deBuhr that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.
- 54184 - The Mayor then asked if there were any written communications filed to the proposal. Upon being advised that there were no written communications on file, the Mayor then called for oral comments. Economic Development Coordinator Graham provided a brief 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.
- 54185 - It was moved by Kruse and seconded by Harding that Resolution #23,079, approving and authorizing execution of an Agreement for Private Development, and approving and authorizing execution of a Quit Claim Deed conveying certain city-owned real estate to McDonald Construction & Remodeling, LLC, 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: Schultz, deBuhr, Kruse, Harding, Ganfield, Sires, Dunn. Nay: None. Motion carried. The Mayor then declared Resolution #23,079 duly passed and adopted.
- 54186 - Mayor Green announced that in accordance with the public notice of February 24, 2023, this was the time and place for a public hearing on the proposed plans, specifications, form of contract & estimate of cost for the 2023 Sanitary Sewer Rehabilitation Project. It was then moved by Kruse and seconded by Schultz that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.
- 54187 - The Mayor then asked if there were any written communications filed to the proposed project. Upon being advised that there were no written communications on file, the Mayor then called for oral comments. City Engineer Wicke provided a brief summary of the proposed project. There being no one else present wishing to speak about the project, the Mayor declared the hearing closed and passed to the next order of business.
- 54188 - It was moved by Ganfield and seconded by Kruse that Resolution #23,080,

approving and adopting the plans, specifications, form of contract & estimate of cost for the 2023 Sanitary Sewer Rehabilitation Project, be adopted. Following questions and comments by Councilmembers Sires, Kruse, Ganfield and Schultz, 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: Schultz, deBuhr, Kruse, Harding, Ganfield, Sires, Dunn. Nay: None. Motion carried. The Mayor then declared Resolution #23,080 duly passed and adopted.

- 54189 - Mayor Green announced that in accordance with the public notice of February 24, 2023, this was the time and place for a public hearing on the proposed plans, specifications, form of contract & estimate of cost for the 2023 Street Construction Project. It was then moved by Kruse and seconded by Ganfield that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.
- 54190 - The Mayor then asked if there were any written communications filed to the proposed project. Upon being advised that there were no written communications on file, the Mayor then called for oral comments. Principal Engineer Claypool provided a brief summary of the proposed project. There being no one else present wishing to speak about the project, the Mayor declared the hearing closed and passed to the next order of business.
- 54191 - It was moved by Ganfield and seconded by Harding that Resolution #23,081, approving and adopting the plans, specifications, form of contract & estimate of cost for the 2023 Street Construction Project, be adopted. Following a question by Councilmember Ganfield and response by Principal Engineer Claypool, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Schultz, deBuhr, Kruse, Harding, Ganfield, Sires, Dunn. Nay: None. Motion carried. The Mayor then declared Resolution #23,081 duly passed and adopted.
- 54192 - Mayor Green announced that in accordance with the public notice of February 24, 2023, this was the time and place for a public hearing on the proposed plans, specifications, form of contract & estimate of cost for the North Cedar Heights Area Reconstruction Project - Phase I. 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.
- 54193 - The Mayor then asked if there were any written communications filed to the proposed project. Upon being advised that there were no written communications on file, the Mayor then called for oral comments. City Engineer Wicke provided a brief summary of the proposed project. There being no one else present wishing to speak about the project, the Mayor declared the hearing closed and passed to the next order of business.
- 54194 - It was moved by deBuhr and seconded by Harding that Resolution #23,082, approving and adopting the plans, specifications, form of contract & estimate of cost for the North Cedar Heights Area Reconstruction Project - Phase I, 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: Schultz, deBuhr, Kruse, Harding, Ganfield, Sires, Dunn. Nay: None. Motion carried. The Mayor then declared Resolution #23,082 duly passed and adopted.

54195 - It was moved by Schultz and seconded by deBuhr that the following items on the Consent Calendar be received, filed and approved:

Receive and file the City Council Standing Committee minutes of February 20, 2023 relative to the following items:

- a) City Council Email System Discussion.
- b) Committee to draft request for proposal (RFP) for assessment of the Public Safety Department.

Receive and file the following resignation of members from Boards and Commissions:

- a) Melissa Heston, Human Rights Commission.

Receive and file Departmental Monthly Reports of January 2023.

Approve the application of Robert Schmitz, d/b/a Cedar Valley Bin Cleaning (Bennington Fields, LLC), for a Mobile Merchant license.

Approve an Order Accepting Acknowledgment/Settlement Agreement with Cedar Star, Inc., d/b/a Bani's, 2128 College Street, for a second tobacco violation.

Approve the application of Bani's, 2128 College Street, for a cigarette/tobacco/nicotine/vapor permit - change in ownership.

Approve the following applications for retail alcohol licenses:

- a) Hatchlings & Hens, 109 Main Street, Special Class B retail native wine – renewal.
- b) Deringer's Public Parlor, 314 ½ Main Street, Class C retail alcohol – renewal.
- c) The Stuffed Olive and Roxxy, 314-316 Main Street, Class C retail alcohol & outdoor service - renewal.
- d) Hillstreet News & Tobacco, 2217 College Street, Class E retail alcohol - renewal.
- e) Bani's, 2128 College Street, Class E retail alcohol – new – change in ownership.

Motion carried unanimously.

54196 - It was moved by Kruse and seconded by Harding that the following resolutions be introduced and adopted:

Resolution #23,083, approving and authorizing execution of an Apple Device Enrollment Program Facilitation Agreement with USCC Distribution Co. LLC, relative to mobile device management.

Resolution #23,084, approving and authorizing execution of a First Amendment

to Agreement for Private Development and Memorandum of Agreement Regarding Minimum Improvements with McWing, L.L.C.

Resolution #23,085, approving and authorizing execution of a Lease relative to a property vacated by flood buyout programs.

Resolution #23,086, approving and authorizing expenditure of funds to repair a pump at the 17th Street Lift Station.

Resolution #23,087, approving and accepting the contract and bond of Peterson Contractors, Inc. for the Oak Park Boulevard Sanitary Sewer Replacement Project.

Resolution #23,088, approving and accepting the contract and bond of K&W Electric, Inc. for the Hudson Road & West Ridgeway Avenue Intersection Improvements Project.

Resolution #23,089, approving and accepting two Warranty Deeds, in conjunction with the Main Street Reconstruction Project.

Resolution #23,090, approving and authorizing execution of twenty Owner Purchase Agreements; and approving and accepting twenty Temporary Construction Easements, four Storm Sewer and Drainage Easements, and one Permanent Water Main Easement, in conjunction with the North Cedar Heights Area Reconstruction Project.

Resolution #23,091, setting March 20, 2023 as the date of public hearing on the maximum levy rate.

Resolution #23,092, setting March 20, 2023 as the date of public hearing on proposed amendments to Chapter 26, Zoning, of the Code of Ordinances relative to Planning & Zoning Commission review of site plans in the Downtown Character District (CD-DT).

Resolution #23,093, setting March 20, 2023 as the date of public hearing on proposed amendments to Chapter 26, Zoning, of the Code of Ordinances relative to eliminating the shared parking requirement in the Downtown Charter District (CD-DT).

Resolution #23,094, setting March 20, 2023 as the date of public hearing on proposed amendments to Chapter 26, Zoning, of the Code of Ordinances relative to increasing residential parking requirements in the Downtown Charter District (CD-DT) to one parking space per bedroom.

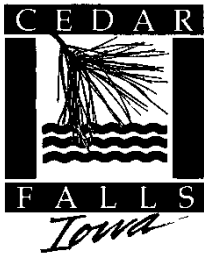
Following due consideration by the Council, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Schultz, deBuhr, Kruse, Harding, Ganfield, Sires, Dunn. Nay: None. Motion carried. The Mayor then declared Resolutions #23,083 through #23,094 duly passed and adopted.

54197 - It was moved by Kruse and seconded by deBuhr that the bills and claims of

March 6, 2023 be allowed as presented, and that the Controller/City Treasurer be authorized to issue City checks in the proper amounts and on the proper funds in payment of the same. Upon call of the roll, the following named Councilmembers voted. Aye: Schultz, deBuhr, Kruse, Harding, Ganfield, Sires, Dunn. Nay: None. Motion carried.

- 54198 - It was moved by Harding and seconded by Dunn to refer to the Public Works Committee discussion regarding the Cedar River dam and future options for the dam. Following comments by Councilmembers Dunn, Sires, Schultz and Kruse, and responses by City Administrator Gaines, the motion carried unanimously.
- 54199 - It was moved by Schultz and seconded by Harding that the meeting be adjourned at 8:05 P.M. Motion carried unanimously.

Jacqueline Danielsen, MMC, City Clerk



DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls
 220 Clay Street
 Cedar Falls, Iowa 50613
 Phone: 319-273-8606
 Fax: 319-273-8610
 www.cedarfalls.com

MEMORANDUM

Planning & Community Services Division

TO: Mayor Robert M. Green and City Council
FROM: Karen Howard, AICP, Planning & Community Services Manager
DATE: March 20, 2023
SUBJECT: Petition from City Council to amend the Downtown Character District (TA22-003)

On July 18th, 2022, the City Council held a public hearing on an ordinance to amend the Downtown Character District zoning regulations recommended unanimously by the Planning and Zoning Commission at their June 8th meeting. In effect, this ordinance would have required site plans for new buildings proposed in the Urban General, Urban General 2, and Storefront frontages to be reviewed by the Planning and Zoning Commission and approved by the City Council as per the City Council's original petition.

After the close of the public hearing the City Council discussed the proposed ordinance and a motion passed to refer the ordinance back to the Planning and Zoning Commission with a petition for additional amendments to the zoning ordinance "to include review of any site plan that would expand the floor plan or where residential is being added, similar to language in Section 26-196, C.2.b." The minutes of this discussion are listed below.

Minutes from the July 18th City Council meeting:

It was moved by deBuhr and seconded by Harding that an ordinance, amending Chapter 26, Zoning, of the Code of Ordinances relative to Planning & Zoning Commission review of site plans in the Downtown Character District (CD-DT), be passed upon its first consideration. Following questions by Councilmembers Harding and Kruse, and responses by City Attorney Rogers and Planning & Community Services Manager Howard, it was moved by Kruse and seconded by Sires to petition the Planning & Zoning Commission to include review of any site plan that would expand the floor plan or where residential is being added, similar to language in Section 26-196, C.2.b. Following comments and questions by Councilmembers deBuhr, Kruse, Dunn, Harding and Sires, and responses by Howard, it was moved by Harding to call the question on the original motion. Motion failed 3-4, with deBuhr, Kruse, Ganfield and Sires voting Nay. Following comments by Mayor Green, and questions and comments by Councilmembers deBuhr, Kruse, Harding, Dunn and Schultz, the Mayor put the question on the motion to petition the Planning & Zoning Commission. Motion carried 4-3, with Dunn, Schultz and Harding voting Nay.

Direction from Planning and Zoning Commission

At the Commission's August 10, 2022 meeting, the Commission discussed the petition from the City Council and directed staff to prepare draft language for consideration at a public hearing on August 24, 2022.

At their August 24, 2022 meeting, on a vote of 4-5, the Planning and Zoning Commission recommended denial of the attached amendments to the zoning ordinance. Note: For context the P&Z minutes from both the original petition from the City Council (where the Commission recommended approval) and from the revised petition from the City Council (where the Commission recommended denial) are included below.

Council Action at the September 6, 2022 meeting: At the Council meeting on September 6, the City Council postponed setting the public hearing date until after Council decided whether to amend the voting threshold necessary to pass an ordinance disapproved by the Planning and Zoning Commission from 2/3 majority to simple majority.

The ordinance amendment regarding the voting threshold necessary to pass an ordinance disapproved by the Planning and Zoning Commission was resolved at the January 3, 2023 Council meeting when the City Council failed to override Mayor's veto of said ordinance change.

RECOMMENDATION ON POSTPONED ZONING ORDINANCE AMENDMENTS: Staff now recommends that the Council consider the following recommendation of the Planning and Zoning Commission:

- The Planning and Zoning Commission recommends denial of the petition from the City Council to require review and approval of site plans by the Planning and Zoning Commission and the City Council for certain projects in the Downtown Character District as set forth in the attached red-lined draft.

Note: Due to the disapproval of the proposed amendments by the Planning and Zoning Commission, it will require 2/3 majority of Council to approve the amendments.

Attachments:

- Red-lined draft of the most recent proposed changes to the zoning code per the petition from City Council.
- Proposed Ordinance

PLANNING & ZONING COMMISSION MINUTES

Introduction
03/23/22

The Commission then considered a zoning text amendment to add a requirement for Planning and Zoning review of site plans in the CD-DT. Chair Leeper introduced the item and Ms. Howard provided background information. She explained that some commission members were not on the commission when the new code was discussed, so she will be providing some background information again. She explained that there was concern and frustration with the fact that it seemed as though a great deal of projects had to come through the commission for approval. The idea behind the new code was to create more clear and objective standards in the code, making less reason to have an extra review by the Commission. She discussed the role of the Commission, which includes planning for the future growth of the city, making recommendations on legislative matters related to planning and zoning (amendments to the zoning code, changes to zoning map, etc.) and making

recommendations on subdivision of land, including street extensions and proposals for parks. Review of site plans was not one of the official listed duties and was added to the code later for certain newer zoning and overlay districts.

Ms. Howard discussed potential options which include:

1. Maintain the code as currently adopted
2. Maintain as currently adopted, but staff provides monthly report to the Commission on site plans under review.
3. Require new buildings in the UG, UG2 and Storefront frontages to be reviewed and approved by Planning and Zoning.
4. Require all new buildings in the Downtown Character District to be reviewed and approved by Planning and Zoning
5. Require all site plans to be reviewed by Planning and Zoning and approved by City Council as was previously done in the CBD Overlay.

Mr. Larson feels that one of the primary objectives of the new zoning ordinance was to provide a clear set of rules and make it easier for developers and to potentially remove an often unnecessary step for the process. He suggested trying out option two to make sure there is some kind of a review.

Ms. Crisman also likes the second option and stated that she feels a bit discouraged by how many things have been coming back from council that the commission has put so much work into. She's not sure that adding another thing for approval is a great idea if things that have been worked so hard on are going to come back again. She likes the idea of staying in the loop and checking in on the work already done.

Mr. Holst feels that the new zoning process is a lot more efficient and less subjective so it is easier to check things through. The only thing that will be unfortunate to lose is the chance for public input. He also said that Planning and Zoning is a check for staff.

Mr. Leeper agreed with the comments from the Commission and stated that it is a tough place to be. He likes the second option and asked if there is a mechanism that would allow the planning and zoning commission to pull an item in for approval.

Mr. Hartley feels that it would be nice to have an overview for projects, maybe in the form of a monthly report so that the Commission can decide if they should take a closer look. His concern isn't just with the Commission not being able to see what is going to happen, but to give the public a chance to comment as well.

Ms. Howard stated that there needs to be a clear path created to deciding on whether a project needs to be considered by the Commission. After further conversation, the general direction from the Commission to go with a mixture of options two and three.

The Commission then considered Zoning Text Amendment and review of certain site plans in the Downtown Character District (CD-DT). Chair Leeper introduced the item and Ms. Howard provided background information with regard to previously discussed potential options for the review of site plans in the Downtown Character District. She discussed the proposed code language and showed a rendering of the frontage designations within the downtown area where P&Z and Council review of site plans would be required if these changes are adopted. She displayed the clarified/updated code language being proposed and explained what those changes mean and asked if there were any questions. Staff recommended that the Commission discuss the draft text amendment, provide direction, and consider setting a date of public hearing for the June 8 meeting.

Ms. Saul commented that the code changes proposed reflect what the Commission discussed and asked for. There was brief discussion with regard to different aspects of the changes.

A public hearing was set for the Commission meeting on June 8, 2022.

Public hearing and
Vote
6/8/2022

The next item for consideration by the Commission was a zoning text amendment with regard to review of certain site plans in the CD-DT District. Chair Leeper introduced the item and Ms. Howard provided background information. She explained that it is currently on the table to change the zoning code to require new buildings in the Urban General (UG), Urban General 2 (UG2) and Storefront frontages to be reviewed by the Planning and Zoning Commission. She displayed a rendering of the Character District and the frontage destinations where the proposed amendments would apply. She offered to answer any questions about the proposed code changes and recommended that that Commission open the public hearing, discuss and make a recommendation to City Council on the proposed amendments.

Ms. Saul asked about the process if a residence is going to add square footage. Ms. Howard stated that this text amendment only addresses new buildings.

Mr. Holst clarified that this amendment addresses concerns about new construction and public input. Mr. Leeper added that this is a check and balance for significant projects in the area. Mr. Larson noted that the amendment could be revisited after a year to see if it is still necessary.

Mr. Larson made a motion to approve the item. Ms. Lynch seconded the motion. The motion was approved unanimously with 9 ayes (Crisman, Grybovych, Hartley, Holst, Larson, Leeper, Lynch, Moser and Saul), and 0 nays.

Introduction of
second petition
8/10/2022

The first item of business was a zoning text amendment for reviewing certain site plans in the CD-DT zoning district. Chair Leeper introduced the item and Ms. Howard provided background information. She explained that in March the Commission considered various options for amending the code to have site plans reviewed at the Planning and Zoning meeting and approved by Council. Direction was given that the Commission is interested in reviewing site plans for new buildings in the Urban General and Urban General 2 and Storefront Frontages. In May staff brought forward draft language for Commission approval and a public hearing was held on June 8. City Council set a public hearing date for July 18 and Council approved a motion to refer the ordinance back to the Commission to consider amending the zoning ordinance "to include review of any site plan that would expand the floor plan or where residential is being added, similar to language in Section 26-196C.2.b." Staff recommends that the Commission discuss and provide direction to staff regarding the petition from City council.

Mr. Leeper asked what has changed since the last time the Commission voted unanimously on the item. Ms. Howard stated that she doesn't believe anything has changed. Council just felt that they would like to see further review by the Commission and Council. Mr. Holst stated that he would be okay with the added review if that's what Council wants.

Ms. Crisman disagreed stating that the code is written the way it is makes requirements clear. The Commission spending more time reviewing more things is not a good use of time as there are many projects that will be held up. Ms. Saul agreed with Mr. Holst.

Mr. Leeper stated that he has heard comments in the field that the process has been too complex and takes too long. People want to know specifically and clearly what can and can't be done. If the review process takes too much time it costs developers a lot of extra money.

Ms. Saul stated that she doesn't believe that parking issues have been fully addressed. Ms. Crisman felt that the code spells out what the parking expectations are so any added review is just adding a step. The review would not be needed if the code is followed.

Mr. Holst asked what Council specifically needs from the Commission. Ms. Howard stated that the Commission would need to vote on their petition for the changes. Staff would prepare an ordinance amendment per council direction, set a public hearing and the Commission could vote yes or no to the changes. If the Commission votes yes, Council would need majority vote for approval. If the Commission votes no, it would trigger a council supermajority vote on amendment. Staff will need to draft out what City Council is requesting for a vote by the Commission. Public hearing is scheduled for the August 24, 2022 Planning and Zoning Commission meeting.

Public hearing and
Vote
8/24/2022

The first item of business was a zoning text amendment regarding certain site plans in the CD-DT district. Chair Leeper introduced the item and Ms. Howard provided background information and explained that this is a public hearing regarding a petition from City Council to require P&Z review of site plans that would expand the floor plan or where residential is being added, similar to language in Section 26-196C.2.b. She showed the draft of the new language being proposed per the Council's petition. Staff recommends that the Commission discuss the proposed amendments to the Zoning Code and make a recommendation to City Council.

Ms. Moser stated that she feels this is putting the Commission in an awkward position as it was sent back to them after they had agreed on this item unanimously in an effort to streamline the process. To change it would add an extra layer to the process.

Ms. Grybovich added that no planning documents are perfect and they have discussed the ability to revisit the item down the road to allow the Commission to see if changes should be made. A lot of work has gone into this document and she feels that they should move forward with what the Commission has proposed.

Mr. Hartley stated that he has wrestled with creating a process that is efficient and easy to move through, but he also likes the idea of transparency and the ability for citizens to see everything laid out for them to see what is being proposed. He asked how much comes to the Commission currently with regard to site plans throughout the City. Ms. Howard stated that there are a number of zones where site plans are not reviewed through the Commission and City Council (i.e., R-1, R-2, R-3, R-4, C-1, C-2, etc.) Typically, the zones that are reviewed are planned developments that have a master plan associated with them (i.e., RP, HWY-1, MU, and other Overlay Zones, such as the previous CBD Overlay).

Mr. Holst feels that the positive side is the consideration of public transparency and can see the merit to adding the review. He believes there is a good deal of public

interest and feels that if this is what the Council would like to see he is comfortable with their recommendation. Ms. Saul stated she agrees with Mr. Holst.

Mr. Larson feels that the proposed language is a good middle ground and would support some additional oversight as long as the end goal is the intent to remove it from the equation. He doesn't believe the Commission needs to see everything that comes through and suggested that if it is amended to create more review there should be an agreement to revisit this in a year, if the process is too onerous.

Ms. Crisman stated her concern that once amended the ordinance will not be changed in the future to reduce unnecessary oversight of site plans. She doesn't feel that it has been sent back to the Commission from a concern for the public. She believes that the Commission has made every effort to make the code clear and it is P&Z's responsibility to focus on planning for the future, such as improvements to the code for College Hill and other areas that need attention rather than on minor site plan reviews. She stated that staff is very capable and excellent at reviewing site plans. The Commission had agreed previously that they were mostly just curious to see how it was working, not that there was concern or need for additional public comment. She doesn't feel that the public is worried about adding additional square footage to an existing building. She would like to move forward so the Commission can focus on other matters that need their attention. Mr. Larson agreed with the majority of these sentiments.

Mr. Holst stated that he could understand that this is a big change. He disagreed that the public doesn't care about projects like these. Mr. Larson noted that the only way that the Commission can decide on how the change will work is to make a decision and give it time to try out the process to see if there are any shortcomings that need to be taken into account.

Ms. Crisman stated that she doesn't believe that this is taking away the public's ability to provide comments. Every meeting has time set aside for public comment where they could share their thoughts and ideas.

Mr. Holst noted that people won't have a chance to comment on projects that aren't coming through Planning and Zoning. Mr. Leeper stated that the reason that the projects aren't coming through the Commission is because the rules in the code are clear so it would not be necessary. He feels that this is more of an issue of process and that the Commission spent a lot of time trying to get this right. The previous recommendation from the Commission to focus additional review only for new buildings was approved unanimously and he is wondering how long these minor changes to the code will continue to come back from the Council.

Ms. Grybovich asked what happens next in the process. Ms. Howard stated that at this time the Commission should decide to recommend for or against the proposed changes per the Council petition. If denial is recommended, it will require 2/3 of the Council to pass the ordinance. If approval is recommended a simple majority of Council will be required to pass the ordinance.

Mr. Larson made a motion to approve the proposed language changes. Ms. Saul seconded the motion. The motion was denied with 4 ayes (Hartley, Holst, Larson and Saul) and 5 nays (Crisman, Grybovich, Leeper, Lynch and Moser).

Note that in the red-lined version of the proposed code amendments, the strike-through notation indicates language to be deleted. Underlined text is new language added. All other language is unchanged and is included to provide context for the changes proposed. The highlighted section is the language that was amended per City Council's petition for further revisions forwarded after the public hearing at City Council on July 18, 2022.

Amend Section 26-191C., Applicability, as follows:

C. Applicability and Development Review

- 1. Where an adopted Regulating Plan is shown on the zoning map, these Character District standards immediately apply at the parcel level.
- 2. ~~The process for developing or redeveloping within a Character District is delineated in Section 26-36 through Section 26-39. All applications for development or redevelopment within a Character District shall be reviewed and approved according to the procedures set forth in Section 26-36 through Section 26-39. Applications shall be administratively reviewed and approved, except for the following:~~
 - a. Site plans for new buildings on property designated as Urban General, Urban General 2, or Storefront on an adopted Regulating Plan.
 - b. Any plan for expanding the gross floor area of an existing building on property designated as Urban General, Urban General 2, or Storefront on an adopted Regulating Plan.
 - c. Any plan for one or more additional dwelling units within an existing building on property designated as Urban General, Urban General 2, or Storefront on an adopted Regulating Plan.
- 3. With regard to any of the exceptions listed in subparagraphs a., b., and c., above, the Zoning Administrator, in consultation with the Zoning Review Committee and Technical Review Committee, shall prepare and forward a report along with the site plan and supporting documents to the Planning and Zoning Commission and City Council for review and approval according to procedures set forth in Section 26-36(d), Review and Decision-making.

Amend Section 26-36 and 26-37, as follows:

Sec. 26-36. ~~Administrative Determination~~ Site Plan Review, Proportionate Compliance Determinations, and Minor Adjustments

(a) ~~APPLICABILITY~~ **GENERAL APPLICATION REQUIREMENTS**

~~The Zoning Administrator shall review and decide upon applications for the following administrative reviews and code adjustments in consultation with the Zoning Review Committee(ZRC) and/or the staff Technical Review Committee, as applicable. Some of these processes have additional review and approval requirements; a cross-reference to those requirements is provided in the right column.~~

Permit or Adjustment	Additional Review Requirements
Site Plan	Section 26-37.D

Proportionate Compliance	n/a
Minor Adjustment	Section 26-39.E

Applications and submittal materials required for site plan review, proportionate compliance determinations, and minor adjustments under this Chapter shall be submitted on forms and in such numbers as required by the City. The applicable filing fee shall be paid at the time the application is filed. Additional fees may be required for re-submittals. Fees are determined by resolution of the City Council.

(b) APPLICATION COMPLETENESS REVIEW

- (1) Applications shall not be processed until all fees and materials have been submitted and are deemed ~~sufficient~~ complete in form and content such that recommendations, as required, and a decision may be made on the application by the Zoning Administrator, or other decision-making body, as specified in this chapter. The Zoning Administrator shall determine application ~~sufficiency~~ completeness.
- (2) If an application is deemed ~~insufficient~~ incomplete, the Zoning Administrator shall inform the applicant of the specific submittal requirements that have not been met. ~~The Zoning Administrator may provide notice in writing, electronically, or in conversation with the applicant.~~
- (3) If an application is deemed ~~insufficient~~ incomplete, the applicant must resolve and resubmit the materials required to complete the application within 30 days of the date informed of the insufficiency of the application.
 - a. An ~~insufficient~~ incomplete application that has not been revised to meet the completeness requirements shall expire on the 30th day. An expired application shall be returned to the applicant along with any original documents submitted in support of the application.
 - b. The City, at its discretion, may retain the application fee paid. Once an application has expired, the application must be resubmitted in full, including payment of the application fee.

(c) REVIEW, REFERRAL, AND RECOMMENDATION

- (1) Upon submission of an application, the Zoning Administrator shall review the application and accompanying documentation to determine whether the information included in the application is sufficient to evaluate the application against the approval criteria of the procedure or permit requested.
- (2) The Zoning Administrator may refer any application to the Zoning Review Committee (ZRC) or Technical Review Committee (TRC) for review and recommendation.

(d) REVIEW AND DECISION-MAKING

- (1) ~~The Zoning Administrator shall review the Applications~~ shall be reviewed for conformance with all applicable provisions of this Code ~~chapter~~.
- (2) To be approved, an application shall be fully consistent with the standards of this ~~chapter~~ Code unless a minor adjustment is concurrently approved to allow specified deviation from applicable standards. ~~An administrative approval may include instructions and clarifications regarding compliance with this Code, but shall not be approved with conditions that require action beyond the specific requirements of the City Code of Ordinances.~~
- (3) Except as specified in paragraph (4) below, after consultation with the TRC and ZRC, as applicable, the Zoning Administrator shall approve or deny the applications for site plan review and minor adjustments and shall make determinations regarding proportionate compliance and provide written notification of the decision to the applicant. If an application is denied, the written notification shall include the reasons for denial. Administrative decisions are appealable pursuant to Section 26-62.

- (4) For any site plan that requires Planning and Zoning Commission and/or City Council review and approval, as set forth in this Chapter, the Zoning Administrator shall prepare a staff report and recommendation based on the approval criteria, standards and requirements of this Code, and any other applicable policies and regulations. The staff report and recommendation shall be forwarded to the Planning and Zoning Commission for its review and recommendation to the City Council. If the Planning and Zoning Commission recommends denial, the site plan shall not be forwarded to the City Council, unless so requested by the applicant in writing. After consideration of the staff report and the Planning and Zoning Commission's recommendation, the City Council may approve, approve with conditions, or deny the site plan. If a site plan is denied, the Planning and Zoning Commission and/or City Council, as applicable, shall state the reasons for denial.

(e) APPEAL

1. ~~Administrative determinations are appealable pursuant to Section 26-62.~~

Sec. 26-37. Site Plan

(a) APPLICABILITY

The purpose of this section is to set forth the procedures and criteria for review and approval of site plans, which shall include when referenced in this Chapter, site development plans, development plans, or similar. Site plans are technical documents that illustrate how the structure(s), layout of an area, and proposed uses meet the requirements of this chapter and any other applicable ordinances, standards, regulations, and with all previously approved plans applicable to the property.

(b) AUTHORITY

A site plan is required for:

(1) Character Districts

- a. Any application for development in a character district.
- b. All requests for structures, architectural elements or accessory structures (front porch, front yard fence) at or forward of the required building line, and accessory or temporary uses; however, for minor accessory structures not located forward of the required building line, such as sheds, fences, or decks, the site plan shall only be required to show the location of the proposed structure or addition in relation to property boundaries, required setbacks, easements, and terrain changes as more fully detailed in this Code;

(2) ~~Traditional Zone Districts~~ All other Zoning Districts

- a. Any application for a commercial, industrial, institutional, or multi-unit residential dwelling project development;
- b. Any application for development requiring site plan review, site development plan review, development plan review, plan review, or similar review as set forth elsewhere in this chapter.

(c) APPLICATION PROCEDURES

- (1) A pre-application meeting with the Zoning Review Committee (ZRC) is required prior to the submission of a site plan application for development in a character district. Pre-application meetings are optional and encouraged for all other applications.
- (2) The applicant shall submit the site plan application to the Planning and Community Services Division. Application submittal deadlines and requirements shall be established on submittal forms available from the Planning and Community Services Division and on the City's website.

(d) DECISION CRITERIA

The site plan shall be reviewed against the following criteria:

- (1) The site plan is consistent with all applicable adopted plans and policies;
- (2) The site plan is consistent with any prior approvals, including any conditions that may have been placed on such approvals; and
- (3) The site plan conforms with all applicable requirements of this Code ~~the Code of Ordinances~~, or with all applicable requirements as modified by ~~a request for a~~ an approved minor adjustment.

~~(e) LIMITATION OF APPROVAL~~

~~Zoning Administrator approval of a site plan does not in any way imply approval by any other City department.~~

(f) EFFECT

- (1) Approved site plans shall be binding upon the property owner(s) and their successors and assigns.
- ~~(2) No permit shall be issued for any building, structure, or use that does not conform to an approved site plan.~~
- (3) No building, structure, use or other element of the approved site plan shall be modified without amending the site plan, unless it is determined by the City that such modification will not require an amended site plan.
- (4) All buildings, structures and uses shall remain in conformance with the approved site plan or be subject to enforcement action.

(g) POST-APPROVAL ACTIONS**(1) Expiration**

- a. Approved site plans shall expire one year after approval if the applicable permit(s) for the proposed development ~~a building permit has~~ have not been issued. ~~or the approved use established.~~ In the event that the documents expire due to the passage of this time period, new site plan review documents must be submitted for approval in the same manner as an original application for development review.
- b. For good cause, an extension not to exceed one year may be granted by the Zoning Administrator. Requests for an extension must be in writing stating the reasons for such request.

(2) Modifications to Site plans

The holder of an approved site plan may request an adjustment to the document, or the conditions of approval, by submitting either an application for minor adjustment or an amended site plan, whichever is appropriate, to the Zoning Administrator. An amended site plan shall be filed and processed in accordance with the procedures specified in this Chapter for ~~the an~~ initial site plan submittal, or as otherwise specified in this Chapter.

ORDINANCE NO. _____

AN ORDINANCE TO CLARIFY TERMINOLOGY AND ESTABLISH NEW PROCEDURES FOR REVIEW OF SITE PLANS FOR DEVELOPMENT IN THE DOWNTOWN CHARACTER DISTRICT BY AMENDING SECTION 26-191, INTRODUCTION TO CHARACTER DISTRICTS AND DEFINITIONS, UNDER DIVISION 2, SPECIFIC DISTRICTS, ARTICLE III, DISTRICTS AND DISTRICT REGULATIONS; AND SECTION 26-36, SITE PLAN REVIEW, PROPORTIONATE COMPLIANCE DETERMINATIONS, AND MINOR ADJUSTMENTS, AND SECTION 26-37, SITE PLAN, UNDER DIVISION 1, GENERALLY, UNDER ARTICLE II, ADMINISTRATION AND ENFORCEMENT; ALL WITHIN CHAPTER 26, ZONING, OF THE CODE OF ORDINANCES OF THE CITY OF CEDAR FALLS, IOWA

WHEREAS, the Downtown Character District zoning regulations, adopted November 1, 2021, established procedures for the review of site plans for development within the Downtown Character District; and

WHEREAS, the City Council has petitioned the Cedar Falls Planning and Zoning Commission to consider requiring Planning and Zoning Commission Review of development proposals in the Downtown Character District rather than administrative review and approval; and

WHEREAS, after a public hearing on June 8, 2022, the Planning and Zoning Commission recommended approval of zoning code amendments to clarify the procedures for review of site plans in the Downtown Character District and to require Planning and Zoning Commission review and City Council approval of site plans for new buildings in the Urban General, Urban General 2, and Storefront frontages, with all other site plans to be reviewed administratively (TA22-003); and

WHEREAS, after a public hearing on July 18, 2022, the City Council passed a motion to refer the ordinance back to the Planning and Zoning Commission with a petition for additional amendments to the zoning ordinance to include review of any site plan that would expand the floor plan or where residential is being added; and

WHEREAS, after a public hearing on August 24, 2022, the Planning and Zoning Commission recommended denial the July 18th petition from the City Council;

WHEREAS, due to the disapproval of the proposed petition by the Planning and Zoning Commission, this ordinance will require 2/3 majority vote to pass.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR FALLS, IOWA, THAT:

Section 1: Subsection C, Applicability, of Section 26-191, Introduction to Character Districts and Definitions, within Division 2 Specific Districts, of Article III, Districts and District Regulations, 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. Applicability and Development Review

1. Where an adopted Regulating Plan is shown on the zoning map, these Character District standards immediately apply at the parcel level.
2. All applications for development or redevelopment within a Character District shall be reviewed and approved according to the procedures set forth in Section 26-36 through Section 26-39. Applications shall be administratively reviewed and approved, except for the following:
 - a. Site plans for new buildings on property designated as Urban General, Urban General 2, or Storefront on an adopted Regulating Plan.
 - b. Any plan for expanding the gross floor area of an existing building on property designated as Urban General, Urban General 2, or Storefront on an adopted Regulating Plan.
 - c. Any plan for one or more additional dwelling units within an existing building on property designated as Urban General, Urban General 2, or Storefront on an adopted Regulating Plan.
3. With regard to any of the exceptions listed in subparagraphs a, b, and c, above, the Zoning Administrator, in consultation with the Zoning Review Committee and Technical Review Committee, shall prepare and forward a report along with the site plan and supporting documents to the Planning and Zoning Commission and City Council for review and approval according to procedures set forth in Section 26-36(d), Review and Decision-making.

Section 2: Section 26-36, within Division 1, Generally, of Article II, Administration and Enforcement, 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:

Sec. 26-36. Site Plan Review, Proportionate Compliance Determinations, and Minor Adjustments

(a) GENERAL APPLICATION REQUIREMENTS

Applications and submittal materials required for site plan review, proportionate compliance determinations, and minor adjustments under this Chapter shall be submitted on forms and in such numbers as required by the City. The applicable filing fee shall be paid at the time the application is filed. Additional fees may be required for re-submittals. Fees are determined by resolution of the City Council.

(b) APPLICATION COMPLETENESS REVIEW

- (1) Applications shall not be processed until all fees and materials have been submitted and are deemed complete in form and content such that recommendations, as required, and a decision may be made on the application by the Zoning Administrator, or other decision-making body, as specified in this chapter. The Zoning Administrator shall determine application completeness.
- (2) If an application is deemed incomplete, the Zoning Administrator shall notify the applicant of the specific submittal requirements that have not been met.
- (3) If an application is deemed incomplete, the applicant must resubmit the materials required to complete the application within 30 days of the date notified of the insufficiency of the application.

- a. An incomplete application that has not been revised to meet the completeness requirements shall expire on the 30th day. An expired application shall be returned to the applicant along with any original documents submitted in support of the application.
 - b. The City, at its discretion, may retain the application fee paid. Once an application has expired, the application must be resubmitted in full, including payment of the application fee.
- (c) REVIEW, REFERRAL, AND RECOMMENDATION**
- (1) Upon submission of an application, the Zoning Administrator shall review the application and accompanying documentation to determine whether the information included in the application is sufficient to evaluate the application against the approval criteria of the procedure or permit requested.
 - (2) The Zoning Administrator may refer any application to the Zoning Review Committee (ZRC) or Technical Review Committee (TRC) for review and recommendation.
- (d) REVIEW AND DECISION-MAKING**
- (1) Applications shall be reviewed for conformance with all applicable provisions of this Code.
 - (2) To be approved, an application shall be fully consistent with the standards of this Code, unless a minor adjustment is concurrently approved to allow specified deviation from applicable standards.
 - (3) Except as specified in paragraph (4) below, after consultation with the TRC and ZRC, as applicable, the Zoning Administrator shall approve or deny applications for site plan review and minor adjustments and shall make determinations regarding proportionate compliance and provide written notification of the decision to the applicant. If an application is denied, the written notification shall include the reasons for denial. Administrative decisions are appealable pursuant to Section 26-62.
 - (4) For any site plan that requires Planning and Zoning Commission and/or City Council review and approval, as set forth in this Chapter, the Zoning Administrator shall prepare a staff report and recommendation based on the approval criteria, standards and requirements of this Code, and any other applicable policies and regulations. The staff report and recommendation shall be forwarded to the Planning and Zoning Commission for its review and recommendation to the City Council. If the Planning and Zoning Commission recommends denial, the site plan shall not be forwarded to the City Council, unless so requested by the applicant in writing. After consideration of the staff report and the Planning and Zoning Commission's recommendation, the City Council may approve, approve with conditions, or deny the site plan. If a site plan is denied, the Planning and Zoning Commission and/or City Council, as applicable, shall state the reasons for denial.

Section 3: Section 26-37, Site Plan, within Division 1, Generally, of Article II, Administration and Enforcement, 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:

Sec. 26-37. Site Plan

(a) APPLICABILITY

The purpose of this section is to set forth the procedures and criteria for review and approval of site plans, which shall include when referenced in this Chapter, site development plans, development plans, or similar. Site plans are technical documents that illustrate how the structure(s), layout of an area, and proposed uses meet the

requirements of this chapter and any other applicable ordinances, standards, regulations, and with all previously approved plans applicable to the property.

(b) AUTHORITY

A site plan is required for:

(1) Character Districts

- a. Any application for development in a character district.
- b. All requests for structures, architectural elements or accessory structures (e.g., front porch, front yard fence) at or forward of the required building line, and accessory or temporary uses; however, for minor accessory structures not located forward of the required building line, such as sheds, fences, or decks, the site plan shall only be required to show the location of the proposed structure or addition in relation to property boundaries, required setbacks, easements, and terrain changes as more fully detailed in this Code.

(2) All Other Zoning Districts

- a. Any application for commercial, industrial, institutional, or multi-unit residential development;
- b. Any application for development requiring site plan review, site development plan review, development plan review, plan review, or similar review as set forth elsewhere in this chapter.

(c) APPLICATION PROCEDURES

- (1) A pre-application meeting with the Zoning Review Committee (ZRC) is required prior to the submission of a site plan application for development in a character district. Pre-application meetings are optional but encouraged for all other applications.
- (2) The applicant shall submit the site plan application to the Planning and Community Services Division. Application submittal deadlines and requirements shall be established on submittal forms available from the Planning and Community Services Division and on the City's website.

(d) DECISION CRITERIA

The site plan shall be reviewed against the following criteria:

- (1) The site plan is consistent with all applicable adopted plans and policies; and
- (2) The site plan is consistent with any prior approvals, including any conditions that may have been placed on such approvals; and
- (3) The site plan conforms with all applicable requirements of this Code, or with all applicable requirements as modified by an approved minor adjustment.

(e) EFFECT

- (1) Approved site plans shall be binding upon the property owner(s) and their successors and assigns.
- (2) No building, structure, use or other element of the approved site plan shall be modified without amending the site plan, unless it is determined by the City that such modification will not require an amended site plan.
- (3) All buildings, structures and uses shall remain in conformance with the approved site plan or be subject to enforcement action.

(f) POST-APPROVAL ACTIONS

(1) Expiration

- a. Approved site plans shall expire one year after approval if the applicable permit(s) for the proposed development have not been issued. In the event that the documents expire due to the passage of this time period, new site plan review documents must be submitted for approval in the same manner as an original application for site plan review.

b. For good cause, an extension not to exceed one year may be granted by the Zoning Administrator. Requests for an extension must be in writing stating the reasons for such request.

(2) Modifications to Site Plans

The holder of an approved site plan may request an adjustment to the document, or the conditions of approval, by submitting either an application for minor adjustment or an amended site plan, whichever is appropriate, to the Zoning Administrator. An amended site plan shall be filed and processed in accordance with the procedures specified in this Chapter for the initial site plan submittal, or as otherwise specified in this Chapter.

INTRODUCED: _____

PASSED 1ST CONSIDERATION: _____

PASSED 2ND CONSIDERATION: _____

PASSED 3RD CONSIDERATION: _____

ADOPTED: _____

Robert M. Green, Mayor

ATTEST:

Jacqueline Danielsen, MMC, City Clerk



DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls
 220 Clay Street
 Cedar Falls, Iowa 50613
 Phone: 319-273-8606
 Fax: 319-273-8610
 www.cedarfalls.com

MEMORANDUM

Planning & Community Services Division

TO: Mayor Robert M. Green and City Council

FROM: Karen Howard, AICP, Planning & Community Services Manager

DATE: March 20, 2023

SUBJECT: Petition from City Council to amend parking requirements in the Downtown Character District (TA22-004)

At the Committee meeting on August 15, 2022, the City Council directed staff to forward to the Planning and Zoning Commission a petition to eliminate the mandatory requirements for shared parking from the zoning code that currently apply in the Downtown Character District. The motion was made for this petition after a previous Council Committee discussion about the time and location standards for shared parking. It was decided that given the continued concerns about the shared parking requirements that the best course of action would be to eliminate these requirements from the zoning ordinance but continue to allow and even encourage voluntary agreements between property owners to share parking. In addition, a motion was made to increase the required parking for multi-unit dwellings from 0.75 spaces per bedroom to one parking space per bedroom.

Background

The Downtown Character District regulations were adopted by City Council on November 1, 2021. These new zoning regulations are intended to implement the *Imagine Downtown! Vision Plan* adopted in November of 2019. The vision plan was the result of public workshops, a week-long community design charrette, and other public outreach events that took place in 2019, where community members, including downtown merchants, property owners, residents, and other stakeholders were invited to share their feedback and ideas for the future of Downtown and surrounding neighborhoods.

The second phase of the project was to draft zoning regulations to encourage future development that is consistent with the adopted Vision. The draft code was presented to the public in February, 2021. The Commission considered the new code at four special work sessions and held 3 public hearings to consider public comments and suggestions for changes to the code. The Commission discussed all proposed changes to the draft and made decisions on each one before forwarding a final draft to the City Council for consideration in May 2021. The Planning & Zoning Commission's recommended draft was reviewed at three City Council Committee of the Whole meetings and two work sessions before a public hearing was scheduled. The draft was debated at three separate readings before being adopted on November 1, 2021.

In January 2022, the City Council petitioned the Planning and Zoning to consider eliminating the shared parking requirements in the code. Council expressed several concerns about the shared parking requirements, including concerns about requiring property owners to make their private property available for public use and about how the shared spaces will be managed and monitored over time. A majority of the City Council felt that the potential downsides outweighed the potential benefits of this requirement and

requested the Commission consider eliminating the shared parking requirements from the zoning code. They noted that property owners would still have the option to voluntarily share their parking with other users or the public. The Commission considered this request at a public hearing on February 9 and on a 3-4 vote disapproved the Council's petition.

At that same time the City Council also petitioned the Planning and Zoning Commission to consider increasing the parking requirement for multi-unit dwellings from 0.5 spaces per bedroom to 1 space per bedroom. Based on the recommendations of the parking study conducted by WGI in late 2018, along with stakeholder interviews during the Visioning process, the consultants drafting the Downtown Character District Code (Ferrell Madden), included a reduction in the parking requirements for residential within mixed-use and multi-unit buildings from 1 space per bedroom to 0.5 spaces per bedroom (along with 0.25 spaces per bedroom for shared parking).

A majority of the City Council expressed concerns about lowering the parking requirements for residential uses in multi-unit and mixed-use buildings downtown and petitioned the Commission to consider re-establishing the previous requirement of one parking space per bedroom.

At a public hearing on February 9th, a motion to approve the Council's petition failed for a lack of a second to the motion, and therefore was considered disapproved by the Planning and Zoning Commission.

As an alternative, the Planning and Zoning Commission on a separate motion recommended, on a 4-3 vote, approval of an amendment to City Code Section 26-196, Character District Parking to increase the parking requirement for residential uses in mixed-use and multi-unit buildings to 0.75 spaces per bedroom, but not less than 1 space per unit.

Based on the Planning and Zoning Commission's recommendations, the City Council approved the ordinance amendment to increase the parking requirement for residential uses in mixed-use and multi-unit buildings to 0.75 spaces per bedroom, but not less than one parking space per unit. After a public hearing and three readings, the amendment was adopted on April 4, 2022.

On September 14, 2022 the Planning and Zoning Commission discussed the Council's latest petition to eliminate the shared parking requirements from the Downtown Character District Code and the petition to increase the parking requirements for mixed-use and multi-unit buildings to 1 space per bedroom and held a public hearing on September 28, 2022 regarding the same.

(Note: For ease of review, the minutes from the Planning and Zoning Commission meetings from the original petition in January are attached below along with the minutes from the September 14th meeting and September 28th Planning and Zoning Commission meetings for this latest petition).

Planning and Zoning Commission Recommendation: After a public hearing on September 28, 2022, on vote of 1 aye (Saul) to 7 nays (Crisman, Grybovych, Hartley, Holst, Larson, Lynch and Moser), the Planning and Zoning Commission recommended denial of the petition from the City Council to eliminate the shared parking requirements from the Downtown Character District Code; and

On a vote of 1 aye (Saul) to 7 nays (Crisman, Grybovych, Hartley, Holst, Larson, Lynch and Moser), the Planning and Zoning Commission recommended denial of the petition from the City Council to increase the required parking for residential uses in mixed-use and multi-unit buildings from 0.75 spaces per bedroom to 1 space per bedroom.

Council Action at the October 17, 2022 meeting: At the Council meeting on October 17, 2022, the City Council postponed setting the public hearing date until after Council decided whether to amend the voting threshold necessary to pass an ordinance disapproved by the Planning and Zoning Commission from 2/3 majority to simple majority.

The ordinance amendment regarding the voting threshold necessary to pass an ordinance disapproved by the Planning and Zoning Commission was resolved at the January 3, 2023 Council meeting when the City Council failed to override Mayor's veto of said ordinance change.

RECOMMENDATION ON POSTPONED ZONING ORDINANCE AMENDMENTS:

Staff now recommends that Council consider the following recommendations of the Planning and Zoning Commission:

1. The Planning and Zoning Commission recommends denial of the petition from the City Council to eliminate the shared parking requirements from the Downtown Character District Code; and
2. The Planning and Zoning Commission recommends denial of the petition from the City Council to increase the required parking for residential uses in mixed-use and multi-unit buildings from 0.75 spaces per bedroom to 1 space per bedroom.

Note: 2/3 majority vote of the Council will be required to pass each of these ordinances.

PLANNING & ZONING COMMISSION MINUTES FROM COUNCIL'S PREVIOUS PETITION

Discussion 1/26/2022

The first item of business was a zoning text amendment to amend CD-DT to eliminate shared parking requirements. Chair Leeper introduced the item and Ms. Howard provided background information. She explained that City Council has petitioned the Commission to consider amending the parking requirements in the Downtown Character District by deleting the requirements for shared parking and to increase the minimum parking requirement for multi-unit residential development to one space per bedroom and ensuring that there is at least one parking space per unit.

Ms. Howard provided a summary of the Downtown Visioning and Code update project for the new Planning and Zoning Commissioners who were not on the Commission during the public review process for the project. She displayed a rendering of the boundary of the Downtown Character District and discussed the previous zoning within the boundaries. She detailed the public review process that had taken place at the Planning and Zoning Commission before the Commission made their recommendation to the City Council in May of last year. Ms. Howard briefly described the two types of parking in the Central Business District, public and private. She discussed each and explained that the current issue is whether there should be parking requirements on private property in the downtown area. She explained why cities are moving away from focusing on zoning requirements for parking and more toward public shared parking solutions. She described the distinction between short-term and long-term parking needs, reasons why cities rely on public parking, particularly for short-term customer parking, and the unintended consequences of high parking requirements. Ms. Howard discussed the parking study that was done in 2018 and how those results affected the zoning standards proposed in the new zoning code. She noted that while other public parking options were being discussed to address downtown parking needs, such as construction of a public parking ramp, she explained that the focus of this meeting is on the zoning code and discussed the previous private parking requirements as well as the new code requirements. She also discussed the definition of shared parking. Staff recommends discussion of Council's request to eliminate shared parking requirements in the zoning Code and to increase the residential parking requirement back to one space per bedroom for new mixed-use and multi-unit buildings. It is recommended to set a public hearing date for February 9.

Mr. Larson made a motion to schedule a public hearing for February 9 for both items on the agenda. Ms. Lynch seconded the motion.

Mr. Holst asked about existing conditions for parking and how this will affect properties that are already established and previous requirements were met. Ms. Howard explained that it would only affect owners who are looking to make a change.

Mr. Larson asked for clarification on what would trigger new development as to when the shared parking requirement would be applicable. Ms. Howard stated that the only shared parking requirement is for new multi-family units, or for new upper floor commercial space that is greater than 5,000 square feet.

Mr. Larson asked how it will be decided what area of a parking lot is shared parking. Ms. Howard explained how the numbers are figured and how the spaces would be specified as available to the public. It was again clarified that these rules would not apply to existing properties.

Mr. Leeper asked for an example of how parking would be if requirements were increased to one space per bedroom. Ms. Howard gave River Place as an example and presented the results from the parking study, which showed the percentage that was unused.

Ms. Grybovych asked about examples of how this has worked for other cities that have proposed lower parking requirements. Ms. Howard discussed findings from other communities and how they compare to Cedar Falls.

Ms. Crisman asked for clarification on whether private parking was just in lots or if it would include private garages. Ms. Howard stated that shared parking would only apply to new multi-unit or mixed-use buildings. Depending on how the parking is provided, it could be inside the building or be in surface lots. The owner would choose the best location for the shared parking spaces and would sign it for the hours it is available to the public.

Mr. Holst stated that he feels that going back to the way things were would cause the situation to digress and not allow for growth. It was recommended that documents and information from the previous studies, presentations and meetings be forwarded to the newest Commission members to give them some background on the information shared.

The motion to set a public hearing date for February 9th was approved unanimously with 9 ayes (Crisman, Grybovych, Hartley, Holst, Larson, Leeper, Lynch, Moser and Saul), and 0 nays.

Public Hearings 2/9/2022

The first item of business was a public hearing on a Zoning Text Amendment to eliminate shared parking requirements in the Downtown Character District. Chair Leeper introduced the item and Ms. Howard provided background information on the petition from Council.

Ms. Howard displayed the location of the Downtown Character District and noted that the details of the ordinance had been presented at the last meeting. She noted that if

there were any questions about the current regulations in the Downtown Character District, the slides from the last meeting were available for viewing.

Eashaan Vajpeyi, 3831 Convair Lane, indicated that he was a spokesperson for a group of owners of property downtown. He feels there needs to be more specificity in the shared parking requirements to exempt certain businesses or to specify which businesses can afford to share their parking and which cannot. He gave the example of restaurants and how due to their hours they would not be able to shared their parking. He noted examples of potential issues and possible solutions.

Mr. Holst asked for clarification on the current requirements for shared parking. Ms. Howard clarified that the shared parking requirements only apply to new buildings with residential uses and upper floor commercial. There is no shared parking requirement for existing businesses or for ground floor commercial, including restaurants. Mr. Holst stated that parking has been a big concern for him throughout this project. However, he feels that a lot of time has been spent on review of this new code and that we should try things the way they are now set up before changing it.

Mr. Larson agreed and feels a great deal of work, research and math considered in coming up with the numbers. Those can be changed without scrapping the whole code that everyone has put so much work into. He feels that trying it the way it is and adjusting as needed is the best plan. He believes that a great deal of time and effort has gone into the current code and it would be arbitrary to change the position on the numbers that were considered so seriously before.

Mr. Leeper stated that he doesn't feel that the shared parking requirement is very significant. He likes the idea of making the effort to fix the problem, but feels the shared parking is only meant to be a very small part of the overall approach to parking, so would be open to deleting it. Mr. Holst stated that he feels the need to forge ahead and at least give it a try to see how it works. The idea behind it is beneficial to the overall health of downtown and a lot of time and work has been put into researching all the information that was used to create the code.

Ms. Saul stated that she feels that if a developer wants to build downtown and is a good steward they will voluntarily do the sharing. She doesn't believe forcing the issue is necessary. She agreed with concerns about enforcement.

Mr. Hartley stated that he believes that some additional definition should be added, particularly with regard to underground and outdoor parking lots.

Ms. Saul made a motion to eliminate shared parking requirements. Ms. Grybovych seconded the motion. The motion was denied with 3 ayes (Grybovych, Leeper and Saul), and 4 nays (Crisman, Hartley, Holst and Larson).

Mr. Leeper asked if this can be brought back for consideration down the road to see how it is working. Ms. Howard stated that it can.

The next item for public hearing was a zoning text amendment to CD-DT to increase parking requirements for residential uses in multi-unit and mixed-use buildings. Chair Leeper introduced the item and Ms. Howard stated that the request from City Council is to consider increasing the parking requirement for residential uses in mixed-use or multi-unit buildings to one space per bedroom.

When asked, Ms. Howard noted that the Commission may discuss and vote to forward any alternative proposals for changes to the parking requirements by a separate motion.

Eashaan Vajpeyi asked for clarification on the requirements on the parking ratios. He discussed a map that was brought up that shows Halloween weekend in 2018 showing one surface residential parking lot that is only 52% full. He asked if anyone checked how occupied the building was. He feels that the accuracy of the numbers would need to include the building occupancy at the time to show the real parking ratio. He feels that there should be at least a minimum one spot per bedroom as he believes that more people have cars than are being counted. He feels that the ratio of spots and occupancy is very important.

Daryl Kruse, 2725 Minnetonka Drive, spoke regarding the parking study noting that, of the residents that live downtown, 35% do not have an assigned parking spot. Most park on the street or in a parking lot, consuming spots for customers. He also stated that the seating capacity for all the bars and restaurants downtown is very close to 4,000. If they are half full and everyone comes two per car, there are 1,000 cars that need to park. The parking study shows approximately 680 parking spots on the street. If new buildings are built without one spot per bedroom, parking will be very limited. He also had an issue with the difference in parking requirements for rentals from downtown and the rest of the town. He feels that one spot per bedroom should be the minimum.

Mr. Holst asked for clarification regarding the parking for studio apartments. Ms. Howard stated that a studio apartment would be considered one bedroom and would currently require 0.5 spots per resident and 0.25 for shared parking.

Ms. Saul made a motion to change the code to one parking space per residential unit. Mr. Larson seconded the motion.

Mr. Hartley said that changing the code to require at least one space per unit is a good idea, but the reality is that no one knows what the "magic" number regarding how many spaces per bedroom is until this is put into practice.

Mr. Leeper feels that requiring additional parking is a hindrance to development downtown and the environment that is attracting people downtown. People don't come downtown for the parking. He asked for clarification on the parking study that was done and Ms. Howard stated that parking was counted different days and different times of day to get a feel for the overall parking situation. Mr. Leeper stated that this seems to be a good case study. Ms. Saul interjected that shared parking is also being required. Mr. Holst stated that that small of a change isn't going to have that big of an impact either way.

Mr. Larson withdrew his second to the motion that was made to increase parking to one space per residential unit. The motion was removed from the table.

There was further discussion regarding an alternate motion. Mr. Holst stated that he feels that if the requirement is increased to one space, it would also include the shared parking requirement. He noted that he is not in favor of increasing to 1 space per bedroom and then have the additional 0.25 space in shared parking requirement, which would make it higher than it was before the new code was adopted. Mr. Larson noted that a lot of time was spent on the numbers and feels that it was well researched. This is just referring to new development and isn't going to affect a great amount of parking.

Saul made a motion to increase the parking requirement for residential in multi-unit and mixed-use buildings to 0.75 per bedroom, but no less than one space per dwelling unit. Mr. Holst seconded the motion.

Mr. Larson stated that this is substantially over-parked compared to the current condition and reiterated that he feels that a great deal of objective thought, meetings and research went into the current requirement. Ms. Crisman agreed.

Ms. Saul feels that the increase is a good compromise as consultants are making these kinds of recommendations all over the country, but Cedar Falls may not be like all those other locations.

The motion was approved with 4 ayes (Hartley, Holst, Leeper and Saul), and 3 nays (Crisman, Grybovyeh and Larson)

**Discussion
9/14/2022**

The next item for consideration by the Commission was a zoning text amendment petition from City Council to amend parking requirements in the Downtown Character District. Chair Leeper introduced the item and Ms. Howard provided background information. She explained that Council has petitioned the Commission to amend requirements by deleting all requirements for shared parking in the Downtown Character District and to increase the minimum parking requirement for residential uses in multi-unit and mixed-use buildings from 0.75 spaces per bedroom to one space per bedroom. Ms. Howard discussed the timeline of discussions at previous meetings and decisions that were made.

Ms. Moser asked if there have been issues that have caused them to re-evaluate the parking situation. Ms. Howard stated that she is not aware of any issues. Mr. Leeper stated that this exact conversation happened in January and Mr. Holst agreed, noting that this had been decided earlier this year. Mr. Larson asked for clarification as to why this is being brought back after a decision has already been made. Mr. Holst also noted that he's not sure if this is as big of an issue as it is being made. The shared parking requirement is not that significant for this to be an issue. Ms. Moser stated that she feels that the idea behind this was to try it out and see how it worked and then make changes as needed. She would like to continue to do that.

Ms. Moser made a motion to set a public hearing for the next Planning and Zoning Commission meeting. Ms. Crisman seconded the motion. The motion was approved unanimously with 6 ayes (Crisman, Grybovyeh, Holst, Larson, Leeper and Moser), and 0 nays.

**Discussion
9/28/2022**

The next item for consideration by the Commission was a public hearing for a zoning text amendment regarding parking requirements in the Downtown Character District. Acting Chair Hartley introduced the item and Ms. Howard provided background information. She noted that this item was introduced at the last meeting and explained that City Council has petitioned to amend the parking requirements for the Downtown Character District by deleting all requirements for shared parking and increasing the minimum parking requirements for residential in multi-unit and mixed-use buildings from 0.75 spaces per bedroom to one space per bedroom.

Craig Fairbanks, 405 Spruce Hills Drive, stated his support for removing the shared parking and increasing to one space per bedroom.

Mr. Holst asked about the current 0.75 spaces per bedroom and 0.25 spaces shared parking. As that is equal to one, he asked what happens if a developer says they don't want to provide shared parking could they just provide one parking stall per bedroom to get the total parking requirement and not have shared parking. Ms. Howard explained the several different options to provide shared parking, noting that there is only a certain period of time that parking has to be shared, so if they built all the parking on-site they would have to make at least 0.25 spaces per bedroom available to the public for the minimum amount of time required.

Ms. Moser asked if there have been any complaints from property owners about the code requirements. Ms. Howard stated that she is not aware of any.

Ms. Saul asked why this is coming back to the Commission if the mayor has stated that he will veto the decision if they vote to pass the items. Ms. Howard stated that she believes that he was speaking about a different code amendment being discussed at Council.

Mr. Hartley stated that he has struggled with this item as he understands property owners not wanting to be told what to do with their property, however he also understands the need for parking.

Mr. Larson stated that he feels that the Commission has gone over this extensively in the past and feels that it won't help to discuss it all again. He feels that parking isn't as big of an issue based on the parking studies that have been done. He has no problem standing behind the original decision. Mr. Holst stated that the change hasn't had a chance to be tried out and he would like to see how it would work before changing his mind.

Ms. Saul stated concerns what happens if buildings go in and the original plan for shared parking doesn't work. Once it's been done it can't be undone. Ms. Crisman noted that this is a hypothetical problem and the only way to know if there is going to be a problem is if buildings go up. Right now this is more of a matter of opinion. There has been a great deal of discussion and that is the decision that was made based on a lot of time weighing the matter.

Ms. Lynch made a motion to approve deleting all shared parking in the Downtown District. Ms. Saul seconded the motion. The motion failed with 1 aye (Saul) and 7 nays (Crisman, Grybovych, Hartley, Holst, Larson, Lynch and Moser).

Ms. Lynch made a motion to approve increasing the parking requirement from 0.75 spaces per bedroom to one space per bedroom for mixed-use and multi-unit buildings in the Downtown Character District. Ms. Saul seconded the motion. The motion was denied with 1 aye (Saul) and 7 nays (Crisman, Grybovych, Hartley, Holst, Larson, Lynch and Moser).

ORDINANCE NO. _____**AN ORDINANCE DELETING ALL REFERENCES TO AND REQUIREMENTS AND STANDARDS FOR SHARED PARKING WITHIN THE DOWNTOWN CHARACTER DISTRICT (CD-DT) BY AMENDING CERTAIN SUBSECTIONS AND PARAGRAPHS WITHIN SECTION 26-191, INTRODUCTION AND DEFINITIONS, AND SECTION 26-196, CHARACTER DISTRICT PARKING AND LOADING, OF DIVISION 2, SPECIFIC DISTRICTS, OF ARTICLE III, DISTRICTS AND DISTRICT REGULATIONS, OF CHAPTER 26, ZONING, OF THE CODE OF ORDINANCES OF THE CITY OF CEDAR FALLS, IOWA**

WHEREAS, the Downtown Character District zoning regulations, adopted November 1, 2021, define and establish shared parking requirements for certain residential uses and upper floor commercial uses; and

WHEREAS, the City Council has petitioned the Cedar Falls Planning and Zoning Commission to consider deleting all said shared parking requirements and standards; and

WHEREAS, the Planning and Zoning Commission considered said petition at a public hearing on September 28, 2023 and recommends disapproval; and

WHEREAS, with disapproval by the Planning and Zoning Commission, the amendments noted herein shall not become effective except by the favorable vote of at least two-thirds of all the members of the City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR FALLS, IOWA, THAT:

Section 1: The definition of “Shared Parking” within Subsection H, Definitions, of Section 26-191 Introduction and Definitions, within Division 2, Specific Districts, of Article III, Districts and District Regulations, of Chapter 26, Zoning, of the Code of Ordinances of the City of Cedar Falls, Iowa, is hereby deleted.

Section 2: Paragraphs 1, 2, and 3, of Subsection C, General Urban, General Urban 2, and Storefront Frontages – Minimum Parking Requirements, of Section 26-196, Character District Parking and Loading, within Division 2, Specific Districts, of Article III, Districts and District Regulations, of Chapter 26, Zoning, of the Code of Ordinances of the City of Cedar Falls, Iowa, are hereby deleted, and the following substituted in lieu thereof:

1. Existing buildings as of November 1, 2021 that front on Main Street between 1st Street and 6th Street are exempt from these minimum parking requirements, regardless of use or re-use.
2. There is no minimum parking requirement for non-residential uses.
3. Minimum Required Parking
 - a. When calculating required parking, any partial space 0.5 or above is rounded to the next whole number.
 - b. Residential uses in mixed-use or multi-unit buildings: 0.75 spaces per bedroom, but not

less than 1 space per dwelling unit. Note: studio/efficiency units shall count as one bedroom for the purpose of calculating required parking.

- c. Residential uses in single-unit attached and detached, multi-unit rowhouse, and two-unit configurations:
 - (i) Owner-occupied: 1 space per unit
 - (ii) Renter-occupied: 1 space per unit + one space per bedroom for each bedroom above 2.

Section 3: Paragraph 4. Minimum Shared Parking, of Subsection C. General Urban, General Urban 2, and Storefront Frontages – Minimum Parking Requirements, of Section 26-196 Character District Parking and Loading, within Division 2, Specific Districts, of Article III, Districts and District Regulations, of Chapter 26, Zoning, of the Code of Ordinances of the City of Cedar Falls, Iowa, is hereby deleted in its entirety.

Section 4: Subparagraphs 5c. and 5d, of Subsection C. General Urban, General Urban 2, and Storefront Frontages – Minimum Parking Requirements, of Section 26-196 Character District Parking and Loading, within Division 2, Specific Districts, of Article III, Districts and District Regulations, of Chapter 26, Zoning, of the Code of Ordinances of the City of Cedar Falls, Iowa, are hereby deleted in their entirety.

Section 5: Subsection D, Neighborhood Frontages – Minimum Parking Requirements, of Section 26-196, Character District Parking and Loading, within Division 2, Specific Districts, of Article III, Districts and District Regulations, 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:

D. Neighborhood Frontages

1. Minimum Required Parking:

- a. Residential uses in multi-unit buildings: 0.75 spaces per bedroom, but not less than one space per dwelling unit. Note: studio/efficiency units shall count as one bedroom for the purpose of calculating required parking.
- b. Residential uses in single-unit attached and detached, multi-unit rowhouse, two-unit, and cottage court configurations:
 - (i). Owner-occupied: 1 space per unit
 - (ii). Renter-occupied: 1 space per unit + one space per bedroom for each bedroom above 2.
- c. Minimum required parking for non-residential uses is 1 space per 300 square feet.

2. When calculating required parking, the following rules shall apply:

- a. any partial space 0.5 or above is rounded to the next whole number;
- c. Off-site parking is not permitted for any required parking in Neighborhood Frontages.

Section 6: Subsection E. Special Parking Standards, of Section 26-196, Character District Parking and Loading, within Division 2, Specific Districts, of Article III, Districts and District Regulations, of Chapter 26, Zoning, of the Code of Ordinances of the City of Cedar Falls, Iowa, is hereby deleted in its entirety.

INTRODUCED: _____

PASSED 1ST CONSIDERATION: _____

PASSED 2ND CONSIDERATION: _____

PASSED 3RD CONSIDERATION: _____

ADOPTED: _____

Robert M. Green, Mayor

ATTEST:

Jacqueline Danielsen, MMC, City Clerk



DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls
 220 Clay Street
 Cedar Falls, Iowa 50613
 Phone: 319-273-8606
 Fax: 319-273-8610
 www.cedarfalls.com

MEMORANDUM

Planning & Community Services Division

TO: Mayor Robert M. Green and City Council

FROM: Karen Howard, AICP, Planning & Community Services Manager

DATE: March 20, 2023

SUBJECT: Petition from City Council to amend parking requirements in the Downtown Character District (TA22-004)

At the Committee meeting on August 15, 2022, the City Council directed staff to forward to the Planning and Zoning Commission a petition to eliminate the mandatory requirements for shared parking from the zoning code that currently apply in the Downtown Character District. The motion was made for this petition after a previous Council Committee discussion about the time and location standards for shared parking. It was decided that given the continued concerns about the shared parking requirements that the best course of action would be to eliminate these requirements from the zoning ordinance but continue to allow and even encourage voluntary agreements between property owners to share parking. In addition, a motion was made to increase the required parking for multi-unit dwellings from 0.75 spaces per bedroom to one parking space per bedroom.

Background

The Downtown Character District regulations were adopted by City Council on November 1, 2021. These new zoning regulations are intended to implement the *Imagine Downtown! Vision Plan* adopted in November of 2019. The vision plan was the result of public workshops, a week-long community design charrette, and other public outreach events that took place in 2019, where community members, including downtown merchants, property owners, residents, and other stakeholders were invited to share their feedback and ideas for the future of Downtown and surrounding neighborhoods.

The second phase of the project was to draft zoning regulations to encourage future development that is consistent with the adopted Vision. The draft code was presented to the public in February, 2021. The Commission considered the new code at four special work sessions and held 3 public hearings to consider public comments and suggestions for changes to the code. The Commission discussed all proposed changes to the draft and made decisions on each one before forwarding a final draft to the City Council for consideration in May 2021. The Planning & Zoning Commission's recommended draft was reviewed at three City Council Committee of the Whole meetings and two work sessions before a public hearing was scheduled. The draft was debated at three separate readings before being adopted on November 1, 2021.

In January 2022, the City Council petitioned the Planning and Zoning to consider eliminating the shared parking requirements in the code. Council expressed several concerns about the shared parking requirements, including concerns about requiring property owners to make their private property available for public use and about how the shared spaces will be managed and monitored over time. A majority of the City Council felt that the potential downsides outweighed the potential benefits of this requirement and

requested the Commission consider eliminating the shared parking requirements from the zoning code. They noted that property owners would still have the option to voluntarily share their parking with other users or the public. The Commission considered this request at a public hearing on February 9 and on a 3-4 vote disapproved the Council's petition.

At that same time the City Council also petitioned the Planning and Zoning Commission to consider increasing the parking requirement for multi-unit dwellings from 0.5 spaces per bedroom to 1 space per bedroom. Based on the recommendations of the parking study conducted by WGI in late 2018, along with stakeholder interviews during the Visioning process, the consultants drafting the Downtown Character District Code (Ferrell Madden), included a reduction in the parking requirements for residential within mixed-use and multi-unit buildings from 1 space per bedroom to 0.5 spaces per bedroom (along with 0.25 spaces per bedroom for shared parking).

A majority of the City Council expressed concerns about lowering the parking requirements for residential uses in multi-unit and mixed-use buildings downtown and petitioned the Commission to consider re-establishing the previous requirement of one parking space per bedroom.

At a public hearing on February 9th, a motion to approve the Council's petition failed for a lack of a second to the motion, and therefore was considered disapproved by the Planning and Zoning Commission.

As an alternative, the Planning and Zoning Commission on a separate motion recommended, on a 4-3 vote, approval of an amendment to City Code Section 26-196, Character District Parking to increase the parking requirement for residential uses in mixed-use and multi-unit buildings to 0.75 spaces per bedroom, but not less than 1 space per unit.

Based on the Planning and Zoning Commission's recommendations, the City Council approved the ordinance amendment to increase the parking requirement for residential uses in mixed-use and multi-unit buildings to 0.75 spaces per bedroom, but not less than one parking space per unit. After a public hearing and three readings, the amendment was adopted on April 4, 2022.

On September 14, 2022 the Planning and Zoning Commission discussed the Council's latest petition to eliminate the shared parking requirements from the Downtown Character District Code and the petition to increase the parking requirements for mixed-use and multi-unit buildings to 1 space per bedroom and held a public hearing on September 28, 2022 regarding the same.

(Note: For ease of review, the minutes from the Planning and Zoning Commission meetings from the original petition in January are attached below along with the minutes from the September 14th meeting and September 28th Planning and Zoning Commission meetings for this latest petition).

Planning and Zoning Commission Recommendation: After a public hearing on September 28, 2022, on vote of 1 aye (Saul) to 7 nays (Crisman, Grybovych, Hartley, Holst, Larson, Lynch and Moser), the Planning and Zoning Commission recommended denial of the petition from the City Council to eliminate the shared parking requirements from the Downtown Character District Code; and

On a vote of 1 aye (Saul) to 7 nays (Crisman, Grybovych, Hartley, Holst, Larson, Lynch and Moser), the Planning and Zoning Commission recommended denial of the petition from the City Council to increase the required parking for residential uses in mixed-use and multi-unit buildings from 0.75 spaces per bedroom to 1 space per bedroom.

Council Action at the October 17, 2022 meeting: At the Council meeting on October 17, 2022, the City Council postponed setting the public hearing date until after Council decided whether to amend the voting threshold necessary to pass an ordinance disapproved by the Planning and Zoning Commission from 2/3 majority to simple majority.

The ordinance amendment regarding the voting threshold necessary to pass an ordinance disapproved by the Planning and Zoning Commission was resolved at the January 3, 2023 Council meeting when the City Council failed to override Mayor's veto of said ordinance change.

RECOMMENDATION ON POSTPONED ZONING ORDINANCE AMENDMENTS:

Staff now recommends that Council consider the following recommendations of the Planning and Zoning Commission:

1. The Planning and Zoning Commission recommends denial of the petition from the City Council to eliminate the shared parking requirements from the Downtown Character District Code; and
2. The Planning and Zoning Commission recommends denial of the petition from the City Council to increase the required parking for residential uses in mixed-use and multi-unit buildings from 0.75 spaces per bedroom to 1 space per bedroom.

Note: 2/3 majority vote of the Council will be required to pass each of these ordinances.

PLANNING & ZONING COMMISSION MINUTES FROM COUNCIL'S PREVIOUS PETITION

Discussion
1/26/2022 The first item of business was a zoning text amendment to amend CD-DT to eliminate shared parking requirements. Chair Leeper introduced the item and Ms. Howard provided background information. She explained that City Council has petitioned the Commission to consider amending the parking requirements in the Downtown Character District by deleting the requirements for shared parking and to increase the minimum parking requirement for multi-unit residential development to one space per bedroom and ensuring that there is at least one parking space per unit.

Ms. Howard provided a summary of the Downtown Visioning and Code update project for the new Planning and Zoning Commissioners who were not on the Commission during the public review process for the project. She displayed a rendering of the boundary of the Downtown Character District and discussed the previous zoning within the boundaries. She detailed the public review process that had taken place at the Planning and Zoning Commission before the Commission made their recommendation to the City Council in May of last year. Ms. Howard briefly described the two types of parking in the Central Business District, public and private. She discussed each and explained that the current issue is whether there should be parking requirements on private property in the downtown area. She explained why cities are moving away from focusing on zoning requirements for parking and more toward public shared parking solutions. She described the distinction between short-term and long-term parking needs, reasons why cities rely on public parking, particularly for short-term customer parking, and the unintended consequences of high parking requirements. Ms. Howard discussed the parking study that was done in 2018 and how those results affected the zoning standards proposed in the new zoning code. She noted that while other public parking options were being discussed to address downtown parking needs, such as construction of a public parking ramp, she explained that the focus of this meeting is on the zoning code and discussed the previous private parking requirements as well as the new code requirements. She also discussed the definition of shared parking. Staff recommends discussion of Council's request to eliminate shared parking requirements in the zoning Code and to increase the residential parking requirement back to one space per bedroom for new mixed-use and multi-unit buildings. It is recommended to set a public hearing date for February 9.

Mr. Larson made a motion to schedule a public hearing for February 9 for both items on the agenda. Ms. Lynch seconded the motion.

Mr. Holst asked about existing conditions for parking and how this will affect properties that are already established and previous requirements were met. Ms. Howard explained that it would only affect owners who are looking to make a change.

Mr. Larson asked for clarification on what would trigger new development as to when the shared parking requirement would be applicable. Ms. Howard stated that the only shared parking requirement is for new multi-family units, or for new upper floor commercial space that is greater than 5,000 square feet.

Mr. Larson asked how it will be decided what area of a parking lot is shared parking. Ms. Howard explained how the numbers are figured and how the spaces would be specified as available to the public. It was again clarified that these rules would not apply to existing properties.

Mr. Leeper asked for an example of how parking would be if requirements were increased to one space per bedroom. Ms. Howard gave River Place as an example and presented the results from the parking study, which showed the percentage that was unused.

Ms. Grybovych asked about examples of how this has worked for other cities that have proposed lower parking requirements. Ms. Howard discussed findings from other communities and how they compare to Cedar Falls.

Ms. Crisman asked for clarification on whether private parking was just in lots or if it would include private garages. Ms. Howard stated that shared parking would only apply to new multi-unit or mixed-use buildings. Depending on how the parking is provided, it could be inside the building or be in surface lots. The owner would choose the best location for the shared parking spaces and would sign it for the hours it is available to the public.

Mr. Holst stated that he feels that going back to the way things were would cause the situation to digress and not allow for growth. It was recommended that documents and information from the previous studies, presentations and meetings be forwarded to the newest Commission members to give them some background on the information shared.

The motion to set a public hearing date for February 9th was approved unanimously with 9 ayes (Crisman, Grybovych, Hartley, Holst, Larson, Leeper, Lynch, Moser and Saul), and 0 nays.

Public Hearings 2/9/2022

The first item of business was a public hearing on a Zoning Text Amendment to eliminate shared parking requirements in the Downtown Character District. Chair Leeper introduced the item and Ms. Howard provided background information on the petition from Council.

Ms. Howard displayed the location of the Downtown Character District and noted that the details of the ordinance had been presented at the last meeting. She noted that if

there were any questions about the current regulations in the Downtown Character District, the slides from the last meeting were available for viewing.

Eashaan Vajpeyi, 3831 Convair Lane, indicated that he was a spokesperson for a group of owners of property downtown. He feels there needs to be more specificity in the shared parking requirements to exempt certain businesses or to specify which businesses can afford to share their parking and which cannot. He gave the example of restaurants and how due to their hours they would not be able to shared their parking. He noted examples of potential issues and possible solutions.

Mr. Holst asked for clarification on the current requirements for shared parking. Ms. Howard clarified that the shared parking requirements only apply to new buildings with residential uses and upper floor commercial. There is no shared parking requirement for existing businesses or for ground floor commercial, including restaurants. Mr. Holst stated that parking has been a big concern for him throughout this project. However, he feels that a lot of time has been spent on review of this new code and that we should try things the way they are now set up before changing it.

Mr. Larson agreed and feels a great deal of work, research and math considered in coming up with the numbers. Those can be changed without scrapping the whole code that everyone has put so much work into. He feels that trying it the way it is and adjusting as needed is the best plan. He believes that a great deal of time and effort has gone into the current code and it would be arbitrary to change the position on the numbers that were considered so seriously before.

Mr. Leeper stated that he doesn't feel that the shared parking requirement is very significant. He likes the idea of making the effort to fix the problem, but feels the shared parking is only meant to be a very small part of the overall approach to parking, so would be open to deleting it. Mr. Holst stated that he feels the need to forge ahead and at least give it a try to see how it works. The idea behind it is beneficial to the overall health of downtown and a lot of time and work has been put into researching all the information that was used to create the code.

Ms. Saul stated that she feels that if a developer wants to build downtown and is a good steward they will voluntarily do the sharing. She doesn't believe forcing the issue is necessary. She agreed with concerns about enforcement.

Mr. Hartley stated that he believes that some additional definition should be added, particularly with regard to underground and outdoor parking lots.

Ms. Saul made a motion to eliminate shared parking requirements. Ms. Grybovych seconded the motion. The motion was denied with 3 ayes (Grybovych, Leeper and Saul), and 4 nays (Crisman, Hartley, Holst and Larson).

Mr. Leeper asked if this can be brought back for consideration down the road to see how it is working. Ms. Howard stated that it can.

The next item for public hearing was a zoning text amendment to CD-DT to increase parking requirements for residential uses in multi-unit and mixed-use buildings. Chair Leeper introduced the item and Ms. Howard stated that the request from City Council is to consider increasing the parking requirement for residential uses in mixed-use or multi-unit buildings to one space per bedroom.

When asked, Ms. Howard noted that the Commission may discuss and vote to forward any alternative proposals for changes to the parking requirements by a separate motion.

Eashaan Vajpeyi asked for clarification on the requirements on the parking ratios. He discussed a map that was brought up that shows Halloween weekend in 2018 showing one surface residential parking lot that is only 52% full. He asked if anyone checked how occupied the building was. He feels that the accuracy of the numbers would need to include the building occupancy at the time to show the real parking ratio. He feels that there should be at least a minimum one spot per bedroom as he believes that more people have cars than are being counted. He feels that the ratio of spots and occupancy is very important.

Daryl Kruse, 2725 Minnetonka Drive, spoke regarding the parking study noting that, of the residents that live downtown, 35% do not have an assigned parking spot. Most park on the street or in a parking lot, consuming spots for customers. He also stated that the seating capacity for all the bars and restaurants downtown is very close to 4,000. If they are half full and everyone comes two per car, there are 1,000 cars that need to park. The parking study shows approximately 680 parking spots on the street. If new buildings are built without one spot per bedroom, parking will be very limited. He also had an issue with the difference in parking requirements for rentals from downtown and the rest of the town. He feels that one spot per bedroom should be the minimum.

Mr. Holst asked for clarification regarding the parking for studio apartments. Ms. Howard stated that a studio apartment would be considered one bedroom and would currently require 0.5 spots per resident and 0.25 for shared parking.

Ms. Saul made a motion to change the code to one parking space per residential unit. Mr. Larson seconded the motion.

Mr. Hartley said that changing the code to require at least one space per unit is a good idea, but the reality is that no one knows what the "magic" number regarding how many spaces per bedroom is until this is put into practice.

Mr. Leeper feels that requiring additional parking is a hindrance to development downtown and the environment that is attracting people downtown. People don't come downtown for the parking. He asked for clarification on the parking study that was done and Ms. Howard stated that parking was counted different days and different times of day to get a feel for the overall parking situation. Mr. Leeper stated that this seems to be a good case study. Ms. Saul interjected that shared parking is also being required. Mr. Holst stated that that small of a change isn't going to have that big of an impact either way.

Mr. Larson withdrew his second to the motion that was made to increase parking to one space per residential unit. The motion was removed from the table.

There was further discussion regarding an alternate motion. Mr. Holst stated that he feels that if the requirement is increased to one space, it would also include the shared parking requirement. He noted that he is not in favor of increasing to 1 space per bedroom and then have the additional 0.25 space in shared parking requirement, which would make it higher than it was before the new code was adopted. Mr. Larson noted that a lot of time was spent on the numbers and feels that it was well researched. This is just referring to new development and isn't going to affect a great amount of parking.

Saul made a motion to increase the parking requirement for residential in multi-unit and mixed-use buildings to 0.75 per bedroom, but no less than one space per dwelling unit. Mr. Holst seconded the motion.

Mr. Larson stated that this is substantially over-parked compared to the current condition and reiterated that he feels that a great deal of objective thought, meetings and research went into the current requirement. Ms. Crisman agreed.

Ms. Saul feels that the increase is a good compromise as consultants are making these kinds of recommendations all over the country, but Cedar Falls may not be like all those other locations.

The motion was approved with 4 ayes (Hartley, Holst, Leeper and Saul), and 3 nays (Crisman, Grybovych and Larson)

**Discussion
9/14/2022**

The next item for consideration by the Commission was a zoning text amendment petition from City Council to amend parking requirements in the Downtown Character District. Chair Leeper introduced the item and Ms. Howard provided background information. She explained that Council has petitioned the Commission to amend requirements by deleting all requirements for shared parking in the Downtown Character District and to increase the minimum parking requirement for residential uses in multi-unit and mixed-use buildings from 0.75 spaces per bedroom to one space per bedroom. Ms. Howard discussed the timeline of discussions at previous meetings and decisions that were made.

Ms. Moser asked if there have been issues that have caused them to re-evaluate the parking situation. Ms. Howard stated that she is not aware of any issues. Mr. Leeper stated that this exact conversation happened in January and Mr. Holst agreed, noting that this had been decided earlier this year. Mr. Larson asked for clarification as to why this is being brought back after a decision has already been made. Mr. Holst also noted that he's not sure if this is as big of an issue as it is being made. The shared parking requirement is not that significant for this to be an issue. Ms. Moser stated that she feels that the idea behind this was to try it out and see how it worked and then make changes as needed. She would like to continue to do that.

Ms. Moser made a motion to set a public hearing for the next Planning and Zoning Commission meeting. Ms. Crisman seconded the motion. The motion was approved unanimously with 6 ayes (Crisman, Grybovych, Holst, Larson, Leeper and Moser), and 0 nays.

**Discussion
9/28/2022**

The next item for consideration by the Commission was a public hearing for a zoning text amendment regarding parking requirements in the Downtown Character District. Acting Chair Hartley introduced the item and Ms. Howard provided background information. She noted that this item was introduced at the last meeting and explained that City Council has petitioned to amend the parking requirements for the Downtown Character District by deleting all requirements for shared parking and increasing the minimum parking requirements for residential in multi-unit and mixed-use buildings from 0.75 spaces per bedroom to one space per bedroom.

Craig Fairbanks, 405 Spruce Hills Drive, stated his support for removing the shared parking and increasing to one space per bedroom.

Mr. Holst asked about the current 0.75 spaces per bedroom and 0.25 spaces shared parking. As that is equal to one, he asked what happens if a developer says they don't want to provide shared parking could they just provide one parking stall per bedroom to get the total parking requirement and not have shared parking. Ms. Howard explained the several different options to provide shared parking, noting that there is only a certain period of time that parking has to be shared, so if they built all the parking on-site they would have to make at least 0.25 spaces per bedroom available to the public for the minimum amount of time required.

Ms. Moser asked if there have been any complaints from property owners about the code requirements. Ms. Howard stated that she is not aware of any.

Ms. Saul asked why this is coming back to the Commission if the mayor has stated that he will veto the decision if they vote to pass the items. Ms. Howard stated that she believes that he was speaking about a different code amendment being discussed at Council.

Mr. Hartley stated that he has struggled with this item as he understands property owners not wanting to be told what to do with their property, however he also understands the need for parking.

Mr. Larson stated that he feels that the Commission has gone over this extensively in the past and feels that it won't help to discuss it all again. He feels that parking isn't as big of an issue based on the parking studies that have been done. He has no problem standing behind the original decision. Mr. Holst stated that the change hasn't had a chance to be tried out and he would like to see how it would work before changing his mind.

Ms. Saul stated concerns what happens if buildings go in and the original plan for shared parking doesn't work. Once it's been done it can't be undone. Ms. Crisman noted that this is a hypothetical problem and the only way to know if there is going to be a problem is if buildings go up. Right now this is more of a matter of opinion. There has been a great deal of discussion and that is the decision that was made based on a lot of time weighing the matter.

Ms. Lynch made a motion to approve deleting all shared parking in the Downtown District. Ms. Saul seconded the motion. The motion failed with 1 aye (Saul) and 7 nays (Crisman, Grybovych, Hartley, Holst, Larson, Lynch and Moser).

Ms. Lynch made a motion to approve increasing the parking requirement from 0.75 spaces per bedroom to one space per bedroom for mixed-use and multi-unit buildings in the Downtown Character District. Ms. Saul seconded the motion. The motion was denied with 1 aye (Saul) and 7 nays (Crisman, Grybovych, Hartley, Holst, Larson, Lynch and Moser).

ORDINANCE NO. _____

AN ORDINANCE TO INCREASE THE PARKING REQUIREMENT FOR RESIDENTIAL USES IN MIXED-USE AND MULTI-UNIT BUILDINGS TO ONE PARKING SPACE PER BEDROOM WITHIN THE DOWNTOWN CHARACTER DISTRICT (CD-DT) BY AMENDING CERTAIN SUBSECTIONS AND PARAGRAPHS WITHIN SECTION 26-196, CHARACTER DISTRICT PARKING AND LOADING, WITHIN DIVISION 2, SPECIFIC DISTRICTS, OF ARTICLE III, DISTRICTS AND DISTRICT REGULATIONS, OF CHAPTER 26, ZONING, OF THE CODE OF ORDINANCES OF THE CITY OF CEDAR FALLS, IOWA

WHEREAS, the Downtown Character District zoning regulations, adopted November 1, 2021, establish parking requirements for residential uses; and

WHEREAS, the City Council has petitioned the Cedar Falls Planning and Zoning Commission to consider increasing the parking requirement for residential uses in mixed-use and multi-unit buildings to one space per bedroom; and

WHEREAS, at the public hearing at the Planning and Zoning Commission meeting on September 28, 2022, the Commission voted to disapprove the petition to increase the parking requirements for mixed-use and multi-unit buildings in the Downtown Character District to one parking space per bedroom; and

WHEREAS, with disapproval by the Planning and Zoning Commission, the amendments noted herein shall not become effective except by the favorable vote of at least two-thirds of all the members of the City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR FALLS, IOWA, THAT:

Section 1: Subparagraph b. of Paragraph 3, Minimum Reserved Parking, of Subsection C, General Urban, General Urban 2, and Storefront Frontages – Minimum Parking Requirements, of Section 26-196, Character District Parking and Loading, within Division 2, Specific Districts, of Article III, Districts and District Regulations, 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:

- b. Residential uses in mixed-use or multi-unit buildings: 1 space per bedroom. Note: studio/efficiency units shall count as one bedroom for the purpose of calculating required parking.

Section 2: Subparagraph a. of paragraph 1, Minimum Reserved Parking, of Subsection D, Neighborhood Frontages – Minimum Parking Requirements, of Section 26-196, Character District Parking and Loading, within Division 2, Specific Districts, of Article III, Districts and District Regulations, 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:

a. Residential uses in multi-unit buildings: 1 space per bedroom. Note: studio/efficiency units shall count as one bedroom for the purpose of calculating required parking;

INTRODUCED: _____

PASSED 1ST CONSIDERATION: _____

PASSED 2ND CONSIDERATION: _____

PASSED 3RD CONSIDERATION: _____

ADOPTED: _____

Robert M. Green, Mayor

ATTEST:

Jacqueline Danielsen, MMC, City Clerk

MEETING OF STANDING COMMITTEES

City Hall, 220 Clay Street

March 6, 2023

The meeting of Standing Committees met at City Hall at 5:50 p.m. on March 6, 2023, with the following Committee persons in attendance: Councilmembers Kelly Dunn, Simon Harding, Daryl Kruse, Dustin Ganfield, Gil Schultz, and Dave Sires; absent: Susan deBuhr. 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 first item on the Finance & Business Operations Committee Agenda, FY2024 Budget and introduced the Finance & Business Operations Director, Jennifer Rodenbeck. Director Rodenbeck gave an overview of the recent actions in the budget process: On February 20, 2023, SF181 (formerly SSB 1056) was signed by the Governor, recalculation of residential rollback was completed, and the rollback reduction went from 56.49% to 54.65%. The SF181 effects an estimated loss of \$430,000 to our general fund, shifts tax burden from residential to commercial/industrial properties; an extension of the deadline to April 30, 2023, for this year only was given. Director Rodenbeck reviewed valuations, multi-residential/commercial/residential rollback, and assessed property valuation. Director Rodenbeck explained Cedar Falls is over 78% residential and displayed comparisons of similar cities from FY23. Director Rodenbeck stated in FY23 the tax rate was \$11.51 and the rate proposed for FY24 is \$11.74, an increase of 23 cents. Director Rodenbeck displayed a history of previous years' tax rates from 2017-2024 and displayed 20 of the largest cities property tax rates for FY23; Cedar Falls was the seventh lowest. Director Rodenbeck reviewed the FY24 property tax effect and max levy calculations. Director Rodenbeck gave an overview of the EMA levy that included an increase from \$576,590 to \$1,104,190; the increase is due to the formula going from calls of service/population to based on valuation. Director Rodenbeck stated the following FY24 budget revenue challenges include backfill continuing to be phased out, new business tax credit, and property tax reform. Director Rodenbeck stated the following FY24 budget challenges for expenses include health insurance costs, personnel costs, inflation effects, and construction costs. Looking forward the City has saved up capital replacement funds for capital projects, continues to save a portion of the TIF release for future economic development, and the \$.27 of emergency levy that could be utilized if there's a significant drop in residential rollback. Director Rodenbeck reviewed the budget schedule and stated staff would like the following budget action: Motion to recommend to Council to set the Public Hearing on the Maximum Levy for March 20, 2023, to include the Maximum Tax Levy for \$22,370,390 (for applicable levies) and the Maximum Levy Rate of \$10.81 (for applicable levies), with a total rate of \$11.74. Councilmembers discussed the EMA levy, max levy rate, \$.27 emergency levy, and 0% residential net affect rate. It was motioned by Harding and seconded by Schultz to set the public hearing on the maximum levy March 20, 2023, City Council meeting. The motion was put to vote. Aye: deBuhr, Dunn, Harding, Kruse, Ganfield, Schultz and Sires; Nay: None. Motion passed.

Chair Dunn introduced the second item on the Finance & Business Operations Committee Agenda, Economic Development Incentives and introduced Economic Development Coordinator, Shane Graham. Mr. Graham reviewed the TIF districts in Cedar Falls: Downtown, College Hill, Pinnacle Prairie, South Cedar Falls, and Unified Hwy 58; he gave an overview of the current incentives for each TIF district. Mr. Graham gave an overview of the City values in the existing industrial park property at \$1.50 per square foot and explained the types of industrial park businesses in Cedar Falls. Councilmembers discussed per acre/per square foot cost, property tax income, lifespan of TIF districts, annual funds returning to City, expired TIF dollars funds returned to Economic Development funding, review of value prior to demolition of buildings, sunset dates, continuous TIF districts, slum and blight definitions, fair market valuations, and the approval of land sales by Councilmembers.

Meeting adjourned at 6:58 p.m.

Minutes by Kim Kerr, Administrative Supervisor



ROBERT M. GREEN

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

Item 6.

MEMORANDUM

Office of the Mayor

FROM: Mayor Robert M. Green
TO: City Council
DATE: March 13, 2023
SUBJECT: **Proclamation Requests**
REF: (a) CFD 1117.22: Council Policy – Official City Proclamations

1. In accordance with reference (a), I am enclosing the following proclamation request(s) received from the public for City Council consideration:
 - a. Robotics Week – Monday, March 20, 2023
2. Please contact me with any questions.

Xc: City Administrator
Communications Specialist

###



CITY COUNCIL AND MAYOR
CITY OF CEDAR FALLS, IOWA
220 CLAY STREET
CEDAR FALLS, IOWA 50613
319-273-8600

Proclamation

WHEREAS, FIRST® (*For Inspiration and Recognition of Science and Technology*) seeks to inspire young people to be science and technology leaders, by engaging them in exciting mentor-based programs that build science, engineering and technology skills, inspire innovation, and foster well-rounded life capabilities including self-confidence, communication, and leadership; and

WHEREAS, FIRST combines the rigor of STEM learning with the fun and excitement of traditional sports and the inspiration that comes from community through programs that have a proven impact on learning, interest, and skill-building inside and outside of the classroom; and

WHEREAS, students from around the world collaborate with their mentors to use their scientific and technical knowledge and skills in creating and innovative ways to build a unique robot to compete in the annual FIRST Robotics Competition game challenge; and

WHEREAS, the City of Cedar Falls supports programs, initiatives and opportunities for students to engage in enhanced experiential learning and Cedar Falls High School Team 525 will host the FIRST Robotics Competition Iowa Regional on March 23-25 at the McCloud Center and UNI-Dome on the University of Northern Iowa campus; and

WHEREAS, corporate sponsors and approximately 125 volunteers make an event where fifty-six teams from seven states will be introduced to Cedar Falls and UNI; and

WHEREAS, FIRST programs have reached thousands of student participants in the Cedar Falls school district since 1999; and

NOW, THEREFORE, I, Robert M. Green, acting in the name of the Cedar Falls City Council, do hereby proclaim the week of March 20, 2023 as

ROBOTICS WEEK

in Cedar Falls, and encourage citizens to learn about the amazing robotics and STEM activities taking in our community during this week, and further encourage students to take advantage of these incredible opportunities for learning and career exploration.

Signed this 20th day of March, 2023.

MAYOR ROBERT M. GREEN

CIVIL SERVICE COMMISSION
City of Cedar Falls
CEDAR FALLS, IOWA

March 8, 2023

Honorable Mayor Green and City Council
City Hall, 220 Clay Street
Cedar Falls, IA 50613

Mayor Green and City Council Members:

The Civil Service Commission of the City of Cedar Falls, Iowa approved of and authorized administration of a testing instrument for the position of Assistant Equipment Mechanic. Listed below are the names of the top ranked candidates with their combined average test scores and applicable Veteran's Preference points. Tied scores are presented in alphabetical order, if applicable.

Rank	Name	Combined Averaged Score	Veteran's Preference Points	Total Points With Preference
1	Zachary Tolia	430	32	462
2	Richard Mitchell	405		405

Respectfully Submitted,


Paul Lee, Commission Chairperson


Crystal Ford, Commissioner


Cathy Showalter, Commissioner

Orig: Jacque Danielsen, City Clerk
Cc: Chase Schrage, Dir. of Public Works
Brian Heath, Operations & Maintenance Manager
Civil Service Records

BEFORE THE CEDAR FALLS CITY COUNCIL

IN RE:
The Music Station, Inc. a/k/a Mini Mart
1420 West 1st Street
Cedar Falls, IA 50613

**ORDER ACCEPTING
ACKNOWLEDGMENT/
SETTLEMENT AGREEMENT**

ON this _____ day of _____, 2023, in lieu of a public hearing on the matter, the Cedar Falls City Council approves the attached Acknowledgment/Settlement Agreement between the above-captioned permittee and the City of Cedar Falls.

Therefore, the Cedar Falls City Council FINDS that the above-captioned permittee has remitted to the "City of Cedar Falls", a civil penalty in the amount of Three Hundred and No/100 Dollars (\$300.00). Be advised that this sanction will count as a first violation of Iowa Code Section 453A.2(1), pursuant to Iowa Code Section 453A.22(2)(a). IT IS THEREFORE ORDERED that the judgment in this matter is hereby satisfied.

Robert M. Green, Mayor
City of Cedar Falls, Iowa

IN RE:
The Music Station, Inc. a/k/a Mini Mart
1420 West 1st Street
Cedar Falls, IA 50613

**ACKNOWLEDGMENT /
SETTLEMENT AGREEMENT**

ACKNOWLEDGMENT/SETTLEMENT AGREEMENT

I (we) hereby knowingly and voluntarily acknowledge that I (we) have received the Notice of Hearing and the Complaint in the above case. I (we) hereby knowingly and voluntarily acknowledge the facts and allegations contained in the Complaint, attached hereto and incorporated herein by reference, and knowingly and voluntarily admit that the same are true and correct. I (we) hereby knowingly and voluntarily waive hearing, and submit to the statutory penalties prescribed by Iowa law. I (we) understand that this penalty will count as an official "First Violation" of Iowa Code Section 453A.2 pursuant to Iowa Code Section 453A.22. I (we) have enclosed a check for \$300.00 made payable to the "City of Cedar Falls" to settle the above-referenced complaint.

THE MUSIC STATION, INC.
a/k/a MINI MART

CITY OF CEDAR FALLS, IOWA

By:  _____

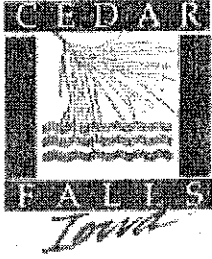
By: _____

Date: 3/7/23

Date: _____

NOTE: This must be signed by an individual cigarette permittee, or in the case of another business entity, by individual(s) who have authority to bind the entity.

If you decide to sign this ACKNOWLEDGMENT/SETTLEMENT AGREEMENT and waive your appearance at a hearing, this document, properly signed and dated, along with your \$300.00 check made payable to the "City of Cedar Falls", should be returned to: Samuel C. Anderson, City Attorney, 528 West 4th Street, P.O. Box 1200, Waterloo, Iowa 50704.



DEPARTMENT OF ADMINISTRATIVE SERVICES

CITY OF CEDAR FALLS, IOWA
220 CLAY STREET
CEDAR FALLS, IOWA 50613
PHONE 319-273-6600
FAX 319-268-5126

February 27, 2023

The Music Station, Inc. a/k/a Mini Mart
c/o Iowa Investment, LLC
212 S Horton Pkwy
Chapel Hill, TN 37034

Re: 2/06/23 Tobacco Violation
1420 West 1st Street, Cedar Falls, Iowa

Dear Sir or Madam,

The City of Cedar Falls has scheduled a hearing before the City Council at 7:00 p.m. on April 17, 2023, City Council Chambers. The hearing complaint, which has been filed against you, is attached.

If you or your representative fails to appear at this hearing, a decision may be rendered against you. You have the opportunity to be heard at this hearing and to be represented by an attorney at your own expense regarding the mandatory \$300.00 civil penalty prescribed by 453A.22(2)(a) for the violation of Iowa Code Section 453A.2(1), selling, giving, or otherwise supplying any tobacco, tobacco products, or cigarettes to any person under eighteen years of age.

If you wish to settle this case in lieu of the public hearing, you may complete the attached Acknowledgment/Settlement Agreement, returning the original copy, properly signed and dated, to Samuel C. Anderson, Assistant City Attorney, 528 West 4th Street, P.O. Box 1200, Waterloo, Iowa 50704, no later than ten (10) business days prior to the hearing date. With this Acknowledgment/Settlement Agreement, you must include a check in the amount of \$300.00, made out to the "City of Cedar Falls". This will satisfy the penalty for a first violation under Iowa Code Section 453A.22(2) and will conclude the matter.

If you have any questions, you may reach me by phone at 319-232-6555, or if you have obtained representation by an attorney in this matter, he or she should contact me.

Very truly yours,

Samuel C. Anderson
Assistant City Attorney

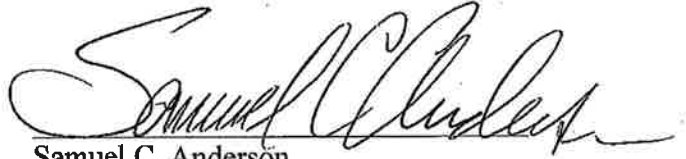
IN RE:
The Music Station, Inc. a/k/a Mini Mart
1420 West 1st Street
Cedar Falls, IA 50613

HEARING COMPLAINT

The City of Cedar Falls hereby makes the following complaint against the above-named permittee.

1. Iowa Code Section 453A.2(1) provides that a person shall not "sell, give, or otherwise supply any tobacco, tobacco products, alternative nicotine products, vapor products, or cigarettes to any person under twenty-one years of age."
2. Iowa Code Section 453A.22(2)(a) provides that if a permit holder or employee of a permit holder has violated Iowa Code Section 453A.2(1), the permit holder shall be assessed a civil penalty of Three Hundred and No/100 Dollars (\$300.00) for a first violation of Iowa Code Section 453A.2(1).
3. On or about February 6, 2023, the permittee or an employee of the permittee sold cigarettes or tobacco products to a person under eighteen years of age. Copies of the Complaint and court docket are attached and incorporated herein as Exhibit A.
4. Therefore, in accordance with Iowa law, the City of Cedar Falls requests the Cedar Falls City Council find a violation of the above-referenced sections of Iowa Code Chapter 453A and assess a civil penalty in the

amount of Three Hundred and No/100 Dollars (\$300.00) against The Music Station, Inc. a/k/a Mini Mart.



Samuel C. Anderson
Assistant City Attorney
528 West 4th Street
P.O. Box 1200
Waterloo, IA 50704
(319) 232-6555

Original to:
The Music Station, Inc. a/k/a Mini Mart
c/o Iowa Investment, LLC
212 S Horton Pkwy.
Chapel Hill, TN 37034

Copy to:
Lt. O'Neill
Cedar Falls Police Department
4600 Main Street
Cedar Falls, IA 50613

Jacque Daniels
Cedar Falls City Clerk
220 Clay Street
Cedar Falls, IA 50613



Case Number: STA0227556 Case Title: STATE vs. STOLL, LOGAN LEE

Opened: 02-07-2023

County: Black Hawk

Case Type: Scheduled Traffic - State Judge:

Prayer Amount: \$.00

Show/Hide Participants

Plaintiff[s]

Counsel of Record

STATE OF IOWA
IA

Defendant[s]

Counsel of Record

LOGAN LEE STOLL
2805 COVEY CT
CEDAR FALLS, IA 50613

Show/Hide Charges

Number	Date	Charge	Code	Comment
01	2023-02-06	EMPLOYEE PROVIDING TOBACCO/VAPOR PRODUCT TO PERSON UNDER 21-1ST OFF	453A.2(1)	

File Date

Case History

02-24-2023 12:18:49 PM Court	VIOLATIONS HANDLED BY CLERK Filed by: Court
02-07-2023 11:59:00 AM Court	TRAFFIC TICKET FILING Filed by: Court



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: March 13, 2023
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) Barn Happy, 11310 University Avenue, Special Class B retail native wine - renewal.
- b) Chilitos Mexican Bar and Grill, 1704 West 1st Street, Class C retail alcohol - renewal.
- c) Social House, 2208 College Street, Class C retail alcohol & outdoor service - renewal.
- d) Prime Mart, 2728 Center Street, Class E retail alcohol – renewal.
- e) The Wine Shop, 305 Main Street, Special Class C retail alcohol – adding outdoor service.
- f) Godfather's Pizza, 1621 West 1st Street, Special Class C retail alcohol - new.
- g) Hurling Hatchet, 100 East 2nd Street, Special Class C retail alcohol - new.



ROBERT M. GREEN

Item 11.

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: March 13, 2023
SUBJECT: **Appointment Letters for Voting Alternates for the MPO Policy Board**

1. The MPO Policy Board recently updated its by-laws to require two alternates for each voting member to be designated in writing.
2. Going forward, the mayor will continue to be the primary voting member.
3. The alternates shall be (1) Councilor Gil Schultz as the chair of the Public Works Standing Committee and (2) Councilor Simon Harding as the Mayor Pro-Tem.
4. Please contact me with any questions.

Xc: City Administrator
City Clerk

###

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE MAYOR’S APPOINTMENT AND TWO DESIGNATED VOTING ALTERNATES TO THE BLACK HAWK COUNTY METROPOLITAN AREA TRANSPORTATION POLICY BOARD FOR A TERM OF ONE YEAR

WHEREAS, the City of Cedar Falls is a member in good standing of the Black Hawk Metropolitan Area Transportation Organization (MPO); and

WHEREAS, MPO Policy Board voting members shall include the Mayor of each city and two (2) designated voting alternates; and

WHEREAS, MPO Policy Board designated voting alternates shall be appointed by the voting members’ City Council and shall be an elected official, board member, or employee of the respective jurisdiction; and

WHEREAS, the City of Cedar Falls is authorized one (1) vote per Article 1, Section 5 Bylaws of the Black Hawk County Metropolitan Area Transportation Policy Board; and

WHEREAS, only designated voting alternates shall vote in the absence of their respective regular voting member, and shall have the same authority as any regular voting member; and

WHEREAS, the standing committees of the MPO shall be the Transportation Technical Committee (TTC) and Bicycle and Pedestrian Advisory Committee (BPAC); and

WHEREAS, the TTC and BPAC voting member and designated voting alternates shall not be a Policy Board member.

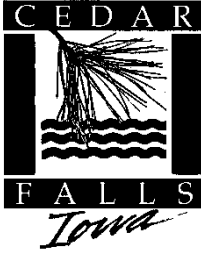
NOW THEREFORE, be it resolved that the City Council of Cedar Falls, Iowa, authorizes Mayor Robert M. Green as the appointed board member for the Black Hawk County Metropolitan Area Transportation Organization (MPO) Policy Board, and Public Works Standing Committee Chair Councilor Gil Schultz and Mayor Pro-Tem Councilor Simon Harding as the designated alternate voting members to the MPO Policy Board for a term of one year.

ADOPTED this 20th day of March, 2023.

Robert M. Green, Mayor

ATTEST:

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 and City Council Members
FROM: Jennifer Rodenbeck, Director of Finance & Business Operations
DATE: March 14, 2023
SUBJECT: Release and Settlement Agreements related to 2022 GO Note Sale

As you are aware in August of 2022, the City sold \$3,860,000 in General Obligation Notes. At that time, the City sold these notes as Bank Qualified. Unfortunately unbeknownst to the City, the Central Plains Energy Project (CPEP) that Cedar Falls Utilities (CFU) is a member of also sold bonds that exceeded \$10,000,000. Therefore, the notes that the City sold should not have been designated as Bank Qualified.

The City has been working to remedy this situation with the investors. On Monday, March 13, 2023 R.W. Baird coordinated a broker-to-broker sale of the notes with the maturity dates of 2029-2035 to allow investors who were under the presumption that the Notes are Bank Qualified an opportunity to divest themselves of the now Non-Bank Qualified notes. As part of that sale, the City will be reimbursing investors for their loss on the sale and in return the investors are providing a release to the City that releases the City of any future obligations relating to this event. The total amount to be paid out at this time for the investor losses is \$86,339.65. Cedar Falls Utilities has indicated that they will be reimbursing the City for these payments.

We are requesting that the City Council approve these settlement and release agreements and allow the Mayor and City Clerk to execute the agreements after Council approval. The names of the investors have been redacted on the attached releases in accordance with Iowa Code 22.7 (17).

It should be noted that unfortunately the investor holding the 2024-2028 maturities did not agree with the release statements and was not willing to participate in the sale at this time.

If you have any questions, please feel free to contact Ron Gaines, Lisa Roeding, or myself.

RELEASE & SETTLEMENT AGREEMENT

This Release & Settlement Agreement (“Agreement”) is entered into between [REDACTED] (referred to herein as “Investor”) and City of Cedar Falls, Iowa (“City”) for the consideration and mutual promises hereinafter stated. Investor and City are at times referred to as “the parties” or a “party”.

WHEREAS, on August 31, 2022, the City issued its \$3,860,000 General Obligation Capital Loan Notes, Series 2022 (the “Notes”), maturing annually on June 1, 2024 through June 1, 2035; and

WHEREAS, on August 31, 2022, Investor purchased \$310,000 of the 2029 maturity of the Notes at a price of \$116.109 (constituting aggregate investment capital of \$359,937.90); and \$325,000 of the 2030 maturity of the Notes at a price of \$117.51 (constituting aggregate investment capital of \$381,907.50); and

WHEREAS, on February 20, 2023, the City modified the Notes to remove the “bank qualified” designation under Tax Code section 265(b)(3); and

WHEREAS, due to the City’s change in “bank qualified” status of the Notes, on MARCH 15, 2023, Investor settled on the sale of its holding of the Notes at a price of \$350,349.60 on \$310,000 OF THE 2029 MATURITY, resulting in a return of investment capital in the amount of **-\$9,588.30**, plus accrued interest to date of settlement; and Investor settled on the sale of its holding of the Notes at a price of \$372,466.25 on \$325,000 OF THE 2030 MATURITY, resulting in a return of investment capital in the amount of **-\$9,441.25**, plus accrued interest to date of settlement

WHEREAS, Investor’s sale of the Notes resulted in an economic loss of investment capital equal to \$19,029.55 TOTAL; and

WHEREAS, the parties to this Agreement wish to settle and compromise the disputes and claims between each other as set forth in the Agreement related to any facts, acts, events, or otherwise pertaining to Investor’s claims and allegations which have or could have been asserted through the present date, without the necessity of litigation and/or a trial on the merits with all of the attendant expenses, all without admission of wrongful conduct, fault, or culpability on the part of the parties;

THEREFORE, the parties, in consideration of the foregoing and the payments and mutual promises set forth in this Agreement, agree as follows:

1. Consideration. It is understood and agreed by Investor that as full, sufficient, and complete consideration for Investor’s promises and releases made herein, the following payment of a combined total sum of NINETEEN THOUSAND TWENTY NINE AND 55/100 Dollars (\$19,029.55) shall be made to Investor, following the receipt of an appropriate W-9, in the form of a check payable to WIRE INSTRUCTIONS ATTACHED, in full and final settlement of all claims.

Said sum shall be paid in order to avoid the cost of litigation and is full payment for settlement of all claims that were or could have been raised by Investor or any time in the future based upon facts now known or unknown to the parties. City will not be liable in any manner for the distribution, division, or payment of any portion of these funds to or involving any other claimants thereto. This payment will be issued within 30 days of receipt of both the fully executed settlement agreement and

appropriate W-9. Upon tender of the respective sum, City will have fully met its obligations under this Agreement.

Except as stated in this Agreement, Investor shall not be entitled to any compensation, remuneration, benefits, or other payments from City.

2. Taxes. Investor agrees that if any state, federal, or local taxes are owing from it on the sums set forth in Paragraph 1 that it will assume all responsibility for payment of any such taxes, together with any interest and/or penalties due thereon to any state, federal, or local authority. Investor further agrees to indemnify the parties released under Paragraph 4 regarding any liability or expense for any claims or determinations hereafter regarding the payment of taxes, interest charges or penalties relating to any payments made to or discharge given by Investor pursuant to this Agreement.

3. Release. Contingent upon Investor's receipt of the Settlement Payment referenced within Paragraph 1, Investor hereby releases, acquits, exonerates, waives, and forever discharges the City of Cedar Falls, Iowa, Cedar Falls Utilities, and their insurers, divisions, component units, affiliates, board members, trustees, elected officials, officers, staff, employees, volunteers, assignees, indemnitors, indemnitees, predecessors and/or successors in interest, attorneys, legal representatives, assigns, and agents ("Released Parties"), of and from any and all matters, claims, complaints, charges, demands, damages, causes of action, debts, liabilities, controversies, judgments, disputes, costs, attorney fees, losses, and suits of every kind and nature and character whatsoever, now existing or hereafter arising, foreseen or unforeseen, known or unknown, directly or indirectly, proximately or remotely, related to the City's issuance of the Notes.

4. No Litigation. At no time subsequent to the execution of this Agreement will Investor file or maintain, or cause or knowingly permit the filing or maintenance, in any state, federal, or foreign court, or before any local, state, federal, or foreign administrative agency, or any other tribunal, any charge, claim, or action of any kind, nature, and character whatsoever, known or unknown, which it may now have, or has ever had against City or any Released Parties based in whole or in part upon the circumstances described within this Agreement.

In the event a lawsuit had been previously filed, Investor stipulates and agrees that in consideration of the payment and representations described herein, it shall cause to be filed a Dismissal With Prejudice of any and all claims it has filed against City and/or any Released Parties, promptly and timely and at their cost, upon receipt of, and before negotiating, the payment referenced in Paragraph 1.

5. No Admission of Liability. It is understood and agreed that this is a compromise settlement of any and all potential claims, and that neither this Agreement itself, the offering of it, nor the furnishing of the consideration for this Agreement shall be deemed or construed at any time for any purpose as an admission of City or the Released Parties' liability or responsibility for any wrongdoing of any kind. Investor agrees this settlement is in full compromise of any potential claim both as to the question of liability and as to the nature and extent of damages and that payment is not to be construed as an admission of liability.

6. Beneficiaries and Assignability. This Agreement is binding on, and shall inure to the benefit of the parties, their heirs, representatives, transferees, principals, estates, executors, administrators, predecessors, successors, parents, subsidiaries, affiliates, assigns, agents, directors, officers, directors and employees.

7. Entire Agreement. This Agreement constitutes the entire agreement, written and oral, of the parties hereto, and it supersedes and replaces all prior negotiations, proposed agreements, understandings, representations and agreements, written or oral. No party hereto is relying on any statement or representation of any other party hereto except those, if any, set forth herein. No part of this Agreement may be amended, varied, or supplemented in any respect, except by a writing duly executed by each of the parties hereto or their authorized representatives.

8. Counterparts. This Agreement may be executed in one or more counterparts, all of which, taken together, shall constitute one and the same instrument.

9. Choice of Law. The parties agree that this Agreement shall be governed by and construed in accordance with the laws of the State of Iowa, without regard for its choice-of-law provisions.

10. Severability. Except as otherwise provided in this Paragraph, if any provision of this Agreement shall be finally determined to be invalid or unenforceable by a court of competent jurisdiction, that part shall be ineffective to the extent of such invalidity or unenforceability only, without in any way affecting the remaining parts of said provision or the remaining provisions of this Agreement.

11. Knowing and Voluntary Waiver. In entering into this Agreement, no party has relied on any representations or warranties of any other party, other than the representations or warranties expressly set forth in this Agreement. The parties further acknowledge that they fully understand this Agreement and the effect of signing and executing the Agreement.

12. Jointly Drafted. Because the parties have had a full opportunity to consider this Agreement and negotiate its terms, this Agreement is deemed to have been jointly prepared by the parties, and any uncertainty or ambiguity existing in it shall not be interpreted against any party as the primary drafter of the Agreement. The language of all parts of this Agreement shall in all cases be construed as a whole, according to its meaning and not strictly for or against any of the parties.

13. Warranty of Capacity to Execute Agreement. Investor represents and warrants that no other person or entity has, or had, any interest in the claims, demands, obligations, or causes of action referred to in this Agreement, except as otherwise set forth herein; that Investor has the sole right and exclusive authority to execute this Agreement; and that Investor has not sold, assigned, transferred, conveyed or otherwise disposed of any of the claims, demands, obligations or causes of action referred to in this Agreement. Investor agrees to fully indemnify, defend, and hold harmless the Released Party(ies) should a third-party assert claims against the Released Party(ies) as the result of a sale, assignment, transfer, conveyance, or disposal of any claims, demands, obligations or causes of action through or on behalf of the Investor to the third-party.

ALL PARTIES EXECUTING THIS AGREEMENT STATE THAT THEY HAVE READ AND FULLY UNDERSTAND THE FOREGOING AGREEMENT AND CONSULTED AN ATTORNEY IF BELIEVED NECESSARY BEFORE EXECUTING THIS RELEASE & SETTLEMENT AGREEMENT.

THIS RELEASE INCLUDES A RELEASE OF ALL KNOWN AND UNKNOWN CLAIMS, EXCEPT AS OTHERWISE STATED IN THE AGREEMENT.

I have read the foregoing and I accept and agree to the provisions it contains and hereby execute it voluntarily with full understanding of its consequences.

3-16-23
Date

[Redacted]
Duly authorized representative of [Redacted]
"Investor")
By: [Redacted]

Subscribed and sworn to before me by the said [Redacted] (representative of Investor) on this 10 day of March, 2023.

Maggie Hallman
NOTARY PUBLIC IN AND FOR
THE STATE OF IOWA



Date

Duly authorized representative of City of Cedar Falls, Iowa
By: _____

RELEASE & SETTLEMENT AGREEMENT

This Release & Settlement Agreement ("Agreement") is entered into between [REDACTED] (referred to herein as "Investor") and City of Cedar Falls, Iowa ("City") for the consideration and mutual promises hereinafter stated. Investor and City are at times referred to as "the parties" or a "party".

WHEREAS, on August 31, 2022, the City issued its \$3,860,000 General Obligation Capital Loan Notes, Series 2022 (the "Notes"), maturing annually on June 1, 2024 through June 1, 2035; and

WHEREAS, on August 31, 2022, Investor purchased \$340,000 of the 2031 maturity of the Notes at a price of 102.435 (constituting aggregate investment capital of \$348,279.00); and

WHEREAS, on February 20, 2023, the City modified the Notes to remove the "bank qualified" designation under Tax Code section 265(b)(3); and

WHEREAS, due to the City's change in "bank qualified" status of the Notes, on 3/15/23, 2023, Investor settled on the sale of its holding of the Notes at a price of 99.421, resulting in a return of investment capital in the amount of \$ 338,031.40, plus accrued interest to date of settlement; and

WHEREAS, Investor's sale of the Notes resulted in an economic loss of investment capital equal to \$ 10,247.60, and

WHEREAS, the parties to this Agreement wish to settle and compromise the disputes and claims between each other as set forth in the Agreement related to any facts, acts, events, or otherwise pertaining to Investor's claims and allegations which have or could have been asserted through the present date, without the necessity of litigation and/or a trial on the merits with all of the attendant expenses, all without admission of wrongful conduct, fault, or culpability on the part of the parties;

THEREFORE, the parties, in consideration of the foregoing and the payments and mutual promises set forth in this Agreement, agree as follows:

1. **Consideration.** It is understood and agreed by Investor that as full, sufficient, and complete consideration for Investor's promises and releases made herein, the following payment of a combined total sum of A Dollars (\$ 10,247.60) shall be made to Investor, following the receipt of an appropriate W-9, in the form of a check payable to [REDACTED], in full and final settlement of all claims.

Said sum shall be paid in order to avoid the cost of litigation and is full payment for settlement of all claims that were or could have been raised by Investor or any time in the future based upon facts now known or unknown to the parties. City will not be liable in any manner for the distribution, division, or payment of any portion of these funds to or involving any other claimants thereto. This payment will be issued within 30 days of receipt of both the fully executed settlement agreement and appropriate W-9. Upon tender of the respective sum, City will have fully met its obligations under this Agreement.

Except as stated in this Agreement, Investor shall not be entitled to any compensation, remuneration, benefits, or other payments from City.

A - Ten thousand two hundred forty-seven dollars and 60 cents.

2. Taxes. Investor agrees that if any state, federal, or local taxes are owing from it on the sums set forth in Paragraph 1 that it will assume all responsibility for payment of any such taxes, together with any interest and/or penalties due thereon to any state, federal, or local authority. Investor further agrees to indemnify the parties released under Paragraph 4 regarding any liability or expense for any claims or determinations hereafter regarding the payment of taxes, interest charges or penalties relating to any payments made to or discharge given by Investor pursuant to this Agreement.

3. Release. Contingent upon Investor's receipt of the Settlement Payment referenced within Paragraph 1, Investor hereby releases, acquits, exonerates, waives, and forever discharges the City of Cedar Falls, Iowa, Cedar Falls Utilities, and their insurers, divisions, component units, affiliates, board members, trustees, elected officials, officers, staff, employees, volunteers, assignees, indemnitors, indemnitees, predecessors and/or successors in interest, attorneys, legal representatives, assigns, and agents ("Released Parties"), of and from any and all matters, claims, complaints, charges, demands, damages, causes of action, debts, liabilities, controversies, judgments, disputes, costs, attorney fees, losses, and suits of every kind and nature and character whatsoever, now existing or hereafter arising, foreseen or unforeseen, known or unknown, directly or indirectly, proximately or remotely, related to the City's issuance of the Notes.

4. No Litigation. At no time subsequent to the execution of this Agreement will Investor file or maintain, or cause or knowingly permit the filing or maintenance, in any state, federal, or foreign court, or before any local, state, federal, or foreign administrative agency, or any other tribunal, any charge, claim, or action of any kind, nature, and character whatsoever, known or unknown, which it may now have, or has ever had against City or any Released Parties based in whole or in part upon the circumstances described within this Agreement.

In the event a lawsuit had been previously filed, Investor stipulates and agrees that in consideration of the payment and representations described herein, it shall cause to be filed a Dismissal With Prejudice of any and all claims it has filed against City and/or any Released Parties, promptly and timely and at their cost, upon receipt of, and before negotiating, the payment referenced in Paragraph 1.

5. No Admission of Liability. It is understood and agreed that this is a compromise settlement of any and all potential claims, and that neither this Agreement itself, the offering of it, nor the furnishing of the consideration for this Agreement shall be deemed or construed at any time for any purpose as an admission of City or the Released Parties' liability or responsibility for any wrongdoing of any kind. Investor agrees this settlement is in full compromise of any potential claim both as to the question of liability and as to the nature and extent of damages and that payment is not to be construed as an admission of liability.

6. Beneficiaries and Assignability. This Agreement is binding on, and shall inure to the benefit of the parties, their heirs, representatives, transferees, principals, estates, executors, administrators, predecessors, successors, parents, subsidiaries, affiliates, assigns, agents, directors, officers, directors and employees.

7. Entire Agreement. This Agreement constitutes the entire agreement, written and oral, of the parties hereto, and it supersedes and replaces all prior negotiations, proposed agreements, understandings, representations and agreements, written or oral. No party hereto is relying on any statement or representation of any other party hereto except those, if any, set forth herein. No part of this Agreement may be amended, varied, or supplemented in any respect, except by a writing duly executed by each of the parties hereto or their authorized representatives.

8. Counterparts. This Agreement may be executed in one or more counterparts, all of which, taken together, shall constitute one and the same instrument.

9. Choice of Law. The parties agree that this Agreement shall be governed by and construed in accordance with the laws of the State of Iowa, without regard for its choice-of-law provisions.

10. Severability. Except as otherwise provided in this Paragraph, if any provision of this Agreement shall be finally determined to be invalid or unenforceable by a court of competent jurisdiction, that part shall be ineffective to the extent of such invalidity or unenforceability only, without in any way affecting the remaining parts of said provision or the remaining provisions of this Agreement.

11. Knowing and Voluntary Waiver. In entering into this Agreement, no party has relied on any representations or warranties of any other party, other than the representations or warranties expressly set forth in this Agreement. The parties further acknowledge that they fully understand this Agreement and the effect of signing and executing the Agreement.

12. Jointly Drafted. Because the parties have had a full opportunity to consider this Agreement and negotiate its terms, this Agreement is deemed to have been jointly prepared by the parties, and any uncertainty or ambiguity existing in it shall not be interpreted against any party as the primary drafter of the Agreement. The language of all parts of this Agreement shall in all cases be construed as a whole, according to its meaning and not strictly for or against any of the parties.

13. Warranty of Capacity to Execute Agreement. Investor represents and warrants that no other person or entity has, or had, any interest in the claims, demands, obligations, or causes of action referred to in this Agreement, except as otherwise set forth herein; that Investor has the sole right and exclusive authority to execute this Agreement; and that Investor has not sold, assigned, transferred, conveyed or otherwise disposed of any of the claims, demands, obligations or causes of action referred to in this Agreement. Investor agrees to fully indemnify, defend, and hold harmless the Released Party(ies) should a third-party assert claims against the Released Party(ies) as the result of a sale, assignment, transfer, conveyance, or disposal of any claims, demands, obligations or causes of action through or on behalf of the Investor to the third-party.

14. Effectiveness. This Agreement shall become effective as of the date it is signed. This Agreement shall become effective immediately upon execution and may be executed by duplicate of the original, in which event all original signed copies shall be the original document.

ALL PARTIES EXECUTING THIS AGREEMENT STATE THAT THEY HAVE READ AND FULLY UNDERSTAND THE FOREGOING AGREEMENT AND CONSULTED AN ATTORNEY IF BELIEVED NECESSARY BEFORE EXECUTING THIS RELEASE & SETTLEMENT AGREEMENT.

THIS RELEASE INCLUDES A RELEASE OF ALL KNOWN AND UNKNOWN CLAIMS, EXCEPT AS OTHERWISE STATED IN THE AGREEMENT.

I have read the foregoing and I accept and agree to the provisions it contains and hereby execute it voluntarily with full understanding of its consequences.

3-9-2023
Date

[Redacted]
Duly authorized representative of [Redacted]
("Investor")
By: [Redacted]

Subscribed and sworn to before me by the said [Redacted] (representative of Investor) on this 9th day of March, 2023.



Tricia R Beatty
NOTARY PUBLIC IN AND FOR
THE STATE OF IOWA

Date

Duly authorized representative of City of
Cedar Falls, Iowa
By: _____

RELEASE & SETTLEMENT AGREEMENT

This Release & Settlement Agreement (“Agreement”) is entered into between [REDACTED] (referred to herein as “Investor”) and City of Cedar Falls, Iowa (“City”) for the consideration and mutual promises hereinafter stated. Investor and City are at times referred to as “the parties” or a “party”.

WHEREAS, on August 31, 2022, the City issued its \$3,860,000 General Obligation Capital Loan Notes, Series 2022 (the “Notes”), maturing annually on June 1, 2024 through June 1, 2035; and

WHEREAS, on August 31, 2022, Investor purchased \$355,000 of the 2032 maturity of the Notes at a price of 101.731 (constituting aggregate investment capital of \$361,145.05); and

WHEREAS, on February 20, 2023, the City modified the Notes to remove the “bank qualified” designation under Tax Code section 265(b)(3); and

WHEREAS, due to the City’s change in “bank qualified” status of the Notes, on 3/15/23, 2023, Investor settled on the sale of its holding of the Notes at a price of 98.288, resulting in a return of investment capital in the amount of \$348,922.40, plus accrued interest to date of settlement; and

WHEREAS, Investor’s sale of the Notes resulted in an economic loss of investment capital equal to \$12,222.65; and

WHEREAS, the parties to this Agreement wish to settle and compromise the disputes and claims between each other as set forth in the Agreement related to any facts, acts, events, or otherwise pertaining to Investor’s claims and allegations which have or could have been asserted through the present date, without the necessity of litigation and/or a trial on the merits with all of the attendant expenses, all without admission of wrongful conduct, fault, or culpability on the part of the parties;

THEREFORE, the parties, in consideration of the foregoing and the payments and mutual promises set forth in this Agreement, agree as follows:

1. **Consideration.** It is understood and agreed by Investor that as full, sufficient, and complete consideration for Investor’s promises and releases made herein, the following payment of a combined total sum of (A) _____ Dollars (\$12,222.65) shall be made to Investor, following the receipt of an appropriate W-9, in the form of a check payable to [REDACTED] in full and final settlement of all claims.

Said sum shall be paid in order to avoid the cost of litigation and is full payment for settlement of all claims that were or could have been raised by Investor or any time in the future based upon facts now known or unknown to the parties. City will not be liable in any manner for the distribution, division, or payment of any portion of these funds to or involving any other claimants thereto. This payment will be issued within 30 days of receipt of both the fully executed settlement agreement and appropriate W-9. Upon tender of the respective sum, City will have fully met its obligations under this Agreement.

Except as stated in this Agreement, Investor shall not be entitled to any compensation, remuneration, benefits, or other payments from City.

(A) Twelve Thousand two hundred twenty two dollars and 65 cents.

2. Taxes. Investor agrees that if any state, federal, or local taxes are owing from it on the sums set forth in Paragraph 1 that it will assume all responsibility for payment of any such taxes, together with any interest and/or penalties due thereon to any state, federal, or local authority. Investor further agrees to indemnify the parties released under Paragraph 4 regarding any liability or expense for any claims or determinations hereafter regarding the payment of taxes, interest charges or penalties relating to any payments made to or discharge given by Investor pursuant to this Agreement.

3. Release. Contingent upon Investor's receipt of the Settlement Payment referenced within Paragraph 1, Investor hereby releases, acquits, exonerates, waives, and forever discharges the City of Cedar Falls, Iowa, Cedar Falls Utilities, and their insurers, divisions, component units, affiliates, board members, trustees, elected officials, officers, staff, employees, volunteers, assignees, indemnitors, indemnitees, predecessors and/or successors in interest, attorneys, legal representatives, assigns, and agents ("Released Parties"), of and from any and all matters, claims, complaints, charges, demands, damages, causes of action, debts, liabilities, controversies, judgments, disputes, costs, attorney fees, losses, and suits of every kind and nature and character whatsoever, now existing or hereafter arising, foreseen or unforeseen, known or unknown, directly or indirectly, proximately or remotely, related to the City's issuance of the Notes.

4. No Litigation. At no time subsequent to the execution of this Agreement will Investor file or maintain, or cause or knowingly permit the filing or maintenance, in any state, federal, or foreign court, or before any local, state, federal, or foreign administrative agency, or any other tribunal, any charge, claim, or action of any kind, nature, and character whatsoever, known or unknown, which it may now have, or has ever had against City or any Released Parties based in whole or in part upon the circumstances described within this Agreement.

In the event a lawsuit had been previously filed, Investor stipulates and agrees that in consideration of the payment and representations described herein, it shall cause to be filed a Dismissal With Prejudice of any and all claims it has filed against City and/or any Released Parties, promptly and timely and at their cost, upon receipt of, and before negotiating, the payment referenced in Paragraph 1.

5. No Admission of Liability. It is understood and agreed that this is a compromise settlement of any and all potential claims, and that neither this Agreement itself, the offering of it, nor the furnishing of the consideration for this Agreement shall be deemed or construed at any time for any purpose as an admission of City or the Released Parties' liability or responsibility for any wrongdoing of any kind. Investor agrees this settlement is in full compromise of any potential claim both as to the question of liability and as to the nature and extent of damages and that payment is not to be construed as an admission of liability.

6. Beneficiaries and Assignability. This Agreement is binding on, and shall inure to the benefit of the parties, their heirs, representatives, transferees, principals, estates, executors, administrators, predecessors, successors, parents, subsidiaries, affiliates, assigns, agents, directors, officers, directors and employees.

7. Entire Agreement. This Agreement constitutes the entire agreement, written and oral, of the parties hereto, and it supersedes and replaces all prior negotiations, proposed agreements, understandings, representations and agreements, written or oral. No party hereto is relying on any statement or representation of any other party hereto except those, if any, set forth herein. No part of this Agreement may be amended, varied, or supplemented in any respect, except by a writing duly executed by each of the parties hereto or their authorized representatives.

8. Counterparts. This Agreement may be executed in one or more counterparts, all of which, taken together, shall constitute one and the same instrument.

9. Choice of Law. The parties agree that this Agreement shall be governed by and construed in accordance with the laws of the State of Iowa, without regard for its choice-of-law provisions.

10. Severability. Except as otherwise provided in this Paragraph, if any provision of this Agreement shall be finally determined to be invalid or unenforceable by a court of competent jurisdiction, that part shall be ineffective to the extent of such invalidity or unenforceability only, without in any way affecting the remaining parts of said provision or the remaining provisions of this Agreement.

11. Knowing and Voluntary Waiver. In entering into this Agreement, no party has relied on any representations or warranties of any other party, other than the representations or warranties expressly set forth in this Agreement. The parties further acknowledge that they fully understand this Agreement and the effect of signing and executing the Agreement.

12. Jointly Drafted. Because the parties have had a full opportunity to consider this Agreement and negotiate its terms, this Agreement is deemed to have been jointly prepared by the parties, and any uncertainty or ambiguity existing in it shall not be interpreted against any party as the primary drafter of the Agreement. The language of all parts of this Agreement shall in all cases be construed as a whole, according to its meaning and not strictly for or against any of the parties.

13. Warranty of Capacity to Execute Agreement. Investor represents and warrants that no other person or entity has, or had, any interest in the claims, demands, obligations, or causes of action referred to in this Agreement, except as otherwise set forth herein; that Investor has the sole right and exclusive authority to execute this Agreement; and that Investor has not sold, assigned, transferred, conveyed or otherwise disposed of any of the claims, demands, obligations or causes of action referred to in this Agreement. Investor agrees to fully indemnify, defend, and hold harmless the Released Party(ies) should a third-party assert claims against the Released Party(ies) as the result of a sale, assignment, transfer, conveyance, or disposal of any claims, demands, obligations or causes of action through or on behalf of the Investor to the third-party.

14. Effectiveness. This Agreement shall become effective as of the date it is signed. This Agreement shall become effective immediately upon execution and may be executed by duplicate of the original, in which event all original signed copies shall be the original document.

ALL PARTIES EXECUTING THIS AGREEMENT STATE THAT THEY HAVE READ AND FULLY UNDERSTAND THE FOREGOING AGREEMENT AND CONSULTED AN ATTORNEY IF BELIEVED NECESSARY BEFORE EXECUTING THIS RELEASE & SETTLEMENT AGREEMENT.

THIS RELEASE INCLUDES A RELEASE OF ALL KNOWN AND UNKNOWN CLAIMS, EXCEPT AS OTHERWISE STATED IN THE AGREEMENT.

I have read the foregoing and I accept and agree to the provisions it contains and hereby execute it voluntarily with full understanding of its consequences.

3-9-2023
Date

[Redacted Signature]
Duly authorized representative of [Redacted]
("Investor")
By: [Redacted]

Subscribed and sworn to before me by the said [Redacted] (representative of Investor) on this 9th day of March, 2023.

 Tricia R Beatty
NOTARY PUBLIC IN AND FOR
THE STATE OF IOWA

Date

Duly authorized representative of City of
Cedar Falls, Iowa
By: _____

RELEASE & SETTLEMENT AGREEMENT

This Release & Settlement Agreement (“Agreement”) is entered into between [REDACTED] (referred to herein as “Investor”) and City of Cedar Falls, Iowa (“City”) for the consideration and mutual promises hereinafter stated. Investor and City are at times referred to as “the parties” or a “party”.

WHEREAS, on August 31, 2022, the City issued its \$3,860,000 General Obligation Capital Loan Notes, Series 2022 (the “Notes”), maturing annually on June 1, 2024 through June 1, 2035; and

WHEREAS, on March 13, 2022, Investor purchased \$370,000 of the 2033 maturity of the Notes at a price of 101.033 (constituting aggregate investment capital of \$373,822.10); and

WHEREAS, on February 20, 2023, the City modified the Notes to remove the “bank qualified” designation under Tax Code section 265(b)(3); and

WHEREAS, due to the City’s change in “bank qualified” status of the Notes, on March 15, 2023, Investor settled on the sale of its holding of the Notes at a price of 96.735, resulting in a return of investment capital in the amount of \$357,919.50, plus accrued interest to date of settlement; and

WHEREAS, Investor’s sale of the Notes resulted in an economic loss of investment capital equal to \$15,902.60; and

WHEREAS, the parties to this Agreement wish to settle and compromise the disputes and claims between each other as set forth in the Agreement related to any facts, acts, events, or otherwise pertaining to Investor’s claims and allegations which have or could have been asserted through the present date, without the necessity of litigation and/or a trial on the merits with all of the attendant expenses, all without admission of wrongful conduct, fault, or culpability on the part of the parties;

THEREFORE, the parties, in consideration of the foregoing and the payments and mutual promises set forth in this Agreement, agree as follows:

1. **Consideration.** It is understood and agreed by Investor that as full, sufficient, and complete consideration for Investor’s promises and releases made herein, the following payment of a combined total sum of (A) Dollars (\$15,902.60) shall be made to Investor, following the receipt of an appropriate W-9, in the form of a check payable to [REDACTED] in full and final settlement of all claims.

Said sum shall be paid in order to avoid the cost of litigation and is full payment for settlement of all claims that were or could have been raised by Investor or any time in the future based upon facts now known or unknown to the parties. City will not be liable in any manner for the distribution, division, or payment of any portion of these funds to or involving any other claimants thereto. This payment will be issued within 30 days of receipt of both the fully executed settlement agreement and appropriate W-9. Upon tender of the respective sum, City will have fully met its obligations under this Agreement.

Except as stated in this Agreement, Investor shall not be entitled to any compensation, remuneration, benefits, or other payments from City.

(A) - Fifteen thousand nine hundred and two dollars and 60 cents.

2. Taxes. Investor agrees that if any state, federal, or local taxes are owing from it on the sums set forth in Paragraph 1 that it will assume all responsibility for payment of any such taxes, together with any interest and/or penalties due thereon to any state, federal, or local authority. Investor further agrees to indemnify the parties released under Paragraph 4 regarding any liability or expense for any claims or determinations hereafter regarding the payment of taxes, interest charges or penalties relating to any payments made to or discharge given by Investor pursuant to this Agreement.

3. Release. Contingent upon Investor's receipt of the Settlement Payment referenced within Paragraph 1, Investor hereby releases, acquits, exonerates, waives, and forever discharges the City of Cedar Falls, Iowa, Cedar Falls Utilities, and their insurers, divisions, component units, affiliates, board members, trustees, elected officials, officers, staff, employees, volunteers, assignees, indemnitors, indemnitees, predecessors and/or successors in interest, attorneys, legal representatives, assigns, and agents ("Released Parties"), of and from any and all matters, claims, complaints, charges, demands, damages, causes of action, debts, liabilities, controversies, judgments, disputes, costs, attorney fees, losses, and suits of every kind and nature and character whatsoever, now existing or hereafter arising, foreseen or unforeseen, known or unknown, directly or indirectly, proximately or remotely, related to the City's issuance of the Notes.

4. No Litigation. At no time subsequent to the execution of this Agreement will Investor file or maintain, or cause or knowingly permit the filing or maintenance, in any state, federal, or foreign court, or before any local, state, federal, or foreign administrative agency, or any other tribunal, any charge, claim, or action of any kind, nature, and character whatsoever, known or unknown, which it may now have, or has ever had against City or any Released Parties based in whole or in part upon the circumstances described within this Agreement.

In the event a lawsuit had been previously filed, Investor stipulates and agrees that in consideration of the payment and representations described herein, it shall cause to be filed a Dismissal With Prejudice of any and all claims it has filed against City and/or any Released Parties, promptly and timely and at their cost, upon receipt of, and before negotiating, the payment referenced in Paragraph 1.

5. No Admission of Liability. It is understood and agreed that this is a compromise settlement of any and all potential claims, and that neither this Agreement itself, the offering of it, nor the furnishing of the consideration for this Agreement shall be deemed or construed at any time for any purpose as an admission of City or the Released Parties' liability or responsibility for any wrongdoing of any kind. Investor agrees this settlement is in full compromise of any potential claim both as to the question of liability and as to the nature and extent of damages and that payment is not to be construed as an admission of liability.

6. Beneficiaries and Assignability. This Agreement is binding on, and shall inure to the benefit of the parties, their heirs, representatives, transferees, principals, estates, executors, administrators, predecessors, successors, parents, subsidiaries, affiliates, assigns, agents, directors, officers, directors and employees.

7. Entire Agreement. This Agreement constitutes the entire agreement, written and oral, of the parties hereto, and it supersedes and replaces all prior negotiations, proposed agreements, understandings, representations and agreements, written or oral. No party hereto is relying on any statement or representation of any other party hereto except those, if any, set forth herein. No part of this Agreement may be amended, varied, or supplemented in any respect, except by a writing duly executed by each of the parties hereto or their authorized representatives.

8. Counterparts. This Agreement may be executed in one or more counterparts, all of which, taken together, shall constitute one and the same instrument.

9. Choice of Law. The parties agree that this Agreement shall be governed by and construed in accordance with the laws of the State of Iowa, without regard for its choice-of-law provisions.

10. Severability. Except as otherwise provided in this Paragraph, if any provision of this Agreement shall be finally determined to be invalid or unenforceable by a court of competent jurisdiction, that part shall be ineffective to the extent of such invalidity or unenforceability only, without in any way affecting the remaining parts of said provision or the remaining provisions of this Agreement.

11. Knowing and Voluntary Waiver. In entering into this Agreement, no party has relied on any representations or warranties of any other party, other than the representations or warranties expressly set forth in this Agreement. The parties further acknowledge that they fully understand this Agreement and the effect of signing and executing the Agreement.

12. Jointly Drafted. Because the parties have had a full opportunity to consider this Agreement and negotiate its terms, this Agreement is deemed to have been jointly prepared by the parties, and any uncertainty or ambiguity existing in it shall not be interpreted against any party as the primary drafter of the Agreement. The language of all parts of this Agreement shall in all cases be construed as a whole, according to its meaning and not strictly for or against any of the parties.

13. Warranty of Capacity to Execute Agreement. Investor represents and warrants that no other person or entity has, or had, any interest in the claims, demands, obligations, or causes of action referred to in this Agreement, except as otherwise set forth herein; that Investor has the sole right and exclusive authority to execute this Agreement; and that Investor has not sold, assigned, transferred, conveyed or otherwise disposed of any of the claims, demands, obligations or causes of action referred to in this Agreement. Investor agrees to fully indemnify, defend, and hold harmless the Released Party(ies) should a third-party assert claims against the Released Party(ies) as the result of a sale, assignment, transfer, conveyance, or disposal of any claims, demands, obligations or causes of action through or on behalf of the Investor to the third-party.

14. Effectiveness. This Agreement shall become effective as of the date it is signed. This Agreement shall become effective immediately upon execution and may be executed by duplicate of the original, in which event all original signed copies shall be the original document.

ALL PARTIES EXECUTING THIS AGREEMENT STATE THAT THEY HAVE READ AND FULLY UNDERSTAND THE FOREGOING AGREEMENT AND CONSULTED AN ATTORNEY IF BELIEVED NECESSARY BEFORE EXECUTING THIS RELEASE & SETTLEMENT AGREEMENT.

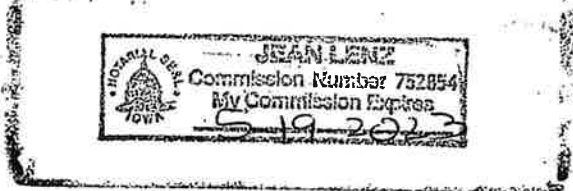
THIS RELEASE INCLUDES A RELEASE OF ALL KNOWN AND UNKNOWN CLAIMS, EXCEPT AS OTHERWISE STATED IN THE AGREEMENT.

I have read the foregoing and I accept and agree to the provisions it contains and hereby execute it voluntarily with full understanding of its consequences.

3/9/23
Date

[Redacted Signature]
Duly authorized representative of [Redacted]
("Investor")
By: [Redacted]

Subscribed and sworn to before me by the said [Redacted] representative of Investor) on this 9 day of March, 2023.



Jean Lenz
NOTARY PUBLIC IN AND FOR
THE STATE OF IOWA

Date

Duly authorized representative of City of Cedar Falls, Iowa
By: _____

RELEASE & SETTLEMENT AGREEMENT

This Release & Settlement Agreement (“Agreement”) is entered into between [REDACTED] (referred to herein as “Investor”) and City of Cedar Falls, Iowa (“City”) for the consideration and mutual promises hereinafter stated. Investor and City are at times referred to as “the parties” or a “party”.

WHEREAS, on August 31, 2022, the City issued its \$3,860,000 General Obligation Capital Loan Notes, Series 2022 (the “Notes”), maturing annually on June 1, 2024 through June 1, 2035; and

WHEREAS, on March 13, 2022, Investor purchased \$135,000 of the 2034 maturity of the Notes at a price of 100.00 (constituting aggregate investment capital of \$135,0000); and

WHEREAS, on February 20, 2023, the City modified the Notes to remove the “bank qualified” designation under Tax Code section 265(b)(3); and

WHEREAS, due to the City’s change in “bank qualified” status of the Notes, on March 15, 2023, Investor settled on the sale of its holding of the Notes at a price of 95.230, resulting in a return of investment capital in the amount of \$128,560.50, plus accrued interest to date of settlement; and

WHEREAS, Investor’s sale of the Notes resulted in an economic loss of investment capital equal to \$6,439.50; and

WHEREAS, the parties to this Agreement wish to settle and compromise the disputes and claims between each other as set forth in the Agreement related to any facts, acts, events, or otherwise pertaining to Investor’s claims and allegations which have or could have been asserted through the present date, without the necessity of litigation and/or a trial on the merits with all of the attendant expenses, all without admission of wrongful conduct, fault, or culpability on the part of the parties;

THEREFORE, the parties, in consideration of the foregoing and the payments and mutual promises set forth in this Agreement, agree as follows:

1. **Consideration.** It is understood and agreed by Investor that as full, sufficient, and complete consideration for Investor’s promises and releases made herein, the following payment of a combined total sum of A Dollars (\$6,439.50) shall be made to Investor, following the receipt of an appropriate W-9, in the form of a check payable to [REDACTED] in full and final settlement of all claims.

Said sum shall be paid in order to avoid the cost of litigation and is full payment for settlement of all claims that were or could have been raised by Investor or any time in the future based upon facts now known or unknown to the parties. City will not be liable in any manner for the distribution, division, or payment of any portion of these funds to or involving any other claimants thereto. This payment will be issued within 30 days of receipt of both the fully executed settlement agreement and appropriate W-9. Upon tender of the respective sum, City will have fully met its obligations under this Agreement.

Except as stated in this Agreement, Investor shall not be entitled to any compensation, remuneration, benefits, or other payments from City.

A - Six thousand four hundred thirty-nine dollars and 50 cents.

2. Taxes. Investor agrees that if any state, federal, or local taxes are owing from it on the sums set forth in Paragraph 1 that it will assume all responsibility for payment of any such taxes, together with any interest and/or penalties due thereon to any state, federal, or local authority. Investor further agrees to indemnify the parties released under Paragraph 4 regarding any liability or expense for any claims or determinations hereafter regarding the payment of taxes, interest charges or penalties relating to any payments made to or discharge given by Investor pursuant to this Agreement.

3. Release. Contingent upon Investor's receipt of the Settlement Payment referenced within Paragraph 1, Investor hereby releases, acquits, exonerates, waives, and forever discharges the City of Cedar Falls, Iowa, Cedar Falls Utilities, and their insurers, divisions, component units, affiliates, board members, trustees, elected officials, officers, staff, employees, volunteers, assignees, indemnitors, indemnitees, predecessors and/or successors in interest, attorneys, legal representatives, assigns, and agents ("Released Parties"), of and from any and all matters, claims, complaints, charges, demands, damages, causes of action, debts, liabilities, controversies, judgments, disputes, costs, attorney fees, losses, and suits of every kind and nature and character whatsoever, now existing or hereafter arising, foreseen or unforeseen, known or unknown, directly or indirectly, proximately or remotely, related to the City's issuance of the Notes.

4. No Litigation. At no time subsequent to the execution of this Agreement will Investor file or maintain, or cause or knowingly permit the filing or maintenance, in any state, federal, or foreign court, or before any local, state, federal, or foreign administrative agency, or any other tribunal, any charge, claim, or action of any kind, nature, and character whatsoever, known or unknown, which it may now have, or has ever had against City or any Released Parties based in whole or in part upon the circumstances described within this Agreement.

In the event a lawsuit had been previously filed, Investor stipulates and agrees that in consideration of the payment and representations described herein, it shall cause to be filed a Dismissal With Prejudice of any and all claims it has filed against City and/or any Released Parties, promptly and timely and at their cost, upon receipt of, and before negotiating, the payment referenced in Paragraph 1.

5. No Admission of Liability. It is understood and agreed that this is a compromise settlement of any and all potential claims, and that neither this Agreement itself, the offering of it, nor the furnishing of the consideration for this Agreement shall be deemed or construed at any time for any purpose as an admission of City or the Released Parties' liability or responsibility for any wrongdoing of any kind. Investor agrees this settlement is in full compromise of any potential claim both as to the question of liability and as to the nature and extent of damages and that payment is not to be construed as an admission of liability.

6. Beneficiaries and Assignability. This Agreement is binding on, and shall inure to the benefit of the parties, their heirs, representatives, transferees, principals, estates, executors, administrators, predecessors, successors, parents, subsidiaries, affiliates, assigns, agents, directors, officers, directors and employees.

7. Entire Agreement. This Agreement constitutes the entire agreement, written and oral, of the parties hereto, and it supersedes and replaces all prior negotiations, proposed agreements, understandings, representations and agreements, written or oral. No party hereto is relying on any statement or representation of any other party hereto except those, if any, set forth herein. No part of this Agreement may be amended, varied, or supplemented in any respect, except by a writing duly executed by each of the parties hereto or their authorized representatives.

8. Counterparts. This Agreement may be executed in one or more counterparts, all of which, taken together, shall constitute one and the same instrument.

9. Choice of Law. The parties agree that this Agreement shall be governed by and construed in accordance with the laws of the State of Iowa, without regard for its choice-of-law provisions.

10. Severability. Except as otherwise provided in this Paragraph, if any provision of this Agreement shall be finally determined to be invalid or unenforceable by a court of competent jurisdiction, that part shall be ineffective to the extent of such invalidity or unenforceability only, without in any way affecting the remaining parts of said provision or the remaining provisions of this Agreement.

11. Knowing and Voluntary Waiver. In entering into this Agreement, no party has relied on any representations or warranties of any other party, other than the representations or warranties expressly set forth in this Agreement. The parties further acknowledge that they fully understand this Agreement and the effect of signing and executing the Agreement.

12. Jointly Drafted. Because the parties have had a full opportunity to consider this Agreement and negotiate its terms, this Agreement is deemed to have been jointly prepared by the parties, and any uncertainty or ambiguity existing in it shall not be interpreted against any party as the primary drafter of the Agreement. The language of all parts of this Agreement shall in all cases be construed as a whole, according to its meaning and not strictly for or against any of the parties.

13. Warranty of Capacity to Execute Agreement. Investor represents and warrants that no other person or entity has, or had, any interest in the claims, demands, obligations, or causes of action referred to in this Agreement, except as otherwise set forth herein; that Investor has the sole right and exclusive authority to execute this Agreement; and that Investor has not sold, assigned, transferred, conveyed or otherwise disposed of any of the claims, demands, obligations or causes of action referred to in this Agreement. Investor agrees to fully indemnify, defend, and hold harmless the Released Party(ies) should a third-party assert claims against the Released Party(ies) as the result of a sale, assignment, transfer, conveyance, or disposal of any claims, demands, obligations or causes of action through or on behalf of the Investor to the third-party.

14. Effectiveness. This Agreement shall become effective as of the date it is signed. This Agreement shall become effective immediately upon execution and may be executed by duplicate of the original, in which event all original signed copies shall be the original document.

ALL PARTIES EXECUTING THIS AGREEMENT STATE THAT THEY HAVE READ AND FULLY UNDERSTAND THE FOREGOING AGREEMENT AND CONSULTED AN ATTORNEY IF BELIEVED NECESSARY BEFORE EXECUTING THIS RELEASE & SETTLEMENT AGREEMENT.

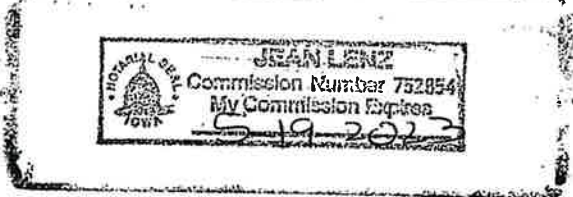
THIS RELEASE INCLUDES A RELEASE OF ALL KNOWN AND UNKNOWN CLAIMS, EXCEPT AS OTHERWISE STATED IN THE AGREEMENT.

I have read the foregoing and I accept and agree to the provisions it contains and hereby execute it voluntarily with full understanding of its consequences.

3/9/23
Date

[Redacted Signature]
Duly authorized representative of [Redacted]
("Investor")
By: [Redacted]

Subscribed and sworn to before me by the said [Redacted] (representative of Investor) on this 9 day of March, 2023.



Jean Lenz
NOTARY PUBLIC IN AND FOR
THE STATE OF IOWA

Date

Duly authorized representative of City of Cedar Falls, Iowa
By: _____

RELEASE & SETTLEMENT AGREEMENT

This Release & Settlement Agreement ("Agreement") is entered into between [REDACTED] (referred to herein as "Investor") and City of Cedar Falls, Iowa ("City") for the consideration and mutual promises hereinafter stated. Investor and City are at times referred to as "the parties" or a "party".

WHEREAS, on August 31, 2022, the City issued its \$3,860,000 General Obligation Capital Loan Notes, Series 2022 (the "Notes"), maturing annually on June 1, 2024 through June 1, 2035; and

WHEREAS, on August 31, 2022, Investor purchased \$ 405,000 of the 20³⁵ maturity of the Notes at a price of 99.472 (constituting aggregate investment capital of \$ 402,861.60); and

WHEREAS, on February 20, 2023, the City modified the Notes to remove the "bank qualified" designation under Tax Code section 265(b)(3); and

WHEREAS, due to the City's change in "bank qualified" status of the Notes, on 3/15/23, 2023, Investor settled on the sale of its holding of the Notes at a price of 93.917, resulting in a return of investment capital in the amount of \$ 380,363.85, plus accrued interest to date of settlement; and

WHEREAS, Investor's sale of the Notes resulted in an economic loss of investment capital equal to \$ 22,497.75; and

WHEREAS, the parties to this Agreement wish to settle and compromise the disputes and claims between each other as set forth in the Agreement related to any facts, acts, events, or otherwise pertaining to Investor's claims and allegations which have or could have been asserted through the present date, without the necessity of litigation and/or a trial on the merits with all of the attendant expenses, all without admission of wrongful conduct, fault, or culpability on the part of the parties;

THEREFORE, the parties, in consideration of the foregoing and the payments and mutual promises set forth in this Agreement, agree as follows:

1. **Consideration.** It is understood and agreed by Investor that as full, sufficient, and complete consideration for Investor's promises and releases made herein, the following payment of a combined total sum of A Dollars (\$ 22,497.75) shall be made to Investor, following the receipt of an appropriate W-9, in the form of a check payable to [REDACTED], in full and final settlement of all claims.

Said sum shall be paid in order to avoid the cost of litigation and is full payment for settlement of all claims that were or could have been raised by Investor or any time in the future based upon facts now known or unknown to the parties. City will not be liable in any manner for the distribution, division, or payment of any portion of these funds to or involving any other claimants thereto. This payment will be issued within 30 days of receipt of both the fully executed settlement agreement and appropriate W-9. Upon tender of the respective sum, City will have fully met its obligations under this Agreement.

Except as stated in this Agreement, Investor shall not be entitled to any compensation, remuneration, benefits, or other payments from City.

2. Taxes. Investor agrees that if any state, federal, or local taxes are owing from it on the sums set forth in Paragraph 1 that it will assume all responsibility for payment of any such taxes, together with any interest and/or penalties due thereon to any state, federal, or local authority. Investor further agrees to indemnify the parties released under Paragraph 4 regarding any liability or expense for any claims or determinations hereafter regarding the payment of taxes, interest charges or penalties relating to any payments made to or discharge given by Investor pursuant to this Agreement.

3. Release. Contingent upon Investor's receipt of the Settlement Payment referenced within Paragraph 1, Investor hereby releases, acquits, exonerates, waives, and forever discharges the City of Cedar Falls, Iowa, Cedar Falls Utilities, and their insurers, divisions, component units, affiliates, board members, trustees, elected officials, officers, staff, employees, volunteers, assignees, indemnitors, indemnitees, predecessors and/or successors in interest, attorneys, legal representatives, assigns, and agents ("Released Parties"), of and from any and all matters, claims, complaints, charges, demands, damages, causes of action, debts, liabilities, controversies, judgments, disputes, costs, attorney fees, losses, and suits of every kind and nature and character whatsoever, now existing or hereafter arising, foreseen or unforeseen, known or unknown, directly or indirectly, proximately or remotely, related to the City's issuance of the Notes.

4. No Litigation. At no time subsequent to the execution of this Agreement will Investor file or maintain, or cause or knowingly permit the filing or maintenance, in any state, federal, or foreign court, or before any local, state, federal, or foreign administrative agency, or any other tribunal, any charge, claim, or action of any kind, nature, and character whatsoever, known or unknown, which it may now have, or has ever had against City or any Released Parties based in whole or in part upon the circumstances described within this Agreement.

In the event a lawsuit had been previously filed, Investor stipulates and agrees that in consideration of the payment and representations described herein, it shall cause to be filed a Dismissal With Prejudice of any and all claims it has filed against City and/or any Released Parties, promptly and timely and at their cost, upon receipt of, and before negotiating, the payment referenced in Paragraph 1.

5. No Admission of Liability. It is understood and agreed that this is a compromise settlement of any and all potential claims, and that neither this Agreement itself, the offering of it, nor the furnishing of the consideration for this Agreement shall be deemed or construed at any time for any purpose as an admission of City or the Released Parties' liability or responsibility for any wrongdoing of any kind. Investor agrees this settlement is in full compromise of any potential claim both as to the question of liability and as to the nature and extent of damages and that payment is not to be construed as an admission of liability.

6. Beneficiaries and Assignability. This Agreement is binding on, and shall inure to the benefit of the parties, their heirs, representatives, transferees, principals, estates, executors, administrators, predecessors, successors, parents, subsidiaries, affiliates, assigns, agents, directors, officers, directors and employees.

7. Entire Agreement. This Agreement constitutes the entire agreement, written and oral, of the parties hereto, and it supersedes and replaces all prior negotiations, proposed agreements, understandings, representations and agreements, written or oral. No party hereto is relying on any statement or representation of any other party hereto except those, if any, set forth herein. No part of this Agreement may be amended, varied, or supplemented in any respect, except by a writing duly executed by each of the parties hereto or their authorized representatives.

8. Counterparts. This Agreement may be executed in one or more counterparts, all of which, taken together, shall constitute one and the same instrument.

9. Choice of Law. The parties agree that this Agreement shall be governed by and construed in accordance with the laws of the State of Iowa, without regard for its choice-of-law provisions.

10. Severability. Except as otherwise provided in this Paragraph, if any provision of this Agreement shall be finally determined to be invalid or unenforceable by a court of competent jurisdiction, that part shall be ineffective to the extent of such invalidity or unenforceability only, without in any way affecting the remaining parts of said provision or the remaining provisions of this Agreement.

11. Knowing and Voluntary Waiver. In entering into this Agreement, no party has relied on any representations or warranties of any other party, other than the representations or warranties expressly set forth in this Agreement. The parties further acknowledge that they fully understand this Agreement and the effect of signing and executing the Agreement.

12. Jointly Drafted. Because the parties have had a full opportunity to consider this Agreement and negotiate its terms, this Agreement is deemed to have been jointly prepared by the parties, and any uncertainty or ambiguity existing in it shall not be interpreted against any party as the primary drafter of the Agreement. The language of all parts of this Agreement shall in all cases be construed as a whole, according to its meaning and not strictly for or against any of the parties.

13. Warranty of Capacity to Execute Agreement. Investor represents and warrants that no other person or entity has, or had, any interest in the claims, demands, obligations, or causes of action referred to in this Agreement, except as otherwise set forth herein; that Investor has the sole right and exclusive authority to execute this Agreement; and that Investor has not sold, assigned, transferred, conveyed or otherwise disposed of any of the claims, demands, obligations or causes of action referred to in this Agreement. Investor agrees to fully indemnify, defend, and hold harmless the Released Party(ies) should a third-party assert claims against the Released Party(ies) as the result of a sale, assignment, transfer, conveyance, or disposal of any claims, demands, obligations or causes of action through or on behalf of the Investor to the third-party.

14. Effectiveness. This Agreement shall become effective as of the date it is signed. This Agreement shall become effective immediately upon execution and may be executed by duplicate of the original, in which event all original signed copies shall be the original document.

ALL PARTIES EXECUTING THIS AGREEMENT STATE THAT THEY HAVE READ AND FULLY UNDERSTAND THE FOREGOING AGREEMENT AND CONSULTED AN ATTORNEY IF BELIEVED NECESSARY BEFORE EXECUTING THIS RELEASE & SETTLEMENT AGREEMENT.

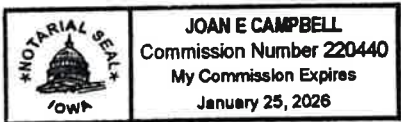
THIS RELEASE INCLUDES A RELEASE OF ALL KNOWN AND UNKNOWN CLAIMS, EXCEPT AS OTHERWISE STATED IN THE AGREEMENT.

I have read the foregoing and I accept and agree to the provisions it contains and hereby execute it voluntarily with full understanding of its consequences.

3/8/2023
Date

[Redacted Signature]
Duly authorized representative of [Redacted]
"Investor"
By: [Redacted]

Subscribed and sworn to before me by the said [Redacted] (representative of Investor) on this 8th day of March, 2023.



Joan E Campbell
NOTARY PUBLIC IN AND FOR
THE STATE OF IOWA

Date

Duly authorized representative of City of
Cedar Falls, Iowa
By: _____

02162613-1\10283-190



DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls
 220 Clay Street
 Cedar Falls, Iowa 50613
 Phone: 319-273-8600
 Fax: 319-268-5126
 www.cedarfalls.com

MEMORANDUM
Administration Division

TO: Mayor Rob Green and City Council
FROM: Stephanie Houk Sheetz, Director of Community Development
DATE: March 13, 2023
SUBJECT: Agreement for Services – Cedar Valley Youth Soccer Association

The Cedar Valley Soccer Association was established in 1992. The Soccer Complex on W. Ridgeway Avenue opened in late 1999. The City provided \$20,000 for three years to help build the complex. Since 1998, the City has annually funded the Association (now referred to as the Cedar Valley Soccer Club). In January 2023, the city updated Section 28: Outside Entity Funding within our Accounting Policies and Procedures and Purchasing Manual, based on direction from the State Auditor. The provisions ensure public purpose is served when directing public funds toward a private non-profit. In accordance with that policy, attached please find an agreement related to the Cedar Valley Soccer Club. The agreement simply puts our past practice into writing.

Providing support to the Cedar Valley Soccer Club (CVSC) provides a public benefit. Our Recreation & Community Programs division offers introductory soccer. After that, for more competitive/ select play levels, participants may move on to programs offered by CVSC. If the City were to operate this, it would require a much more significant commitment of city resources than the annual allocation we provide. In addition, CVSC maintains 15 full size fields. Soccer is a very accessible sport that anyone can play with limited special equipment which promotes, physical activity and social skills which benefits the wellbeing and quality of life of Cedar Falls residents. We also see a tourism benefit from the weekend league games and the annual events they host.

Attached, please find a proposed agreement with Cedar Valley Youth Soccer Association. The agreement term is for five years and can be renewed by request. Payments would continue to be made quarterly. A new component of the agreement is that CVSC submits an annual report with at least: events & attendance for the year, detailed information on how public funds were used.

2/17/23

AGREEMENT FOR PUBLIC SERVICES
PROVIDED BY
CEDAR VALLEY YOUTH SOCCER ASSOCIATION
TO
THE CITY OF CEDAR FALLS, IOWA

This Agreement is made and entered into effective this ____ day of _____, 2023, by and between the Cedar Valley Youth Soccer Association, an Iowa non-profit corporation whose address is PO Box 391, Cedar Falls, Iowa, 50613, ("CVYSA") and the City of Cedar Falls, Iowa, an Iowa municipality whose address is 220 Clay Street, Cedar Falls, Iowa, 50613 (the "City").

WHEREAS, CVYSA is a local non-profit that has served Cedar Falls, Waterloo, and surrounding communities since 1992, providing recreational and competitive soccer opportunities for thousands of youth ages 5 to 17; and

WHEREAS, CVYSA leases from the City of Waterloo, operates and maintains a 126 acre soccer complex comprised of many soccer fields of various sizes to accommodate various age groups as well as other amenities; and

WHEREAS, CVYSA has on staff many experienced coaches who develop soccer skills of participants of all ability levels; and

WHEREAS, CVYSA hosts soccer practices as well as recreational soccer games in the summer, fall and spring as well as competitive matches and tournaments, and high school and college matches; and

WHEREAS, the City recognizes the benefits of youth participation in soccer, including physical fitness, team work, social skills and recreation; and

WHEREAS, CVYSA is able to offer soccer opportunities to Cedar Falls residents on a depth and scale that the City's recreational programs are not able to offer, even if significant additional resources were devoted to such opportunities; and

WHEREAS, the public benefit derived from the offerings provided by CVYSA are substantial, which allows the City to devote recreational resources to other programs; and

WHEREAS, the City has determined that it is in the City's best interest and the best interests of its residents that the City support operations, maintenance and programming of CVYSA in order to help ensure the continued success of CVYSA and its programs.

2/17/23

NOW, THEREFORE, in consideration of the mutual covenants set forth herein, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Services. CVYSA shall continue to provide opportunities for youth soccer for residents of the City of Cedar Falls according to the rules, policies and bylaws of CVYSA. In addition, CVYSA agrees to collaborate with City Recreation and Community Development Division staff to develop programming to include, at a minimum, introductory soccer instruction for youth.

2. Term. This Agreement shall commence on the effective date above and continue until December 31, 2027, unless terminated earlier under the provisions of Paragraph 3 below. Thereafter, this Agreement may continue for successive one-year periods as long as CVYSA provides written notice to the City of its intent to extend this Agreement no later than September 1, 2027, and no later than September 1 of each succeeding year.

3. Termination. This Agreement shall terminate upon any one of the following events:

- a. For convenience by either party upon at least 120 days prior written notice to the other party at the address listed in paragraph 13 below. In the event of termination for convenience by CVYSA, CVYSA shall repay to the City a pro-rata share of payments made as of the termination date.
- b. At the end of the initial term of this Agreement or any extension if prior written notice to extend is not timely given.
- c. In the event of default of any term of this Agreement, if such default is not cured to the satisfaction of the non-defaulting party within 20 days after written notice of default by the non-defaulting party.

4. Funding. The City shall provide funding to CVYSA on the following basis:

- a. The sum of Ten Thousand Dollars (\$10,000.00) on an annual basis for CVYSA operations, maintenance of the soccer complex, and programming.
- b. Payment by the City to CVYSA each year shall be on a quarterly basis with Twenty-five percent (25%) of the annual payment due on or before July 31, October 31, January 31 and April 30, as long as CVYSA submits to the City an invoice reflecting the quarterly amount due no later than Thirty (30) days prior to the payment due date herein. If an invoice is not submitted by CVYSA on a timely basis, the City shall have Thirty (30) days from receipt of invoice to make the quarterly payment.
- c. The quarterly payments called for herein are intended to cover the City's fiscal year period as follows: Payment on July 31: July 1 - September 30; Payment on October 31: October 1 – December 30; Payment on January 31: January 1 – March 31; Payment on April 30: April 1 – June 30.
- d. City funding is provided through Hotel/Motel Tax revenues. Should a 25% or greater reduction in such revenues be experienced in any fiscal year, the City may reduce

2/17/23

the funding called for in this Agreement for the following fiscal year in an amount proportionate to the reduced revenues. The City shall notify CVYSA of such reduction as soon as practicable. CVYSA hereby agrees to such reduction under such circumstances.

5. Reporting. CVYSA shall submit to the City no later than September 1 of each year a written report consisting of the following components from the prior fiscal year (July 1-June 30):
 - a. A listing of events with estimated total attendance along with any information about local/non-local participation in the events and any collaborative programming with the City Recreation and Community Development Division that may have occurred.
 - b. A detailed accounting of how public funds were used.
6. Recognition. CVYSA shall recognize the City as a funding sponsor. This recognition may include the City logo in places and media wherein CVYSA would acknowledge other major supporters including, but not limited to, complex signage, website, advertising or other areas.
7. No Joint Venture. This Agreement shall not be considered as a joint venture between the City and CVYSA, and no employer-employee, partnership or any other relationship is intended.
8. Taxes. CVYSA shall be solely responsible for federal and/or state income taxes payable as a result of any funding herein.
9. No Assignment. This Agreement may not be assigned without the prior written consent of the City.
10. Amendment. This Agreement may not be modified or amended except in writing and signed by the parties hereto.
11. Governing Body. This Agreement shall not be effective unless and until approved by the City Council of the City.
12. Integration. This Agreement constitutes the entire understanding of the parties, and supersedes any previous understandings between the parties with respect to the matters addressed herein.
13. Notice. Any notices given pursuant to this Agreement shall be in writing and shall either be personally delivered, emailed, or sent by ordinary mail to:

<u>City:</u> Director of Community Development 220 Clay St. Cedar Falls, IA 50613 (319) 273-8600	<u>CVYSA:</u> Executive Director PO Box 391 Cedar Falls, IA 50613
--	--
14. Invalid Provisions. If any provision of this Agreement is held to be illegal, invalid or unenforceable under present or future laws, then such provision shall be fully severable and this

2/17/23

Agreement shall be construed and enforced as if such illegal, invalid or unenforceable provision had never comprised a part of this Agreement, and the remaining provisions shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the day and year above first written.

CEDAR VALLEY YOUTH SOCCER ASSOCIATION

By: Kyle Nelson
Kyle Nelson, Executive Director

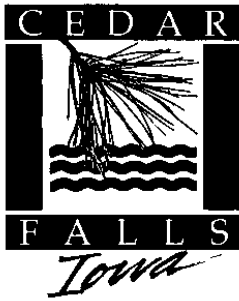
Date: 2/27/23

CITY OF CEDAR FALLS, IOWA

By: _____
Robert M. Green, Mayor

Attest: _____
Jacqueline Danielsen, MMC, City Clerk

Date: _____

**DEPARTMENT OF COMMUNITY DEVELOPMENT**

City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613
Phone: 319-268-5161
Fax: 319-268-5197
www.cedarfalls.com

MEMORANDUM
Inspection Services Division

TO: Honorable Mayor Robert Green & City Council

FROM: Jamie Castle, AIA
Building Official

DATE: March 20, 2023

SUBJECT: Contract for Demo and Discovery at Pro Shop

In mid-January of 2023 Public Works staff attempted to reinstall siding that had fallen off of the East side of the Pheasant Ridge Pro Shop. When they did, they discovered the sheathing and header had significant decay from water damage and were unsuccessful in the siding reinstallation.

After initial review of the damaged wall, Staff determined the wall was not properly flashed and did not have the correct vapor barrier. It also appears because of these construction issues the damage is much more extensive than just the sheathing. Therefore we reached out to 5 local contractors to provide a price to remove the siding, sheathing, interior drywall, shingles, etc. to analyze the extent of the damage. Three contractors submitted prices. The low bidder was unable to meet the city's insurance requirements. Therefore, we plan to move forward with the second lowest bid which was proposed by Peters Construction Corporation.

The cost for the work is \$2,998.00. The work will begin shortly after the approval of the contract. Once the structure is exposed we will analyze the damage and determine next steps. Repair work will be under a separate contract.

CITY OF CEDAR FALLS, IOWA
GENERAL TERMS AND CONDITIONS

Peters Construction Corp. and City of Cedar Falls for demo and discovery project at Pro Shop

This Agreement is by and between Peters Construction Corporation ("Contractor") and the City of Cedar Falls, Iowa ("City"), and is to be effective on the date last signed by the Contractor or the City below.

1.0. Contractor's Services

1.1. Contractor's services shall consist only of the those services and/or products provided or supplied by Contractor as defined in this Agreement and as listed on Exhibit "A" attached. ("Services" or "Scope of Services")

1.2. Contractor shall not commence or perform any work outside the Scope of Services unless and until authorized in writing by the City. No changes to the Scope of Services shall be valid unless agreed to by both the Contractor and the City in writing. Any work performed or expenses incurred by the Contractor shall be conclusively presumed to be part of the Scope of Services unless a written change order covering such work, and the cost of such work, has been agreed to in advance. If Exhibit "A" includes provisions for contingent services, such services shall not be performed until written authorization is given by the City.

1.3. Contractor shall assign qualified and experienced personnel to perform the Services, and Contractor hereby warrants to the City that Contractor has sufficient experience and financial resources to complete the Services required by this Agreement. Where the Scope of Services identifies particular personnel who shall perform the Services, such personnel shall remain assigned to provide the Services throughout the term of this Agreement, unless otherwise approved in writing by the City. In the event that such particular personnel must be replaced, Contractor agrees to replace such particular personnel with persons of equivalent or better qualifications, as approved by the City.

1.4. Contractor shall perform the Services in a timely manner and in accordance with any schedule set forth in Exhibit "A". The Contractor and the City agree that time is of the essence with respect to Contractor's performance under this Agreement.

1.5. Contractor warrants that its fulfillment of this Agreement will not infringe on or misappropriate the rights of any third party, and that the Contractor has the complete right and full authority to convey ownership of the Services to the City. Contractor shall obtain all required governmental and third-party licenses, approvals and permits for the provision of Services, at Contractor's cost.

1.6. The person signing this Agreement on behalf of the Contractor represents and warrants that the person has full and sufficient authority to execute this Agreement on behalf of the Contractor.

2.0. Compensation

2.1. All bids and prices shall be shown in U.S. Dollars. All prices must remain firm for the duration of this Agreement.

2.2. After inspection (if applicable) and acceptance by the City of Services, City shall pay Contractor in accordance with the payment terms set forth in Exhibit "A". The maximum amount of all payments for Services shall be the amount set forth in Exhibit "A", unless additional Services are agreed upon as set forth in Section 1.2, in which case the maximum amount of all payments shall be adjusted accordingly.

2.3. Following acceptance of Services by the City, payment shall be made to the Contractor within thirty (30) days of receipt of a proper invoice. The invoice shall include, at a minimum. The name and address of the Contractor, the invoice number, the date services were performed or goods were shipped, a general description of the services or

goods, total amount to be paid, any discounts or credits, and the net amount to be paid. The invoice shall be mailed or emailed to the authorized representative of the City listed below, at the address listed below.

2.4. Expenses shall not be reimbursed to the Contractor unless specifically described in Exhibit "A".

2.5. If services in addition to the Scope of Services are agreed upon as set forth in Section 1.2, Contractor must provide a separate invoice for such additional services before payment will be made.

2.6. If the City fails to make any payment when due to the Contractor, the Contractor may charge the City interest on the unpaid balance at the rate of 5% per annum until paid. In addition, Contractor may, after giving seven (7) days written notice to the City, suspend services under this Agreement until such unpaid balance is paid in full.

2.7. Notwithstanding anything to the contrary in this Agreement, the City may withhold payment to Contractor for faulty Services, or if the City is advised of liens or other claims against any Services, including products.

3.0. Taxes.

3.1. The City is exempt from all federal, State of Iowa, and other states' taxes on the purchase of products and services used by the City within the State of Iowa. The City shall provide tax exemption certification as required.

3.2. Any charges for taxes from which the City is exempt will be deducted from invoices before payment is made.

4.0. Ownership and Use of Documents

4.1. All Services to be provided under this Agreement, and any invention, improvement, discovery, or innovation (whether or not patentable) made, conceived or actually reduced to practice by Contractor in the performance of the Scope of Services in this Agreement will be owned exclusively by the City, including all proprietary and intellectual property rights. To the extent not automatically vested in the City, Contractor hereby assigns to the City all right, title and interest in and to the Services, including, without limitation, copyright, patent and trade secret rights. Upon the City's request, Contractor shall execute any additional documents necessary for the City to perfect such ownership rights.

4.2. Notwithstanding Section 4.1, Contractor retains ownership of its pre-existing and proprietary materials and other intellectual property that may be incorporated into the Services.

4.3. Copies of City furnished data that may be relied upon by Contractor are limited to the printed copies (also known as hard copies) that are delivered to the Contractor. Files in electronic media format of text, data, graphics, or of other formats that are furnished by the City to the Contractor are only for the convenience of the Contractor. Any conclusion or information obtained or derived from such electronic files will be at the Contractor's sole risk.

4.4. During the term of this Agreement and following completion or termination of the Agreement, the Contractor and any authorized Subcontractors shall maintain all accounting records and other documentation generated in providing Services under this Agreement. The City or its designee shall be allowed to have access to such information for the purpose of inspection, audit and copying during normal business hours for a period of five (5) years after the final payment by the City, termination of this Agreement, or resolution of all matters under this Agreement, whichever date is latest. No additional compensation shall be paid to Contractor for such retention or inspection by the City or designee.

5.0. Term and Termination.

5.1. The term of this Agreement shall commence on the effective date and end on June 1, 2023 unless earlier terminated under the terms of this Agreement.

5.2. The City may terminate this Agreement at any time for its convenience by giving written notice to the Contractor of such termination and specifying the effective date of the termination, at least thirty (30) calendar days before the effective date of termination. In that event, all finished or unfinished Services, reports and materials

prepared or furnished by the Contractor shall, at the option of the City, become the City's property. If the Agreement is terminated by the City as provided herein, the Contractor shall be paid for all Services which have been authorized, approved and provided up to the effective date of termination. The City will not be subject to any termination fees from the Contractor.

5.3. Either party may terminate this Agreement upon seven (7) calendar days written notice in the event that the other party fails to substantially perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.

6.0. Warranties.

6.1. Contractor represents and warrants that Services shall be performed in a manner consistent with the standard of care of other professional service providers in a similar industry and application.

6.2. Contractor represents and warrants that products delivered as part of the Scope of Services, including each component, shall be free of defects and shall conform to the quality standards of the applicable industry and shall meet in all respects the requirements of the Scope of Services. If any defect or sign of deterioration is identified by the City within one year after delivery which is not due to the acts or omissions of the City, Contractor shall, within 15 days after notification by the City, at Contractor's expense, repair, adjust or replace such items to the complete satisfaction of the City.

6.3. Contractor shall be responsible for the quality, technical accuracy, completeness and coordination of all Services under this Agreement. Contractor shall promptly and without charge, provide all corrective work necessary as a result of Contractor's acts, errors or omissions with respect to the quality and accuracy of Contractor's Services.

6.4. Contractor shall be responsible for any and all damages to property or persons as a result of Contractor's acts, errors or omissions in performing the Services under this Agreement, and for any losses or costs to repair or remedy any Services undertaken by the City as a result of any such acts, errors or omissions.

6.5. Contractor's obligations shall exist without regard to, and shall not be construed to be waived by, the availability or unavailability of any insurance, either by the City or by the Contractor. None of the provisions of this Agreement shall be construed as a limitation on the City's right to seek recovery of damages it suffers as a result of Contractor's fault or breach.

7.0. Warranties – Intellectual Property.

7.1. Contractor represents and warrants that the Services produced or provided to the City do not infringe upon any copyright, trademark, trade name, trade dress patent, statutory, common law or any other right of any person or entity.

7.2. Contractor represents and warrants that the Services, and the City's use of the same, and the exercise by the City of the rights granted by this Agreement, shall not infringe upon any other work or violate the rights of publicity or privacy of, or constitute a libel or slander against, any person or entity.

7.3. Contractor represents and warrants that it is the owner of or otherwise has the right to use and distribute the Services contemplated by this Agreement.

8.0. Disputes.

8.1. Should any dispute arise with respect to this Agreement, the parties agree to act immediately to resolve such dispute. Time is of the essence in the resolution of disputes.

8.2. Contractor agrees that, the existence of a dispute notwithstanding, it will continue without delay to carry out all of its responsibilities under this Agreement that are not affected by the dispute and the City shall continue to make payment for all Services that are performed in conformance with this Agreement. Should the Contractor fail to

continue to perform its responsibilities regarding all non-disputed Services, without delay, any additional costs incurred by the City or the Contractor as a result of such failure to proceed shall be borne by the Contractor.

8.3. Should any dispute between the parties remain unresolved, the parties mutually agree to engage in mediation prior to the filing of suit by either party. The cost of mediation shall be divided equally between the parties except that each party shall be responsible for that party's own expenses and attorney fees associated with mediation. The City shall not engage in arbitration of any dispute.

9.0. Indemnification and Hold Harmless.

9.1. To the fullest extent permitted by law, Contractor (for purposes of this Section 9.0, includes employees, subcontractors, agents and others working on behalf of Contractor under this Agreement) agrees to defend (for all non-professional claims), indemnify, and hold harmless the City (for purposes of this Section 9.0 includes elected and appointed officials, employees, and agents working on behalf of the City) against any and all claims, demands, suits or loss, including any and all outlay and expense connected therewith, and for damages, which may be asserted, claimed or recovered against or from the City, including, but not limited to, damages arising by reason of personal injury, including bodily injury or death, and property damage, which arises out of or is in any way connected or associated with the work and/or services provided by the Contractor to the City under this Agreement, to the extent caused by or arising out of the errors, omissions, negligent or intentional acts of the Contractor.

9.2. Contractor's duty of indemnification and to hold harmless includes, but is not limited to, Contractor's breach or alleged breach of the warranties found in Sections 6.0 and 7.0 above, and shall survive the termination of this Agreement. Such duty also includes damage, loss or injury to the City or City property.

9.3. Contractor expressly assumes full responsibility for loss, expense, damages or injuries which may result to the Contractor by reason of or in connection with the work and/or services provided by Contractor under this Agreement to the extent caused by or arising out of the errors, omissions, negligent or intentional acts of the Contractor.

9.4. It is specifically agreed between the parties that this Agreement is not intended to create in the public or any member of the public third party beneficiary status or to authorize anyone not a party to this Agreement to maintain a suit for personal injuries or property damage.

10.0. Insurance.

Contractor shall at all times during the performance of this Agreement maintain insurance as set forth in Exhibit "B" unless this insurance requirement is waived by the City in this Section.

Insurance requirement waived: _____ (Signature and title of authorized City employee or officer)

The City may at any time during the term of this Agreement require proof of such insurance.

11.0. Compliance with Laws and Regulations.

11.1. Contractor certifies that in performing this Agreement it will comply with all applicable provisions of federal, state and local laws, ordinances, rules, licenses and regulations and shall make reasonable efforts to ensure that its employees, agents, subcontractors and others working on behalf of the Contractor under this Agreement do the same.

11.2. Contractor is responsible for determining which products are considered to be hazardous chemicals under applicable standards and to provide the most current Safety Data Sheet ("SDS") with the initial shipment of such chemicals. Failure by Contractor to do so may be considered by the City to be delivery of a defective product and its delivery may be refused. It is also the Contractor's responsibility to provide to the City any updated or revised SDS as it becomes available for any such hazardous chemicals sold and delivered to the City.

12.0. Independent Contractor.

Both parties shall act in their individual capacities in the performance of this Agreement and not as agents, employees, partners, joint ventures or associates of one another. The employees or agents of one party shall not be deemed or construed to be the employees or agents of the other for any purpose whatsoever.

13.0. Non-Collusion.

13.1. Neither the Contractor, nor anyone acting on behalf of Contractor, has employed any person to solicit or procure this Agreement, nor will the Contractor make any payment or agreement for payment of any compensation in connection with the solicitation or procurement of this Agreement.

13.2. Contractor agrees that there is no agreement, arrangement or understanding expressed or implied, contemplating any division of compensation for Services provided under this Agreement, or in the participation in such Services, directly or indirectly, by any person or entity, except as provided in this Agreement.

13.3. Neither the Contractor, nor anyone acting on behalf of Contractor, has either directly or indirectly entered into any agreement, arrangement or understanding to collude or otherwise take any action in restraint of free competitive procurement in connection with this Agreement.

14.0. Nondiscrimination and Equal Opportunity.

14.1. Contractor will not discriminate against any employee or applicant for employment because of race, sex, color, creed, national origin, marital or familial status, religion, age, disability, sexual orientation, gender identity, genetic information or veteran status, or any other classification protected by federal, state, or local law, except where age or sex is an essential bona fide occupational requirement, or where disability is a bona fide occupational disqualification.

14.2. Contractor shall inform all subcontractors and agents performing under this Agreement of this nondiscrimination and equal opportunity requirement and shall take reasonable steps to ensure their compliance with the same.

15.0. No Conflict of Interest.

Contractor represents, warrants and covenants that no relationship exists or will exist during the term of this Agreement that is a conflict of interest under Iowa law. No employee, officer or agent of the Contractor shall participate in the procurement or performance of this Agreement if a conflict of interest exists as to such person. Should a conflict of interest arise during the term of this Agreement for Contractor or any employee, officer or agent of Contractor, Contractor shall immediately notify the City, in which case this Agreement may be terminated and any excess costs incurred by the City due to such termination shall be paid by Contractor or deducted from any sums yet due to Contractor.

16.0. Force Majeure.

16.1. Force majeure shall be any of the following events: acts of God or the public enemy; compliance with any order, rule, regulation, decree, or request of any governmental authority or agency or person purporting to act as such; acts of war, public disorder, rebellion, terrorism, or sabotage; floods, hurricanes, or other storms; strikes or labor disputes; or any other cause, whether or not of the class or kind specifically named or referred to in this Agreement which is not within the reasonable control of the party affected. A delay in or failure of performance by either party shall not constitute a default in performance nor be the basis for, or give rise to, any claim for damages, if and to the extent such delay or failure is caused by force majeure.

16.2. The party who is prevented from performing by force majeure shall be obligated, within a period not to exceed fourteen (14) calendar days after the occurrence or detection of any such event, to provide notice to the other party setting forth in reasonable detail the nature thereof and the anticipated extent of the delay, and shall remedy such cause as soon as reasonably possible, as mutually agreed between the parties.

16.3. If a remedy to an event of force majeure cannot be agreed upon within a reasonable amount of time, this Agreement may be terminated by either party.

17.0. Assignment.

No rights under this Agreement may be assigned or transferred by Contractor without the prior written consent of the City. The benefits of this Agreement may inure to Contractor's assigns, transferees, or successors in interest if approved by the City in writing in advance, and if such assignee, transferees or successors agree in writing to be bound by the terms of this Agreement.

18.0. Governing Law.

18.1. This Agreement shall be governed, interpreted and enforced in accordance with the laws of the State of Iowa, regardless of choice of law principles.

18.2. Venue for any dispute under this Agreement shall be the District Court in and for Black Hawk County, Iowa.

19.0. Discrepancy.

In the event that there are any discrepancies or differences between any terms or conditions of the Contractor's bid or quote and this Agreement, this Agreement shall prevail, even if the Contractor's bid or quote is incorporated into this Agreement.

20.0 Public Record.

20.1. This Agreement as well as Contractor's bid or quote and all documents submitted with any such bid or quote shall become public documents subject to Iowa Code Chapter 22, the Iowa Open Records Law. By submitting the bid or quote or any document to the City in connection with such bid or quote, the submitting party recognizes this and waives any claim against the City, its elected and appointed officers, and its employees, and agents working on behalf of the City, relating to the release of any bid or document submitted.

20.2. Each submitting party shall hold the City and its elected and appointed officers, and its employees, and agents working on behalf of the City, harmless from any claims arising from the release of any document or information made available to the City related to or arising from the bidding or quoting process.

20.3. Notwithstanding Sections 20.1 and 20.2, protection from disclosure may apply to those elements of any submittal that may be a trade secret, or confidential or proprietary information. Should the submitting party wish to designate submittals as such, they must be clearly and prominently marked. The City shall make no determination as to whether or not such documents are protected from disclosure under Iowa Code Chapter 22. Rather, the City shall endeavor to notify the submitter of any request for such information and the submitter shall be solely responsible for asserting exemption from disclosure by obtaining a court order. As long as the City makes a good faith effort to notify the submitter of a request for such information, the City and the City's elected and appointed officers, the City's employees, and agents working on behalf of the City, shall not be liable for any damages resulting from such disclosure, whether such disclosure is deemed required by law, by an order of court or administrative agency, or occurs through inadvertence, mistake, or negligence.

21.0. Debarment.

21.1. Contractor hereby certifies, pursuant to 48 CFR Part 9, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this Agreement by any federal agency.

21.2. Contractor further certifies that it is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in any contracts with the City or with the State of Iowa.

22.0 Confidentiality of Shared Information.

No information shared between Contractor and the City in the performance of this Agreement shall be deemed confidential unless clearly designated as such in writing by the party seeking confidentiality at the time of sharing. If designated as confidential the parties agree to maintain the confidentiality of such information except as necessary for performance under this Agreement, unless or until written authorization for disclosure is given by the designating party, or as required by law, or by an order of a court or administrative agency. In the event of a dispute over the confidentiality of shared information, the parties agree to maintain the confidentiality of the designated information until the issue of confidentiality is resolved. The duty to maintain the confidentiality of such information shall survive the termination of this Agreement.

23.0. Entire Agreement.

23.1. This Agreement, and Exhibits, which are incorporated into this Agreement by this reference, contains the entire agreement and understanding by and between the parties with respect to the subject matter, and no representations, promises, agreements, or understandings, written or verbal, not contained in this Agreement, shall be of any force or effect.

23.2. No change, modification or waiver of this Agreement shall be valid or binding unless the same is in writing and signed by the party against whom such change, modification or waiver is sought to be enforced.

24.0. Additional Terms.

25% billed upfront with remainder billed at completion of work

25.0. Notices.

Any notice required to be given under this Agreement and any authorization required to be provided shall be given or provided to:

City:

Name: Jamie L Castle

Title: Building Official/ IS Manager

Address: 220 Clay Street

Cedar Falls, IA 50613

Telephone: 319-268-5189

Email: Jamie.castle@cedarfalls.com

Contractor:

Name: Darrin Gillett

Title: Vice President

Address: 901 Black Hawk Rd.

Waterloo, IA 50701

Telephone: 319-236-2003

Email: dgillett@peters.build

In Witness Whereof, the City and the Contractor have caused this Agreement to be executed as of the last date listed below.

CONTRACTOR

(Name of Contractor) _____

By: Darin Hillen

Its: Vice President

Date: 3/9/2023

CITY OF CEDAR FALLS, IOWA

By: _____

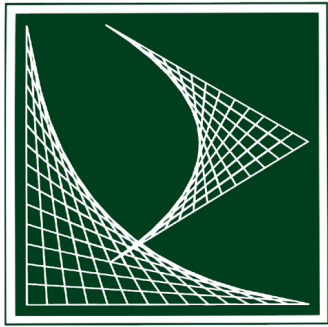
Robert M. Green, Mayor

Attest: _____

Jacqueline Danielsen, MMC, City Clerk

Date: _____

Exhibit A



**PETERS
CONSTRUCTION
CORPORATION**

February 1st, 2023

Jamie Castle
Inspection Services Division
220 Clay Street
Cedar Falls, IA 50613

Subject: Pheasant Ridge Pro Shop Exterior Wall Exploration Proposal

Jamie:

Pursuant to your request, Peters Construction Corporation is pleased to present the following pricing for misc. demo work as required to allow for observation of the existing exterior wall conditions based on the following scope of work.

Scope of Work:

General Requirements:

- Mobilization
- Supervision
- General Clean-up

Demolition:

- Build temporary wall wood framed wall on interior
- Remove exterior siding, window, and wall sheathing to allow for 3rd party observation of existing conditions
- Disposal of materials

Carpentry Work:

- Install new plywood over existing framing with ty-vek over the exterior and provide a temporary weather tight condition.

Price for Exterior Wall Exploration: \$2,998.00

Clarifications

- Work will take place during normal business hours.

Terms:

- 25% billed upfront with remainder billed at completion of work.

We look forward to the opportunity to be of service to you on this project. Please feel free to contact us if you have any questions regarding our proposal.

Sincerely,

Darrin Gillett
Vice President

901 Black Hawk Rd.
Waterloo, IA 50701

(Phone) 319-236-2003

(Fax) 319-236-2009

www.peters.build

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

IOWA GOVERNMENTAL ENDORSEMENT

This endorsement modifies insurance provided under the following:

PREMIUM 250

COMMERCIAL GENERAL LIABILITY COVERAGE FORM

BUSINESSOWNERS COVERAGE FORM

BUSINESS AUTO COVERAGE FORM

SCHEDULE

Name of Organization:

CITY OF CEDAR FALLS
220 CLAY ST
CEDAR FALLS, IA 50613

Additional Insured Section:

The entity shown in the schedule above, including all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees and volunteers are included as Additional Insureds with respect to liability arising out of the Insured's work and/or services performed for the entity shown above. This coverage shall be primary to the Additional Insureds, and not contributing with any other insurance or similar protection available to the Additional Insureds, whether other available coverage be primary, contributing or excess.

Governmental Immunities Section:

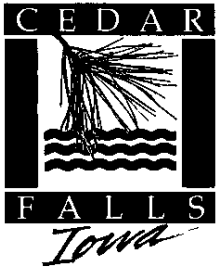
1. Nonwaiver of Governmental Immunity. The insurance carrier expressly agrees and states that the purchase of this policy and the including of the organization shown in the Schedule as an Additional Insured does not waive any of the defenses of governmental immunity available to the organization shown in the Schedule under Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time.

2. Claims Coverage. The insurance carrier further agrees that this policy of insurance shall cover only those claims not subject to the defense of governmental immunity under the Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time.

3. Assertion of Governmental Immunity. The organization shown in the Schedule shall be responsible for asserting any defense of governmental immunity, and may do so at any time and shall do so upon the timely written request of the insurance carrier. Nothing contained in this endorsement, shall prevent the carrier from asserting the defense of governmental immunity on behalf of the organization shown in the Schedule.

4. Non-Denial of Coverage. The insurance carrier shall not deny coverage under this policy and the insurance carrier shall not deny any of the rights and benefits accruing to the organization shown in the Schedule under this policy for reasons of governmental immunity unless and until a court of competent jurisdiction has ruled in favor of the defense(s) of governmental immunity asserted by the organization shown in the Schedule.

5. No Other Change in Policy. The insurance carrier and the organization shown in the Schedule agree that the above preservation of governmental immunities shall not otherwise change or alter the coverage available under the policy.



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: Mayor Robert M Green and City Council
FROM: Chris Sevy, Planner I
DATE: March 20, 2023
SUBJECT: Site Plan Review for Triplex on Lot 1 Pinnacle Ridge First (Case # SP22-013)

REQUEST: Site Plan approval for construction of a new tri-plex in MU District

PETITIONER: Kyle Larson, LGC; Lary Koosmann EI, LSI, Clapsaddle-Garber Associates, Inc

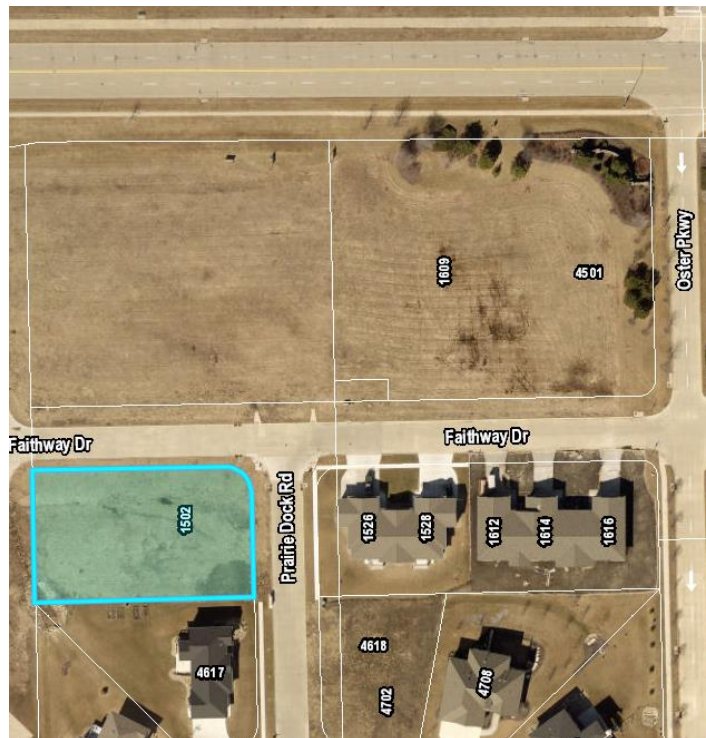
LOCATION: Southwest of the intersection of Faithway Dr. and Prairie Dock Rd.

PROPOSAL

The applicant proposes to construct a one-story, tri-plex on Lot 1 of Pinnacle Ridge First subdivision. The property is located on the southwest corner of Faithway Drive and Prairie Dock Road. Each unit will consist of three bedrooms, two bathrooms, and a three-car garage.

BACKGROUND

In 2004, the rezoning of over 600 acres to a MU district started the Pinnacle Prairie development along Greenhill Road. As development continued along the western portions of Pinnacle Prairie (Business Center North, Business Center South, Western Home, and the updated Pinnacle Prairie Master Plan), the Final Plat for Pinnacle Ridge First was approved by the City Council in the winter of 2017. This plat includes a mixture of single unit homes (Lots 3-45) along with



condos/townhomes (Lots 1-2; the subject property is Lot 1) and professional/commercial uses along the north side of Faithway Drive (Lot 46 of Pinnacle Ridge First and Lot 1 of the Pinnacle Prairie Townhomes Phase I subdivision).

In the Spring of 2016, the Pinnacle Prairie Master Plan and design guidelines were updated to include a more refined street layout as well as current and planned projects and subdivisions. The land near the intersection of Greenhill Road and Oster Parkway opened up the development for the Whispering Pines townhomes, Green Creek Third Addition and the Pinnacle Ridge subdivision. The Pinnacle Ridge subdivision is mostly comprised of single-family homes with the exception of the larger lots at the north end on Faithway Drive. The two lots on the south side are reserved for condos/townhomes and the two lots on the north side are reserved for professional office/service use.

ANALYSIS

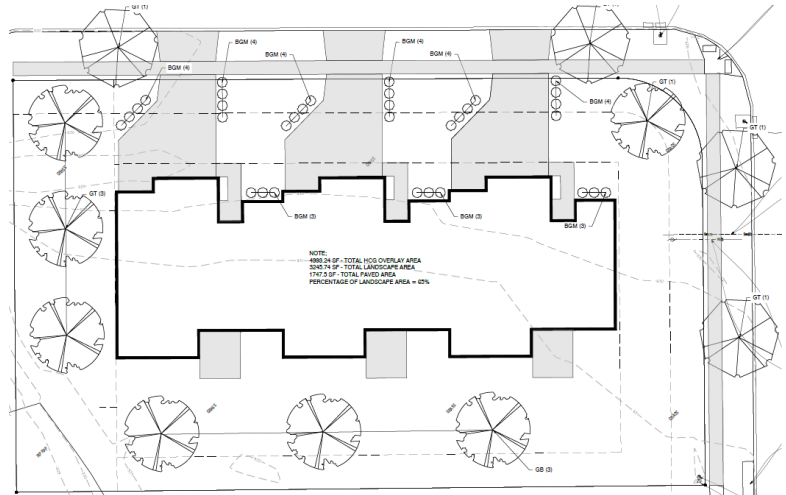
This property is located within the MU, Mixed Use Residential zoning district. The front yard is also in the Highway Corridor Greenbelt (HCG) Overlay. Development in an MU zoning district requires a detailed site plan review to ensure that the development site satisfies the standards of the comprehensive plan, recognizes principles of civic design, land use planning, landscape architecture, and building architectural design that are set out for the district. Attention to details such as parking, open green space, landscaping, signage, building design, and other similar factors help to ensure orderly development.

Following is a review of the zoning ordinance requirements for the proposed development:

- 1) Use: The intent of the MU district is to encourage a variety of housing types and neighborhood commercial land uses for the purpose of creating viable, self-supporting neighborhood districts. The Future Land Use map identifies this area as planned development. This corresponds to the Pinnacle Prairie Master Plan that identifies this area along the south side of Faithway Drive for condo/townhome style development. As part of the master plan, the general design guidelines convey the vision and character of Pinnacle Prairie. The design guidelines note that there will be a mix of townhome styles in Pinnacle Prairie: traditional townhomes with the garages accessed from an alley and townhomes with front-loaded garages. The proposed development of Lot 1 has front-loaded garages for each of the units. **The proposed use is permitted in this area.**
- 2) Setbacks: In the MU Zoning District a setback area consisting of open landscaped green space must be established around the district. The Pinnacle Ridge First requires the following setbacks on Lot 1: north side 25 feet; west side 30 feet; east side 25 feet; and south side 10 feet. **The location building meets the standards of the district.**
- 3) Parking: The code for multi-unit dwellings requires two parking spaces per unit plus one space for each additional bedroom over two bedrooms, which in this case brings the requirement to three parking spaces. The applicant proposes a three-

car garage for each unit and three spaces within the driveways for a total of 6 parking spaces for each unit. The driveway will be 29 feet wide by 25 feet long, except for where it tapers to a narrower width as it crosses the public sideway. The amount and dimension of the parking spaces are in compliance. **The parking requirement is met.**

- 4) **Open Green Space:** The MU District requires that open green space be provided at the rate of 10% of the total development site area excluding the required district setbacks. In other words, 10% of the buildable area of the site should be open green space. The buildable area is 13,200 square feet, so 1,320 square feet of open green space should be provided. The applicant is proposing 4,200



square feet of open green space within the buildable area of the lot which meets the requirement. There is also a 65% greenspace requirement in the front yard which is in the HCG Overlay. This requirement was met by minimizing the amount of paving in the front yards by using a reduced width of the driveway openings. **The open green space requirement is met.**

- 5) **Landscaping** In addition to the greenspace requirement, there are HCG Overlay point requirements, general open space point requirements, and street tree point requirements. These are point requirements of .05 per square foot of site area in the HCG Overlay, .02 per square foot of total site area, and .75 per linear foot of street frontage. To the right is the point breakdown provided on the landscape plan which demonstrates compliance.

POINT SCHEDULE					
DESCRIPTION	POINTS / UNIT	EX. STREET	PR. STREET	PR. SITE	PR. SITE (HCG OVERLAY)
OVERSTORY TREES					
4" CALIPER OR GREATER	100				
3" CALIPER OR GREATER	90				
2" CALIPER OR GREATER	80		4	5	2
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				33
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			320	400	325
REQUIRED (0.05 X 5,609 SF AREA)					281
REQUIRED (0.02 X 19,250 SF AREA)				385	
REQUIRED (0.75 X 350LF STREET)			263		

Landscaping satisfied.

- 6) Building Height: The maximum building height allowed in this district is 35 feet or three stories, whichever is less. Building height is measured from the lowest point of the grade. It is proposed to construct a single-story structure that is well below the district height limits. **The building height requirement is met.**

Rendering of the proposed triplex:



- 7) Building Design: The MU District requires a design review of various elements to ensure architectural compatibility to surrounding structures within the MU District. Below are images showing the character of neighboring buildings and developments within the MU District which have similar features to the proposed building. 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.

Neighboring Duplex with three-car garages:



Duplex with three-car garage design on east side of Oster Parkway (Whispering Pines):



Single-family house nearby:



Proportion: *The relationship between the width and height of the front elevations of adjacent buildings shall be considered in the construction or alteration of a building; the relationship of width to height of windows and doors of adjacent buildings shall be considered in the construction or alteration of a building.*

The proposed three-unit dwelling is very similar in proportion to the two and three-unit townhome products across the street to the east. The area to the west is Candeo Church and the area to the north is reserved for commercial/office use.

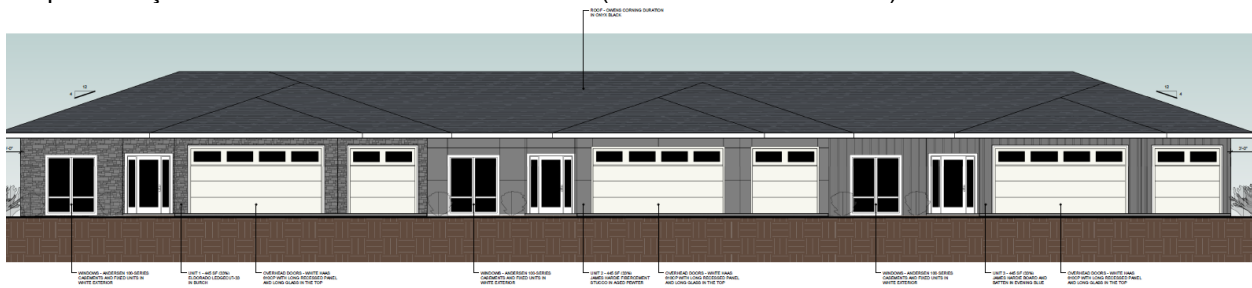
Roof shape, pitch, and direction: *The similarity or compatibility of the shape, pitch, and direction of roofs in the immediate area shall be considered in the construction or alteration of a building.*

All neighboring residential developments have pitched roofs. The proposed building incorporates the same roof shape, pitch, and direction.

Pattern: *Alternating solids and openings (wall to windows and doors) in the front facade and sides and rear of a building create a rhythm observable to viewers. This pattern of solids and openings shall be considered in the construction or alteration of a building.*

The proposed building features three-car garages for each unit. Each entry is recessed from the front line of the garage portion of the units to add additional depth to the front facade. Windows are added around all sides of the building to create visual interest and rhythm.

Proposed façade elevation with materials detailed (included in attachments):



Materials and texture: *The similarity or compatibility of existing materials and textures on the exterior walls and roofs of buildings in the immediate area shall be considered in the construction or alteration of a building. A building or alteration shall be considered compatible if the materials and texture used are appropriate in the context of other buildings in the immediate area.*

The front of each unit features a siding material consistent with the neighborhood and is also unique to each unit. This includes stone (33%) on the façade of one unit, and two varieties of Hardie Board (66%) on the other two units. The 33% stone also meets a requirement in the deed of dedication that at least 30% of the façade be stone or brick. Vinyl clapboard siding will cover the sides and back of the building. The applicant is proposing to use asphalt shingles to cover the roof. The proposed materials are consistent with materials used within the district.

Color: *The similarity or compatibility of existing colors of exterior walls and roofs of buildings in the area shall be considered in the construction or alteration of a building.*

The proposed buildings will be covered with neutral tones of stone/siding, and topped with a dark colored (Onyx Black) roof. The use of these neutral colors is consistent with the area.

Architectural features: *Architectural features, including but not limited to, cornices, entablatures, doors, windows, shutters, and fanlights, prevailing in the immediate area, shall be considered in the construction or alteration of a building. It is not intended that the details of existing buildings be duplicated precisely, but those features should be regarded as suggestive of the extent, nature, and scale of details that would be appropriate on new buildings or alterations.*

The building's architecture is of a suburban nature with a garage leading façade and a hip roof. Each unit is shown to have a patio off the back of the building. The architectural elements of this building are specifically consistent with the other buildings on Faithway Drive, but these features are also consistent with single-family homes in the neighborhood.

TECHNICAL COMMENTS

Cedar Falls Utilities (CFU) has reviewed the proposed plans for the 3-Plex on Lot 1 of Pinnacle Ridge First. Water, electric, gas, and communications utility services are available in accordance with the service policies of CFU. Water and gas are available from Faithway Drive and electric and communications from Prairie Dock Road. There is an existing 1" diameter water service line from Prairie Dock Road that will need to be abandoned and disconnected from the existing 8" water main on the west side of Prairie Dock Road. New water services will need to be provided to each unit from the 10" water main on the north side of Faithway Drive. New gas services will be installed and owned by CFU.

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 March 1, 2023. This was discussed at the March 8, 2023 Planning and Zoning Commission meeting. No public comments outside of the meeting were received.

STAFF RECOMMENDATION

The Planning and Zoning Commission recommends approval of SP22-013, a residential site plan within the MU Zoning District for property located at Lot 1 of Pinnacle Ridge First subdivision, 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	The next item for business was a site plan review for a triplex on Pinnacle Ridge First
Discussion	Addition, Lot 1. Chair Lynch introduced the item and Mr. Larson recused himself from
3/8/2023	the item. Mr. Sevy provided background information, explaining that the applicant is proposing a tri-plex at the southwest corner of Faithway Drive and Prairie Dock Road. He displayed a rendering of the property showing the layout of the landscaping as well as a drawing of the proposed design. Staff would like to see more variation in the design than what is proposed but the current proposal technically meets requirements. With design reviews, the Commission is invited to be critical of designs and any input and thoughts are welcome. The proposed design has been reviewed by the Pinnacle Prairie Review Board and they have given their approval of the design. Staff recommends approval of the site plan subject to any comments or direction by the Commission, conformance with all staff recommendations and technical comments, and construction of the proposed development must commence one year following City Council approval.

Adam Daters, CGA Engineers, is representing the applicant and made himself available for any questions.

Mr. Hartley stated that he feels that it fits in with well with the character of the neighborhood.

Ms. Crisman noted that she would love to see more creativity in the design, but understands that there aren't many alternative options.

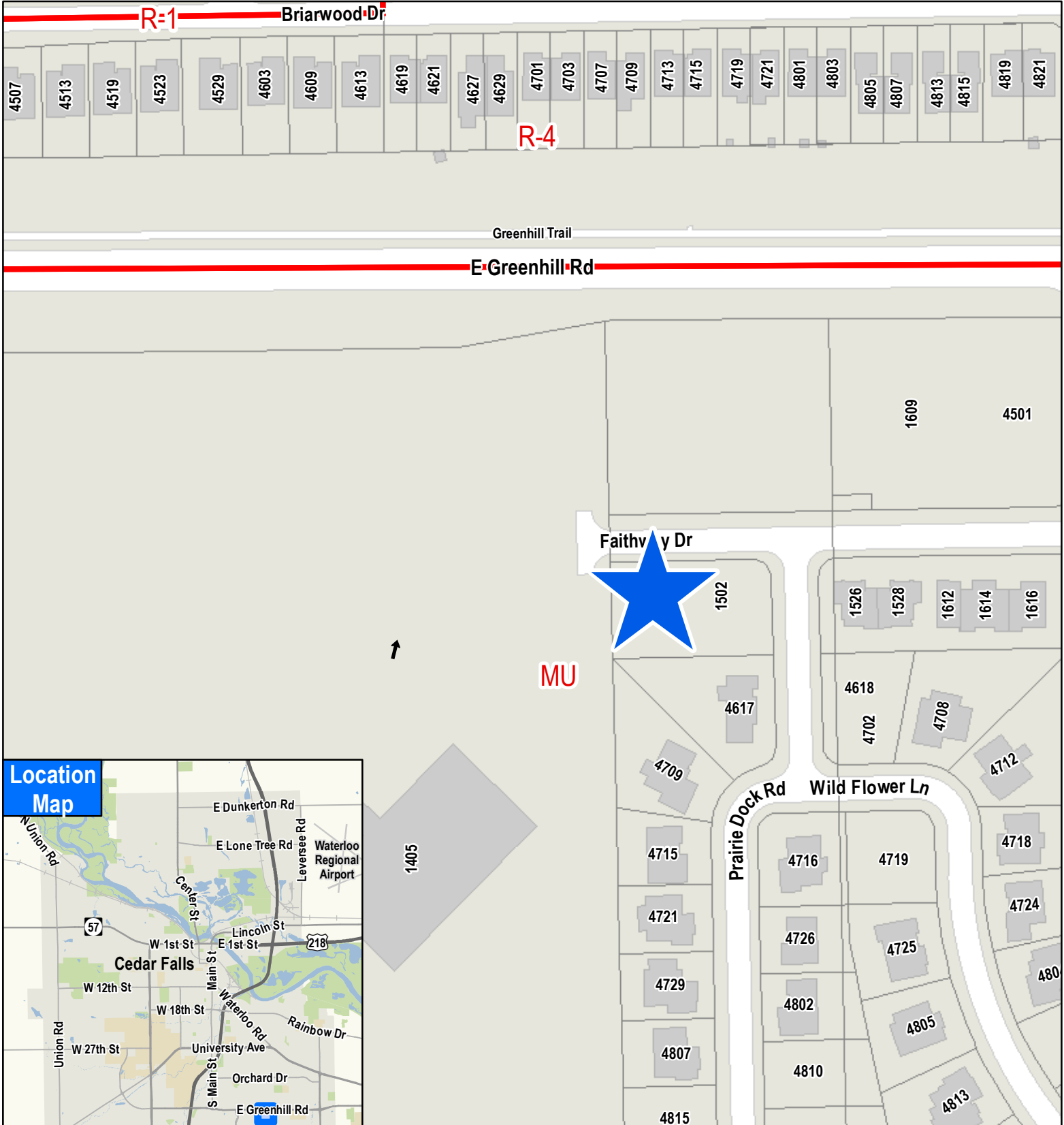
Mr. Hartley made a motion to approve the item. Ms. Crisman seconded the motion. The motion was approved unanimously with 5 ayes (Crisman, Grybovych, Hartley, Leeper and Lynch), and 0 nays, and 1 abstention (Larson).

Attachments: Location Map
Complete Site Plan Set
Building Elevations
Front Rendering

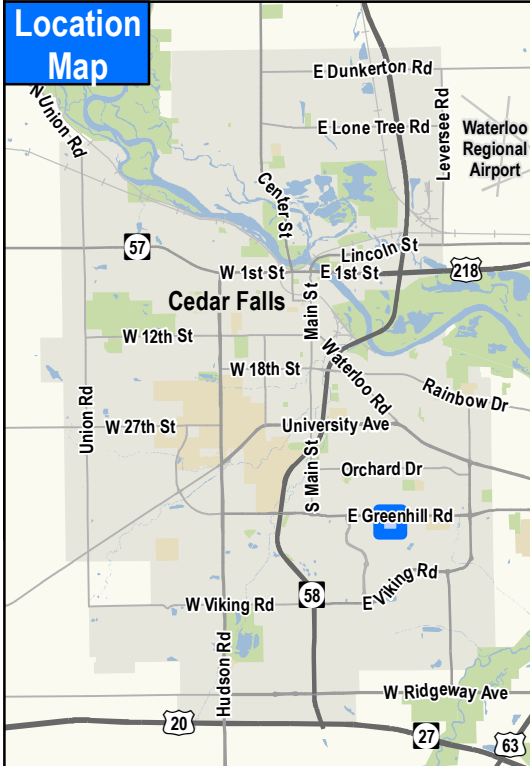
Cedar Falls Planning and Zoning Commission

March 8, 2023

Item 15.

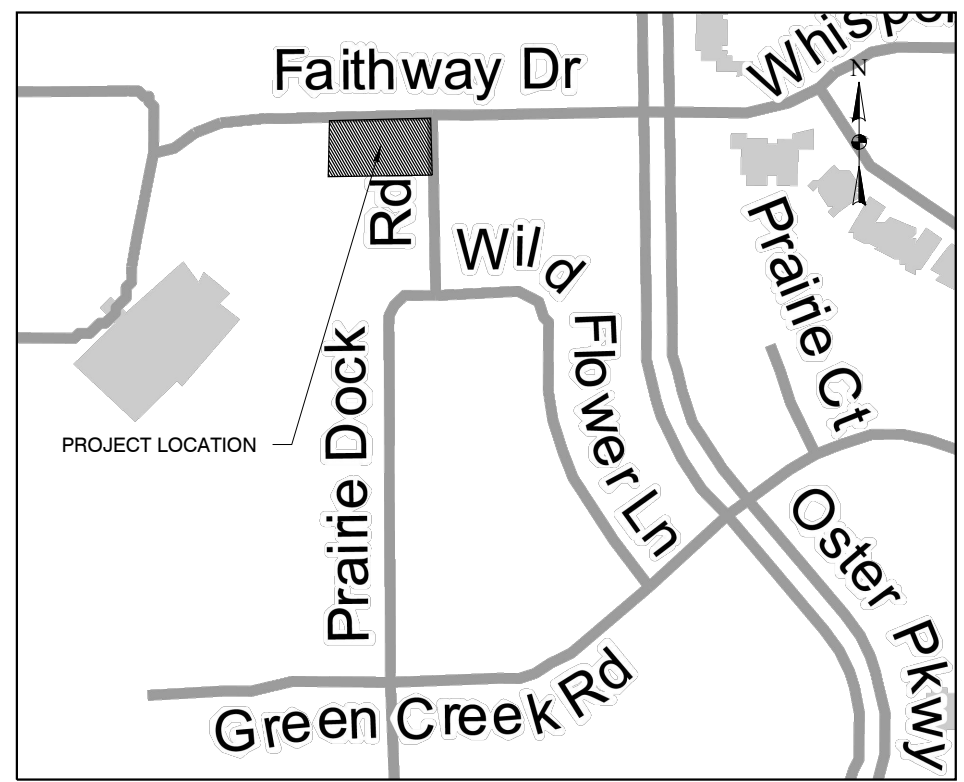


Location Map



**Site Plan review for a new Triplex
Lot 1, Pinnacle Ridge First
Faithway Dr. & Prairie Dock Rd.**

3-PLEX SITE PLAN LOT 1, PINNACLE RIDGE FIRST CEDAR FALLS, IOWA



VICINITY MAP
NOT TO SCALE

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
EX.01	TITLE SHEET
EX.02	SITE PLAN LAYOUT
EX.03	LANDSCAPE PLAN

OWNER

PRAIRIE RENTALS LLC
4709 PRAIRIE DOCK ROAD
CEDAR FALLS, IA 50613
319-404-5933

DEVELOPER/DESIGN ARCHITECT

LGC HOMES
5601 UNIVERSITY AVE.
CEDAR FALLS, IA 50613
319-266-6609

ZONING

MU - MULTI-USE

PARKING SPACES (EACH UNIT)

REQUIRED: 2.5
PROVIDED: 3

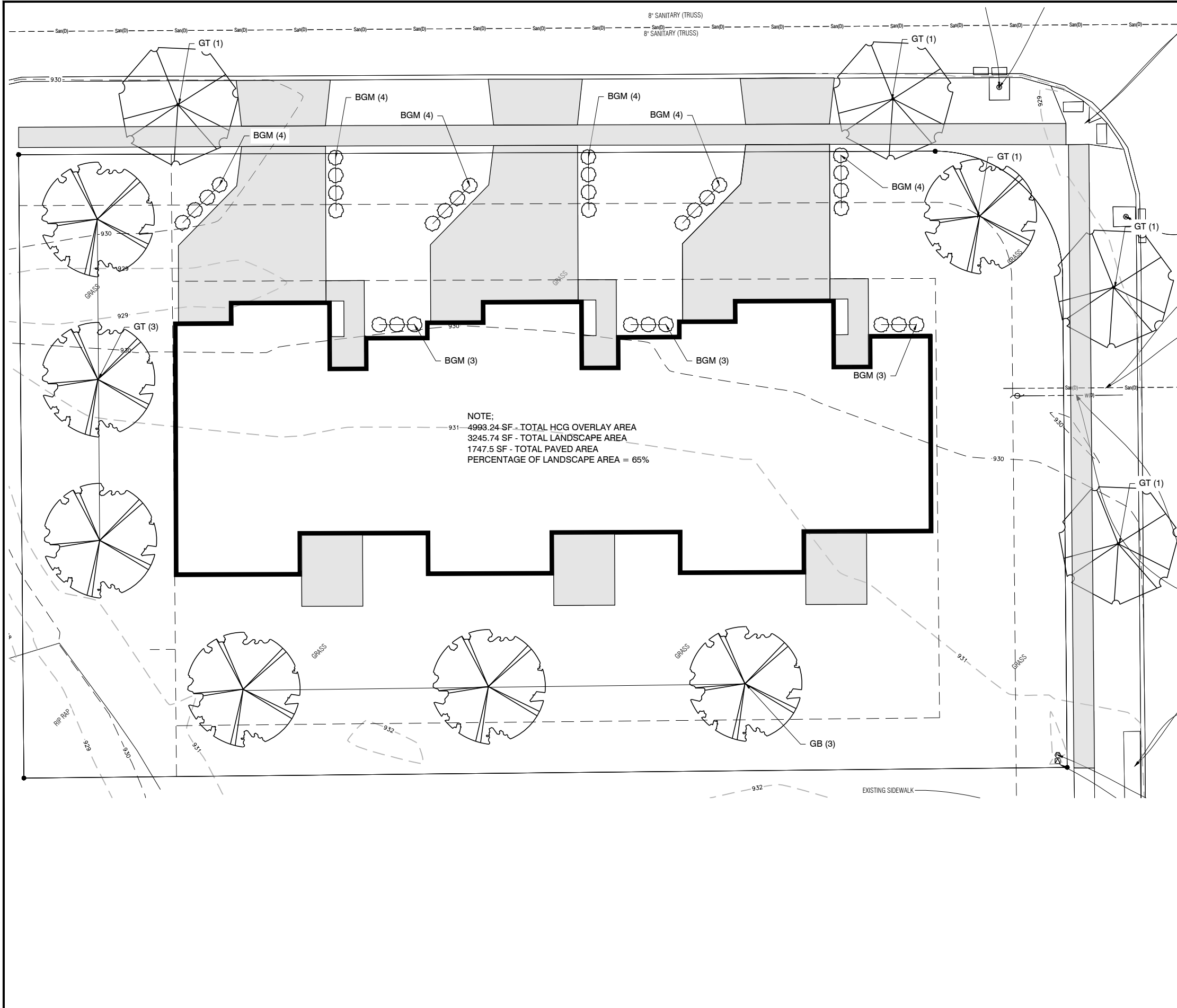
IMPERVIOUS AREAS

LOT = 9827 sf
ROW = 2254 sf



Clapsaddle-Garber Associates, Inc
5106 Nordic Dr.
Cedar Falls, Iowa 50613
Phone 319-266-0258
www.cgaconsultants.com

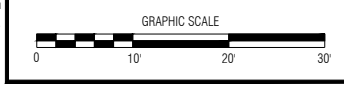
J:\9875\img\93_ Exhibits\9875_3-Plex Site Plan_Lot 1 PPF_8_30_22.dwg - EX.01 - TITLE SHEET - 02-22-23 - 5:53pm - Hoesmann



- 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	3	1" Container or 2" BB
GT	Gleditsia triacanthos 'skyline'	Skyline HoneyLocust	8	2.5" Caliber
Shrubs				
BGM	Buxus x 'Green Mountain'	Green Mountain Boxwood	33	3.5" POT

POINT SCHEDULE					
DESCRIPTION	POINTS / UNIT	EX. STREET	PR. STREET	PR. SITE	PR. SITE (HCG OVERLAY)
OVERSTORY TREES					
4" CALIPER OR GREATER	100				
3" CALIPER OR GREATER	90				
2" CALIPER OR GREATER	80		4	5	2
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				33
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			320	400	325
REQUIRED (0.05 X 5,609 SF AREA)					281
REQUIRED (0.02 X 19,250 SF AREA)				385	
REQUIRED (0.75 X 350LF STREET)		263			



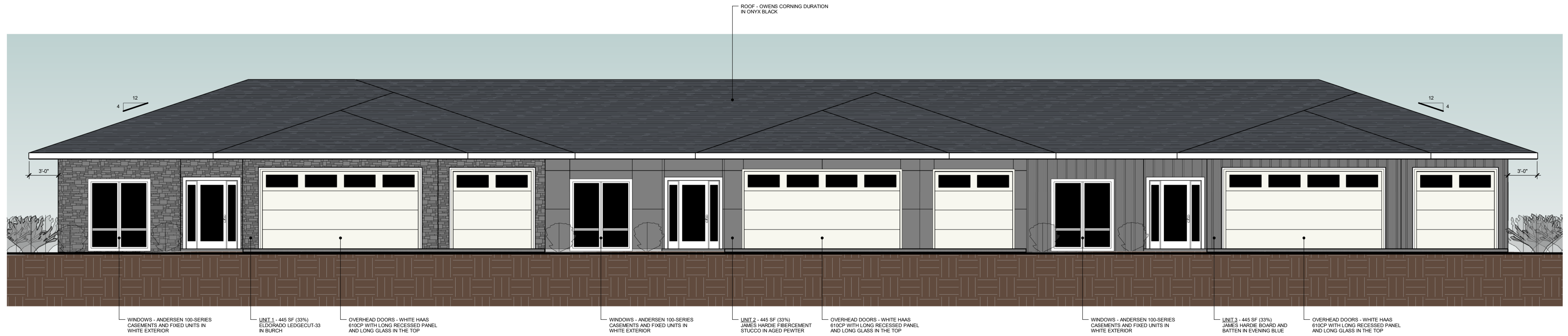
NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA Clapsaddle-Garber Associates, Inc.
 Toll Free (800) 542-7961
 www.cgaconsultants.com

DESIGNED: _____ DATE: _____
 DRAWN: _____ DATE: _____
 CHECKED: _____ DATE: _____
 APPROVED: _____ DATE: _____

**LOT 1, PINNACLE RIDGE FIRST
 CEDAR FALLS, IOWA**

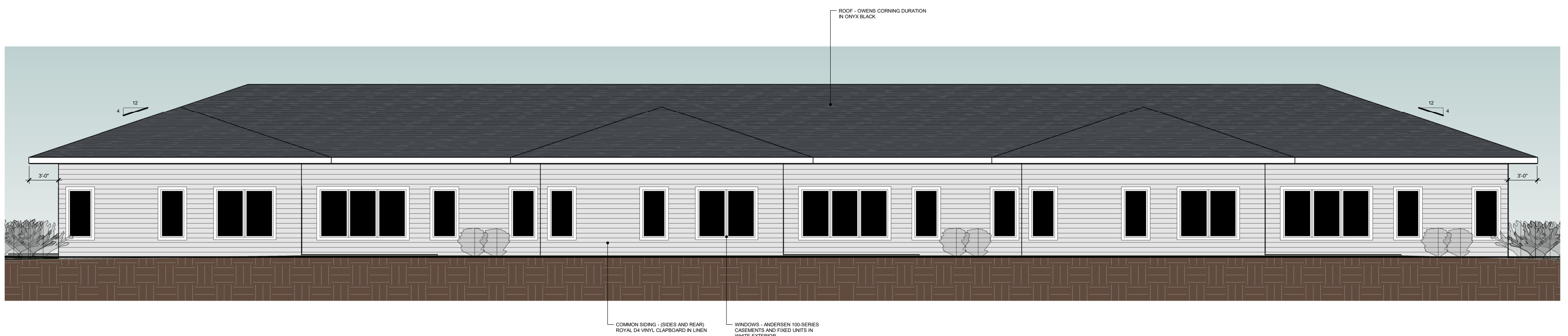
3-PLEX LANDSCAPE PLAN



TOTAL FRONT FACING AREA = 1,335 SF

FRONT ELEVATION - MATERIALS DETAILS

1/8" = 1'-0"



REAR ELEVATION - MATERIALS DETAILS

1/8" = 1'-0"



LEFT ELEVATION - MATERIALS DETAILS

1/8" = 1'-0"



RIGHT ELEVATION - MATERIALS DETAILS

1/8" = 1'-0"





DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls
 220 Clay Street
 Cedar Falls, Iowa 50613
 Phone: 319-273-8606
 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
 Matthew Tolan, EI, Civil Engineer II
DATE: March 20, 2023
SUBJECT: FP22-006: West Viking Road Industrial Park Phase VI Final Plat

REQUEST: Request to approve the West Viking Road Industrial Park Phase VI Final Plat.
 Case #FP22-006

PETITIONER: City of Cedar Falls, property owner
 Eric Cannon and Lindsay Beaman; Snyder & Associates; Engineer

LOCATION: Southwest of Technology Parkway and Innovation Drive

PROPOSAL

The City of Cedar Falls owns a 28.15-acre site that is south of Technology Parkway and west of Innovation Drive. The City proposes to subdivide 13.09 acres into one lot.

BACKGROUND

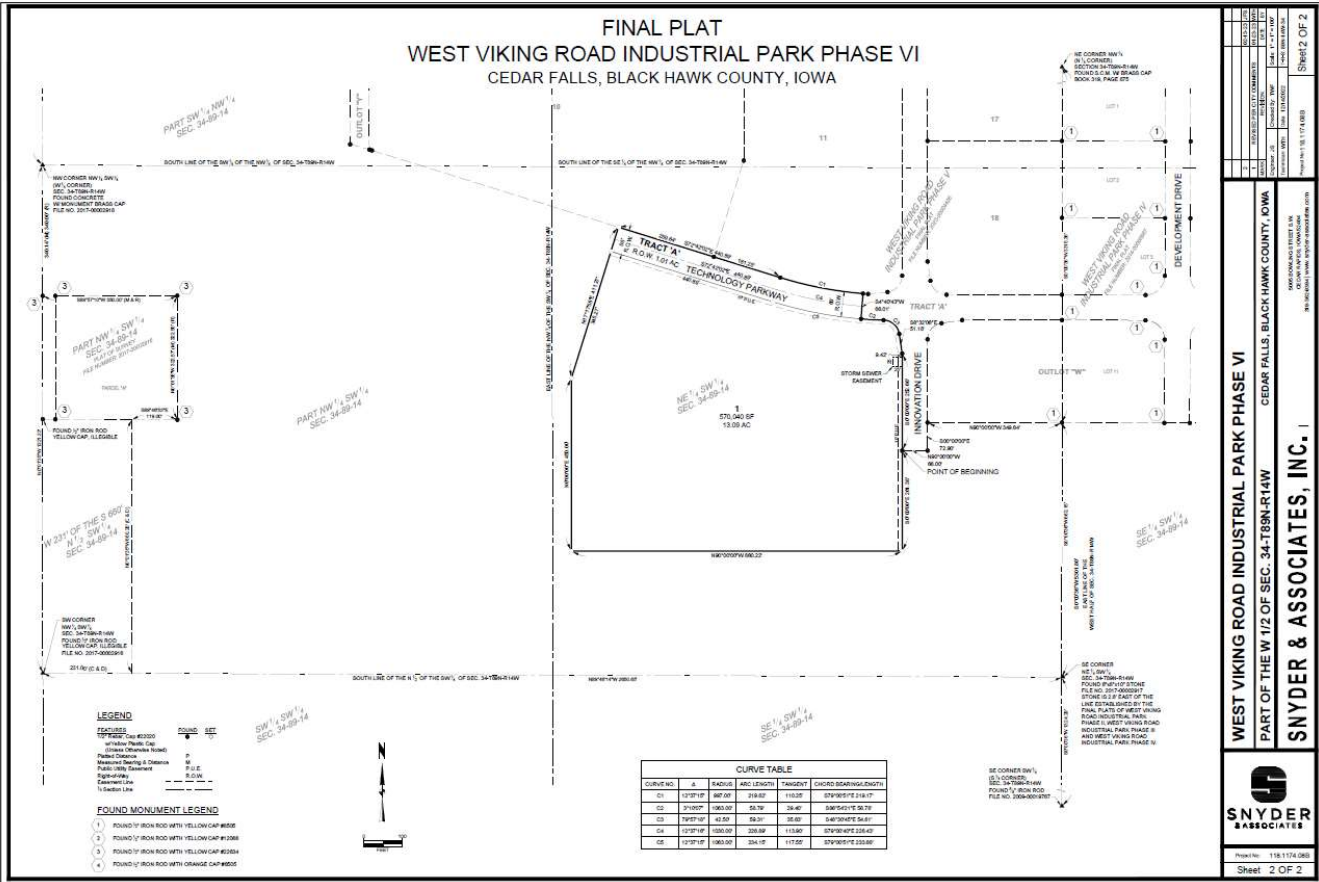
The subject property was annexed in early 2020. Per the Cedar Falls City Code (Section 26-121), once the land is annexed, the property is automatically zoned A-1 Agricultural. In June 2020, the properties were rezoned from A-1 Agricultural District to M-1-P (Planned Light Industrial).

The preliminary plat was approved by City Council on January 3, 2022, with the intent that the West Viking Road Industrial Park development would be developed into two phases. City Council approved the final plat of West Viking Road Industrial Park Phase V on June 20, 2022.



The City will not be developing all of Innovation Drive at this time due to the significant grades between this subdivision and the property to the south which is limiting Phase VI to one lot.

ANALYSIS



The petitioner, the City of Cedar Falls, proposes to final plat West Viking Road Industrial Park Phase VI, comprised of 13.09 acres of land that is southwest of Technology Parkway and Innovation Drive. There is interest in development of this one lot within what was previously proposed as Phase VI. To allow for the sale and development of this lot, the City proposes to final plat it as its own phase.

The City will extend Technology Parkway to the northwest corner of the property. However, due to the significant grades between this subdivision and the property to the south, Innovation Drive will not be extended all the way to the southern property boundary at this time, which will allow for appropriate adjustment of the grade as Innovation Drive is anticipated to extend south to serve future expansion of the Industrial Park. A 30-foot temporary grading easement will be established along the eastern edge of the proposed lot to allow for the necessary grading to be completed in the future. The temporary easement will be recorded with the sale of West Viking Road Industrial Park Phase VI Lot 1. (Condition)

As anticipated with the preliminary plat, the stormwater management plan for the lot will be tied into the stormwater management facilities that were developed in Phase V.

The City Code states that the final plat must be in substantial conformance with the preliminary plat. No changes are proposed for the final plat, so the proposed plat meets code requirements.

TECHNICAL COMMENTS

Cedar Falls Utilities (CFU) has reviewed the final plat for the West Viking Rd Industrial Park Phase VI. Water, electric, gas, and communications utility services are available in accordance with the service policies of CFU.

Snyder and Associates have completed a plan set revising Phase V to include the extension of Technology Parkway to the northwestern corner of West Viking Road Industrial Park Phase VI Lot 1. The Engineering Division is finalizing the change order with the contractor who was awarded the bid for the construction of Phase V to include the scope of work to include this extension.

The City Council has approved the use of Tax Increment Financing to fund the project and the project is currently under contract as previously mentioned. Because the project is under a City contract, the City has an assurance that public improvements will be completed. Unlike with private developments where the developer would secure either a performance bond or cash escrow for the remaining items in the event the City has to finish the project.

City Code requires that sidewalks be installed along all streets within the subdivision. The City staff confirmed that sidewalks, built to City standards, will be constructed along the frontage of all lots at the time of lot development, as per City requirements.

The property is located outside of the regulated floodplain.

A courtesy mailing was not required as the City owns all the land within 200 feet of the new lot.

PLANNING AND ZONING COMMISSION RECOMMENDATION

Planning and Zoning Commission recommends approval of FP 22-006; West Viking Road Industrial Park Phase VI Final Plat with the following conditions:

- 1) Any comments or directions specified by the Planning & Zoning Commission.
- 2) Conformance to all city staff recommendations and technical requirements.
- 3) The 30-foot temporary grading easement along Innovation Drive will be recorded with the recording of the deed to the new owner.

PLANNING AND ZONING

Discussion Meeting canceled.
2/22/23

Discussion The next item for consideration by the Commission was the final plat for the West Viking Road Industrial Park, Phase VI. Chair Lynch introduced the item and Ms. Pezley provided background information. She explained that the plat is located at the southwest corner of Technology Parkway and Innovation Drive. She discussed the criteria for the final plat and provided information on the previous phases of the plat. Staff recommends approval of the rezoning. The Planning and Zoning Commission has the option of gathering any comments from the Planning and Zoning Commission and the public and continue the discussion at the next

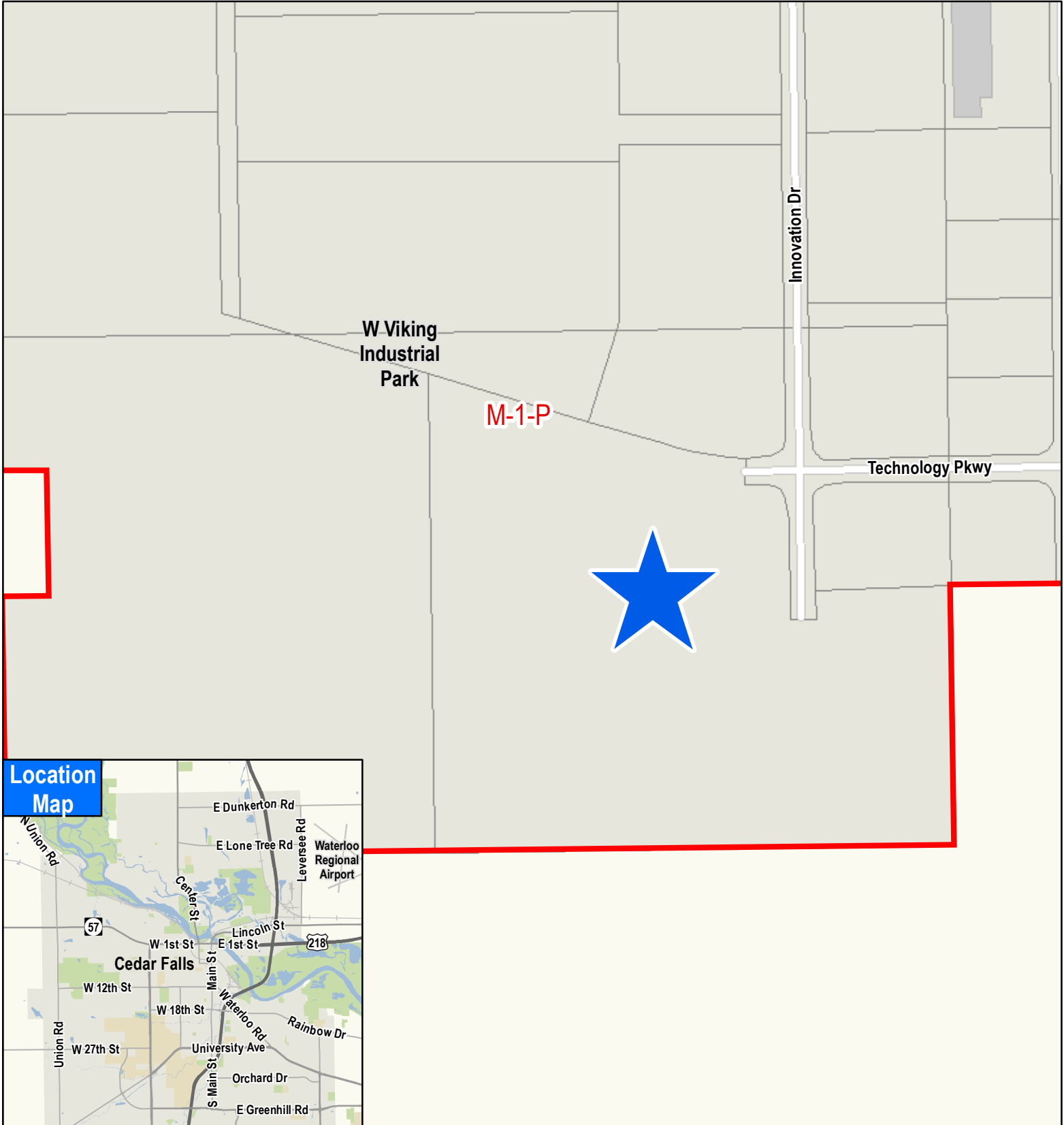
meeting, or to make a recommendation to City Council with the following conditions:

- 1) Any comments or directions specified by the Planning & Zoning Commission.
- 2) Conformance to all city staff recommendations and technical requirements.
- 3) The 30-foot temporary grading easement along Innovation Drive will be recorded with the recording of the deed to the new owner.

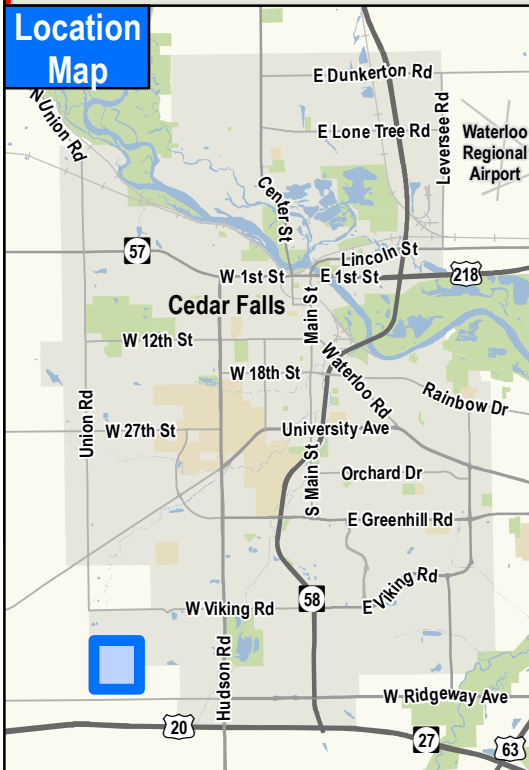
Mr. Leeper made a motion to move the item forward to City Council. Ms. Larson seconded the motion. The motion was approved unanimously with 6 ayes (Crisman, Grybovych, Hartley, Larson, Leeper and Lynch), and 0 nays.

Attachments:

Location Map
West Viking Road Industrial Park Phase VI Final Plat
Deed of Dedication



Location Map



**West Viking Road Industrial Park
Phase VI Final Plat
(FP22-006)**

FINAL PLAT

WEST VIKING ROAD INDUSTRIAL PARK PHASE VI

CEDAR FALLS, BLACK HAWK COUNTY, IOWA

AREA ABOVE RESERVED FOR RECORDER

INDEX LEGEND
SURVEYOR'S NAME / RETURN TO:
WALTER T. HURLBUTT
SNYDER & ASSOCIATES, INC.
5005 BOWLING STREET SW, SUITE A
CEDAR RAPIDS, IOWA 52404
319-362-9394
WHURLBUTT@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
PART OF THE W 1/2 OF SEC. 34-T89N-R14W
REQUESTED BY:
CITY OF CEDAR FALLS
PROPRIETOR:
CITY OF CEDAR FALLS

LEGAL DESCRIPTION

PART OF THE WEST HALF OF SECTION 34, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH P.M., CEDAR FALLS, BLACK HAWK COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 34;

THENCE SOUTH 00° 00' 36" WEST 3315.36 FEET ALONG THE EAST LINE OF SAID WEST HALF TO THE SOUTHWEST CORNER OF LOT 11 OF WEST VIKING ROAD INDUSTRIAL PARK PHASE IV (FINAL PLAT RECORDED AS FILE NUMBER 2014-00000687 AT THE BLACK HAWK COUNTY RECORDER'S OFFICE), NOW PART OF OUTLOT "W" OF WEST VIKING ROAD INDUSTRIAL PARK PHASE V (FINAL PLAT RECORDED AS FILE NUMBER 2023-00004426 AT THE BLACK HAWK COUNTY RECORDER'S OFFICE);

THENCE NORTH 90° 00' 00" WEST 349.64 FEET ALONG THE SOUTH LINE OF SAID OUTLOT "W" TO THE EAST RIGHT-OF-WAY OF INNOVATION DRIVE;

THENCE SOUTH 00° 00' 00" EAST 72.90 FEET ALONG SAID EAST RIGHT-OF-WAY TO A SOUTH LINE OF TRACT 'A' OF SAID WEST VIKING ROAD INDUSTRIAL PARK PHASE V;

THENCE NORTH 90° 00' 00" WEST 66.00 FEET ALONG SAID SOUTH LINE OF TRACT 'A' TO THE WEST RIGHT-OF-WAY OF INNOVATION DRIVE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 00° 00' 00" EAST 261.38 FEET;

THENCE NORTH 90° 00' 00" WEST 860.22 FEET;

THENCE NORTH 00° 00' 00" EAST 450.00 FEET;

THENCE NORTH 17° 17' 58" EAST 411.27 FEET TO THE SOUTH LINE OF LOT 10 OF SAID WEST VIKING ROAD INDUSTRIAL PARK PHASE V;

THENCE SOUTH 72° 42' 02" EAST 440.89 FEET ALONG SAID SOUTH LINE OF LOT 10 AND CONTINUING ALONG THE SOUTH LINE OF LOT 11 OF SAID WEST VIKING ROAD INDUSTRIAL PARK PHASE V;

THENCE SOUTHEASTERLY 219.62 FEET ALONG THE ARC OF A 997.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY (CHORD BEARING SOUTH 79° 00' 51" EAST 219.17 FEET) ALONG SAID SOUTH LINE OF LOT 11;

THENCE SOUTH 04° 40' 43" WEST 66.01 FEET ALONG A WEST LINE OF SAID TRACT 'A' TO THE SOUTH RIGHT-OF-WAY OF TECHNOLOGY PARKWAY;

THENCE SOUTHEASTERLY 58.79 FEET ALONG SAID SOUTH RIGHT-OF-WAY AND ALONG THE ARC OF A 1063.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY (CHORD BEARING SOUTH 86° 54' 21" EAST 58.78 FEET);

THENCE SOUTHEASTERLY 59.31 FEET ALONG SAID SOUTH RIGHT-OF-WAY AND ALONG THE ARC OF A 42.50 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY (CHORD BEARING SOUTH 48° 30' 45" EAST 54.61 FEET) TO THE WEST RIGHT-OF-WAY OF INNOVATION DRIVE;

THENCE SOUTH 08° 32' 06" EAST 51.18 FEET ALONG SAID WEST RIGHT-OF-WAY;

THENCE SOUTH 00° 00' 00" EAST 252.66 FEET ALONG SAID WEST RIGHT-OF-WAY TO THE POINT OF BEGINNING AND CONTAINING 14.10 ACRES (614.113 SQUARE FEET) MORE OR LESS.

NOTES

- TRACT 'A' (TECHNOLOGY PARKWAY) IS BEING DEDICATED TO THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES.
- FLOOD INFORMATION: PARCEL LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER BLACK HAWK COUNTY, IOWA FIRM MAP NUMBER 19013C0276F EFFECTIVE DATE: JULY 18, 2011.
- TOTAL FINAL PLAT ACREAGE = 14.10 ACRES.
- THE EAST LINE OF THE WEST HALF OF SEC. 34-T89N-R14W IS ASSUMED TO BEAR SOUTH 0°00'36" WEST.
- DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- ERROR OF CLOSURE:
SUBDIVISION BOUNDARY MEETS OR EXCEEDS 1:10,000
EACH INDIVIDUAL LOT OR TRACT MEETS OR EXCEEDS 1:5,000

SETBACKS

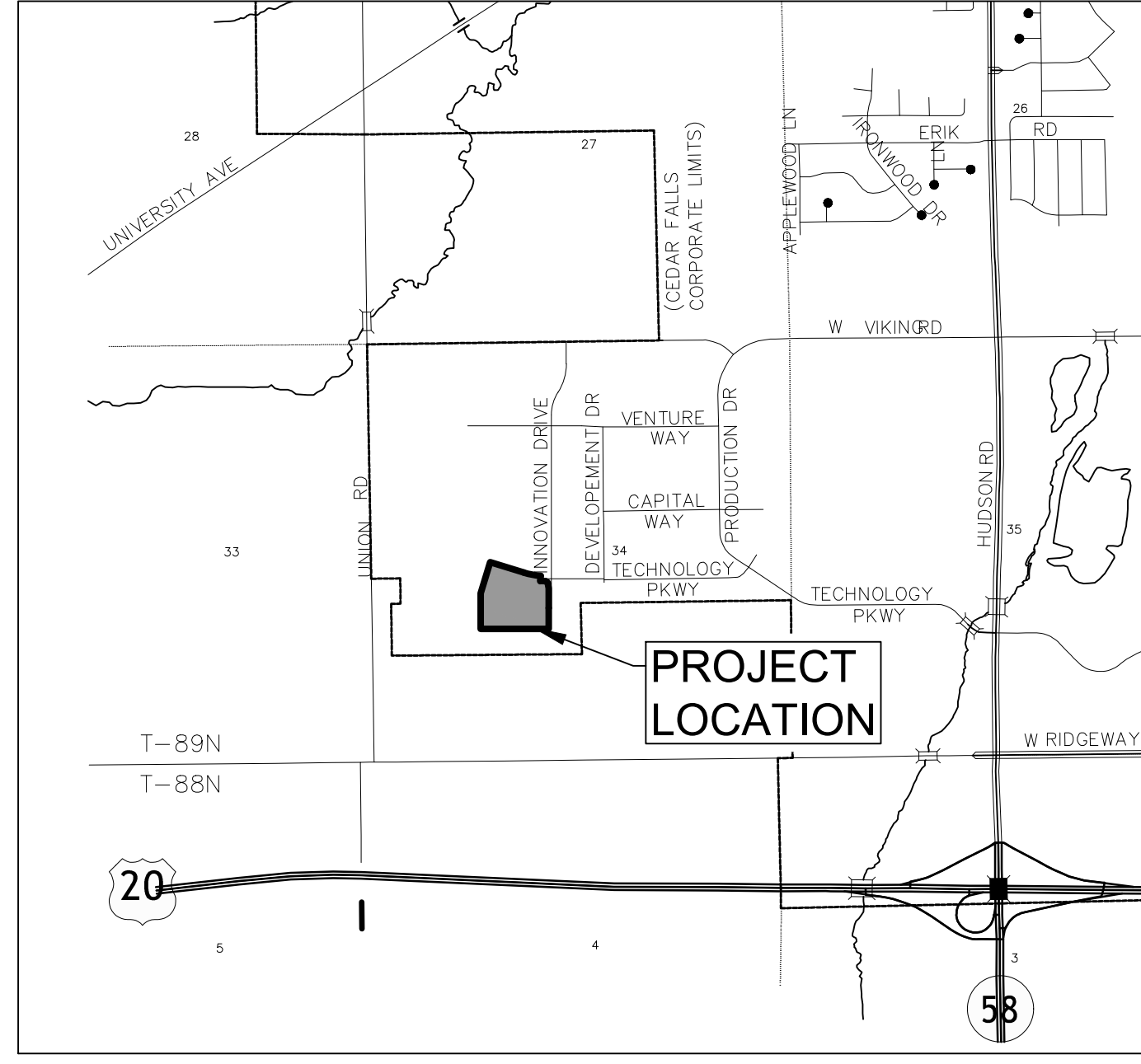
FRONT = 25'
REAR = 10'
SIDE = 10'

DATE OF SURVEY

1/30/2020

OWNER/SUBDIVIDER

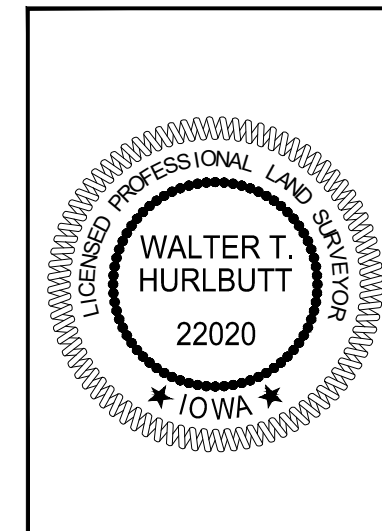
CITY OF CEDAR FALLS
220 CLAY STREET
CEDAR FALLS, IA 50643



LOCATION MAP
N.T.S.

REVISED PER CITY COMMENTS	02-13-23	JFS
REVISED PER CITY COMMENTS	01-23-23	WTH
REVISION	DATE	BY
Checked By: TWJ		
Engineer: JS		
Technician: WTH	Date: 12/14/2022	Scale: 1" = 100'
		T-R-S: 89N-14W-34
		Project No: 118.1174.08B
		Sheet 1 OF 2

WEST VIKING ROAD INDUSTRIAL PARK PHASE VI
PART OF THE W 1/2 OF SEC. 34-T89N-R14W
CEDAR FALLS, BLACK HAWK COUNTY, IOWA
SNYDER & ASSOCIATES, INC. |
5005 BOWLING STREET S.W.
CEDAR RAPIDS, IOWA 52404
319-362-9394 | www.snyder-associates.com



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.

Walter T. Hurlbutt, PLS _____ Date
License Number 22020
My License Renewal Date is December 31, 2023
Pages or sheets covered by this seal:
Sheets 1 and 2 of 2.



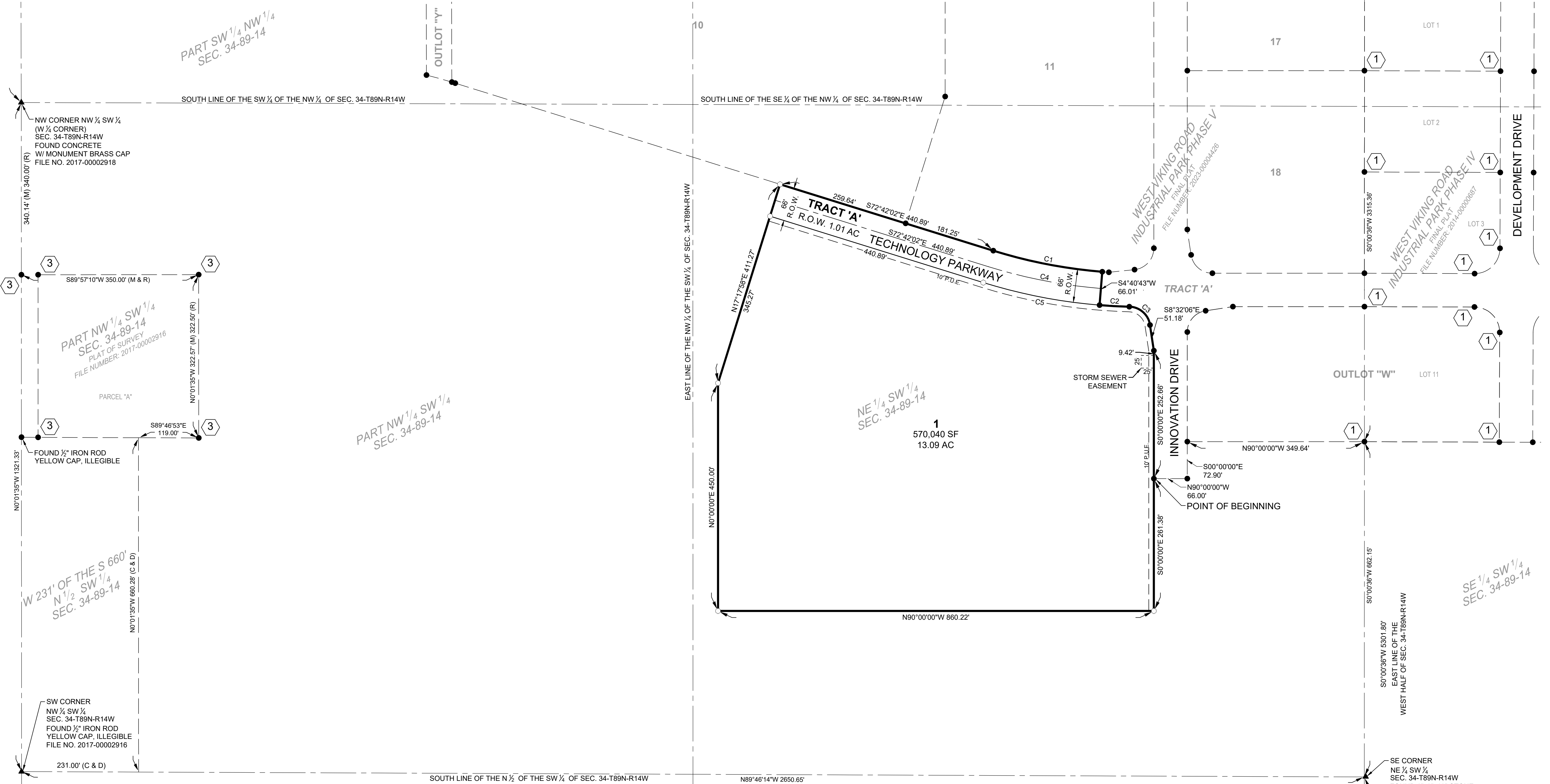
Project No: 118.1174.08B
Sheet 1 OF 2

V:\Projects\2018118_1174_08B\Survey\118117408B_PLAT_FINAL_PHASE-VI.dwg JUSTIN STROM 2/24/24 7:23 AM ARCH PLOT FULL BLEED D (8.00 X 24.00 INCHES)

FINAL PLAT

WEST VIKING ROAD INDUSTRIAL PARK PHASE VI

CEDAR FALLS, BLACK HAWK COUNTY, IOWA



1	REVISED PER CITY COMMENTS	02/13/23	JFS
2	REVISION	01/23/23	WTH
MARK	Checked By: TWJ	DATE	BY
Engineer: JS	Scale: 1" = 1" = 100'		
Technician: WTH	Date: 12/14/2022		
	T-R-S: 89N-14W-34		
	Project No: 118.1174.08B		

WEST VIKING ROAD INDUSTRIAL PARK PHASE VI

PART OF THE W 1/2 OF SEC. 34-T89N-R14W

SNYDER & ASSOCIATES, INC.

CEDAR FALLS, BLACK HAWK COUNTY, IOWA

5605 BOWLING STREET S.W.
CEDAR RAPIDS, IOWA 52404
319-362-9394 | www.snyder-associates.com



LEGEND

FEATURES

1/2" Rebar, Cap #22020
w/Yellow Plastic Cap
(Unless Otherwise Noted)

Platted Distance P
Measured Bearing & Distance M
Public Utility Easement P.U.E.
Right-of-Way R.O.W.
Easement Line ---
1/4 Section Line - - - -

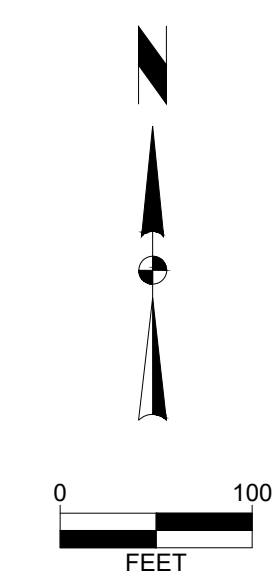
FOUND MONUMENT LEGEND

1 FOUND 1/2" IRON ROD WITH YELLOW CAP #8505

2 FOUND 1/2" IRON ROD WITH YELLOW CAP #12086

3 FOUND 1/2" IRON ROD WITH YELLOW CAP #22634

4 FOUND 1/2" IRON ROD WITH ORANGE CAP #6505



CURVE TABLE					
CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1	12°37'15"	997.00'	219.62'	110.25'	S79°00'51"E 219.17'
C2	3°10'07"	1063.00'	58.79'	29.40'	S86°54'21"E 58.78'
C3	79°57'18"	42.50'	59.31'	35.63'	S48°30'45"E 54.61'
C4	12°37'16"	1030.00'	226.89'	113.90'	S79°00'40"E 226.43'
C5	12°37'15"	1063.00'	234.15'	117.55'	S79°00'51"E 233.68'

SE CORNER SW 1/4 (S 1/4 CORNER)
SEC. 34-T89N-R14W
FOUND 1/2" IRON ROD
FILE NO. 2009-00019767

OWNER’S STATEMENT AND DEED OF DEDICATION
OF
WEST VIKING ROAD INDUSTRIAL PARK PHASE VI
CITY OF CEDAR FALLS, IOWA

KNOW ALL MEN BY THESE PRESENTS:

That the City of Cedar Falls, Iowa (hereinafter, “Owner”), being desirous of setting out and platting into lots and streets the land described in the attached Certificate of Survey by _____, a Professional Engineer and Licensed Land Surveyor, dated _____ day of _____, 2023, do by these presents designate and set apart the aforesaid premises as a subdivision of the City of Cedar Falls, Iowa the same to be known as:

WEST VIKING ROAD INDUSTRIAL PARK PHASE VI
CITY OF CEDAR FALLS, IOWA

(hereinafter, “Development”) all of which is with the free consent and the desire of the Owner and the Owner does hereby designate and set apart for public use the street(s) as shown upon the attached plat.

EASEMENTS

The Owner does hereby retain for itself, its successors and assigns, and hereby grants to any private corporation, firm or person furnishing utilities for the transmission and/or distribution of water, sanitary sewer, gas, electricity, communication service or cable television, perpetual easements for the erection, laying, building and maintenance of said services over, across, on and/or under the property as shown on the attached plat. No structures are to be built or placed in the utility easements.

RESTRICTIONS

Be it also known that the Owner does hereby covenant and agree for itself and its successors and assigns that each and all of the lots in the Development be and the same are hereby made subject to the following restrictions upon their use and occupancy as fully and effectively to all intents and purposes as if the same were contained and set forth in each deed of conveyance or mortgage that the Owner or its successors in interest may hereinafter make for any of said lots and that such restrictions shall run with the land and with each individual lot thereof for the length of time and in all particulars hereinafter stated, to-wit:

1. All lots described herein shall be known, described and used solely as industrial lots as set forth in the “M-1- P” Planned Light Industrial District of the Zoning Ordinance of the City of Cedar Falls, Iowa.

2. No building shall be erected on any lot nearer to the front lot line than twenty-five (25') feet, or nearer than ten (10') feet to the rear lot line, or nearer than ten (10') feet to the side lot line.

3. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on any lot shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary or permanent character be permitted.

7. No area of a lot shall be established as a gravel parking area. All areas that are intended to be used or are commonly used for on-site parking of vehicles shall be hard surfaced and meet City parking lot requirements and specifications.

8. The titleholders of each lot, vacant or improved, shall keep the lot free of weeds and debris.

9. All primary occupied buildings within said addition shall be of any allowable construction type noted in Code of Ordinances, City of Cedar Falls, Chapter 7, Buildings and Building Regulations and Chapter 9, Fire Prevention and Protection. Furthermore, all building plans shall be signed and sealed by a registered engineer certifying to the fact that such buildings meet all loading requirements of applicable codes.

10. On all primary occupied buildings the minimum gauge metal for sidewalls is 26 gauge and roof panels shall be 24 gauge standing seam type. The exterior finish of all metal buildings shall be guaranteed by the manufacturer for a minimum of five (5) years from the date of completion of the primary occupied building. On all steel and plain faced concrete block primary occupied buildings, a minimum of fifty percent (50%) of the exposed exterior wall area facing the street(s) shall be constructed of a decorative brick, block, stone, glass, or other color/finish that provides a contrast to the rest of the exterior wall material.

11. The use of cargo containers, railroad cars, semi-truck trailers and other similar storage containers are prohibited.

12. All developed properties shall be required to be landscaped. On each lot there shall be provided an open green space area consisting of natural vegetative material equal to twenty-five (25) percent of the total lot area. Said green space area will be unencumbered with any structure, off-street parking, storage areas, or ingress/egress drives. The green space area shall be landscaped and well maintained with grass, trees and shrubbery.

The location and type of all plants, grass, trees, or ground cover to be used in the landscape areas shall be illustrated on a landscape plan, with the size and names of plants, shrubs and trees clearly indicated. The minimum requirements are as follows:

- A. One over-story tree shall be planted for every five thousand (5,000) square feet of the required open green space area on the lot. Up to thirty-five (35) percent of the required over-story trees may be substituted with over-story conifers. The minimum size of over-story trees at the time of planting

shall be 1 ½” caliper. The minimum height of conifers at the time of planting shall be 3 feet.

- B. Street plantings shall be required along the street frontage of each lot at the rate of one over-story tree for every 75 feet of street frontage. Trees planted within the public right-of-way must gain prior approval from the City Arborist All trees must be located so as to avoid utility easements or otherwise must not interfere with utility services.
- C. One ornamental tree or three shrubs shall be planted for every ten thousand (10,000) square feet of the required open green space area on the lot. These plantings shall be planted near the main entrance to the building, and/or along the visitor/employee parking area. The minimum size of ornamental trees shall be 1” caliper, and the minimum size of shrubs shall be 2 gallons
- D. Parking Lot Landscaping Standards as listed in Sec. 26-220.

13. Roof-mounted appurtenances and mechanical equipment such as air conditioning units, furnaces, generators, fans, blowers or similar utility or building service components are discouraged from being established on the roof of any structure. However, in those cases where such facilities must be established on the rooftop area of the building, a solid screen/architecturally compatible shield shall be established on the roof that obscures said facilities from public view and from any residential use.

15. Site lighting shall be designed to illuminate only the subject lot. All exterior fixtures must be downcast and fully shielded to prevent glare and spillover light onto nearby properties, with particular care taken where properties are adjacent to or visible from residential properties. Floodlights and wall pack fixtures should be avoided to the extent possible, but if used must be aimed no higher than forty-five degrees from vertical and be located and shielded such that the bulb is not directly visible from any residential use.

16. Advertising signs must be necessary in nature (relating only to the use of the premises on which the sign is located). No off-premise sign shall be allowed unless specifically authorized by the City.

Permitted signs shall be limited to the following types:

- A. Wall Signs shall not exceed ten (10) percent of the wall area of any single wall to which the sign is attached. No murals, paintings, or other drawings will be permitted upon the exterior wall of any structure. Such wall signs shall not project more than eighteen (18) inches from the face of the building. No sign shall be permitted to project above the roof line of any structure. Sign letters shall be constructed of plastic or fabricated metal.

Direct, back lighting or internal illumination of signs shall be permitted. Permitted lighting shall not include flashing, pulsating, or colored lighting.

- B. Free Standing Signs shall be limited to the front yard area of each property. Such signs shall be limited in size to forty (40) square feet in area, ten (10) feet in height, with an eighteen (18) inch clearance above grade.

One (1) enter or exit sign shall be permitted for each curb cut. Such signs shall be limited in size to six (6) square feet in area, three and a half (3.5) feet in height, with an eighteen (18) inch clearance above grade.

- C. Unless otherwise specified, the Cedar Falls Sign Regulations as set forth in the Code of Ordinances Chapter 26, Article IV, shall apply to all sign displays.

17. The Owner and all persons and entities hereafter acquiring any right, title, or interest in any of the lots in said Development shall be taken and held to have agreed and covenanted with the owners of all other lots in this Development and with the respective successors and assigns of all of the rest of such other lots to conform to and observe all of the foregoing covenants, restrictions, and stipulations, for a period of 21 years from the date of filing for record of said plat, and this Owner’s Statement and Deed of Dedication. Within the period of 21 years and in accordance with Iowa Code § 614.24 and § 614.25 or their successor provisions, these covenants, restrictions, and stipulations may be extended for an additional period of 21 years upon compliance with § 614.24 and § 614.25 of the Code of Iowa. In the event an extension of the covenants, restrictions, and stipulations is not filed within the period of 21 years or successive 21-year periods, then the covenants, restrictions, and stipulations contained herein shall terminate at the end of the then existing period of 21 years.

18. Invalidation of any of these covenants by judgment, decree, or court order, shall in no way affect any of the other provisions of this dedication and such other provisions shall remain in full force and effect.

19. If any person or entity shall violate or attempt to violate any of the covenants, restrictions or stipulations herein, it shall be lawful for any person or entity owning property in said Development to prosecute any proceedings at law or in equity against the person or entity violating or attempting to violate any such covenants, restrictions or stipulation, and for the purpose of preventing such acts or recovering damages for such violations, or both, and for costs and reasonable attorney fees as determined by the court.

PUBLIC IMPROVEMENTS REQUIRED IN PLAT

Owner, for itself and its successors and assigns, agrees as follows:

- 1. The public street(s) shown on the attached plat shall be brought to City grade and the streets shall be thirty-one (31) feet, back of curb to back of curb, with approved hard surface

pavement in accordance with the City of Cedar Falls Standard Specifications unless otherwise specified as per approved construction plans.

2. Sanitary sewer, together with the necessary manholes and sewer service lines to all buildings in the plat shall be provided.

3. Underground utilities, as required by the Subdivision Ordinance of the City of Cedar Falls, Iowa, shall be installed.

4. City water shall be provided to all buildings as required by the Cedar Falls Municipal utilities.

5. Municipal fire hydrant(s) shall be provided as required by the Cedar Falls Public Safety Department.

6. Storm sewer shall be provided as specified by the City Engineer.

7. ADA accessible ramps shall be provided as required by law.

8. A 5-foot wide concrete sidewalk four inches thick shall be installed across the entire street frontage of any lot, at the time of construction upon said lot. This shall include ADA accessible ramps as provided by state law.

10. A concrete surface driveway or entrance shall be installed during or immediately after the construction of a building on any particular lot.

All public improvements within the Development shall be constructed and installed in accordance with the design standards and technical standards established for such public improvements by the City and by Cedar Falls Utilities and as required by the City Engineer.

SIGNED and DATED this _____ day of _____, 2022

CITY OF CEDAR FALLS, IOWA

Robert M. Green, Mayor

Jacqueline Danielsen, MMC, City Clerk

STATE OF IOWA, BLACK HAWK COUNTY: ss

This record was acknowledged before me on the ____ day of _____, 2022, by Robert M. Green as Mayor, and Jacqueline Danielsen as City Clerk, of the City of Cedar Falls, Iowa.

Notary Public in and for the State of Iowa



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: Benjamin Claypool, Civil Engineer II, PhD, EI

DATE: March 13, 2023

SUBJECT: North Cedar Heights Area Reconstruction Project Phase 1
 City Project Number RC-092-3271
 Temporary Easement

The City of Cedar Falls is planning the reconstruction of the North Cedar Heights Area Phase 1, primarily along West Ridgewood Drive and Timber Drive. The project requires the acquisition of temporary and permanent easements and some fee title acquisitions from twenty-three (23) properties to complete construction. Twenty of these property's easements or fee-title acquisitions have already been approved by City Council and the attached temporary easement is for the Black Hawk County Conservation Board, one of the remaining properties.

<u>Parcel #</u>	<u>Property Owner</u>	<u>Street Address</u>	<u>Easement Type</u>
207	BHC Conservation Board	657 Reserve Dr	Temporary

Attached is a map that identifies the location of this property, and the documentation for the temporary easement. There is no Owner Purchase Agreement since this easement is being donated by the Black Hawk County Conservation Board.

The City has used General Obligation Funds for the design and right of way portion of this project. The City entered into a Supplemental Agreement with AECOM, Inc., of Waterloo, Iowa, on May 16, 2022 for property acquisition services. Funds for this project are identified in the Cedar Falls Capital Improvements Program under item number 109.




Staff recommends that the City Council state their support in the form of a resolution approving the easement and authorize the Mayor to execute the agreement for the North Cedar Heights Area Reconstruction Project Phase 1.

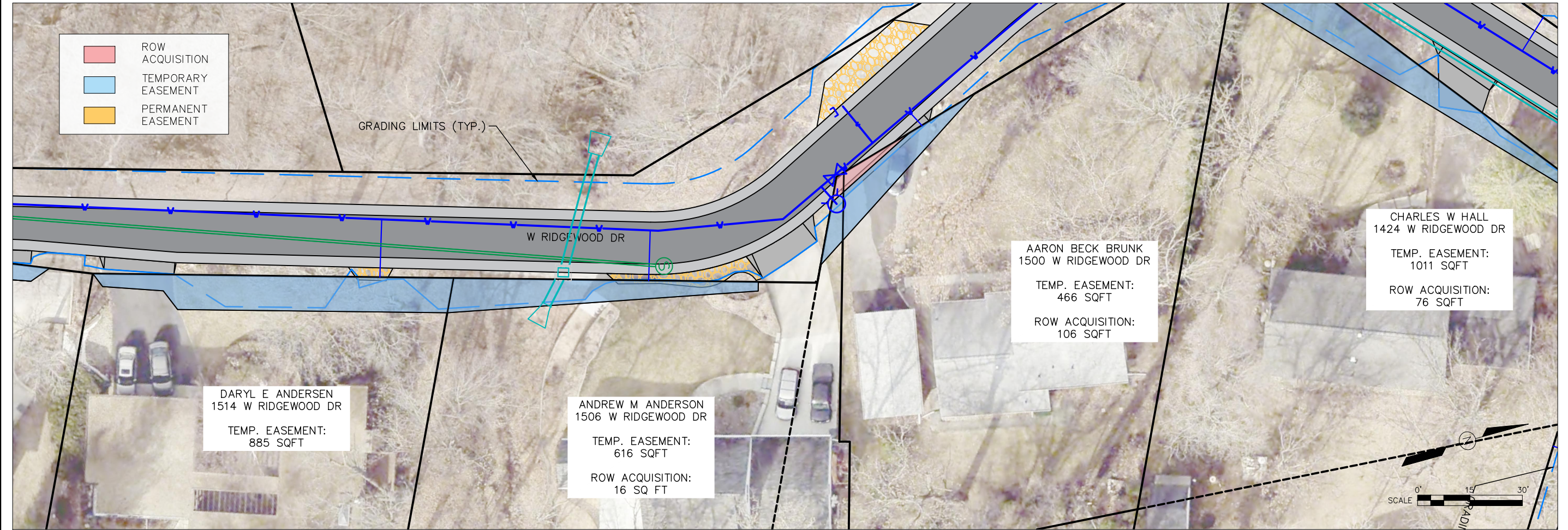
If you have any questions or need additional information, please feel free to contact me.

xc: Chase Schrage, Director of Public Works
 David Wicke, City Engineer
 Kevin Rogers, City Attorney
 Lisa Roeding, City Controller/Treasurer

PRINTED: 2/6/23

L:\DCS\Projects\TRN\60672593_Cedar_Heights_St_Recon\900_CAD_GIS\02-SHEETS\H01_60672593.dwg

	ROW ACQUISITION
	TEMPORARY EASEMENT
	PERMANENT EASEMENT

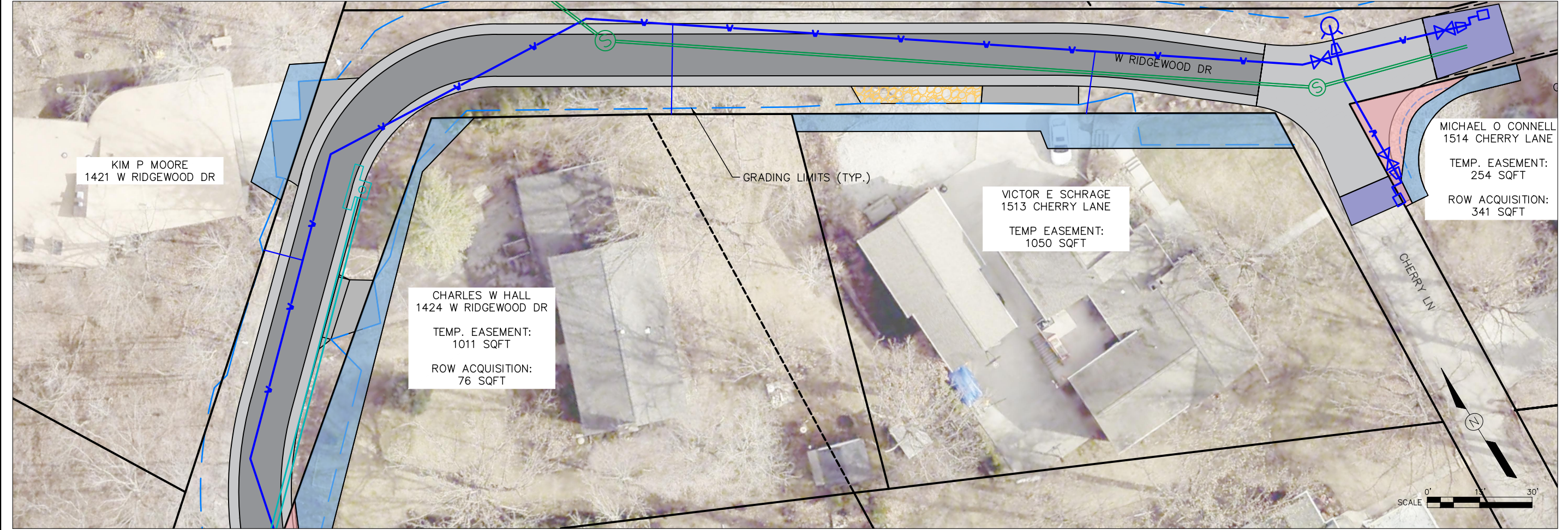


DARYL E ANDERSEN
1514 W RIDGEWOOD DR
TEMP. EASEMENT:
885 SQFT

ANDREW M ANDERSON
1506 W RIDGEWOOD DR
TEMP. EASEMENT:
616 SQFT
ROW ACQUISITION:
16 SQ FT

AARON BECK BRUNK
1500 W RIDGEWOOD DR
TEMP. EASEMENT:
466 SQFT
ROW ACQUISITION:
106 SQFT

CHARLES W HALL
1424 W RIDGEWOOD DR
TEMP. EASEMENT:
1011 SQFT
ROW ACQUISITION:
76 SQFT



KIM P MOORE
1421 W RIDGEWOOD DR

CHARLES W HALL
1424 W RIDGEWOOD DR
TEMP. EASEMENT:
1011 SQFT
ROW ACQUISITION:
76 SQFT

VICTOR E SCHRAGE
1513 CHERRY LANE
TEMP EASEMENT:
1050 SQFT

MICHAEL O CONNELL
1514 CHERRY LANE
TEMP. EASEMENT:
254 SQFT
ROW ACQUISITION:
341 SQFT

Item 17.

DATE	
DRN	CHK
NO	
REVISIONS	

DRN	DES	CHK	APP
11/30/18	Johanson, Sydney		
Copyright © AECOM All Rights Reserved			

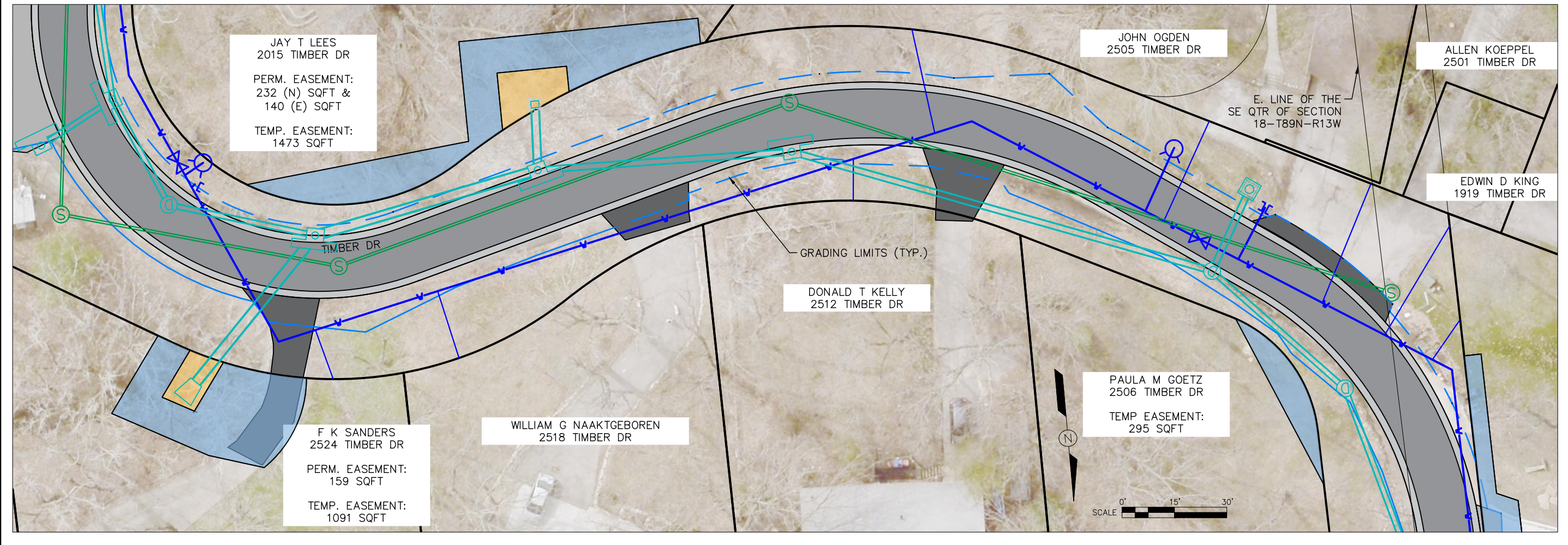
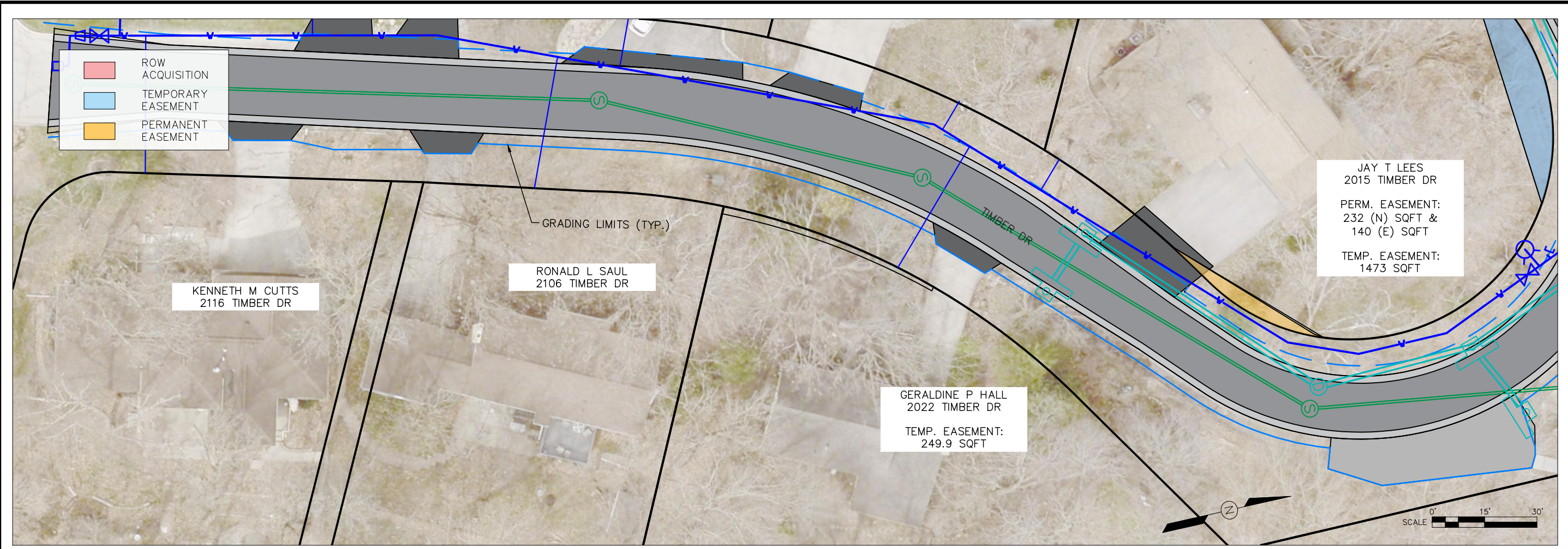
AECOM

Cedar Heights Area
Reconstruction - Phase 1
Ridgewood ROW

DATE	02/03/2023
PROJECT NO.	60672593
MILESTONE	FINAL PLANS
SHEET NO.	
DRAWING NO.	130

PRINTED: 2/6/23

L:\DCS\Projects\TRN\60672593_Cedar_Heights_St_Recon\900_CAD_GIS\02-SHEETS\H01_60672593.dwg



Item 17.

NO	REVISIONS	DATE

DRN	11/30/18	Johnson, Sydney
DES		
CHK		
APP		
REC'D		

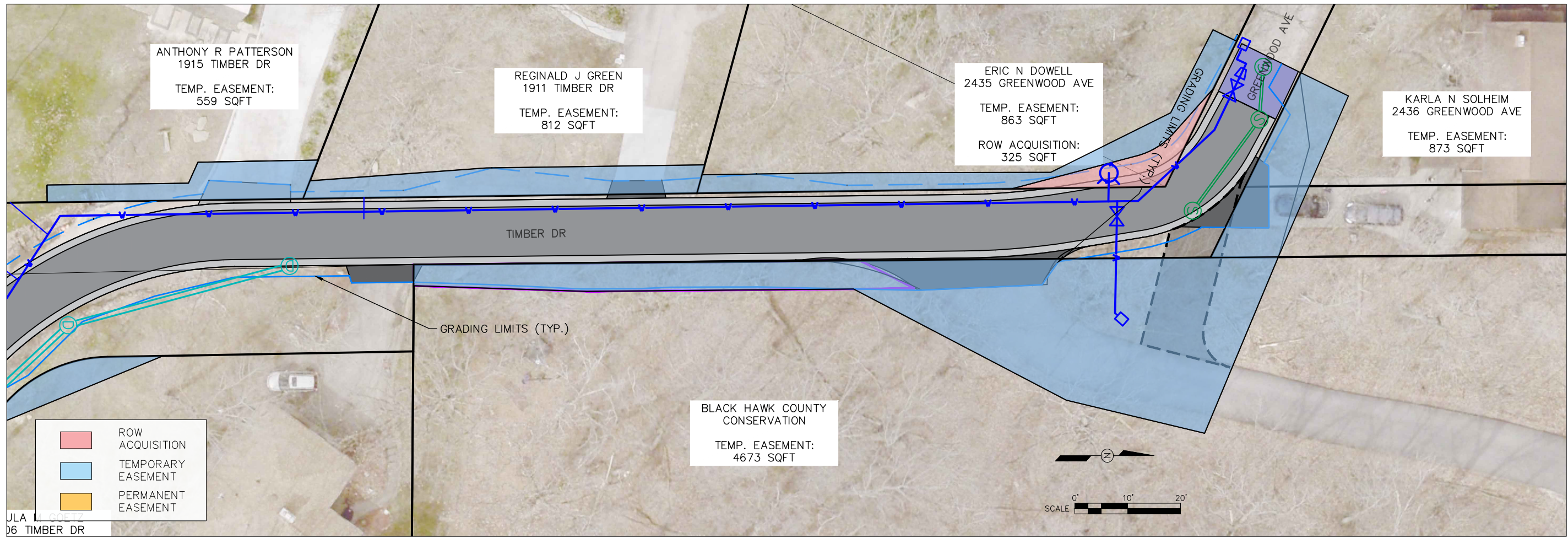
AECOM

Cedar Heights Area
Reconstruction - Phase 1
Timber ROW

DATE	02/03/2023
PROJECT NO.	60672593
MILESTONE	FINAL PLANS
SHEET NO.	131
DRAWING NO.	131

PRINTED: 2/6/23

L:\DCS\Projects\TRN\60672593_Cedar_Heights_St_Recon\900_CAD_GIS\02-SHEETS\H01_60672593.dwg



JLA L COETZ
06 TIMBER DR

Item 17.

DRN CHK

REVISIONS

NO

DATE

DRN

CHK

APP

DES

DRN

11/30/18 Johnson, Sydney

Copy Right ©
AECOM All Rights Reserved



Cedar Heights Area
Reconstruction - Phase 1
Timber ROW

DATE 02/03/2023

PROJECT NO. 60672593

MILESTONE FINAL PLANS

SHEET NO.

DRAWING NO. 132

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___, in Black Hawk County, Iowa for the care and benefit of the Black Hawk County Conservation Board (“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 grants and conveys unto Grantee a temporary easement under, through, and across the following described real estate which is owned by Grantor:

Lots Numbers 77 and 81 in Auditor’s Whitney Road Plat in Section No. 17 in Township No. 89 North, in Range No. 13 West of the Fifth Principal Meridian in Black Hawk County, Iowa.

The area of the temporary construction easement is depicted in the attachment attached and incorporated herein by reference as Exhibit A. The legal description of said Temporary Easement is as follows:

A parcel of land situated in Lot 81 of Auditor’s Whitney Road Plat in the City of Cedar Falls, County of Black Hawk, State of Iowa.

Beginning at the Southwest corner of Lot 81 of said Auditor’s Whitney Road Plat, thence North 00°30’24” West along the East Right of Way of Timber Drive, 245.22 feet; thence South 67°18’03” East, 54.12 feet; thence South 13°26’39” West 40.34 feet; thence South 27°34’20” West, 68.10 feet; thence South 00°30’24” East, 75.90 feet; thence South 01°52’17” West, 48.90 feet to the South line of Lot 81; thence North 89°35’03” West along said South line, 5.94 feet to the Point of Beginning.

See Temporary Easement Exhibit 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.

2. Restoration of Easement Area. Grantee agrees to restore at Grantee's cost the Easement Area within 90 days 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. Restoration of the Easement Area shall include the selected mix: Iowa SUDAS Native Grass and Forbs (Wildflower) Seeding Mixture. This shall not include any Switchgrass Seed. Following completion of the roadway project, this mix shall be placed in the Easement Area.

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.

In addition to Grantee's use above, Grantee, its successors and assigns, hereby stipulates, and agrees that trees not referenced herein, bushes, and shrubs within the Easement Area may be removed as needed. However, the two large Oak trees identified and outlined in green on Exhibit B attached and incorporated by reference herein are to remain throughout construction and are not to be altered. For purposes of clarification, the Oak tree depicted with the red X on Exhibit B is allowed to be removed as part of this temporary easement.

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. Duration of Temporary Easement. This Agreement and the easements in favor of Grantee shall commence 03/15/2023 and terminate upon completion of the Project and final acceptance of public improvements by the City Council, or by 03/15/2024, 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:

Black Hawk County, Iowa for the care and benefit of the Black Hawk County Conservation Board

X Mike Hendrickson

X _____

By: Mike Hendrickson

By: _____

Title: Executive Director

Title: _____

State of Iowa)

County of Black Hawk)

This record was acknowledged before me on the 15th day of February, 2023, by Mike Hendrickson, as Executive Director of Black Hawk County Conservation.

Nichole Koelling
Signature of notarial officer

Stamp



[Iowa Notary]
Title of Office

[My commission expires: 10/20/2023]

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:

Index Legend	
Location:	Part of Lot 81 in Auditor's Whitney Road Plat Lot 81 in the City of Cedar Falls, Iowa
Requestor:	City of Cedar Falls, Iowa
Proprietor:	Black Hawk County Conservation Board
Surveyor:	Michael R. Fagle
Company:	AECOM Michael R. Fagle, 501 Sycamore Street, Suite 222, Waterloo, Iowa, 50703
Return To	AECOM, mike.fagle@aecom.com - 319-874-6595

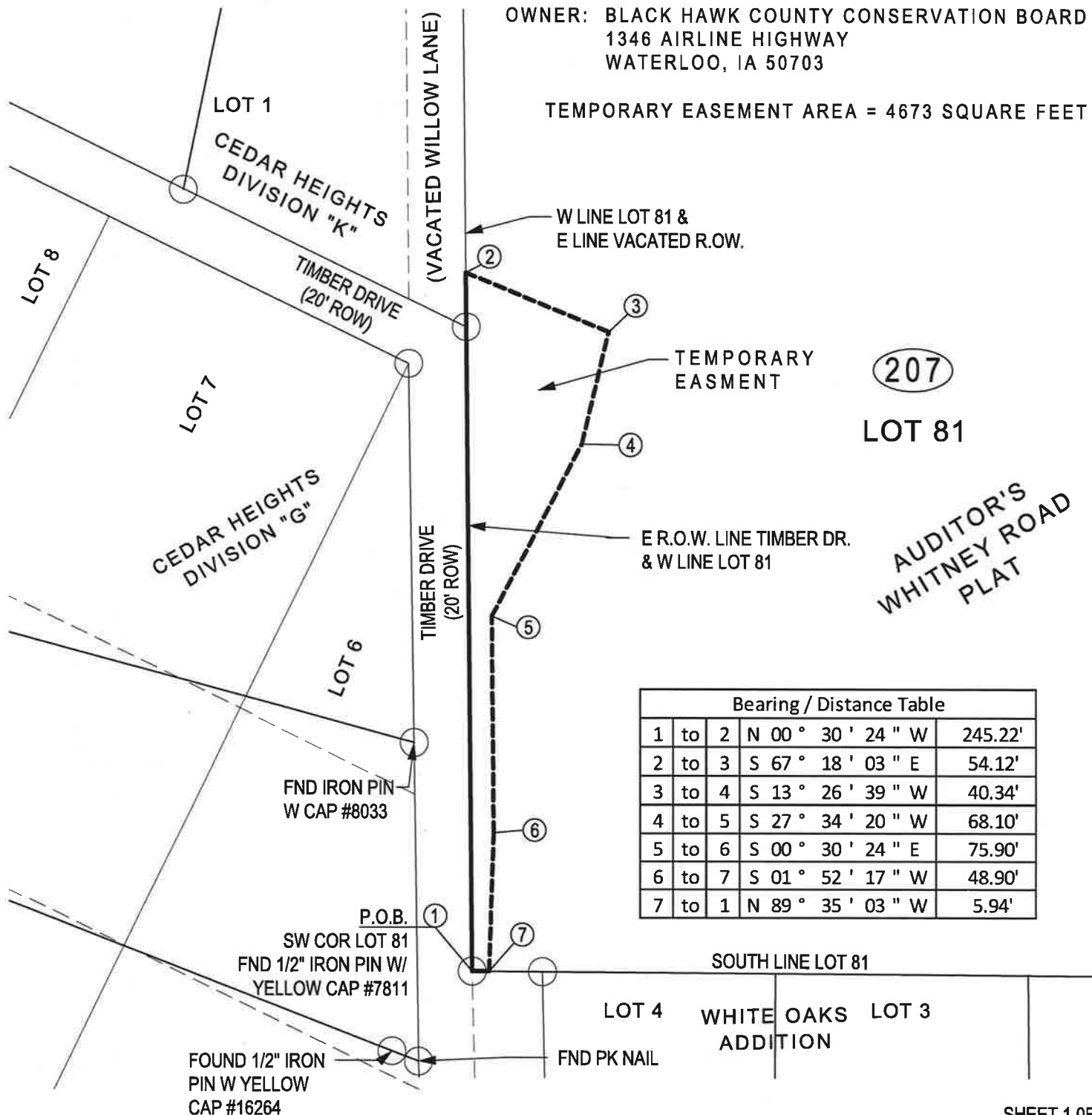
PREPARED BY: MICHAEL R. FAGLE, AECOM, 501 SYCAMORE STREET, SUITE 222, WATERLOO, IOWA, 50703, 319-232-6531

**TEMPORARY EASEMENT
IN THE NAME OF THE CITY OF CEDAR FALLS, IOWA
CEDAR HEIGHTS AREA
RECONSTRUCTION PROJECT
CEDAR FALLS, IOWA
CITY PROJECT NO. RC-09-3271**

PROJECT PARCEL 207

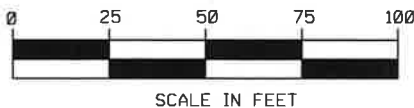
OWNER: BLACK HAWK COUNTY CONSERVATION BOARD
1346 AIRLINE HIGHWAY
WATERLOO, IA 50703

TEMPORARY EASEMENT AREA = 4673 SQUARE FEET



○ = PROPERTY CORNER FOUND PINCHED PIPE (UNLESS OTHERWISE NOTED)

NOTE: BEARINGS BASED ON THE EAST RIGHT OF WAY LINE OF TIMBER DRIVE BEARING N 00°30'24" W



I hereby certify that this Land Surveying document was prepared by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

Michael R. Fagle 9-21-22
MICHAEL R. FAGLE Date

License number 8505
My license renewal date is December 31, 2022

Pages or sheets covered by this set
SHEETS 1 AND 2 OF 2

TEMPORARY EASEMENT
IN THE NAME OF THE CITY OF CEDAR FALLS, IOWA

Item 17.

PROJECT PARCEL 207

CEDAR HEIGHTS AREA
RECONSTRUCTION PROJECT
CEDAR FALLS, IOWA
CITY PROJECT NO. RC-09-3271

Description Temporary Easement Parcel 207:

A parcel of land situated in Lot 81 of Auditor's Whitney Road Plat in the City of Cedar Falls, County of Black Hawk, State of Iowa, more particularly described as follows.

Beginning at the Southwest corner of Lot 81 of said Auditor's Whitney Road Plat, thence North $00^{\circ}30'24''$ West along the East Right of Way of Timber Drive, 245.22 feet; thence South $67^{\circ}18'03''$ East, 54.12 feet; thence South $13^{\circ}26'39''$ West, 40.34 feet; thence South $27^{\circ}34'20''$ West, 68.10 feet; thence South $00^{\circ}30'24''$ East, 75.90 feet; thence South $01^{\circ}52'17''$ West, 48.90 feet to the South Line of Lot 81; thence North $89^{\circ}35'03''$ West along said South line, 5.94 feet to the Point of Beginning.

Containing 4673 Square Feet.



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: Matthew Tolan, EI, Civil Engineer II

DATE: March 20, 2023

SUBJECT: W. Viking Industrial Park Phase V & VI
 City Project Number: SU-364-3189
 Change Order Expansion Request



Submitted within for City Council approval is the Change Order Expansion Request to the existing Form of Contract between the City of Cedar Falls and Peterson Contractors Inc. for the West Viking Industrial Park. This Change Order Expansion Request provides for the required watermain, storm sewer, sanitary sewer, paving, and other various roadway items to be completed in order to fulfill the Final Plat requirements for the W. Viking Industrial Park Phase VI.

The City of Cedar Falls entered into a Contract with Peterson Contractor, Inc. for the construction of W. Viking Industrial Park Phase V on March 7, 2022. The total cost of the Change Order Expansion request is \$544,878.45. The project will be initially paid by Economic Development Funds then will be certified as TIF debt within the Unified Highway 58 Corridor Urban Renewal Plan.

The Engineering Division of the Public Works Department requests your consideration and approval of this Change Order Expansion Request with Peterson Contractors, Inc. for the W. Viking Industrial Park Phase VI.

If you have any questions or comments, feel free to contact me.

xc: Chase Schrage, Director of Public Works
 David Wicke, P.E., City Engineer
 Michelle Pezley, Planner III

PETERSON CONTRACTORS, INC.		Extra Work Authorization				
						
PO Box A Reinbeck, Iowa 50669	Phone: 319-345-2713 Fax: 319-345-2991	www.petersoncontractors.com				
Project Name:	CF W Viking Industrial Park Phase V	PCI Job #	J9657			
Date:	02/21/23		13			
Remarks or Description of Extra Work: Extension of Tech Parkway						
City of Cedar Falls Contact: Matthew Tolan						
Item #	Description	Quantity	Units	Unit Rate		Total Amount
1	Topsoli Onsite	1,089.00	CY	\$7.55		\$8,221.95
2	Excavation Class 10	3,447.00	CY	\$4.90		\$16,890.30
3	Excavation Class 10 Unsuitable	46.00	CY	\$65.00		\$2,990.00
4	Subgrade Prep 24"	3,104.00	SY	\$1.55		\$4,811.20
5	Subbase Modified 12"	2,746.00	SY	\$15.50		\$42,563.00
6	Compaction Testing	1.00	LS	\$1,750.00		\$1,750.00
7	Trench Foundation	27.00	TN	\$35.00		\$945.00
8	Replcement of Unsuitable Bkfil MU	47.00	CY	\$45.00		\$2,115.00
9	Trench Compaction Testing	1.00	LS	\$1,250.00		\$1,250.00
10	San Sewer Gravity Main PVC SDR 26 15"	635.00	LF	\$119.00		\$75,565.00
11	San Sewer Service Stub PVC SDR 23.5 6"	46.00	LF	\$75.50		\$3,473.00
12	Storm Sewer Trenched RCP 15"	660.00	LF	\$56.50		\$37,290.00
13	Subdrain Type 1 6"	1,346.00	LF	\$14.50		\$19,517.00
14	Subdrain Cleanout Type A-1 6"	2.00	EA	\$1,260.00		\$2,520.00
15	Subdrain Outlets and Connections CMP 8"	10.00	EA	\$280.00		\$2,800.00
16	Watermain Trenched DIP 12" (w/ nitrile gaskets)	664.00	LF	\$98.50		\$65,404.00
17	Water Service Stub DIP 8"	1.00	EA	\$10,300.00		\$10,300.00
18	Valve Gate 12"	1.00	EA	\$5,200.00		\$5,200.00
19	Fire Hydrant Assembly	2.00	EA	\$7,850.00		\$15,700.00
20	Manhole SW-301 60"	2.00	EA	\$28,250.00		\$56,500.00
21	Intake SW-505	4.00	EA	\$5,800.00		\$23,200.00
22	Pavement PCC 9" w/ CD baskets	2,300.00	SY	\$49.95		\$114,885.00
23	Driveway Granular	358.00	SY	\$8.00		\$2,864.00
24	Painted Pavement Markings Solvent/WB	7.00	STA	\$85.00		\$595.00
25	Sign Panels	9.00	SF	\$26.00		\$234.00
26	Sign Posts	11.00	LF	\$15.00		\$165.00
27	Seed/Fert/Mulch Turf Seed	0.60	AC	\$3,800.00		\$2,280.00
28	Landscaping Lot 1 WWIP Phase VI	1.00	LS	\$5,400.00		\$5,400.00
29	Inlet Protection Device	4.00	EA	\$150.00		\$600.00
30	Moblization WWIP Phase VI	1.00	LS	\$18,850.00		\$18,850.00
Total Amount:						\$544,878.45
The work covered by this authorization shall be performed in accordance with the same terms and conditions as included in the original contract						
Work Authorized and Changes Approved by:						
Prime Contractor or Owner:			Peterson Contractors, Inc.			
By:			By: Matt Bohlen			
Title:						
Date:			Date: 2/21/2023			

BID PROPOSAL



DAVE SCHMITT CONSTRUCTION

250 50TH AVE SW
 CEDAR RAPIDS, IOWA 52404
 CONTACT:
 PHONE:
 FAX:

QUOTE TO:

JOB NAME: VIKING RD-. TECH PARKWAY EWO
DSCC BID #: 22-BH-005-3
BID DATE: 2/21/2023
REVISION #:
REVISION DATE:
ADDENDA RECOG

PHONE:
FAX:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
11	STORM SEWER TRENCHED, RCP. 15"	660.00	LF	56.50	37,290.00
20	INTAKE SW-505	4.00	EA	5,800.00	23,200.00
28	MOBILIZATION WVIP PHASE VI	1.00	LS	5,850.00	5,850.00
GRAND TOTAL					\$66,340.00

NOTES:

* Proposal for items added as part of EWO #13 for extension of Technolgy Parkway.



TIEDT NURSERY & FORESTRY SVC. LTD
 2419 E BREMER AVENUE
 WAVERLY, IOWA 50677
 PHONE(319)352-0418 FAX(319)352-0400

DATE: 2/21/2023

PROJECT: Cedar Falls West Viking Road Industrial Park - Technology Parkway Extension
 Cedar Falls, IA

ITEM NO.	QTY	DESCRIPTION	UNIT	UNIT PRICE	TOTAL
7024	0.6	Seeding, Seeding, Fertilizing and Mulching, Turf Seed	AC	\$3,800.00	\$2,280.00
7025	4.0	Inlet Protection Device	EA	\$150.00	\$600.00
				Total	\$2,880.00

Notes

* Line Items Include One Mobilization Each. Additional Mobilizations Will Be Charged At \$300.00 Each.



Estimate

Date

2/16/2023

Peterson Contractors Inc.
PO Box A
104 Black Hawk St.
Reinbeck, IA. 50669-0155

Project

2022 Viking Rd Industrial Park J9657

Description	Qty	Cost	Total
<p>Item 26 - Landscaping Lot 1 WVIP Phase VI - Lump Sum</p> <p>General Contractor is responsible for providing and placing any soil needed and rough grade plus or minus two inches from finish grade. General contractor is responsible for top soil inspection if it is required.</p> <p>Matthias pricing does not include any additional charges for Bid or Performance Bonding, etc. If you intend to "share" those costs you need to add that percentage to our unit price.</p> <p>Contact Nate Lansing with questions 319-226-6000</p>	1	5,400.00	5,400.00
Please call or E-mail if you have any questions.		Subtotal	\$5,400.00
		Sales Tax (7.0%)	\$0.00
		Total	\$5,400.00

Matthias Landscaping Co. 3170 Wagner Rd. Waterloo IA 50703 319-226-6000 Fax 319-226-6003

February 20, 2023

RE: West Viking Road Industrial Park Phase V
Project No. SU-364-3189
Cedar Falls, IA

CITY OF CEDAR FALLS CHANGE ORDER NO. 7

1. Technology Parkway Extension

<u>Item Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Total</u>
Item #7020 - PCC Pavement, 9", w/ CD Baskets	2,300	SY	\$ 49.95	\$ 114,885.00
Item #8018 - Mobilization	1	LS	\$ 3,000.00	\$ 3,000.00
	TOTAL AMOUNT		ADD	\$ 117,885.00

Notes:

- *Excludes subbase material. Subbase by others within +-1/10th ft.
- *Includes proportionate share of bond expense (not to exceed 0.75%)
- *Excludes intake inserts.



Joe Owen
319-290-4312

FINAL PLAT

WEST VIKING ROAD INDUSTRIAL PARK PHASE VI

CEDAR FALLS, BLACK HAWK COUNTY, IOWA

AREA ABOVE RESERVED FOR RECORDER

INDEX LEGEND
SURVEYOR'S NAME / RETURN TO:
WALTER T. HURLBUTT
SNYDER & ASSOCIATES, INC.
5005 BOWLING STREET SW, SUITE A
CEDAR RAPIDS, IOWA 52404
319-362-9394
WHURLBUTT@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
PART OF THE W 1/2 OF SEC. 34-T89N-R14W
REQUESTED BY:
CITY OF CEDAR FALLS
PROPRIETOR:
CITY OF CEDAR FALLS

LEGAL DESCRIPTION

PART OF THE WEST HALF OF SECTION 34, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH P.M., CEDAR FALLS, BLACK HAWK COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 34;

THENCE SOUTH 00° 00' 36" WEST 3315.36 FEET ALONG THE EAST LINE OF SAID WEST HALF TO THE SOUTHWEST CORNER OF LOT 11 OF WEST VIKING ROAD INDUSTRIAL PARK PHASE IV (FINAL PLAT RECORDED AS FILE NUMBER 2014-00000687 AT THE BLACK HAWK COUNTY RECORDER'S OFFICE), NOW PART OF OUTLOT "W" OF WEST VIKING ROAD INDUSTRIAL PARK PHASE V (FINAL PLAT RECORDED AS FILE NUMBER 2023-00004426 AT THE BLACK HAWK COUNTY RECORDER'S OFFICE);

THENCE NORTH 90° 00' 00" WEST 349.64 FEET ALONG THE SOUTH LINE OF SAID OUTLOT "W" TO THE EAST RIGHT-OF-WAY OF INNOVATION DRIVE;

THENCE SOUTH 00° 00' 00" EAST 72.90 FEET ALONG SAID EAST RIGHT-OF-WAY TO A SOUTH LINE OF TRACT 'A' OF SAID WEST VIKING ROAD INDUSTRIAL PARK PHASE V;

THENCE NORTH 90° 00' 00" WEST 66.00 FEET ALONG SAID SOUTH LINE OF TRACT 'A' TO THE WEST RIGHT-OF-WAY OF INNOVATION DRIVE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 00° 00' 00" EAST 261.38 FEET;

THENCE NORTH 90° 00' 00" WEST 860.22 FEET;

THENCE NORTH 00° 00' 00" EAST 450.00 FEET;

THENCE NORTH 17° 17' 58" EAST 411.27 FEET TO THE SOUTH LINE OF LOT 10 OF SAID WEST VIKING ROAD INDUSTRIAL PARK PHASE V;

THENCE SOUTH 72° 42' 02" EAST 440.89 FEET ALONG SAID SOUTH LINE OF LOT 10 AND CONTINUING ALONG THE SOUTH LINE OF LOT 11 OF SAID WEST VIKING ROAD INDUSTRIAL PARK PHASE V;

THENCE SOUTHEASTERLY 219.62 FEET ALONG THE ARC OF A 997.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY (CHORD BEARING SOUTH 79° 00' 51" EAST 219.17 FEET) ALONG SAID SOUTH LINE OF LOT 11;

THENCE SOUTH 04° 40' 43" WEST 66.01 FEET ALONG A WEST LINE OF SAID TRACT 'A' TO THE SOUTH RIGHT-OF-WAY OF TECHNOLOGY PARKWAY;

THENCE SOUTHEASTERLY 58.79 FEET ALONG SAID SOUTH RIGHT-OF-WAY AND ALONG THE ARC OF A 1063.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY (CHORD BEARING SOUTH 86° 54' 21" EAST 58.78 FEET);

THENCE SOUTHEASTERLY 59.31 FEET ALONG SAID SOUTH RIGHT-OF-WAY AND ALONG THE ARC OF A 42.50 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY (CHORD BEARING SOUTH 48° 30' 45" EAST 54.61 FEET) TO THE WEST RIGHT-OF-WAY OF INNOVATION DRIVE;

THENCE SOUTH 08° 32' 06" EAST 51.18 FEET ALONG SAID WEST RIGHT-OF-WAY;

THENCE SOUTH 00° 00' 00" EAST 252.66 FEET ALONG SAID WEST RIGHT-OF-WAY TO THE POINT OF BEGINNING AND CONTAINING 14.10 ACRES (614.113 SQUARE FEET) MORE OR LESS.

NOTES

- TRACT 'A' (TECHNOLOGY PARKWAY) IS BEING DEDICATED TO THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES.
- FLOOD INFORMATION: PARCEL LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER BLACK HAWK COUNTY, IOWA FIRM MAP NUMBER 19013C0276F EFFECTIVE DATE: JULY 18, 2011.
- TOTAL FINAL PLAT ACREAGE = 14.10 ACRES.
- THE EAST LINE OF THE WEST HALF OF SEC. 34-T89N-R14W IS ASSUMED TO BEAR SOUTH 0°00'36" WEST.
- DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- ERROR OF CLOSURE:
SUBDIVISION BOUNDARY MEETS OR EXCEEDS 1:10,000
EACH INDIVIDUAL LOT OR TRACT MEETS OR EXCEEDS 1:5,000

SETBACKS

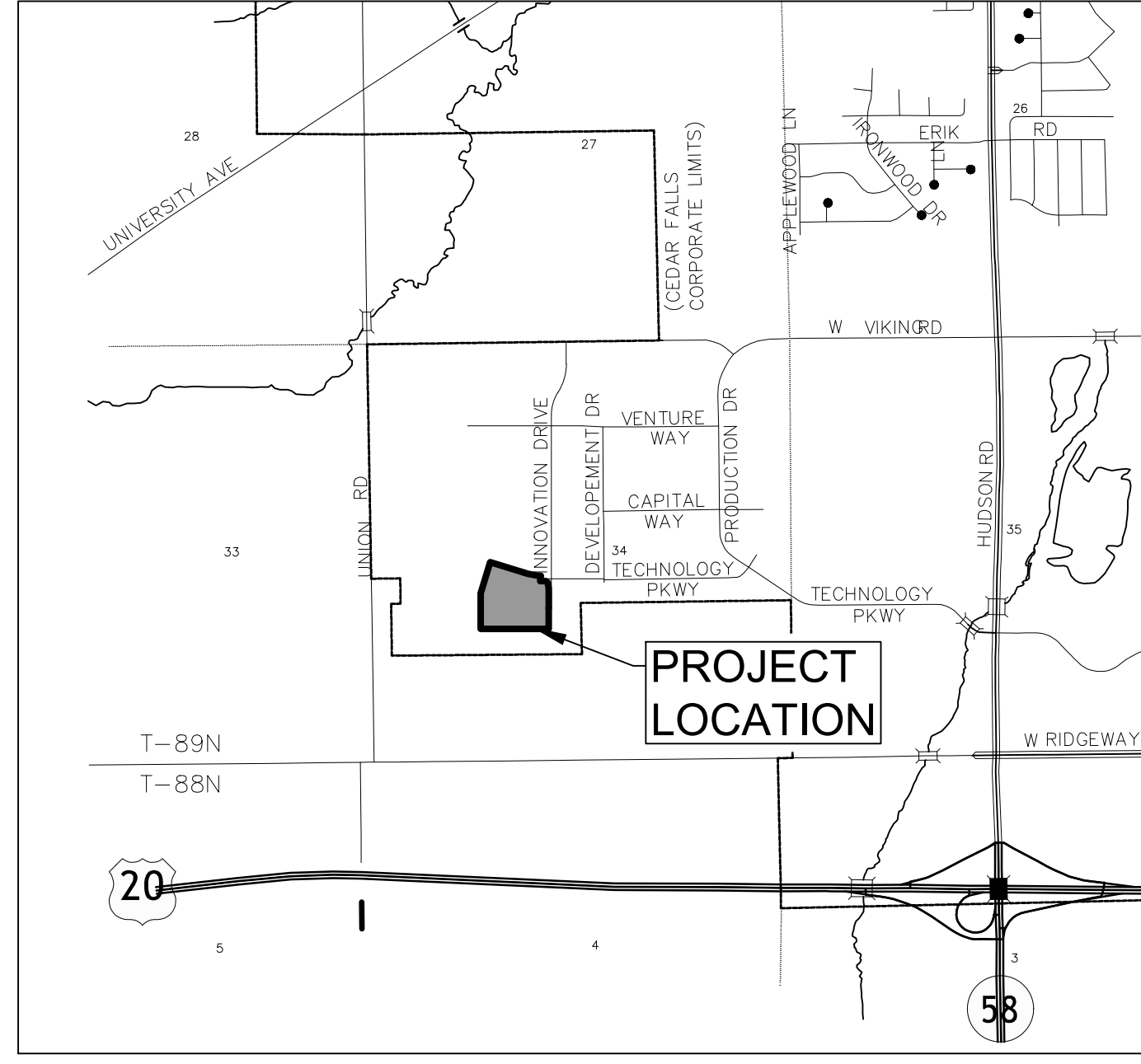
FRONT = 25'
REAR = 10'
SIDE = 10'

DATE OF SURVEY

1/30/2020

OWNER/SUBDIVIDER

CITY OF CEDAR FALLS
220 CLAY STREET
CEDAR FALLS, IA 50643

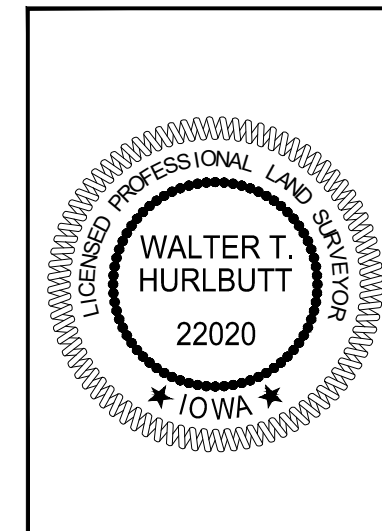


LOCATION MAP
N.T.S.

REVISED PER CITY COMMENTS	02-13-23	JFS
REVISED PER CITY COMMENTS	01-23-23	WTH
REVISION	DATE	BY
Checked By: TWJ		
Engineer: JS		
Technician: WTH	Date: 12/14/2022	Scale: 1" = 100'
		T-R-S: 89N-14W-34

Project No: 118.1174.08B
Sheet 1 OF 2

WEST VIKING ROAD INDUSTRIAL PARK PHASE VI
PART OF THE W 1/2 OF SEC. 34-T89N-R14W
CEDAR FALLS, BLACK HAWK COUNTY, IOWA
SNYDER & ASSOCIATES, INC. |
5005 BOWLING STREET S.W.
CEDAR RAPIDS, IOWA 52404
319-362-9394 | www.snyder-associates.com



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.

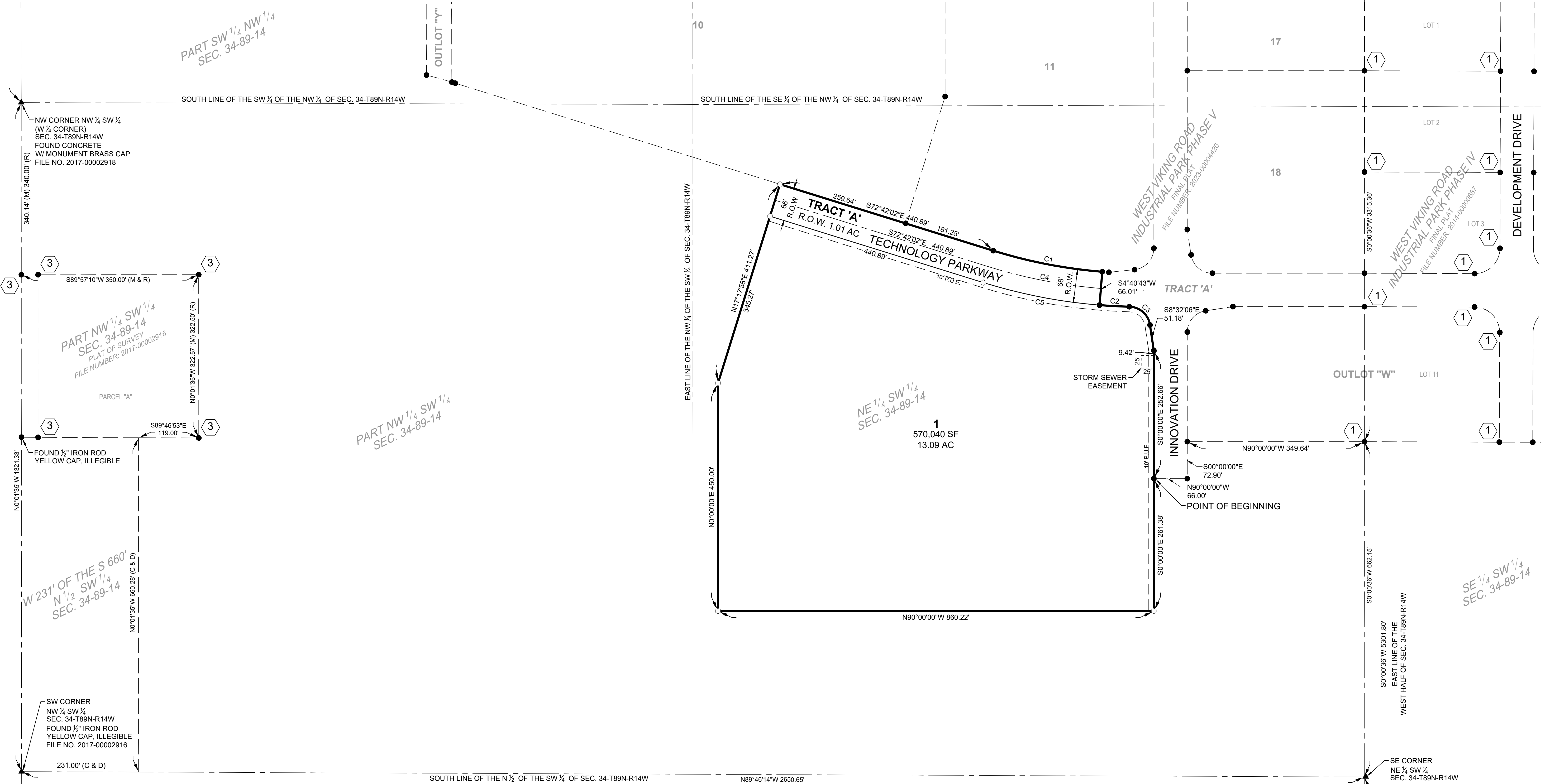
Walter T. Hurlbutt, PLS Date
License Number 22020
My License Renewal Date is December 31, 2023
Pages or sheets covered by this seal:
Sheets 1 and 2 of 2.



Project No: 118.1174.08B
Sheet 1 OF 2

V:\Projects\2018118_1174_08B\Survey\118117408B_PLAT_FINAL_PHASE-VI.dwg JUSTIN STROM: 2/24/2024 7:23 AM ARCH PLOT FULL BLEED D: 06.00 X 24.00 INCHES

FINAL PLAT WEST VIKING ROAD INDUSTRIAL PARK PHASE VI CEDAR FALLS, BLACK HAWK COUNTY, IOWA



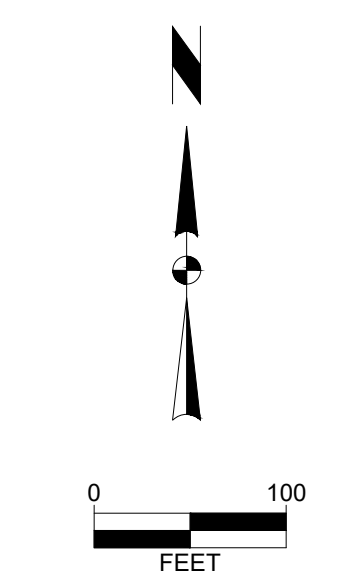
LEGEND

FEATURES
 1/2" Rebar, Cap #22020
 w/Yellow Plastic Cap
 (Unless Otherwise Noted)

Platted Distance P
 Measured Bearing & Distance M
 Public Utility Easement P.U.E.
 Right-of-Way R.O.W.
 Easement Line ---
 1/4 Section Line - - - -

FOUND MONUMENT LEGEND

1 FOUND 1/2" IRON ROD WITH YELLOW CAP #8505
 2 FOUND 1/2" IRON ROD WITH YELLOW CAP #12086
 3 FOUND 1/2" IRON ROD WITH YELLOW CAP #22634
 4 FOUND 1/2" IRON ROD WITH ORANGE CAP #6505



CURVE TABLE					
CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1	12°37'15"	997.00'	219.62'	110.25'	S79°00'51"E 219.17'
C2	3°10'07"	1063.00'	58.79'	29.40'	S86°54'21"E 58.78'
C3	79°57'18"	42.50'	59.31'	35.63'	S48°30'45"E 54.61'
C4	12°37'16"	1030.00'	226.89'	113.90'	S79°00'40"E 226.43'
C5	12°37'15"	1063.00'	234.15'	117.55'	S79°00'51"E 233.68'

SE CORNER SW 1/4 (S 1/4 CORNER) SEC. 34-T89N-R14W FOUND 1/2" IRON ROD FILE NO. 2009-00019767

1	REVISED PER CITY COMMENTS	02/13/23	JFS
2	REVISION	01/23/23	WTH
MARK	Checked By: TWJ	DATE	BY
Engineer: JS	Date: 12/14/2022	Scale: 1" = 1" = 100'	T-R-S, 89N-14W-34
Technician: WTH	Project No: 118.1174.08B		

WEST VIKING ROAD INDUSTRIAL PARK PHASE VI
PART OF THE W 1/2 OF SEC. 34-T89N-R14W
CEDAR FALLS, BLACK HAWK COUNTY, IOWA
SNYDER & ASSOCIATES, INC.

5005 BOWLING STREET S.W.
 CEDAR RAPIDS, IOWA 52404
 319-362-9394 | www.snyder-associates.com




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: Matthew Tolan, EI, Civil Engineer II

DATE: 3/20/2023

SUBJECT: 2023 Sanitary Sewer Rehabilitation Project
 City Project Number: SA-000-3316
 Bid Opening

On Monday, March 13, 2023 at 10:00 a.m. bids were received and opened for the 2023 Sanitary Sewer Rehabilitation Project. A total of three (3) bids were received, with Municipal Pipe Tool Company LLC being the low bidder:

	<i>Base Bid</i>
Engineering Estimate	\$235,157.00
Municipal Pipe Tool Company	\$253,025.25
Visu-Sewer	\$262,192.20
Insituform Technologies	\$358,875.30

The Engineer's Estimate for this project was \$235,157.00. Municipal Pipe Tool Company LLC of Hudson, Iowa submitted the low bid in the amount of \$253,025.25. Attached is a bid tabulation for your reference.

The Engineering Division of the Public Works Department recommends acceptance of the lowest bid from Municipal Pipe Tool Company LLC in the amount of \$253,025.25. On April 3, 2023, the Contract, Bonds, and Insurance Certificate will be submitted for City Council approval.

Xc: Chase Schrage, Public Works Director
 David Wicke, P.E., City Engineer

2023 SANITARY SEWER REHABILITATION PROJECT (#8389354)

Owner: Cedar Falls IA, City of
 Solicitor: Cedar Falls IA, City of
 03/13/2023 10:00 AM CDT

Line Item	Item Code	Item Description	UofM	Quantity	Engineer Estimate		Municipal Pipe Tool Company		Visu-Sewer		Insituform Technologies	
					Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
1	-	Pipe Lining, 8 Inch	LF	6147	\$31.00	\$190,557.00	\$30.75	\$189,020.25	\$32.60	\$200,392.20	\$44.10	\$271,082.70
2	-	Buidling Sanitary Sewer Service Reconnection	Each	99	\$325.00	\$32,175.00	\$75.00	\$7,425.00	\$200.00	\$19,800.00	\$120.00	\$11,880.00
3	-	Grouting Service Laterals	Each	99	\$75.00	\$7,425.00	\$420.00	\$41,580.00	\$300.00	\$29,700.00	\$527.40	\$52,212.60
4	-	Mobilization	LS	1	\$5,000.00	\$5,000.00	\$15,000.00	\$15,000.00	\$12,300.00	\$12,300.00	\$23,700.00	\$23,700.00
						\$235,157.00		\$253,025.25		\$262,192.20		\$358,875.30


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: Benjamin Claypool, Civil Engineer II, PhD, EI

DATE: March 13, 2023

SUBJECT: 2023 Street Construction Project
 City Project Number: RC-000-3299
 Bid Opening

On Monday, March 13, 2023 at 2:00 p.m., bids were received and opened for the 2023 Street Construction Project. A total of two (2) bids were received, with Petersen Contractors, Inc. the low bidder:

	<i>Base Bid</i>
Engineering Estimate	\$2,530,011.15
Petersen Contractors, Inc.	\$2,664,055.20
Owen Contracting, Inc.	\$2,900,323.70

The Engineer's Estimate for this project was \$2,530,011.15. Peterson Contractors, Inc. of Reinbeck, Iowa submitted the low bid in the amount of \$2,664,055.20. Attached is a bid tabulation for your reference.

The Engineering Division of the Public Works Department recommends acceptance of the lowest bid from Peterson Contractors, Inc. in the amount of \$2,664,055.20. On April 3, 2023, the Contract, Bonds, and Insurance Certificate will be submitted for City Council approval.

Xc: Chase Schrage, Public Works Director
 David Wicke, PE, City Engineer

TABULATION OF BIDS

2023 Street Construction Project

City of Cedar Falls - Project Number RC-000-3299

March 13, 2023 at
2:00 PM

BASE BID

ENGINEER'S ESTIMATE

Peterson Contractors Inc.

Owen Contracting, Inc.

BID AVER

Item 20.

ITEM	ITEM CODE	DESCRIPTION	UNIT	QUANTITY	ENGINEER'S ESTIMATE		1		2		BID AVER	
					UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	2010-108-D-3	OFF-SITE TOPSOIL	C.Y.	514	\$30.00	\$ 15,420.00	\$32.00	\$16,448.00	\$32.00	\$16,448.00	\$ 32.00	\$ 16,448.00
2	2010-108-E-0	EXCAVATION, CLASS 10, ROADWAY, WASTE	C.Y.	3278	\$15.00	\$ 49,170.00	\$14.50	\$47,531.00	\$14.50	\$47,531.00	\$ 14.50	\$ 47,531.00
3	2010-108-E-0	EXCAVATION, CLASS 12, BOULDERS	C.Y.	20	\$30.00	\$ 600.00	\$30.00	\$600.00	\$30.00	\$600.00	\$ 30.00	\$ 600.00
4	2010-108-F-0	BELOW GRADE EXCAVATION (CORE OUT)	C.Y.	200	\$15.00	\$ 3,000.00	\$14.50	\$2,900.00	\$14.50	\$2,900.00	\$ 14.50	\$ 2,900.00
5	2010-108-G-0	SUBGRADE PREPARATION	S.Y.	9834	\$1.00	\$ 9,834.00	\$2.15	\$21,143.10	\$2.15	\$21,143.10	\$ 2.15	\$ 21,143.10
6	2010-108-H-0	SUBGRADE TREATMENT, GEOGRID TENSAR TX-160	S.Y.	5663	\$9.00	\$ 50,967.00	\$8.50	\$48,135.50	\$8.50	\$48,135.50	\$ 8.50	\$ 48,135.50
7	2010-108-I-0	SUBBASE, MODIFIED, 12 IN.	S.Y.	9834	\$20.00	\$ 196,680.00	\$19.25	\$189,304.50	\$22.50	\$221,265.00	\$ 20.88	\$ 205,284.75
8	3010-108-D-0	REPLACEMENT OF UNSUITABLE BACKFILL MATERIAL	TONS	2500	\$32.00	\$ 80,000.00	\$32.50	\$81,250.00	\$32.50	\$81,250.00	\$ 32.50	\$ 81,250.00
9	4010-108-A-1	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 8 IN., TRUSS	L.F.	331	\$60.00	\$ 19,860.00	\$83.00	\$27,473.00	\$83.00	\$27,473.00	\$ 83.00	\$ 27,473.00
10	4010-108-E-1	SANITARY SEWER SERVICE, TRENCHED, PVC, 4 IN., (SDR-23.5)	L.F.	200	\$60.00	\$ 12,000.00	\$89.00	\$17,800.00	\$89.00	\$17,800.00	\$ 89.00	\$ 17,800.00
11	4010-108-H-1	REMOVAL OF SANITARY SEWER	L.F.	331	\$10.00	\$ 3,310.00	\$14.00	\$4,634.00	\$14.00	\$4,634.00	\$ 14.00	\$ 4,634.00
12	4020-108-A-1	STORM SEWER, TRENCHED, 15 IN. HDPE	L.F.	1267	\$65.00	\$ 82,355.00	\$68.00	\$86,156.00	\$68.00	\$86,156.00	\$ 68.00	\$ 86,156.00
13	4020-108-A-1	STORM SEWER, TRENCHED, 15 IN. RCP, 2000D	L.F.	158	\$90.00	\$ 14,220.00	\$88.00	\$13,904.00	\$88.00	\$13,904.00	\$ 88.00	\$ 13,904.00
14	4020-108-A-1	STORM SEWER, TRENCHED, 18 IN. HDPE	L.F.	109	\$75.00	\$ 8,175.00	\$73.00	\$7,957.00	\$73.00	\$7,957.00	\$ 73.00	\$ 7,957.00
15	4020-108-A-1	STORM SEWER, TRENCHED, 18 IN. RCP, 2000D	L.F.	118	\$100.00	\$ 11,800.00	\$110.00	\$12,980.00	\$110.00	\$12,980.00	\$ 110.00	\$ 12,980.00
16	4020-108-A-1	STORM SEWER, TRENCHED, 24 IN. HDPE	L.F.	288	\$80.00	\$ 23,040.00	\$84.00	\$24,192.00	\$84.00	\$24,192.00	\$ 84.00	\$ 24,192.00
17	4020-108-A-1	STORM SEWER, TRENCHED, 24 IN. RCP, 2000D	L.F.	100	\$105.00	\$ 10,500.00	\$130.00	\$13,000.00	\$130.00	\$13,000.00	\$ 130.00	\$ 13,000.00
18	4020-211	SPECIAL PIPE CONNECTIONS, SW-211	EACH	1	\$500.00	\$ 500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$ 500.00	\$ 500.00
19	4020-108-D-1	REMOVAL STORM SEWER PIPE LESS THAN OR EQUAL TO 36 IN. (NON-SUBDRAIN)	L.F.	1431	\$10.00	\$ 14,310.00	\$8.00	\$11,448.00	\$8.00	\$11,448.00	\$ 8.00	\$ 11,448.00
20	4020-108-D-1	REMOVAL STORM SEWER (SUBDRAIN)	L.F.	1930	\$3.00	\$ 5,790.00	\$8.00	\$15,440.00	\$8.00	\$15,440.00	\$ 8.00	\$ 15,440.00
21	4040-108-A-0	SUBDRAIN, PERFORATED, 6 IN.	L.F.	2672	\$12.00	\$ 32,064.00	\$15.00	\$40,080.00	\$15.00	\$40,080.00	\$ 15.00	\$ 40,080.00
22	4040-108-D-0	SUBDRAIN, OUTLET, 6 IN. C.M.P.	EACH	15	\$275.00	\$ 4,125.00	\$325.00	\$4,875.00	\$325.00	\$4,875.00	\$ 325.00	\$ 4,875.00
23	4040-108-D-0	SUBDRAIN, SUMP PUMP TAP	EACH	56	\$350.00	\$ 19,600.00	\$275.00	\$15,400.00	\$275.00	\$15,400.00	\$ 275.00	\$ 15,400.00
24	4040-108-A-0	FIELD TILE, 4 IN. TO 8 IN., FIELD REPAIR	L.F.	20	\$20.00	\$ 400.00	\$20.00	\$400.00	\$20.00	\$400.00	\$ 20.00	\$ 400.00
25	5010-108-A-1	WATER MAIN, TRENCHED, 4" SJ DIP (POLYETHYLENE WRAPPED)	L.F.	20	\$70.00	\$ 1,400.00	\$132.00	\$2,640.00	\$132.00	\$2,640.00	\$ 132.00	\$ 2,640.00
26	5010-108-A-1	WATER MAIN, TRENCHED, 6" SJ DIP (POLYETHYLENE WRAPPED)	L.F.	60	\$75.00	\$ 4,500.00	\$91.00	\$5,460.00	\$91.00	\$5,460.00	\$ 91.00	\$ 5,460.00
27	5010-108-A-1	WATER MAIN, TRENCHED, 8" SJ DIP (POLYETHYLENE WRAPPED)	L.F.	2575	\$80.00	\$ 206,000.00	\$94.00	\$242,050.00	\$94.00	\$242,050.00	\$ 94.00	\$ 242,050.00
28	5010-108-C-2	FITTINGS, DUCTILE IRON	LBS.	6300	\$12.00	\$ 75,600.00	\$11.75	\$74,025.00	\$11.75	\$74,025.00	\$ 11.75	\$ 74,025.00
29	5010-108-D-0	SERVICE SHORTSIDE, 3/4"	EACH	26	\$1,900.00	\$ 49,400.00	\$2,200.00	\$57,200.00	\$2,200.00	\$57,200.00	\$ 2,200.00	\$ 57,200.00
30	5010-108-D-0	SERVICE, LONGSIDE, 3/4"	EACH	28	\$2,750.00	\$ 77,000.00	\$2,900.00	\$81,200.00	\$2,900.00	\$81,200.00	\$ 2,900.00	\$ 81,200.00
31	5010-XX-1	MECHANICAL JOINT RESTRAINT, 4"	EACH	10	\$150.00	\$ 1,500.00	\$180.00	\$1,800.00	\$180.00	\$1,800.00	\$ 180.00	\$ 1,800.00
32	5010-XX-1	MECHANICAL JOINT RESTRAINT, 6"	EACH	25	\$175.00	\$ 4,375.00	\$185.00	\$4,625.00	\$185.00	\$4,625.00	\$ 185.00	\$ 4,625.00
33	5010-XX-1	MECHANICAL JOINT RESTRAINT, 8"	EACH	52	\$185.00	\$ 9,620.00	\$200.00	\$10,400.00	\$200.00	\$10,400.00	\$ 200.00	\$ 10,400.00
34	5010-XX-2	JOINT RESTRAINT GASKET, 4"	EACH	1	\$160.00	\$ 160.00	\$235.00	\$235.00	\$235.00	\$235.00	\$ 235.00	\$ 235.00
35	5010-XX-2	JOINT RESTRAINT GASKET, 8"	EACH	39	\$180.00	\$ 7,020.00	\$310.00	\$12,090.00	\$310.00	\$12,090.00	\$ 310.00	\$ 12,090.00
36	5010-XX-3	8" NITRILE GASKETS	EACH	43	\$170.00	\$ 7,310.00	\$225.00	\$9,675.00	\$225.00	\$9,675.00	\$ 225.00	\$ 9,675.00
37	5020-108-A-0	VALVE, 8" MJ GATE W/ BOX	EACH	13	\$2,500.00	\$ 32,500.00	\$3,300.00	\$42,900.00	\$3,300.00	\$42,900.00	\$ 3,300.00	\$ 42,900.00
38	5020-108-C-0	FIRE HYDRANT ASSEMBLY	EACH	9	\$5,500.00	\$ 49,500.00	\$8,250.00	\$74,250.00	\$8,250.00	\$74,250.00	\$ 8,250.00	\$ 74,250.00
39	5020-108-E-0	VALVE BOX ADJUSTMENT	EACH	2	\$650.00	\$ 1,300.00	\$650.00	\$1,300.00	\$650.00	\$1,300.00	\$ 650.00	\$ 1,300.00
40	5020-108-C-0	FIRE HYDRANT ASSEMBLY REMOVAL	EACH	5	\$1,300.00	\$ 6,500.00	\$1,350.00	\$6,750.00	\$1,350.00	\$6,750.00	\$ 1,350.00	\$ 6,750.00
41	6010-108-A-0	MANHOLE, STORM SEWER, SW-401, 48" DIA.	EACH	6	\$4,600.00	\$ 27,600.00	\$5,000.00	\$30,000.00	\$5,000.00	\$30,000.00	\$ 5,000.00	\$ 30,000.00
42	6010-108-A-0	MANHOLE, SANITARY SEWER, SW-301, 48" DIA.	EACH	5	\$7,000.00	\$ 35,000.00	\$8,500.00	\$42,500.00	\$8,500.00	\$42,500.00	\$ 8,500.00	\$ 42,500.00
43	6010-108-B-0	INTAKE, SW-507	EACH	4	\$6,500.00	\$ 26,000.00	\$6,500.00	\$26,000.00	\$6,500.00	\$26,000.00	\$ 6,500.00	\$ 26,000.00
44	6010-108-B-0	INTAKE, SW-509	EACH	10	\$8,000.00	\$ 80,000.00	\$8,100.00	\$81,000.00	\$8,100.00	\$81,000.00	\$ 8,100.00	\$ 81,000.00
45	6010-108-B-0	INTAKE, TYPE B	EACH	1	\$6,500.00	\$ 6,500.00	\$6,700.00	\$6,700.00	\$6,700.00	\$6,700.00	\$ 6,700.00	\$ 6,700.00
46	6010-108-B-0	INTAKE, TYPE D	EACH	11	\$8,000.00	\$ 88,000.00	\$8,800.00	\$96,800.00	\$8,800.00	\$96,800.00	\$ 8,800.00	\$ 96,800.00
47	6010-108-F-0	MANHOLE ADJUSTMENT, MAJOR (MR. MANHOLE)	EACH	4	\$3,000.00	\$ 12,000.00	\$3,000.00	\$12,000.00	\$3,000.00	\$12,000.00	\$ 3,000.00	\$ 12,000.00
48	6010-108-H-0	REMOVAL OF STORM MANHOLES AND INTAKES	EACH	18	\$750.00	\$ 13,500.00	\$600.00	\$10,800.00	\$600.00	\$10,800.00	\$ 600.00	\$ 10,800.00
49	6010-108-H-0	REMOVAL OF SANITARY MANHOLES	EACH	5	\$1,200.00	\$ 6,000.00	\$850.00	\$4,250.00	\$850.00	\$4,250.00	\$ 850.00	\$ 4,250.00
50	7010-108-A-0	PAVEMENT, STAND. OR SLIP-FORM, P.C.C., 7 IN., CLASS "C"	S.Y.	2640	\$52.00	\$ 137,280.00	\$48.00	\$126,720.00	\$52.10	\$137,544.00	\$ 50.05	\$ 132,132.00
51	7010-108-A-0	PAVEMENT, STAND. OR SLIP-FORM, P.C.C., 8 IN., CLASS "C"	S.Y.	6138	\$55.00	\$ 337,590.00	\$54.00	\$331,452.00	\$56.60	\$347,410.80	\$ 55.30	\$ 339,431.40
52	7030-108-A-0	REMOVAL OF DRIVEWAY	S.Y.	922	\$10.00	\$ 9,220.00	\$9.00	\$8,298.00	\$9.00	\$8,298.00	\$ 9.00	\$ 8,298.00
53	7030-108-A-0	REMOVAL OF SIDEWALK	S.Y.	34	\$10.00	\$ 340.00	\$15.00	\$510.00	\$15.00	\$510.00	\$ 15.00	\$ 510.00
54	7030-108-E-0	SIDEWALK, P.C.C., 4 IN., CLASS "C"	S.Y.	29	\$65.00	\$ 1,885.00	\$55.00	\$1,595.00	\$165.00	\$4,785.00	\$ 110.00	\$ 3,190.00
55	7030-108-E-0	SIDEWALK, P.C.C., 6 IN., CLASS "C"	S.Y.	5	\$100.00	\$ 500.00	\$75.00	\$375.00	\$310.00	\$1,550.00	\$ 192.50	\$ 962.50
56	7030-108-G-0	DETECTABLE WARNINGS	S.F.	8	\$51.00	\$ 408.00	\$60.00	\$480.00	\$65.00	\$520.00	\$ 62.50	\$ 500.00
57	7030-108-H-0	DRIVEWAY, P.C.C., 6 IN., CLASS "C"	S.Y.	922	\$60.00	\$ 55,320.00	\$50.00	\$46,100.00	\$71.50	\$65,923.00	\$ 60.75	\$ 56,011.50
58	7030-108-H-2	GRANULAR SURFACING, 1-INCH ROADSTONE	TONS	40	\$30.00	\$ 1,200.00	\$37.00	\$1,480.00	\$37.00	\$1,480.00	\$ 37.00	\$ 1,480.00
59	7040-108-A-0	PATCH, P.C.C., FULL DEPTH, "M" MIX	S.Y.	20	\$300.00	\$ 6,000.00	\$325.00	\$6,500.00	\$625.00	\$12,500.00	\$ 475.00	\$ 9,500.00
60	7040-108-H-0	PAVEMENT REMOVAL, PCC	S.Y.	8778	\$9.00	\$ 79,002.00	\$8.25	\$72,418.50	\$9.50	\$83,391.00	\$ 8.88	\$ 77,904.75
61	7040-108-H-0	PAVEMENT REMOVAL, ACC	S.Y.	8778	\$9.00	\$ 79,002.00	\$6.75	\$59,251.50	\$8.00	\$70,224.00	\$ 7.38	\$ 64,737.75
62	8020-108-B-0	PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE	STA.	27	\$90.00	\$ 2,430.00	\$90.00	\$2,430.00	\$85.00	\$2,295.00	\$ 87.50	\$ 2,362.50
63	8020-108-G-0	PAINTED SYMBOLS AND LEGENDS	EACH	7	\$80.00	\$ 560.00	\$75.00	\$525.00	\$70.00	\$490.00	\$ 72.50	\$ 507.50
64	8020-XX-1	STREET SIGNS (SIGNS, POST, & RECIEVER)	EACH	28	\$350.00	\$ 9,800.00	\$300.00	\$8,400.00	\$290.00	\$8,120.00	\$ 295.00	\$ 8,260.00
65	8030-108-A-0	TEMPORARY TRAFFIC CONTROL	L.S.	1	\$50,000.00	\$ 50,000.00	\$28,500.00	\$28,500.00	\$16,000.00	\$16,000.00	\$ 22,250.00	\$ 22,250.00
66	9020-108-A-0	SOD	S.F.	27761	\$0.90	\$ 24,984.90	\$0.90	\$24,984.90	\$1.10	\$30,537.10	\$ 1.00	\$ 27,761.00
67	9040-108-D-1A	WATTLES, 9IN. STRAW	L.F.	4867	\$2.25	\$ 10,950.75	\$2.10	\$10,220.70	\$2.10	\$10,220.70	\$ 2.10	\$ 10,220.70
68	9040-108-D-2A	WATTLES, MAINTENANCE AND REMOVAL	L.F.	4867	\$0.50	\$ 2,433.50	\$0.50	\$2,433.50				



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: March 13, 2023
SUBJECT: FY2024 Budget

As you are aware we had planned on having the hearing for the max levy on the March 20th council meeting. Unfortunately, the Waterloo Courier did not publish the notice in accordance with the City's instructions and even offered to provide a letter confirming it was their mistake. However, whether the Waterloo Courier's fault or not, we have been informed by the Department of Management that we will not be able to hold our hearing on March 20th since we don't meet the publication deadlines. **Therefore, as required by the Code of Iowa, we are requesting that the public hearing be set for April 3, 2023.**

As a reminder that unfortunately this new state notice, does not include the total levy rate, it only has certain levies. Therefore, this is not the true picture of the total levy rate. For example, the total rate for the prior year was \$11.51 and you will see by the notice that it only shows \$10.76. For the upcoming FY24, the form shows a rate of \$10.81, however, the total rate is being proposed at \$11.74. In addition, because of how the form works, it shows an increase of .72% for FY24. However, the actual effect on the residential property owner will be a 2.98% increase in property taxes using this maximum levy. Commercial and Industrial will see a 2.0% increase and multi-residential will see a 12.56% decrease.

If you have any questions, about the budget or the budget process, please feel free to contact me.

THE COURIER

March 14, 2023

Kim Kerr
City of Cedar Falls
220 Clay Street
Cedar Falls, IA 50613

To Whom It May Concern:

On Thursday, March 2, 2023, the City of Cedar Falls emailed The Courier a request for publication of the Notice of public hearing for the Maximum Levy to be published on Wednesday, March 8, 2023. Upon review of the March 8th Courier newspaper, it was found that the requested publication (maximum levy) had not been published. The City contacted the Courier to inform that the maximum levy notice had not been published, and a Courier staff member stated that due to a layout issue the notice for the maximum levy was moved to Friday, March 10. Upon review of the Friday, March 10th Courier newspaper, it was found that the notice for the maximum levy had not been published once again. March 10, 2023, was the latest date of publication that would meet the state 10/20 requirement. Failure to have the notice published by this date resulted in the City of Cedar Falls having to cancel the public hearing for March 20, 2023 and schedule a new hearing for April 3, 2023. This was entirely due to an error on the part of the newspaper.

Sincerely,



Danine Glascock
Legals Supervisor

NOTICE OF PUBLIC HEARING - CITY OF CEDAR FALLS - PROPOSED PROPERTY TAX LEVY
Fiscal Year July 1, 2023 - June 30, 2024

Item 21.

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:

Meeting Date: 4/3/2023 **Meeting Time:** 07:00 PM **Meeting Location:** Cedar Falls City Hall, 220 Clay Street, Cedar Falls, IA

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After adoption of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)
cedarfalls.com

City Telephone Number
(319) 273-8600

	Current Year Certified Property Tax 2022 - 2023	Budget Year Effective Property Tax 2023 - 2024	Budget Year Proposed Maximum Property Tax 2023 - 2024	Annual % CHG
Regular Taxable Valuation	2,064,620,691	2,068,909,898	2,068,909,898	
Tax Levies:				
Regular General	16,723,428	16,723,428	16,758,170	
Contract for Use of Bridge			0	
Opr & Maint Publicly Owned Transit	456,100	456,100	474,340	
Rent, Ins. Maint. Of Non-Owned Civ. Ctr.			0	
Opr & Maint of City-Owned Civic Center			0	
Planning a Sanitary Disposal Project			0	
Liability, Property & Self-Insurance Costs	249,340	249,340	312,770	
Support of Local Emer. Mgmt. Commission	576,590	576,590	1,104,190	
Emergency			0	
Police & Fire Retirement	1,136,090	1,136,090	1,123,780	
FICA & IPERS	1,593,540	1,593,540	1,639,300	
Other Employee Benefits	1,473,770	1,473,770	957,840	
Total Tax Levy	22,208,858	22,208,858	22,370,390	0.72
Tax Rate	10.75687	10.73457	10.81265	

Explanation of significant increases in the budget:

Significant increases to the budget are caused by staffing costs, including negotiated salary and benefit increases. Also, consolidated dispatch costs increased significantly due to the formula being changed.

If applicable, the above notice also available online at:

cedarfalls.com; <https://www.facebook.com/citycf>; <https://twitter.com/CityCF>; https://www.instagram.com/cedar_falls_iowa/

*Total city tax rate will also include voted general fund levy, debt service levy, and capital improvement reserve levy.

**Budget year effective property tax rate is the rate that would be assessed for these levies if the dollars requested is not changed in the coming budget year



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: Mayor Robert M Green and City Council
FROM: Chris Sevy, Planner I
DATE: March 20, 2023
SUBJECT: Zoning Code Text Amendment (TA22-005) – Setting of Public Hearing

REQUEST: Zoning Text Amendment - Add hair salon as potential conditional use of defunct institutional buildings

PETITIONER: Chad Welsh, Owner of 209 Walnut (former Church)

LOCATION: Code change would be applicable to any defunct institutional building

BACKGROUND

We received a request for an amendment to the zoning code to add hair salons to the list of uses allowed for consideration as a conditional use of a defunct institutional building. The applicant is requesting this change because they would like to have an opportunity to apply to the Board of Adjustment for a conditional use to repurpose the church building they own at 209 Walnut Street for use as a hair salon. Personal service uses such as a salon are not currently listed as a qualifying use for consideration under this provision of the zoning code.

ANALYSIS

The following are the current uses eligible for consideration by the Board of Adjustment if an owner of a church building would like to adaptively reuse their building as provided for in Section 26-140 of the Zoning Code, adopted in 2021:

- Hospitality-oriented uses such as: retreat facilities, convention centers, guesthouses, meeting halls, and event facilities;
- Conversion to a multi-unit dwelling in a zone where such use is not otherwise allowed or where the proposed number of units exceeds the number otherwise allowed in the zone;
- Community service uses such as: libraries, museums, senior centers, community centers, neighborhood centers, day care facilities, youth club facilities, social service facilities, and vocational training facilities for the physically or mentally disabled;

- Specialized educational facilities such as: music schools, dramatic schools, dance studios, martial arts studios, language schools, and short-term examination preparatory schools;
- Professional office uses such as: accountants, lawyers, architects, or similar.

When drafting the original code provision, staff considered other uses that would be similar to the community assembly-type activity level of a church, such as the hospitality and community service uses listed above. Since these buildings often have large interior spaces that might be conducive to classrooms, we included specialized educational uses as an option. There has been at least one church in the community that has successfully been converted to apartments (in an R-4 zone; not conditional use), so multi-unit dwellings were listed as a possibility. Professional office uses are typically fairly low impact uses, so were included as well. Staff felt that this list was liberal enough to be useful but limited enough to be appropriate for residential zones. The applicant maintains that it is not liberal enough since some neighborhoods may be in favor of lighter retail or personal service uses and that determination can be made by the Board of Adjustment with any neighborhood input received. With that in mind, below is a breakdown of pros and cons of changing the code to allow personal service uses, such as a hair salon to be considered.

<u>Pros</u>	<u>Cons</u>
<ul style="list-style-type: none"> • The traffic and activity of a hair salon or similar personal service use may be less imposing to a neighborhood than a church or some of the other community assembly uses listed. • Hair salons and other similar personal services are common home occupations and may not be any more obtrusive than a professional office use. • Adding it to the list in City code does not grant any automatic right to a use, as the Board of Adjustment can reject any proposal if it is not a good fit for the subject property. • Neighbors are notified and given opportunity to oppose or provide input to the Board of Adjustment. • Conditions can be imposed by the Board of Adjustment to make a use better fit for the neighborhood context, such as limiting the hours of operation, exterior lighting, and signage. • A broader use list can provide greater utility of the conditional use code provision, particularly for smaller properties that may not be able to accommodate the traffic and activities for a community assembly-type use. 	<ul style="list-style-type: none"> • Some retail sales and service uses may be considered more controversial in residential neighborhoods than the other uses listed in the conditional use code provision. • The conditional use code provision has not been in effect very long. Therefore, the Board of Adjustment has yet to review a conditional use case and develop their experience in considering this kind of land use matter. • Text amendments have application across the community for any defunct institutional site, so will not just apply to the property owned by the applicant. • Expanding the list could spur further requests for amendments to allow a broader range of uses. • There were concerns about the conditional use code provision when initially considered and adopted. Perhaps the concept should be tested before it is expanded any further. • With broader use considerations, neighborhood residents close to churches may need to be more vigilant and be willing to provide input when a re-use is considered.

The pros and cons to expanding the uses are fairly balanced as there are near-equal benefits,

risks, and safeguards. As such, there is not a clear answer as to whether some retail services should be added to the conditional use provision or not. However, staff feels that the current code as constituted provides plenty of appropriate options for consideration when a church or other institutional use becomes vacant. It may be wise to hold off on expanding the uses until the provision is more tested.

PROPOSED TEXT AMENDMENT

If the Commission is inclined to recommend approval of this request, staff suggests the following wording be added to Section 26-140(e)(1)a. of the Zoning Code, which lists the use category, but then restricts it so that only those uses specifically listed would be allowed for consideration.

6. Personal service uses limited to salons, shoe repair, tailoring services, therapy-based services, and photographic studios.

These uses are primarily appointment-based services used by all ages, and thus may be more appropriate in neighborhood contexts than other retail or service uses that have more unpredictable levels of activity. In addition, staff believes that, if approved, this limited approach would accomplish the applicant’s objective without adding a seemingly arbitrary salon use on its own. While staff does not fully support this text amendment, if it is adopted the Board of Adjustment may reject any conditional use proposal or impose any reasonable conditions based on neighborhood input.

Notice of public hearing at the Planning and Zoning Commission was published in the WCF Courier twice: once on February 15, 2023 and then again on March 2, 2023. This was discussed and voted on at their March 8, 2023 meeting.

RECOMMENDATION

At the Planning and Zoning Commission meeting on March 8, 2023, the Commission voted (5 ayes to 1 nay) to recommend approval of amendments to add limited personal service uses to the list of eligible conditional uses of defunct institutional buildings as outlined in the staff report above.

Staff recommends that City Council set a public hearing for the April 3 Council meeting to consider the aforementioned ordinance amendments.

PLANNING & ZONING COMMISSION DISCUSSION

Discussion 2/8/2023	The first item of business was a zoning text amendment to expand a list of potential conditional uses of defunct institutional buildings. Chair Lynch introduced the item and Mr. Sevy provided background information. He explained that a request was received for a zoning text amendment that would allow the addition of hair salons to the list of eligible uses in such buildings. He discussed current uses that are eligible for consideration and explained that salons would not fall under the professional office uses that are allowed. They are considered to be a personal service use. Mr. Sevy provided the pros and cons to allowing this kind of business to operate in such buildings. The proposed text amendment would read “Personal service uses limited to hair salons, shoe repair, tailoring services, therapy-based services and photographic studios.” These uses are primarily appointment-based services used by all ages which may make them more appropriate in neighborhood context than other retail or service uses. Staff feels that, if approved, the limited approach would accomplish the applicant’s objective without adding a seemingly arbitrary salon use on its own. Staff does not fully support the text
------------------------	---

amendment. If it is adopted the Board of Adjustment may still reject any conditional use, proposal or impose any reasonable conditions based on neighborhood input. Staff recommends that the Commission discuss the proposed zoning code amendment and set a public hearing date for formal consideration and recommendation to City Council.

Chad Welsh, 6701 Strayer Road, spoke as the applicant regarding the item, noting that the proposed business is intended to be more of a makeup and brow salon. Mr. Sevy noted that he hadn't been given that clarification. Mr. Welsh stated that he is available for any questions.

Steven Jordan, 2510 Cottage Row Road, spoke as Mr. Welsh's realtor and stated that the item will still go through Board of Adjustment approval.

Mr. Larson suggested changing the business category to salon instead of hair salon to avoid making the description so specific.

Ms. Crisman asked for a definition of a defunct institutional building and what it would apply to. Mr. Sevy explained that it applies to an empty building that is not currently being used for its purpose. Ms. Howard clarified that it has to be an institutional use building such as a church or school.

Mr. Hartley stated that he likes the idea of being able to repurpose buildings that would otherwise typically stay empty. Ms. Moser agreed with the sentiment.

Mr. Larson made a motion to move the item to public hearing. Ms. Crisman seconded the motion. The motion was approved unanimously with 5 ayes (Crisman, Hartley, Larson, Lynch and Moser), and 0 nays.

Public
Hearing
3/8/2023

The first item of business was a zoning text amendment regarding expanding the list of potential conditional uses of defunct institutional buildings. Chair Lynch introduced the item and Mr. Sevy provided background information. He noted that this item was presented at the February 8 meeting and gave a recap of what was discussed. He discussed the current uses that are eligible for consideration in a defunct building. He also covered the pros and cons of repurposing a church for the different uses. The proposed text amendment would state "Personal service uses limited to salons, shoe repair, tailoring services, therapy-based services, and photographic studios." Staff recommends caution when allowing the possibility of retail services in residential neighborhoods for the time being and recommends disapproval of the amendment.

Chad Welsh, petitioner (6701 Strayer Road), stated that he feels that projects should be on a case-by-case basis to allow for more potential projects.

Stephen Jordan, real estate agent for the petitioner, (2510 Cottage Row Road), stated his support and said that he has spoke to many people in the community and that by and large the community is in favor of it.

Mr. Hartley stated his support for being more open to repurposing old buildings and using available space when possible.

Ms. Grybovych asked how the original list of provisions was developed. Mr. Sevy explained that it was considered in the context of churches and what has been done with them in other communities. Conditional uses are a newer concept to Cedar Falls and the goal was to be conservative with the list of uses while still allowing a reasonable avenue for adaptive reuse. He displayed some of the currently eligible uses.

Mr. Larson feels that the simple change in language is adding something explicitly that has a similar impact and nature of business to the other ones on the list. He agreed with Mr. Hartley in his support.

Ms. Crisman stated that she believes that repurposing a building is, if possible, always the best choice when considering the environmental impact and cost of resources.

Ms. Grybovych noted concern with adding such specific uses as opposed to making a broader category.

Mr. Larson made a motion to approve the item. Ms. Crisman seconded the motion. The motion was approved unanimously with 5 ayes (Crisman, Hartley, Larson, Leeper and Lynch), and 1 nay (Grybovych).

DAILY INVOICES FOR 3/20/23 COUNCIL MEETING

Item 23.

PREPARED 03/14/2023, 8:28:07
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 1
 ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	---TRANSACTION--- CD	DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-0000-213.00-00 CURRENT LIABILITY / SALES TAX PAYABLE										
1367		08/23	AP	02/08/23	0006704	IOWA DEPT.OF REVENUE RECREATION	4,189.71		4,189.71	03/01/23
						MONTHLY SALES TAX				
						ACCOUNT TOTAL	4,189.71	.00	4,189.71	
101-1008-441.64-02 INSURANCE / HEALTH INS. REIMBURSEMENT										
1367		08/23	AP	02/13/23	0006709	ISOLVED BENEFIT SERVICES, INC HEALTH INS. REIMBURSEMENT	52.30		52.30	03/01/23
						ACCOUNT TOTAL	52.30	.00	52.30	
101-1028-441.64-02 INSURANCE / HEALTH INS. REIMBURSEMENT										
1367		08/23	AP	02/13/23	0006709	ISOLVED BENEFIT SERVICES, INC HEALTH INS. REIMBURSEMENT	214.35		214.35	03/01/23
1367		08/23	AP	02/13/23	0006709	ISOLVED BENEFIT SERVICES, INC HEALTH INS. REIMBURSEMENT	1.14		1.14	03/01/23
						ACCOUNT TOTAL	215.49	.00	215.49	
101-1028-441.89-17 MISCELLANEOUS SERVICES / BANK SERVICE CHARGES										
1367		08/23	AP	02/28/23	0006699	FARMERS STATE BANK OUTGOING WIRE FEE COLLINS CD	20.00		20.00	03/01/23
1367		08/23	AP	02/28/23	0006700	FARMERS STATE BANK OUTGOING WIRE FEE IPAIT CD	20.00		20.00	03/01/23
1367		08/23	AP	02/28/23	0006701	FARMERS STATE BANK INCOMING WIRE FEE '22 BOND FUND VERIDIAN CD	12.00		12.00	03/01/23
1367		08/23	AP	02/28/23	0006702	FARMERS STATE BANK INCOMING WIRE FEE MIDWEST CD	12.00		12.00	03/01/23
1367		08/23	AP	02/22/23	0006698	FARMERS STATE BANK VOYA OUTGOING WIRE 02/24/23 PAYROLL	20.00		20.00	03/01/23
1367		08/23	AP	02/08/23	0006697	FARMERS STATE BANK VOYA OUTGOING WIRE 02/10/23 PAYROLL	20.00		20.00	03/01/23
1367		08/23	AP	02/01/23	0006711	LINCOLN SAVINGS BANK JAN. WITHDRAWAL WIRE FEE 01/27/23	20.00		20.00	03/01/23
						ACCOUNT TOTAL	124.00	.00	124.00	
101-1038-441.89-82 MISCELLANEOUS SERVICES / SECTION 105										
1367		08/23	AP	02/07/23	0006708	ISOLVED BENEFIT SERVICES, INC CAFE ADMIN FEE-JAN'23	707.25		707.25	03/01/23
						ACCOUNT TOTAL	707.25	.00	707.25	
101-1060-423.86-01 REPAIR & MAINTENANCE / REPAIR & MAINTENANCE										

PREPARED 03/14/2023, 8:28:07
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 2
ACCOUNTING PERIOD 09/2023

GROUP	PO	ACCTG	---TRANSACTION---			DESCRIPTION	DEBITS	CREDITS	CURRENT
NBR	NBR	PER.	CD	DATE	NUMBER			BALANCE	

POST DT									

FUND 101 GENERAL FUND									
101-1060-423.86-01						REPAIR & MAINTENANCE / REPAIR & MAINTENANCE	continued		
1367		08/23 AP		02/02/23	0006719	PROFESSIONAL SOLUTIONS	30.02		03/01/23
						JANUARY CREDIT CARD FEES			
						ACCOUNT TOTAL	30.02	.00	30.02
101-1158-441.71-01						OFFICE SUPPLIES / OFFICE SUPPLIES			
1455		09/23 AP		02/28/23	0398371	GREEN, ROB	477.79		03/02/23
						RMB:LABELS/BUSINESS CARDS			
						FRAMES/ENV./EASEL			
						ACCOUNT TOTAL	477.79	.00	477.79
101-1158-441.83-05						TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)			
1455		09/23 AP		02/23/23	0398371	GREEN, ROB	70.55		03/02/23
						RMB:FUEL-G 361 FLOOD FGHT			
						COUNCIL BLUFFS			
						ACCOUNT TOTAL	70.55	.00	70.55
101-1199-441.89-13						MISCELLANEOUS SERVICES / CONTINGENCY			
1367		08/23 AP		02/02/23	0006717	PROFESSIONAL SOLUTIONS	52.78		03/01/23
						JANUARY CREDIT CARD FEES			
						ACCOUNT TOTAL	52.78	.00	52.78
101-2235-412.89-15						MISCELLANEOUS SERVICES / CREDIT CARD CHARGES			
1367		08/23 AP		02/02/23	0006722	PROFESSIONAL SOLUTIONS	595.69		03/01/23
						JANUARY CREDIT CARD FEES			
1367		08/23 AP		02/02/23	0006723	PROFESSIONAL SOLUTIONS	156.66		03/01/23
						JANUARY CREDIT CARD FEES			
						ACCOUNT TOTAL	752.35	.00	752.35
101-2253-423.83-05						TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)			
1469		09/23 AP		02/24/23	0398382	GOOS, BROCK	1,369.58		03/06/23
						RMB:AIR/LDG/MEAL/CAR/PRKG			
						ACA CONF.-ORLANDO, FL			
						ACCOUNT TOTAL	1,369.58	.00	1,369.58
101-2253-423.89-15						MISCELLANEOUS SERVICES / CREDIT CARD CHARGES			
1367		08/23 AP		02/02/23	0006725	PROFESSIONAL SOLUTIONS	6.95		03/01/23
						JANUARY CREDIT CARD FEES			
1367		08/23 AP		02/02/23	0006726	PROFESSIONAL SOLUTIONS	6.95		03/01/23
						JANUARY CREDIT CARD FEES			
1367		08/23 AP		02/02/23	0006727	PROFESSIONAL SOLUTIONS	1,242.40		03/01/23

PREPARED 03/14/2023, 8:28:07
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 3
 ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-2253-423.89-15 MISCELLANEOUS SERVICES / CREDIT CARD CHARGES						continued				
1367				08/23	AP 02/02/23 0006718	PROFESSIONAL SOLUTIONS	3,646.47			03/01/23
						JANUARY CREDIT CARD FEES				
						JANUARY CREDIT CARD FEES				
						ACCOUNT TOTAL	4,902.77	.00	4,902.77	
101-2280-423.89-01 MISCELLANEOUS SERVICES / MISCELLANEOUS										
1455				09/23	AP 02/28/23 0398370	FRIENDS OF THE HEARST	35.00			03/02/23
						MEMB.CHARGED WRONG MERCH#				
						ACCOUNT TOTAL	35.00	.00	35.00	
101-2280-423.89-14 MISCELLANEOUS SERVICES / REFUNDS										
1492				09/23	AP 03/07/23 0398393	GIRLS ON THE RUN	250.00			03/08/23
						REFUND-SECURITY DEPOSIT				
						ACCOUNT TOTAL	250.00	.00	250.00	
101-2280-423.89-15 MISCELLANEOUS SERVICES / CREDIT CARD CHARGES										
1367				08/23	AP 02/10/23 0006687	CLOVER APP	12.66			03/01/23
						MERCHANT SUBSCRIPTION FEE				
1367				08/23	AP 02/02/23 0006720	PROFESSIONAL SOLUTIONS	92.83			03/01/23
						JANUARY CREDIT CARD FEES				
1367				08/23	AP 02/02/23 0006728	PROFESSIONAL SOLUTIONS	11.90			03/01/23
						JANUARY CREDIT CARD FEES				
1367				08/23	AP 02/02/23 0006718	PROFESSIONAL SOLUTIONS	89.17			03/01/23
						JANUARY CREDIT CARD FEES				
						ACCOUNT TOTAL	206.56	.00	206.56	
101-4511-414.64-02 INSURANCE / HEALTH INS. REIMBURSEMENT										
1367				08/23	AP 02/13/23 0006709	ISOLVED BENEFIT SERVICES, INC	78.52			03/01/23
						HEALTH INS. REIMBURSEMENT				
1367				08/23	AP 02/13/23 0006709	ISOLVED BENEFIT SERVICES, INC	500.00			03/01/23
						HEALTH INS. REIMBURSEMENT				
						ACCOUNT TOTAL	578.52	.00	578.52	
101-4511-414.85-01 UTILITIES / UTILITIES										
1492				09/23	AP 03/01/23 0398388	CEDAR FALLS UTILITIES	4,833.76			03/08/23
						UTILITIES THRU 02/23/23				
						ACCOUNT TOTAL	4,833.76	.00	4,833.76	

PREPARED 03/14/2023, 8:28:07
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 4
ACCOUNTING PERIOD 09/2023

GROUP	PO	ACCTG	---TRANSACTION---			DESCRIPTION	DEBITS	CREDITS	CURRENT	POST DT
NBR	NBR	PER.	CD	DATE	NUMBER			BALANCE	----	
FUND 101 GENERAL FUND										
101-5521-415.64-02						INSURANCE / HEALTH INS. REIMBURSEMENT				
1367		08/23	AP	02/13/23	0006709	ISOLVED BENEFIT SERVICES, INC	218.88		03/01/23	
						HEALTH INS. REIMBURSEMENT				
1367		08/23	AP	02/13/23	0006709	ISOLVED BENEFIT SERVICES, INC	268.58		03/01/23	
						HEALTH INS. REIMBURSEMENT				
1367		08/23	AP	02/13/23	0006709	ISOLVED BENEFIT SERVICES, INC	10.30		03/01/23	
						HEALTH INS. REIMBURSEMENT				
1367		08/23	AP	02/13/23	0006709	ISOLVED BENEFIT SERVICES, INC	500.00		03/01/23	
						HEALTH INS. REIMBURSEMENT				
1367		08/23	AP	02/13/23	0006709	ISOLVED BENEFIT SERVICES, INC	30.00		03/01/23	
						HEALTH INS. REIMBURSEMENT				
						ACCOUNT TOTAL	1,027.76	.00	1,027.76	
101-5521-415.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES										
1492		09/23	AP	03/01/23	0398388	CEDAR FALLS UTILITIES	43.69		03/08/23	
						UTILITIES THRU 02/23/23				
1367		08/23	AP	02/02/23	0006716	PROFESSIONAL SOLUTIONS	31.75		03/01/23	
						JANUARY CREDIT CARD FEES				
						ACCOUNT TOTAL	75.44	.00	75.44	
101-5521-415.83-05 TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)										
1455		09/23	AP	02/24/23	0398372	HANCOCK, ADAM	58.02		03/02/23	
						RMB:MEALS-CMMD & CTRL 101 DAVENPORT, IA				
1455		09/23	AP	02/24/23	0398376	MADSEN, BRANDEN	56.32		03/02/23	
						RMB:MEALS-CMMD & CTRL 101 DAVENPORT, IA				
						ACCOUNT TOTAL	114.34	.00	114.34	
101-5521-415.85-01 UTILITIES / UTILITIES										
1492		09/23	AP	03/01/23	0398388	CEDAR FALLS UTILITIES	4,094.40		03/08/23	
						UTILITIES THRU 02/23/23				
						ACCOUNT TOTAL	4,094.40	.00	4,094.40	
101-5521-415.86-05 REPAIR & MAINTENANCE / EQUIPMENT REPAIRS										
1492		09/23	AP	03/01/23	0398388	CEDAR FALLS UTILITIES	134.06		03/08/23	
						UTILITIES THRU 02/23/23				
						ACCOUNT TOTAL	134.06	.00	134.06	
101-6613-433.85-01 UTILITIES / UTILITIES										
1492		09/23	AP	03/01/23	0398388	CEDAR FALLS UTILITIES	420.95		03/08/23	
						UTILITIES THRU 02/23/23				

PREPARED 03/14/2023, 8:28:07
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 5
ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-6613-433.85-01 UTILITIES / UTILITIES							continued			
ACCOUNT TOTAL							420.95	.00	420.95	
101-6616-446.85-01 UTILITIES / UTILITIES										
1492		09/23 AP		03/01/23	0398388	CEDAR FALLS UTILITIES	892.40			03/08/23
UTILITIES THRU 02/23/23										
ACCOUNT TOTAL							892.40	.00	892.40	
101-6625-432.64-02 INSURANCE / HEALTH INS. REIMBURSEMENT										
1367		08/23 AP		02/13/23	0006709	ISOLVED BENEFIT SERVICES, INC	53.25			03/01/23
HEALTH INS. REIMBURSEMENT										
ACCOUNT TOTAL							53.25	.00	53.25	
101-6625-432.81-44 PROFESSIONAL SERVICES / USGS RIVER GAUGE										
1492		09/23 AP		03/01/23	0398390	CENTURYLINK	63.13			03/08/23
CEDAR RIVER GAUGE-MAR'23										
ACCOUNT TOTAL							63.13	.00	63.13	
101-6625-432.83-05 TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)										
1455		09/23 AP		02/21/23	0398364	ARMSTRONG, BRETT	22.67			03/02/23
RMB:MEAL-STATE UTIL. MTG. DES MOINES, IA										
1455		09/23 AP		02/21/23	0398380	TOLAN, MATTHEW	16.52			03/02/23
RMB:MEAL-STATE UTIL. MTG. DES MOINES, IA										
1455		09/23 AP		02/09/23	0398380	TOLAN, MATTHEW	5.00			03/02/23
RMB:MEAL-IA CONCRETE LNCH WATERLOO, IA										
1455		09/23 AP		02/09/23	0398367	CLAYPOOL, BENJAMIN	5.00			03/02/23
RMB:MEAL-IA CONCRETE LNCH WATERLOO, IA										
1455		09/23 AP		02/09/23	0398364	ARMSTRONG, BRETT	5.00			03/02/23
RMB:MEAL-IA CONCRETE LNCH WATERLOO, IA										
ACCOUNT TOTAL							54.19	.00	54.19	
101-6633-423.64-02 INSURANCE / HEALTH INS. REIMBURSEMENT										
1367		08/23 AP		02/13/23	0006709	ISOLVED BENEFIT SERVICES, INC	185.81			03/01/23
HEALTH INS. REIMBURSEMENT										
ACCOUNT TOTAL							185.81	.00	185.81	
101-6633-423.85-01 UTILITIES / UTILITIES										
1492		09/23 AP		03/01/23	0398388	CEDAR FALLS UTILITIES	984.88			03/08/23

PREPARED 03/14/2023, 8:28:07
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 6
ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND									
101-6633-423.85-01 UTILITIES / UTILITIES						continued			
UTILITIES THRU 02/23/23									
ACCOUNT TOTAL						984.88	.00	984.88	
FUND TOTAL						26,949.04	.00	26,949.04	
FUND 203 TAX INCREMENT FINANCING									
FUND 206 STREET CONSTRUCTION FUND									
206-6637-436.64-02 INSURANCE / HEALTH INS. REIMBURSEMENT									
1367		08/23 AP		02/13/23 0006709	ISOLVED BENEFIT SERVICES, INC	67.69		03/01/23	
		HEALTH INS. REIMBURSEMENT							
1367		08/23 AP		02/13/23 0006709	ISOLVED BENEFIT SERVICES, INC	1.20		03/01/23	
		HEALTH INS. REIMBURSEMENT							
1367		08/23 AP		02/13/23 0006709	ISOLVED BENEFIT SERVICES, INC	220.63		03/01/23	
		HEALTH INS. REIMBURSEMENT							
ACCOUNT TOTAL						289.52	.00	289.52	
206-6637-436.85-01 UTILITIES / UTILITIES									
1492		09/23 AP		03/01/23 0398388	CEDAR FALLS UTILITIES	4,209.46		03/08/23	
		UTILITIES THRU 02/23/23							
ACCOUNT TOTAL						4,209.46	.00	4,209.46	
206-6647-436.85-01 UTILITIES / UTILITIES									
1492		09/23 AP		03/01/23 0398388	CEDAR FALLS UTILITIES	2,320.94		03/08/23	
		UTILITIES THRU 02/23/23							
ACCOUNT TOTAL						2,320.94	.00	2,320.94	
FUND TOTAL						6,819.92	.00	6,819.92	
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									
1428		09/23 AP		03/01/23 0039203	BAUCH, JAMES C	460.00		02/27/23	
		HAP_Lewis H 032023							
1428		09/23 AP		03/01/23 0039253	RINNELS, DOUGLAS G.	282.00		02/27/23	
		HAP_Wierck L 032023							
1428		09/23 AP		03/01/23 0039211	CHESTNUT, SHAWN	489.00		02/27/23	
		HAP_Chestnut N 032023							
1428		09/23 AP		03/01/23 0039220	EXCEPTIONAL PERSONS, INC.	305.00		02/27/23	

PREPARED 03/14/2023, 8:28:07
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 7
 ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 217 SECTION 8 HOUSING FUND									
217-2214-432.89-61 MISCELLANEOUS SERVICES / HOUS.ASSIST PMTS-OCCUPIED									
					continued				
1428		HAP Poldberg J 032023		09/23 AP 03/01/23 0039220	EXCEPTIONAL PERSONS, INC.	412.00			02/27/23
1428		HAP Myers J 032023		09/23 AP 03/01/23 0039220	EXCEPTIONAL PERSONS, INC.	374.00			02/27/23
1428		HAP Nissen A 032023		09/23 AP 03/01/23 0039220	EXCEPTIONAL PERSONS, INC.	78.00			02/27/23
1428		HAP Anderson B 032023		09/23 AP 03/01/23 0039220	EXCEPTIONAL PERSONS, INC.	403.00			02/27/23
1428		HAP Blake M 032023		09/23 AP 03/01/23 0039220	EXCEPTIONAL PERSONS, INC.	105.00			02/27/23
1428		HAP Houdek C 032023		09/23 AP 03/01/23 0039226	GOLD FALLS VILLA	455.00			02/27/23
1428		HAP Shuman J 032023		09/23 AP 03/01/23 0039226	GOLD FALLS VILLA	422.00			02/27/23
1428		HAP Redmond D 032023		09/23 AP 03/01/23 0039223	GEELAN, JOSEPH N.	380.00			02/27/23
1428		HAP Juhl A 032023		09/23 AP 03/01/23 0039223	GEELAN, JOSEPH N.	349.00			02/27/23
1428		HAP Becker T 032023		09/23 AP 03/01/23 0039228	GRAY, LEROY L. OR CAROLYN K.	800.00			02/27/23
1428		HAP Mullins J 032023		09/23 AP 03/01/23 0039201	BARTELT PROPERTIES L.C.	553.00			02/27/23
1428		HAP Woodward C 032023		09/23 AP 03/01/23 0039201	BARTELT PROPERTIES L.C.	1,055.00			02/27/23
1428		HAP Avino G 032023		09/23 AP 03/01/23 0039201	BARTELT PROPERTIES L.C.	550.00			02/27/23
1428		HAP Luck L 032023		09/23 AP 03/01/23 0039217	EDGE MANAGEMENT GROUP, LLC	1,000.00			02/27/23
1428		HAP Young C 032023		09/23 AP 03/01/23 0039263	VALDIVIA, OSCAR J.	1,049.00			02/27/23
1428		HAP Davis C 032023		09/23 AP 03/01/23 0039266	WILKEN PROPERTIES, LLC	695.00			02/27/23
1428		HAP Barfels K 032023		09/23 AP 03/01/23 0039251	PURDY PROPERTIES, LLC	933.00			02/27/23
1428		HAP Cummings A 032023		09/23 AP 03/01/23 0039204	BETH N BROS LLC	808.00			02/27/23
1428		HAP Beaman D 032023		09/23 AP 03/01/23 0039215	D & J PROPERTIES	495.00			02/27/23
1428		HAP Grant F 032023		09/23 AP 03/01/23 0039215	D & J PROPERTIES	297.00			02/27/23
1428		HAP Rogers S 032023		09/23 AP 03/01/23 0039215	D & J PROPERTIES	464.00			02/27/23
1428		HAP Redd S 032023		09/23 AP 03/01/23 0039215	D & J PROPERTIES	559.00			02/27/23
1428		HAP Terry M 032023		09/23 AP 03/01/23 0039215	D & J PROPERTIES	599.00			02/27/23
1428		HAP Sumerall T 032023		09/23 AP 03/01/23 0039256	STANDARD FAMILY ASSIST.LIVING	248.00			02/27/23
		HAP_Refshauge T 032023							

PREPARED 03/14/2023, 8:28:07
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 8
ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 217 SECTION 8 HOUSING FUND										
217-2214-432.89-61 MISCELLANEOUS SERVICES / HOUS.ASSIST PMTS-OCCUPIED						continued				
1428		09/23	AP	03/01/23	0039208	CEDAR APARTMENTS LLC	233.00		02/27/23	
		HAP Becerra C 032023								
1428		09/23	AP	03/01/23	0039208	CEDAR APARTMENTS LLC	290.00		02/27/23	
		HAP Groskurth D 032023								
1428		09/23	AP	03/01/23	0039259	SWEETING, LARRY	753.00		02/27/23	
		HAP Schumacher D 032023								
1428		09/23	AP	03/01/23	0039262	THUNDER RIDGE SR.APARTMENTS L	503.00		02/27/23	
		HAP Stegen R 032023								
1428		09/23	AP	03/01/23	0039262	THUNDER RIDGE SR.APARTMENTS L	193.00		02/27/23	
		HAP Stock M 032023								
1428		09/23	AP	03/01/23	0039262	THUNDER RIDGE SR.APARTMENTS L	222.00		02/27/23	
		HAP Wray M 032023								
1428		09/23	AP	03/01/23	0039262	THUNDER RIDGE SR.APARTMENTS L	436.00		02/27/23	
		HAP Greene L 032023								
1428		09/23	AP	03/01/23	0039262	THUNDER RIDGE SR.APARTMENTS L	489.00		02/27/23	
		HAP Howe J 032023								
1428		09/23	AP	03/01/23	0039262	THUNDER RIDGE SR.APARTMENTS L	396.00		02/27/23	
		HAP Hayden J 032023								
1428		09/23	AP	03/01/23	0039262	THUNDER RIDGE SR.APARTMENTS L	29.00		02/27/23	
		HAP Lenz J 032023								
1428		09/23	AP	03/01/23	0039262	THUNDER RIDGE SR.APARTMENTS L	346.00		02/27/23	
		HAP Shelton S 032023								
1428		09/23	AP	03/01/23	0039262	THUNDER RIDGE SR.APARTMENTS L	105.00		02/27/23	
		HAP Brown J 032023								
1428		09/23	AP	03/01/23	0039262	THUNDER RIDGE SR.APARTMENTS L	143.00		02/27/23	
		HAP Garvis C 032023								
1428		09/23	AP	03/01/23	0039262	THUNDER RIDGE SR.APARTMENTS L	426.00		02/27/23	
		HAP Wright S 032023								
1428		09/23	AP	03/01/23	0039262	THUNDER RIDGE SR.APARTMENTS L	525.00		02/27/23	
		HAP Graves D 032023								
1428		09/23	AP	03/01/23	0039262	THUNDER RIDGE SR.APARTMENTS L	182.00		02/27/23	
		HAP Ford M 032023								
1428		09/23	AP	03/01/23	0039262	THUNDER RIDGE SR.APARTMENTS L	518.00		02/27/23	
		HAP Henning S 032023								
1428		09/23	AP	03/01/23	0039262	THUNDER RIDGE SR.APARTMENTS L	391.00		02/27/23	
		HAP Mackie N 032023								
1428		09/23	AP	03/01/23	0039262	THUNDER RIDGE SR.APARTMENTS L	108.00		02/27/23	
		HAP Friedrich D 032023								
1428		09/23	AP	03/01/23	0039262	THUNDER RIDGE SR.APARTMENTS L	483.00		02/27/23	
		HAP Strickland L 032023								
1428		09/23	AP	03/01/23	0039262	THUNDER RIDGE SR.APARTMENTS L	262.00		02/27/23	
		HAP Martin H 032023								
1428		09/23	AP	03/01/23	0039262	THUNDER RIDGE SR.APARTMENTS L	196.00		02/27/23	
		HAP Wright S 032023								
1428		09/23	AP	03/01/23	0039262	THUNDER RIDGE SR.APARTMENTS L	238.00		02/27/23	
		HAP Matthias L 032023								
1428		09/23	AP	03/01/23	0039262	THUNDER RIDGE SR.APARTMENTS L	473.00		02/27/23	
		HAP Lebahn B 032023								
1428		09/23	AP	03/01/23	0039264	VILLAGE I AT NINE23 APARTMENT	430.00		02/27/23	

PREPARED 03/14/2023, 8:28:07
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 9
ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 217 SECTION 8 HOUSING FUND										
217-2214-432.89-61 MISCELLANEOUS SERVICES / HOUS.ASSIST PMTS-OCCUPIED continued										
1428				09/23	HAP Gordon Jr. T 032023 AP 03/01/23 0039264	VILLAGE I AT NINE23 APARTMENT	237.00			02/27/23
1428				09/23	HAP Vaughn S 032023 AP 03/01/23 0039264	VILLAGE I AT NINE23 APARTMENT	455.00			02/27/23
1428				09/23	HAP Redd A 032023 AP 03/01/23 0039264	VILLAGE I AT NINE23 APARTMENT	506.00			02/27/23
1428				09/23	HAP Smith T 032023 AP 03/01/23 0039264	VILLAGE I AT NINE23 APARTMENT	453.00			02/27/23
1428				09/23	HAP Nelson B 032023 AP 03/01/23 0039264	VILLAGE I AT NINE23 APARTMENT	289.00			02/27/23
1428				09/23	HAP Ford D 032023 AP 03/01/23 0039264	VILLAGE I AT NINE23 APARTMENT	569.00			02/27/23
1428				09/23	HAP Ducharme T 032023 AP 03/01/23 0039264	VILLAGE I AT NINE23 APARTMENT	461.00			02/27/23
1428				09/23	HAP Swartley J 032023 AP 03/01/23 0039264	VILLAGE I AT NINE23 APARTMENT	406.00			02/27/23
1428				09/23	HAP Aswegan S 032023 AP 03/01/23 0039264	VILLAGE I AT NINE23 APARTMENT	374.00			02/27/23
1428				09/23	HAP Cameron J 032023 AP 03/01/23 0039264	VILLAGE I AT NINE23 APARTMENT	435.00			02/27/23
1428				09/23	HAP Clark T 032023 AP 03/01/23 0039264	VILLAGE I AT NINE23 APARTMENT	461.00			02/27/23
1428				09/23	HAP Moore D 032023 AP 03/01/23 0039264	VILLAGE I AT NINE23 APARTMENT	338.00			02/27/23
1428				09/23	HAP Greene D 032023 AP 03/01/23 0039264	VILLAGE I AT NINE23 APARTMENT	220.00			02/27/23
1428				09/23	HAP Bradley J 032023 AP 03/01/23 0039264	VILLAGE I AT NINE23 APARTMENT	217.00			02/27/23
1428				09/23	HAP Porter J 032023 AP 03/01/23 0039264	VILLAGE I AT NINE23 APARTMENT	171.00			02/27/23
1428				09/23	HAP Dixon S 032023 AP 03/01/23 0039264	VILLAGE I AT NINE23 APARTMENT	467.00			02/27/23
1428				09/23	HAP Prior L 032023 AP 03/01/23 0039264	VILLAGE I AT NINE23 APARTMENT	240.00			02/27/23
1428				09/23	HAP Aswegan J 032023 AP 03/01/23 0039264	VILLAGE I AT NINE23 APARTMENT	215.00			02/27/23
1428				09/23	HAP Havlik C 032023 AP 03/01/23 0039264	VILLAGE I AT NINE23 APARTMENT	427.00			02/27/23
1428				09/23	HAP Temple S 032023 AP 03/01/23 0039264	VILLAGE I AT NINE23 APARTMENT	540.00			02/27/23
1428				09/23	HAP Henderson D 032023 AP 03/01/23 0039209	CEDAR FALLS UTILITIES-SEC.8	54.00			02/27/23
1428				09/23	BRINER 6898932426 AP 03/01/23 0039209	CEDAR FALLS UTILITIES-SEC.8	36.00			02/27/23
1428				09/23	Prior 5694286669 AP 03/01/23 0039209	CEDAR FALLS UTILITIES-SEC.8	155.00			02/27/23
1428				09/23	Bracelly 9823574708 AP 03/01/23 0039209	CEDAR FALLS UTILITIES-SEC.8	127.00			02/27/23
					Boehmer 0827605626					

PREPARED 03/14/2023, 8:28:07
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 10
ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 217 SECTION 8 HOUSING FUND										
217-2214-432.89-61 MISCELLANEOUS SERVICES / HOUS.ASSIST PMTS-OCCUPIED						continued				
1428		09/23 AP		03/01/23	0039209	CEDAR FALLS UTILITIES-SEC.8	78.00			02/27/23
		BALM 4535924167								
1428		09/23 AP		03/01/23	0039209	CEDAR FALLS UTILITIES-SEC.8	21.00			02/27/23
		Guzzle 7174748062								
1428		09/23 AP		03/01/23	0039209	CEDAR FALLS UTILITIES-SEC.8	43.00			02/27/23
		Jurries 7681775462								
1428		09/23 AP		03/01/23	0039209	CEDAR FALLS UTILITIES-SEC.8	69.00			02/27/23
		Rule 9816666531								
1428		09/23 AP		03/01/23	0039209	CEDAR FALLS UTILITIES-SEC.8	30.00			02/27/23
		Holden 1780239031								
1428		09/23 AP		03/01/23	0039209	CEDAR FALLS UTILITIES-SEC.8	72.00			02/27/23
		Mullins 9837918987								
1428		09/23 AP		03/01/23	0039209	CEDAR FALLS UTILITIES-SEC.8	161.00			02/27/23
		Young 1995063175								
1428		09/23 AP		03/01/23	0039209	CEDAR FALLS UTILITIES-SEC.8	177.00			02/27/23
		Grisby 3375820084								
1428		09/23 AP		03/01/23	0039243	MALBEC PROPERTIES, LLC	474.00			02/27/23
		HAP Hepker D 032023								
1428		09/23 AP		03/01/23	0039243	MALBEC PROPERTIES, LLC	478.00			02/27/23
		HAP Halterman A 032023								
1428		09/23 AP		03/01/23	0039243	MALBEC PROPERTIES, LLC	442.00			02/27/23
		HAP Himes G 032023								
1428		09/23 AP		03/01/23	0039243	MALBEC PROPERTIES, LLC	362.00			02/27/23
		HAP Smith T 032023								
1428		09/23 AP		03/01/23	0039212	CHRISTOPHERSON RENTALS	631.00			02/27/23
		HAP Ricks F 032023								
1428		09/23 AP		03/01/23	0039212	CHRISTOPHERSON RENTALS	46.00			02/27/23
		HAP Schwaab A 032023								
1428		09/23 AP		03/01/23	0039212	CHRISTOPHERSON RENTALS	779.00			02/27/23
		HAP Hoffert J 032023								
1428		09/23 AP		03/01/23	0039212	CHRISTOPHERSON RENTALS	667.00			02/27/23
		HAP Dyer A 032023								
1428		09/23 AP		03/01/23	0039212	CHRISTOPHERSON RENTALS	344.00			02/27/23
		HAP Davis K 032023								
1428		09/23 AP		03/01/23	0039212	CHRISTOPHERSON RENTALS	67.00			02/27/23
		HAP Keys A 032023								
1428		09/23 AP		03/01/23	0039212	CHRISTOPHERSON RENTALS	575.00			02/27/23
		HAP Hunt M 032023								
1428		09/23 AP		03/01/23	0039212	CHRISTOPHERSON RENTALS	171.00			02/27/23
		HAP Sherwood S 032023								
1428		09/23 AP		03/01/23	0039212	CHRISTOPHERSON RENTALS	166.00			02/27/23
		HAP Hall T 032023								
1428		09/23 AP		03/01/23	0039250	PETERSEN, RANDEL	904.00			02/27/23
		HAP Brown S 032023								
1428		09/23 AP		03/01/23	0039246	MHP 2216 LINCOLN STREET, LLC	336.00			02/27/23
		HAP Cochran S 032023								
1428		09/23 AP		03/01/23	0039246	MHP 2216 LINCOLN STREET, LLC	464.00			02/27/23
		HAP Wilder S 032023								
1428		09/23 AP		03/01/23	0039246	MHP 2216 LINCOLN STREET, LLC	595.00			02/27/23

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 217 SECTION 8 HOUSING FUND									
217-2214-432.89-61 MISCELLANEOUS SERVICES / HOUS.ASSIST PMTS-OCCUPIED continued									
1428		HAP Rule S 032023		09/23 AP 03/01/23 0039246	MHP 2216 LINCOLN STREET, LLC	323.00		02/27/23	
1428		HAP Jones T 032023		09/23 AP 03/01/23 0039225	GLEESON II, JAMES G.	800.00		02/27/23	
1428		HAP Prior D 032023		09/23 AP 03/01/23 0039219	EPM IOWA	652.00		02/27/23	
1428		HAP Thompson T 032023		09/23 AP 03/01/23 0039216	DC MANAGEMENT, LLC	730.00		02/27/23	
1428		HAP Strickland S 032023		09/23 AP 03/01/23 0039242	LEGACY RESIDENTIAL	179.00		02/27/23	
1428		HAP Jordan L 032023		09/23 AP 03/01/23 0039242	LEGACY RESIDENTIAL	532.00		02/27/23	
1428		HAP Ross Z 032023		09/23 AP 03/01/23 0039248	OWL INVESTMENTS, LLC	544.00		02/27/23	
1428		HAP Schroeder S 032023		09/23 AP 03/01/23 0039214	CRESCENT CONDOMINIUMS, LLC	494.00		02/27/23	
1428		HAP Lohr K 032023		09/23 AP 03/01/23 0039230	HARRINGTON'S RENTAL LLC	620.00		02/27/23	
1428		HAP Larronda E 032023		09/23 AP 03/01/23 0039221	FERNHOLZ, KARI L.	794.00		02/27/23	
1428		HAP Carlton D 032023		09/23 AP 03/01/23 0039254	ROGERS, DERICK	1,200.00		02/27/23	
1428		HAP Santiago-Lebro 032023		09/23 AP 03/01/23 0039254	ROGERS, DERICK	792.00		02/27/23	
1428		HAP Sherwood J 032023		09/23 AP 03/01/23 0039235	KAI, BRENT	251.00		02/27/23	
1428		HAP Hamilton T 032023		09/23 AP 03/01/23 0039255	STAND FIRM PROPERTIES LLC	559.00		02/27/23	
1428		HAP Rousseau G 032023		09/23 AP 03/01/23 0039255	STAND FIRM PROPERTIES LLC	380.00		02/27/23	
1428		HAP Hodge G 032023		09/23 AP 03/01/23 0039269	WYMORE, LARRY R.	341.00		02/27/23	
1428		HAP MOFFETT J 032023		09/23 AP 03/01/23 0039268	WINGSB, LLC	408.00		02/27/23	
1428		HAP Johnson A 032023		09/23 AP 03/01/23 0039234	JLL EXTENDED STAY INN	328.00		02/27/23	
1428		HAP Moore E 032023		09/23 AP 03/01/23 0039234	JLL EXTENDED STAY INN	173.00		02/27/23	
1428		HAP Zanders D 032023		09/23 AP 03/01/23 0039241	LARSEN RENTALS LLC	850.00		02/27/23	
1428		HAP Grisby C 032023		09/23 AP 03/01/23 0039265	VILLAGE II AT NINE23 APARTMEN	328.00		02/27/23	
1428		HAP Dzapo S 032023		09/23 AP 03/01/23 0039265	VILLAGE II AT NINE23 APARTMEN	703.00		02/27/23	
1428		HAP Miller K 032023		09/23 AP 03/01/23 0039265	VILLAGE II AT NINE23 APARTMEN	435.00		02/27/23	
1428		HAP Haug K 032023		09/23 AP 03/01/23 0039265	VILLAGE II AT NINE23 APARTMEN	436.00		02/27/23	
1428		HAP Loffredo C 032023							

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 217 SECTION 8 HOUSING FUND									
217-2214-432.89-61 MISCELLANEOUS SERVICES / HOUS.ASSIST PMTS-OCCUPIED						continued			
1428		09/23 AP		03/01/23 0039265	VILLAGE II AT NINE23 APARTMEN	367.00		02/27/23	
		HAP Wilson J 032023							
1428		09/23 AP		03/01/23 0039265	VILLAGE II AT NINE23 APARTMEN	430.00		02/27/23	
		HAP Billman D 032023							
1428		09/23 AP		03/01/23 0039265	VILLAGE II AT NINE23 APARTMEN	429.00		02/27/23	
		HAP Cruise B 032023							
1428		09/23 AP		03/01/23 0039265	VILLAGE II AT NINE23 APARTMEN	444.00		02/27/23	
		HAP Garrigus S 032023							
1428		09/23 AP		03/01/23 0039265	VILLAGE II AT NINE23 APARTMEN	309.00		02/27/23	
		HAP Lane S 032023							
1428		09/23 AP		03/01/23 0039265	VILLAGE II AT NINE23 APARTMEN	649.00		02/27/23	
		HAP Willis C 032023							
1428		09/23 AP		03/01/23 0039265	VILLAGE II AT NINE23 APARTMEN	19.00		02/27/23	
		HAP Hoodjer S 032023							
1428		09/23 AP		03/01/23 0039265	VILLAGE II AT NINE23 APARTMEN	430.00		02/27/23	
		HAP Lam K 032023							
1428		09/23 AP		03/01/23 0039265	VILLAGE II AT NINE23 APARTMEN	265.00		02/27/23	
		HAP O'dell J 032023							
1428		09/23 AP		03/01/23 0039265	VILLAGE II AT NINE23 APARTMEN	600.00		02/27/23	
		HAP BALM D 032023							
1428		09/23 AP		03/01/23 0039265	VILLAGE II AT NINE23 APARTMEN	434.00		02/27/23	
		HAP Humphrey E 032023							
1428		09/23 AP		03/01/23 0039265	VILLAGE II AT NINE23 APARTMEN	324.00		02/27/23	
		HAP OBrien N 032023							
1428		09/23 AP		03/01/23 0039265	VILLAGE II AT NINE23 APARTMEN	340.00		02/27/23	
		HAP Saccento J 032023							
1428		09/23 AP		03/01/23 0039265	VILLAGE II AT NINE23 APARTMEN	34.00		02/27/23	
		HAP Rogers E 032023							
1428		09/23 AP		03/01/23 0039265	VILLAGE II AT NINE23 APARTMEN	702.00		02/27/23	
		HAP Levry S 032023							
1428		09/23 AP		03/01/23 0039265	VILLAGE II AT NINE23 APARTMEN	464.00		02/27/23	
		HAP Harken G 032023							
1428		09/23 AP		03/01/23 0039265	VILLAGE II AT NINE23 APARTMEN	325.00		02/27/23	
		HAP Harmon A 032023							
1428		09/23 AP		03/01/23 0039231	HOUSING AUTHORITY OF JOLIET	1,078.00		02/27/23	
		HAP Wilson Q 032023							
1428		09/23 AP		03/01/23 0039231	HOUSING AUTHORITY OF JOLIET	2,079.00		02/27/23	
		HAP Payne I 032023							
1428		09/23 AP		03/01/23 0039232	HOWARD, BRAD	1,008.00		02/27/23	
		HAP Thrower M 032023							
1428		09/23 AP		03/01/23 0039240	KREMER PROPERTIES LLC	124.00		02/27/23	
		HAP Mulanax W 032023							
1428		09/23 AP		03/01/23 0039239	KRAAYENBRINK, RANDY L.	532.00		02/27/23	
		HAP Maltas M 032023							
1428		09/23 AP		03/01/23 0039239	KRAAYENBRINK, RANDY L.	829.00		02/27/23	
		HAP Ewing J 032023							
1428		09/23 AP		03/01/23 0039252	R & R RENTAL PROPERTIES, LLC	489.00		02/27/23	
		HAP Stewart J 032023							
1428		09/23 AP		03/01/23 0039205	BUTLER, MICHAEL	545.00		02/27/23	

PREPARED 03/14/2023, 8:28:07
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 13
ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 217 SECTION 8 HOUSING FUND									
217-2214-432.89-61 MISCELLANEOUS SERVICES / HOUS.ASSIST PMTS-OCCUPIED						continued			
1428		HAP Cochran C		09/23 AP 03/01/23	0039229 HAGEDORN, JEREMIAH	818.00		02/27/23	
1428		HAP Gottfried L		09/23 AP 03/01/23	0039258 SUNRISE PROPERTIES LLC	291.00		02/27/23	
1428		HAP Lake L		09/23 AP 03/01/23	0039238 KOG PROPERTIES LLC	1,123.00		02/27/23	
1428		HAP Atkins T		09/23 AP 03/01/23	0039227 GOV, LLC	1,100.00		02/27/23	
1428		HAP Guzzle T		09/23 AP 03/01/23	0039207 CARL ERICSON	660.00		02/27/23	
1428		HAP Cooper L		09/23 AP 03/01/23	0039207 CARL ERICSON	820.00		02/27/23	
1428		HAP Leohr K		09/23 AP 03/01/23	0039207 CARL ERICSON	660.00		02/27/23	
1428		HAP Burk B		09/23 AP 03/01/23	0039249 PANHWAR, ABDUL	17.00		02/27/23	
1428		HAP Mussman C		09/23 AP 03/01/23	0039237 KIDWELL, STEVE	460.00		02/27/23	
1428		HAP Tomlyanovich C		09/23 AP 03/01/23	0039213 CND PROPERTIES LLC	281.00		02/27/23	
1428		HAP Gilmore A		09/23 AP 03/01/23	0039267 WINGERT, BRIAN	625.00		02/27/23	
1428		HAP Holden K		09/23 AP 03/01/23	0039257 STEIN INVESTMENTS, LLC	512.00		02/27/23	
1428		HAP Gordon A		09/23 AP 03/01/23	0039247 OAKVIEW PROPERTIES LLC	1,000.00		02/27/23	
1428		HAP Jurries P		09/23 AP 03/01/23	0039210 CEDAR VALLEY LIVING LLC	306.00		02/27/23	
1428		HAP Bachman K		09/23 AP 03/01/23	0039210 CEDAR VALLEY LIVING LLC	208.00		02/27/23	
1428		HAP White L		09/23 AP 03/01/23	0039261 THIRD AVE PLACE LLC	895.00		02/27/23	
1428		HAP Boehmer R		09/23 AP 03/01/23	0039236 KELLY PROPERTY INVESTMENTS LL	245.00		02/27/23	
1428		HAP Clayton R		09/23 AP 03/01/23	0039245 MCKERNAN, PAMELA	324.00		02/27/23	
1428		HAP Buchanan J		09/23 AP 03/01/23	0039244 MCH INVESTMENTS LLC	383.00		02/27/23	
1428		HAP Barr G		09/23 AP 03/01/23	0039244 MCH INVESTMENTS LLC	486.00		02/27/23	
1428		HAP Langel A		09/23 AP 03/01/23	0039218 ELMCREST ESTATES, L.C.	422.00		02/27/23	
1428		HAP Davis D		09/23 AP 03/01/23	0039222 G P MANAGEMENT LLC	396.00		02/27/23	
1428		HAP Wenzel J		09/23 AP 03/01/23	0039260 T.J.J.C. L.L.C.	204.00		02/27/23	
1428		HAP Hornback K		09/23 AP 03/01/23	0039260 T.J.J.C. L.L.C.	675.00		02/27/23	
		HAP Bracelly J		032023					

PREPARED 03/14/2023, 8:28:07
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 14
ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT	
FUND 217 SECTION 8 HOUSING FUND											
217-2214-432.89-61 MISCELLANEOUS SERVICES / HOUS.ASSIST PMTS-OCCUPIED						continued					
1428		09/23 AP		03/01/23	0039260	T.J.J.C. L.L.C.	274.00			02/27/23	
		HAP_Dornbrock M 032023									
1428		09/23 AP		03/01/23	0039260	T.J.J.C. L.L.C.	327.00			02/27/23	
		HAP_Beck D 032023									
1428		09/23 AP		03/01/23	0039260	T.J.J.C. L.L.C.	432.00			02/27/23	
		HAP_Fruchtenicht J 032023									
1428		09/23 AP		03/01/23	0039224	GERDES III, BENJAMIN P.	1,333.00			02/27/23	
		HAP_BRINER K 032023									
1428		09/23 AP		03/01/23	0039224	GERDES III, BENJAMIN P.	882.00			02/27/23	
		HAP_Orgell A 032023									
1428		09/23 AP		03/01/23	0039224	GERDES III, BENJAMIN P.	257.00			02/27/23	
		HAP_Allessi S 032023									
1428		09/23 AP		03/01/23	0039224	GERDES III, BENJAMIN P.	1,527.00			02/27/23	
		HAP_Barnes A 032023									
1428		09/23 AP		03/01/23	0039233	J & A PROPERTIES	943.00			02/27/23	
		HAP_Lowe L 032023									
1428		09/23 AP		03/01/23	0039202	BARTELT RENTALS L.C.	446.00			02/27/23	
		HAP_Luck J 032023									
1428		09/23 AP		03/01/23	0039202	BARTELT RENTALS L.C.	964.00			02/27/23	
		HAP_Woods N 032023									
1428		09/23 AP		03/01/23	0039206	C & H HOLDINGS LLC	580.00			02/27/23	
		HAP_Ross S 032023									
		ACCOUNT TOTAL						85,971.00	0.00	85,971.00	
217-2214-432.89-65 MISCELLANEOUS SERVICES / ADMIN FEE DUE OTHERS											
1428		09/23 AP		03/01/23	0039231	HOUSING AUTHORITY OF JOLIET	48.79			02/27/23	
		AF_Wilson Q 032023									
1428		09/23 AP		03/01/23	0039231	HOUSING AUTHORITY OF JOLIET	48.79			02/27/23	
		AF_Payne I 032023									
		ACCOUNT TOTAL						97.58	0.00	97.58	
		FUND TOTAL						86,068.58	0.00	86,068.58	
FUND 223 COMMUNITY BLOCK GRANT											
FUND 224 TRUST & AGENCY											
FUND 242 STREET REPAIR FUND											
242-1240-431.98-45 CAPITAL PROJECTS / MAIN STREET RECONSTRUCT											
1492		09/23 AP		03/08/23	0398391	D & J INVESTMENTS, INC.	6,240.00			03/08/23	
		3283:PARCEL#11-MAIN ST. FEE ACQUISITION									
		PROJECT#: 023283									
1492		09/23 AP		03/08/23	0398391	D & J INVESTMENTS, INC.	32,150.00			03/08/23	
		3283:PARCEL#11-MAIN ST. TEMPORARY EASEMENT									
		PROJECT#: 023283									
1492		09/23 AP		03/08/23	0398391	D & J INVESTMENTS, INC.	710.00			03/08/23	

PREPARED 03/14/2023, 8:28:07
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 15
 ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	---TRANSACTION--- 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				
		3283:PARCEL#11-MAIN ST.				SEVERANCE DAMAGES				
PROJECT#:			023283							
1492	09/23 AP	03/08/23	0398385	BLACK HAWK CO.RECORDER	9.60				03/08/23	
		3283:PARCEL#11-MAIN ST.				TRANSFER TAX				
PROJECT#:			023283							
1492	09/23 AP	03/08/23	0398392	D & J INVESTMENTS, INC.	57,089.92				03/08/23	
		3283:PARCEL#300-MAIN ST.				FEE ACQUISTION				
PROJECT#:			023283							
1492	09/23 AP	03/08/23	0398392	D & J INVESTMENTS, INC.	26,580.00				03/08/23	
		3283:PARCEL#300-MAIN ST.				TEMPORARY EASEMENT				
PROJECT#:			023283							
1492	09/23 AP	03/08/23	0398392	D & J INVESTMENTS, INC.	1,140.00				03/08/23	
		3283:PARCEL#300-MAIN ST.				SEVERANCE DAMAGES				
PROJECT#:			023283							
1492	09/23 AP	03/08/23	0398386	BLACK HAWK CO.RECORDER	93.60				03/08/23	
		3283:PARCEL#300-MAIN ST.				TRANSFER TAX				
PROJECT#:			023283							
1492	09/23 AP	03/08/23	0398387	BLACK HAWK CO.TREASURER	1,690.08				03/08/23	
		3283:PARCEL#300-MAIN ST.				PRO-RATED REAL ESTATE TAX				
PROJECT#:			023283							
1469	09/23 AP	03/02/23	0398381	BLACK HAWK CO.RECORDER	27.00				03/06/23	
		3283:PARCEL#198-MAIN ST.				TEMP. EASEMENT-K3D, LLC				
PROJECT#:			023283							
1469	09/23 AP	03/02/23	0398381	BLACK HAWK CO.RECORDER	22.00				03/06/23	
		3283:PARCEL#197-MAIN ST.				TEMP. EASEMENT-K3D, LLC				
PROJECT#:			023283							
ACCOUNT TOTAL							125,752.20	.00	125,752.20	
FUND TOTAL							125,752.20	.00	125,752.20	
FUND 254 CABLE TV FUND										
254-1088-431.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES										
1367	08/23 AP	02/02/23	0006717	PROFESSIONAL SOLUTIONS	4.62				03/01/23	
						JANUARY CREDIT CARD FEES				
ACCOUNT TOTAL							4.62	.00	4.62	
254-1088-431.89-18 MISCELLANEOUS SERVICES / COMMUNITY PROGRAMMING										
1455	09/23 AP	02/28/23	0398375	LONGNECKER, JEREMIAH	180.00				03/02/23	
						CF BOYS BB SUBSTATE FINAL ANNOUNCER				
PROJECT#:			759							
1455	09/23 AP	02/24/23	0398378	SIMPSON, MARK	125.00				03/02/23	
						CF BOYS BB PLAYOFFS ANNOUNCER				
PROJECT#:			759							
1455	09/23 AP	02/24/23	0398379	SURMA, JOSEPH EDWARD	100.00				03/02/23	

PREPARED 03/14/2023, 8:28:07
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 16
 ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 254 CABLE TV FUND									
254-1088-431.89-18 MISCELLANEOUS SERVICES / COMMUNITY PROGRAMMING						continued			
CF BOYS BB PLAYOFFS						CAMERA OPERATOR			
PROJECT#:		759							
1455	09/23 AP	02/24/23	0398368		DEWITT, JASON	100.00		03/02/23	
CF BOYS BB PLAYOFFS						CAMERA OPERATOR			
PROJECT#:		759							
1455	09/23 AP	02/24/23	0398375		LONGNECKER, JEREMIAH	100.00		03/02/23	
CF BOYS BB PLAYOFFS						CAMERA OPERATOR			
PROJECT#:		759							
1455	09/23 AP	02/24/23	0398373		KRESS, AGNES M	100.00		03/02/23	
CF BOYS BB PLAYOFFS						CAMERA OPERATOR			
PROJECT#:		759							
ACCOUNT TOTAL						705.00	.00	705.00	
FUND TOTAL						709.62	.00	709.62	
FUND 258 PARKING FUND									
258-5531-435.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES									
1367	08/23 AP	02/02/23	0006713		PROFESSIONAL SOLUTIONS	287.82		03/01/23	
JANUARY CREDIT CARD FEES									
1367	08/23 AP	02/02/23	0006714		PROFESSIONAL SOLUTIONS	99.38		03/01/23	
JANUARY CREDIT CARD FEES									
1367	08/23 AP	02/02/23	0006715		PROFESSIONAL SOLUTIONS	253.11		03/01/23	
JANUARY CREDIT CARD FEES									
1367	08/23 AP	02/02/23	0006716		PROFESSIONAL SOLUTIONS	8.26		03/01/23	
JANUARY CREDIT CARD FEES									
1367	08/23 AP	02/02/23	0006717		PROFESSIONAL SOLUTIONS	58.91		03/01/23	
JANUARY CREDIT CARD FEES									
ACCOUNT TOTAL						707.48	.00	707.48	
FUND TOTAL						707.48	.00	707.48	
FUND 261 TOURISM & VISITORS									
261-2291-423.73-57 OTHER SUPPLIES / GIFT SHOP									
1367	08/23 AP	02/02/23	0006721		PROFESSIONAL SOLUTIONS	45.59		03/01/23	
JANUARY CREDIT CARD FEES									
ACCOUNT TOTAL						45.59	.00	45.59	
261-2291-423.83-05 TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)									
1455	09/23 AP	01/28/23	0398374		LEWIS, DEBRA	21.00		03/02/23	
RMB:PARKING/MEALS-IA BIKE						DES MOINES, IA			
ACCOUNT TOTAL						21.00	.00	21.00	

PREPARED 03/14/2023, 8:28:07
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 17
 ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 261 TOURISM & VISITORS										
261-2291-423.85-01 UTILITIES / UTILITIES										
1492		09/23 AP		03/01/23	0398388	CEDAR FALLS UTILITIES	1,344.15			03/08/23
						UTILITIES THRU 02/23/23				
						ACCOUNT TOTAL	1,344.15	.00	1,344.15	
261-2291-423.85-50 UTILITIES / COMMUNITY AWARENESS										
1455		09/23 AP		02/26/23	0398369	EVENT DECORATORS OF IOWA INC	182.50			03/02/23
						BOOTH SUPPLIES-EIA SPORTS SHOWS				
						ACCOUNT TOTAL	182.50	.00	182.50	
						FUND TOTAL	1,593.24	.00	1,593.24	
FUND 262 SENIOR SERVICES & COMM CT										
FUND 291 POLICE FORFEITURE FUND										
291-5521-415.89-41 MISCELLANEOUS SERVICES / POLICE EQUIPMENT										
1455		09/23 AP		03/02/23	0398365	BLACK HAWK CO.ATTORNEY	43.70			03/02/23
						CAMPBELL/JERROD FOREFEIT.				
1455		09/23 AP		03/02/23	0398377	PROSECUTING ATTORNEYS	43.70			03/02/23
						CAMPBELL/JERROD FOREFEIT.				
						ACCOUNT TOTAL	87.40	.00	87.40	
						FUND TOTAL	87.40	.00	87.40	
FUND 292 POLICE RETIREMENT FUND										
292-5521-415.54-01 WORKERS COMP / POLICE WORKERS COMP										
1367		08/23 AP		02/14/23	0006691	EMC RISK SERVICES, LLC	1,110.61			03/01/23
						WORKER COMP-POLICE CLAIM				
1492		09/23 AP		02/03/23	0398394	MERCYONE OCCUPATIONAL HEALTH	175.00			03/08/23
						WORK COMP-POLICE				
						ACCOUNT TOTAL	1,285.61	.00	1,285.61	
						FUND TOTAL	1,285.61	.00	1,285.61	
FUND 293 FIRE RETIREMENT FUND										
293-4511-414.54-02 WORKERS COMP / FIRE WORKERS COMP										
1367		08/23 AP		02/22/23	0006692	EMC RISK SERVICES, LLC	12,956.86			03/01/23
						WORKER COMP-FIRE CLAIM				
1367		08/23 AP		02/14/23	0006691	EMC RISK SERVICES, LLC	450.00			03/01/23
						WORKER COMP-FIRE ADMIN				

PREPARED 03/14/2023, 8:28:07
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 18
ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	---TRANSACTION--- NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 293						FIRE RETIREMENT FUND				
293-4511-414.54-02						WORKERS COMP / FIRE WORKERS COMP	continued			
1367		08/23 AP		02/14/23	0006691	EMC RISK SERVICES, LLC	2,164.53			03/01/23
						WORKER COMP-FIRE CLAIM				
						ACCOUNT TOTAL	15,571.39	.00	15,571.39	
						FUND TOTAL	15,571.39	.00	15,571.39	
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				
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				

PREPARED 03/14/2023, 8:28:07
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 19
 ACCOUNTING PERIOD 09/2023

GROUP	PO	ACCTG	----TRANSACTION----		DESCRIPTION	DEBITS	CREDITS	CURRENT	POST
NBR	NBR	PER.	CD	DATE	NUMBER			BALANCE	DT
FUND 551 REFUSE FUND									
551-0000-213.00-00 CURRENT LIABILITY / SALES TAX PAYABLE									
1367		08/23 AP	02/08/23	0006704	IOWA DEPT.OF REVENUE	187.92		03/01/23	
					MONTHLY SALES TAX				
					COMMERCIAL GARBAGE A/R				
					ACCOUNT TOTAL	187.92	.00	187.92	
551-6685-436.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES									
1367		08/23 AP	02/02/23	0006724	PROFESSIONAL SOLUTIONS	393.70		03/01/23	
					JANUARY CREDIT CARD FEES				
1367		08/23 AP	02/02/23	0006717	PROFESSIONAL SOLUTIONS	5.03		03/01/23	
					JANUARY CREDIT CARD FEES				
					ACCOUNT TOTAL	398.73	.00	398.73	
551-6685-436.85-01 UTILITIES / UTILITIES									
1492		09/23 AP	03/01/23	0398388	CEDAR FALLS UTILITIES	4,209.46		03/08/23	
					UTILITIES THRU 02/23/23				
					ACCOUNT TOTAL	4,209.46	.00	4,209.46	
551-6685-436.86-34 REPAIR & MAINTENANCE / BILLING & COLLECTING									
1492		09/23 AP	03/01/23	0398388	CEDAR FALLS UTILITIES	6,190.00		03/08/23	
					UTILITIES THRU 02/23/23				
					ACCOUNT TOTAL	6,190.00	.00	6,190.00	
551-6685-436.87-02 RENTALS / MATERIAL DISPOSAL/HANDLIN									
1455		09/23 AP	02/15/23	0398366	BLACK HAWK CO.LANDFILL	19,907.19		03/02/23	
					LANDFILL SRV:2/1-2/15				
					02/01/23-02/15/23				
					ACCOUNT TOTAL	19,907.19	.00	19,907.19	
551-6685-436.89-04 MISCELLANEOUS SERVICES / SALES TAX									
1367		08/23 AP	02/08/23	0006704	IOWA DEPT.OF REVENUE	170.05		03/01/23	
					MONTHLY SALES TAX				
					COMMERCIAL GARBAGE				
					ACCOUNT TOTAL	170.05	.00	170.05	
					FUND TOTAL	31,063.35	.00	31,063.35	

PREPARED 03/14/2023, 8:28:07
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 20
 ACCOUNTING PERIOD 09/2023

GROUP	PO	ACCTG	---	TRANSACTION---	DESCRIPTION	DEBITS	CREDITS	CURRENT
NBR	NBR	PER.	CD	DATE	NUMBER			BALANCE
								POST DT
FUND 552 SEWER RENTAL FUND								
552-6655-436.64-02					INSURANCE / HEALTH INS. REIMBURSEMENT			
1367		08/23 AP		02/13/23	0006709 ISOLVED BENEFIT SERVICES, INC	500.00		03/01/23
					HEALTH INS. REIMBURSEMENT			
					ACCOUNT TOTAL	500.00	.00	500.00
552-6655-436.85-01 UTILITIES / UTILITIES								
1492		09/23 AP		03/01/23	0398388 CEDAR FALLS UTILITIES	6,021.58		03/08/23
					UTILITIES THRU 02/23/23			
					ACCOUNT TOTAL	6,021.58	.00	6,021.58
552-6665-436.86-33 REPAIR & MAINTENANCE / SLUDGE REMOVAL								
1455		09/23 AP		02/15/23	0398366 BLACK HAWK CO.LANDFILL	171.54		03/02/23
					LANDFILL SRV:2/1-2/15 02/01/23-02/15/23			
					ACCOUNT TOTAL	171.54	.00	171.54
552-6665-436.86-34 REPAIR & MAINTENANCE / BILLING & COLLECTING								
1492		09/23 AP		03/01/23	0398388 CEDAR FALLS UTILITIES	6,190.00		03/08/23
					UTILITIES THRU 02/23/23			
					ACCOUNT TOTAL	6,190.00	.00	6,190.00
552-6665-436.89-04 MISCELLANEOUS SERVICES / SALES TAX								
1367		08/23 AP		02/08/23	0006704 IOWA DEPT.OF REVENUE	8,315.43		03/01/23
					MONTHLY SALES TAX COMMERCIAL SEWER			
					ACCOUNT TOTAL	8,315.43	.00	8,315.43
					FUND TOTAL	21,198.55	.00	21,198.55
FUND 553 2004 SEWER BOND								
FUND 555 STORM WATER UTILITY								
555-6630-432.86-34					REPAIR & MAINTENANCE / BILLING & COLLECTING			
1492		09/23 AP		03/01/23	0398388 CEDAR FALLS UTILITIES	6,190.00		03/08/23
					UTILITIES THRU 02/23/23			
					ACCOUNT TOTAL	6,190.00	.00	6,190.00
					FUND TOTAL	6,190.00	.00	6,190.00

PREPARED 03/14/2023, 8:28:07
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 21
 ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 570 SEWER ASSESSMENT										
FUND 606 DATA PROCESSING FUND										
606-1078-441.64-02						INSURANCE / HEALTH INS. REIMBURSEMENT				
1367		08/23 AP		02/13/23	0006709	ISOLVED BENEFIT SERVICES, INC	96.33			03/01/23
						HEALTH INS. REIMBURSEMENT				
					ACCOUNT TOTAL		96.33	.00	96.33	
606-1078-441.82-10 COMMUNICATION / TELEPHONE HOLDING ACCOUNT										
1492		09/23 AP		03/01/23	0398389	CENTURYLINK	75.13			03/08/23
						CITY PHONE SERV.-MAR'23				
1469		09/23 AP		02/19/23	0398384	VERIZON WIRELESS	1,600.84			03/06/23
						WIRELESS SRV:02/20-03/19				02/20/23-03/19/23
1469		09/23 AP		02/06/23	0398383	U.S. CELLULAR	2,401.24			03/06/23
						WIRELESS SRV:02/06-03/05				02/06/23-03/05/23
					ACCOUNT TOTAL		4,077.21	.00	4,077.21	
					FUND TOTAL		4,173.54	.00	4,173.54	
FUND 680 HEALTH INSURANCE FUND										
680-1902-457.51-01						INSURANCE / HEALTH INSURANCE				
1367		08/23 AP		02/27/23	0006696	EXPRESS SCRIPTS, INC.	20,668.73			03/01/23
						RX CLAIMS PROCESSING				
1367		08/23 AP		02/24/23	0006736	WELLMARK IOWA	38,782.34			03/01/23
						HEALTH CLAIMS PROCESSING				
1367		08/23 AP		02/24/23	0006738	WEX HEALTH, INC.	123.45			03/01/23
						COBRA MONTHLY ADMIN FEE				
1367		08/23 AP		02/21/23	0006695	EXPRESS SCRIPTS, INC.	26,323.66			03/01/23
						RX CLAIMS PROCESSING				
1367		08/23 AP		02/17/23	0006735	WELLMARK IOWA	49,725.92			03/01/23
						HEALTH CLAIMS PROCESSING				
1367		08/23 AP		02/13/23	0006694	EXPRESS SCRIPTS, INC.	30,031.41			03/01/23
						RX CLAIMS PROCESSING				
1367		08/23 AP		02/10/23	0006737	WELLMARK IOWA	62,970.90			03/01/23
						HEALTH CLAIMS PROCESSING				
1367		08/23 AP		02/06/23	0006693	EXPRESS SCRIPTS, INC.	19,612.56			03/01/23
						RX CLAIMS PROCESSING				
1367		08/23 AP		02/03/23	0006734	WELLMARK IOWA	39,828.56			03/01/23
						HEALTH CLAIMS PROCESSING				
1367		08/23 AP		02/01/23	0006733	WELLMARK IOWA	96,286.86			03/01/23
						HEALTH CLAIMS PROCESSING				
					ACCOUNT TOTAL		384,354.39	.00	384,354.39	
680-1902-457.51-06 INSURANCE / DENTAL INSURANCE										
1367		08/23 AP		02/02/23	0006690	DELTA DENTAL OF IOWA	7,926.14			03/01/23

PREPARED 03/14/2023, 8:28:07
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 22
 ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	-----TRANSACTION----- DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 680 HEALTH INSURANCE FUND										
680-1902-457.51-06 INSURANCE / DENTAL INSURANCE continued										
FEBRUARY 2023 DENTAL										
ACCOUNT TOTAL							7,926.14	.00	7,926.14	
FUND TOTAL							392,280.53	.00	392,280.53	
FUND 681 HEALTH SEVERANCE										
681-1902-457.51-10 INSURANCE / HEALTH SEVERANCE PAYMENTS										
1492		09/23 AP		03/07/23	0398395	REGENOLD, SHARON K.	266.40			03/08/23
RMB: FEB.2023 HEALTH SEV.										
ACCOUNT TOTAL							266.40	.00	266.40	
FUND TOTAL							266.40	.00	266.40	
FUND 682 HEALTH INSURANCE - FIRE										
FUND 685 VEHICLE MAINTENANCE FUND										
FUND 686 PAYROLL FUND										
686-0000-222.01-00 PAYROLL LIABILITY / FEDERAL TAXES										
1367		08/23 AP		02/24/23	0006730	UNITED STATES TREASURY	63,977.03			03/01/23
FEDERAL WITHHOLDING TAX										
02/24/23 PAYROLL										
1367		08/23 AP		02/13/23	0006729	UNITED STATES TREASURY	67,174.67			03/01/23
FEDERAL WITHHOLDING TAX										
ACCOUNT TOTAL							131,151.70	.00	131,151.70	
686-0000-222.02-00 PAYROLL LIABILITY / STATE WITHHOLDING										
1367		08/23 AP		02/27/23	0006706	IOWA DEPT.OF REVENUE	27,058.92			03/01/23
STATE WITHHOLDING TAX										
02/24/23 PAYROLL										
1367		08/23 AP		02/14/23	0006705	IOWA DEPT.OF REVENUE	28,044.48			03/01/23
STATE WITHHOLDING TAX										
02/10/23 PAYROLL										
ACCOUNT TOTAL							55,103.40	.00	55,103.40	
686-0000-222.03-00 PAYROLL LIABILITY / FICA										
1367		08/23 AP		02/24/23	0006730	UNITED STATES TREASURY	76,096.52			03/01/23
SS & MQGE/MEDICARE TAX										
02/24/23 PAYROLL										
1367		08/23 AP		02/13/23	0006729	UNITED STATES TREASURY	79,186.34			03/01/23
SS & MQGE/MEDICARE TAX										
ACCOUNT TOTAL							155,282.86	.00	155,282.86	

PREPARED 03/14/2023, 8:28:07
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 23
 ACCOUNTING PERIOD 09/2023

GROUP	PO	ACCTG	----	TRANSACTION----	DESCRIPTION	DEBITS	CREDITS	CURRENT	POST
NBR	NBR	PER.	CD	DATE	NUMBER			BALANCE	DT

FUND 686 PAYROLL FUND									
686-0000-222.04-00 PAYROLL LIABILITY / IPERS									
1367		08/23	AP	02/27/23	0006703	I.P.E.R.S.	145,441.93		03/01/23
						IPERS FEBRUARY 2023			
						ACCOUNT TOTAL	145,441.93	.00	145,441.93
686-0000-222.05-00 PAYROLL LIABILITY / OTHER DEDUCTIONS PAYABLE									
1367		08/23	AP	02/27/23	0006689	COLLECTION SERVICES CENTER	611.85		03/01/23
						CHILD SUPPORT PAYMENTS			
						02/24/23 PAYROLL			
1367		08/23	AP	02/24/23	0006710	ISOLVED BENEFIT SERVICES, INC	6,435.15		03/01/23
						CAFETERIA PLAN			
						02/24/23 PAYROLL			
1367		08/23	AP	02/22/23	0006732	VOYA FINANCIAL	11,463.00		03/01/23
						EMPLOYEE 457 CONTRIBUTION			
						02/24/23 PAYROLL			
1367		08/23	AP	02/13/23	0006688	COLLECTION SERVICES CENTER	611.85		03/01/23
						CHILD SUPPORT PAYMENTS			
						02/10/23 PAYROLL			
1367		08/23	AP	02/10/23	0006707	ISOLVED BENEFIT SERVICES, INC	6,435.15		03/01/23
						CAFETERIA PLAN			
						02/10/23 PAYROLL			
1367		08/23	AP	02/08/23	0006731	VOYA FINANCIAL	11,463.00		03/01/23
						EMPLOYEE 457 CONTRIBUTION			
						02/10/23 PAYROLL			
						ACCOUNT TOTAL	37,020.00	.00	37,020.00
686-0000-222.14-00 PAYROLL LIABILITY / POLICE & FIRE RETIREMENT									
1367		08/23	AP	02/01/23	0006712	MUNICIPAL FIRE & POLICE RETIR	164,004.47		03/01/23
						MFPRSI RETIREMENT			
						ACCOUNT TOTAL	164,004.47	.00	164,004.47
						FUND TOTAL	688,004.36	.00	688,004.36
FUND 687 WORKERS COMPENSATION FUND									
687-1902-457.51-02 INSURANCE / WORKERS COMP INSURANCE									
1367		08/23	AP	02/14/23	0006691	EMC RISK SERVICES, LLC	225.00		03/01/23
						WORKER COMP ADMIN FEE			
1367		08/23	AP	02/14/23	0006691	EMC RISK SERVICES, LLC	77.29		03/01/23
						WORKER COMP CLAIM			
						ACCOUNT TOTAL	302.29	.00	302.29
						FUND TOTAL	302.29	.00	302.29

PREPARED 03/14/2023, 8:28:07
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 24
 ACCOUNTING PERIOD 09/2023

GROUP	PO	ACCTG	----TRANSACTION----			DESCRIPTION	DEBITS	CREDITS	CURRENT	POST DT
NBR	NBR	PER.	CD	DATE	NUMBER			BALANCE	----	
FUND 688 LTD INSURANCE FUND										
FUND 689 LIABILITY INSURANCE FUND										
689-1902-457.51-05						INSURANCE / LIABILITY INSURANCE				
1367		08/23 AP	02/14/23	0006691		EMC RISK SERVICES, LLC	777.19		03/01/23	
						LIABILITY-SUBROGATION				
1367		08/23 AP	02/14/23	0006691		EMC RISK SERVICES, LLC	9,548.96		03/01/23	
						LIABILITY CLAIM				
ACCOUNT TOTAL							10,326.15	.00	10,326.15	
FUND TOTAL							10,326.15	.00	10,326.15	
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							1,419,349.65	.00	1,419,349.65	

COUNCIL INVOICES FOR 3/20/23 MEETING

Item 23.

PREPARED 03/15/2023, 8:25:49
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 1
 ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-1008-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
1486		09/23 AP		03/06/23	0000000	ADVANCED BUSINESS SYSTEMS, IN	199.50			03/14/23
						POSTAGE METER INK				
1486		09/23 AP		03/01/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	37.98			03/14/23
						COPY PAPER				
1486		09/23 AP		02/28/23	0000000	CULLIGAN WATER CONDITIONING	5.02			03/14/23
						WATER-606 UNION ROAD				
1486		09/23 AP		02/28/23	0000000	CULLIGAN WATER CONDITIONING		.68		03/14/23
						WATER-606 UNION ROAD				
1522		09/23 AP		02/28/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	.73			03/14/23
						TAPE				
1486		09/23 AP		02/21/23	0000000	DES MOINES STAMP MFG. CO.	29.50			03/14/23
						COSCO PRINTER-NOTARY				
1522		09/23 AP		02/06/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	3.68			03/14/23
						POST-ITS, ENVELOPES, PENS, ERASER, BATT, FOLDER, PENCIL				
						ACCOUNT TOTAL	276.41	.68	275.73	
101-1008-441.83-04 TRANSPORTATION&EDUCATION / DUES & MEMBERSHIPS										
1486		09/23 AP		03/06/23	0000000	IMFOA	50.00			03/14/23
						MBERSHIP-J.DANIELSEN10931				
1486		09/23 AP		02/20/23	0000000	IMFOA	20.00			03/14/23
						MEMBERSHIP-K.KERR 11246				
1463		09/23 AP		02/10/23	0142629	US BANK	30.00			03/07/23
						IA SECRETARY OF STATE NOTARY RENEWAL-KIM KERR				
						ACCOUNT TOTAL	100.00	.00	100.00	
101-1008-441.83-06 TRANSPORTATION&EDUCATION / EDUCATION										
1463		09/23 AP		02/14/23	0142629	US BANK	30.00			03/07/23
						NNA SERVICES LLC ONLINE NOTARY TRAINING				
						ACCOUNT TOTAL	30.00	.00	30.00	
101-1026-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
1486		09/23 AP		03/01/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	7.60			03/14/23
						COPY PAPER				
1486		09/23 AP		02/28/23	0000000	CULLIGAN WATER CONDITIONING	2.01			03/14/23
						WATER-606 UNION ROAD				
1486		09/23 AP		02/28/23	0000000	CULLIGAN WATER CONDITIONING		.27		03/14/23
						WATER-606 UNION ROAD				
						ACCOUNT TOTAL	9.61	.27	9.34	
101-1028-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
1486		09/23 AP		03/01/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	45.59			03/14/23

PREPARED 03/15/2023, 8:25:49
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 2
 ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-1028-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES						continued				
1486				09/23	AP 02/28/23 0000000	CULLIGAN WATER CONDITIONING	6.70			03/14/23
						COPY PAPER				
1486				09/23	AP 02/28/23 0000000	CULLIGAN WATER CONDITIONING		.91		03/14/23
						WATER-606 UNION ROAD				
						WATER-606 UNION ROAD				
						ACCOUNT TOTAL	52.29	.91		51.38
101-1028-441.83-04 TRANSPORTATION&EDUCATION / DUES & MEMBERSHIPS										
1486				09/23	AP 03/07/23 0000000	IMFOA	20.00			03/14/23
						MEMBERSHIP-P.KOCKLER11924				
1486				09/23	AP 03/06/23 0000000	IMFOA	50.00			03/14/23
						MEMBERSHIP-L.ROEDING10964				
1463				09/23	AP 02/09/23 0142629	US BANK	150.00			03/07/23
						GOVERNMENT FINANCE OFFIC				
						MBRSHP:P KOCKLER 2023				
						ACCOUNT TOTAL	220.00	.00		220.00
101-1028-441.83-06 TRANSPORTATION&EDUCATION / EDUCATION										
1463				09/23	AP 01/27/23 0142629	US BANK	85.00			03/07/23
						GOVERNMENT FINANCE OFFIC				
						REG:GOV.ACCTG NON-ACCTANT				
						ACCOUNT TOTAL	85.00	.00		85.00
101-1038-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
1486				09/23	AP 03/01/23 0000000	OFFICE EXPRESS OFFICE PRODUCT	30.39			03/14/23
						COPY PAPER				
1486				09/23	AP 02/28/23 0000000	CULLIGAN WATER CONDITIONING	2.01			03/14/23
						WATER-606 UNION ROAD				
1486				09/23	AP 02/28/23 0000000	CULLIGAN WATER CONDITIONING		.27		03/14/23
						WATER-606 UNION ROAD				
						ACCOUNT TOTAL	32.40	.27		32.13
101-1038-441.81-09 PROFESSIONAL SERVICES / HUMAN RIGHTS COMMISSION										
1486				09/23	AP 03/01/23 0000000	OFFICE EXPRESS OFFICE PRODUCT	3.04			03/14/23
						COPY PAPER				
1486				09/23	AP 01/23/23 0000000	COURIER COMMUNICATIONS-ADVERT	39.00			03/14/23
						SEARCH BOOST				
1486				09/23	AP 01/15/23 0000000	COURIER COMMUNICATIONS-ADVERT	149.00			03/14/23
						2023 MLK, JR. PAGE				
1486				09/23	AP 01/15/23 0000000	COURIER COMMUNICATIONS-ADVERT	25.00			03/14/23
						2023 MLK, JR. PAGE				
						ACCOUNT TOTAL	216.04	.00		216.04

PREPARED 03/15/2023, 8:25:49
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 3
 ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	---TRANSACTION--- NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 101 GENERAL FUND									
101-1038-441.81-49						PROFESSIONAL SERVICES / BACKGROUND CHECK			
1463		09/23 AP		02/15/23	0142629	US BANK	163.90		03/07/23
						ONE SOURCE THE BACKGROUND BACKGROUND CHECKS			
1463		09/23 AP		02/03/23	0142629	US BANK	46.30		03/07/23
						ONE SOURCE THE BACKGROUND BACKGROUND CHECKS			
						ACCOUNT TOTAL	210.20	.00	210.20
101-1038-441.81-53 PROFESSIONAL SERVICES / JOB NOTICES									
1463		09/23 AP		02/06/23	0142629	US BANK	119.95		03/07/23
						LINKEDIN 7920339966 RECRUITER LITE-2/4-3/4/23			
1463		09/23 AP		02/02/23	0142629	US BANK	172.00		03/07/23
						ONLINE JOB ADS INDEED INDEED JOB APPLIES			
						ACCOUNT TOTAL	291.95	.00	291.95
101-1038-441.81-55 PROFESSIONAL SERVICES / EMPLOYEE ASSISTANCE PROG									
1486		09/23 AP		03/01/23	0000000	MERCYONE	150.00		03/14/23
						EMPL.ASSIST.PROG.1/27,2/7			
						ACCOUNT TOTAL	150.00	.00	150.00
101-1038-441.83-04 TRANSPORTATION&EDUCATION / DUES & MEMBERSHIPS									
1463		09/23 AP		02/13/23	0142629	US BANK	244.00		03/07/23
						SOCIETYFORHUMANRESOURCE MEMBERSHIP-B.SCHINDEL			
1463		09/23 AP		02/13/23	0142629	US BANK	80.00		03/07/23
						PAYPAL *CEDARVALLEY 2023 MEMBRSHIP-B SCHINDEL			
						ACCOUNT TOTAL	324.00	.00	324.00
101-1038-441.83-06 TRANSPORTATION&EDUCATION / EDUCATION									
1463		09/23 AP		02/10/23	0142629	US BANK	185.00		03/07/23
						TRAINHR REG:VIRTUAL TRAINING			
						ACCOUNT TOTAL	185.00	.00	185.00
101-1048-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
1486		09/23 AP		03/01/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	6.08		03/14/23
						COPY PAPER			
1486		09/23 AP		02/28/23	0000000	CULLIGAN WATER CONDITIONING	1.01		03/14/23
						WATER-606 UNION ROAD			
1486		09/23 AP		02/28/23	0000000	CULLIGAN WATER CONDITIONING		.14	03/14/23
						WATER-606 UNION ROAD			
						ACCOUNT TOTAL	7.09	.14	6.95

PREPARED 03/15/2023, 8:25:49
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 4
ACCOUNTING PERIOD 09/2023

GROUP	PO	ACCTG	---TRANSACTION---		DESCRIPTION	DEBITS	CREDITS	CURRENT	POST DT
NBR	NBR	PER.	CD	DATE	NUMBER			BALANCE	---
FUND 101 GENERAL FUND									
101-1048-441.72-11					OPERATING SUPPLIES / DUES, BOOKS, MAGAZINES				
1486		09/23 AP	03/01/23	0000000	THOMSON REUTERS - WEST	663.54		03/14/23	
					WESTLAW INFORMATION				
					2/1/23-2/28/23				
					ACCOUNT TOTAL	663.54	.00	663.54	
101-1048-441.81-29					PROFESSIONAL SERVICES / LEGAL CONSULTANTS				
1540		09/23 AP	02/28/23	0000000	AHLERS AND COONEY, P.C.	140.00		03/15/23	
					LGL:JOHNSON V.NICOL & CF				
					01/23-02/08/23				
1540		09/23 AP	02/22/23	0000000	AHLERS AND COONEY, P.C.	224.00		03/15/23	
					LGL:GENERAL				
					01/30/23				
					ACCOUNT TOTAL	364.00	.00	364.00	
101-1048-441.83-04					TRANSPORTATION&EDUCATION / DUES & MEMBERSHIPS				
1463		09/23 AP	01/26/23	0142629	US BANK	20.00		03/07/23	
					OFFICE OF PROF REGULATION				
					CLE ANNUAL REPORT				
1463		09/23 AP	01/26/23	0142629	US BANK	250.00		03/07/23	
					OFFICE OF PROF REGULATION				
					CLIENT SEC.ANNUAL FILING				
					ACCOUNT TOTAL	270.00	.00	270.00	
101-1060-423.71-01					OFFICE SUPPLIES / OFFICE SUPPLIES				
1464		09/23 AP	02/20/23	0142629	US BANK	11.98		03/07/23	
					AMZN MKTP US*HE7PJ2IL2				
					GRAPH INDEX CARDS				
1464		09/23 AP	01/25/23	0142629	US BANK	39.99		03/07/23	
					AMZN MKTP US*UM1SP1KG3				
					PRIVACY SCREEN				
					ACCOUNT TOTAL	51.97	.00	51.97	
101-1060-423.81-91					PROFESSIONAL SERVICES / LICENSES & SERVICE CONTRT				
1464		09/23 AP	02/13/23	0142629	US BANK	19.50		03/07/23	
					RAPID WEB SERVICES				
					WEBSITE BACKUP SERVICE				
1464		09/23 AP	02/13/23	0142629	US BANK	89.10		03/07/23	
					RAPID WEB SERVICES				
					WEBSITE SSL CERTIFICATE				
1464		09/23 AP	02/13/23	0142629	US BANK	85.00		03/07/23	
					INTUIT *QBOOKS ONLINE				
					QUICKBOOKS MONTHLY SUB.				
					ACCOUNT TOTAL	193.60	.00	193.60	
101-1060-423.86-01					REPAIR & MAINTENANCE / REPAIR & MAINTENANCE				
1464		09/23 AP	02/20/23	0142629	US BANK	15.45		03/07/23	
					AMAZON.COM*HE3UE7D82				
					CLOROX TOILET CLEAN KIT				
					ACCOUNT TOTAL	15.45	.00	15.45	

PREPARED 03/15/2023, 8:25:49
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 5
ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-1060-423.89-20 MISCELLANEOUS SERVICES / ADULT BOOKS										
1464	09/23	AP	02/16/23	0142629	US BANK			.92	03/07/23	
					AMAZON.COM AMZN.COM/BILL	REFUND A.BOOKS (MEM HOGAN)				
1464	09/23	AP	02/14/23	0142629	US BANK		24.99		03/07/23	
					AMAZON.COM*HE65I8K00 AMZN	ADULT BOOKS (MEM HOGAN)				
					ACCOUNT TOTAL		24.99	.92	24.07	
101-1060-423.89-33 MISCELLANEOUS SERVICES / FRIENDS SUPPORTED PROGRAM										
1464	09/23	AP	02/20/23	0142629	US BANK		12.69		03/07/23	
					AMZN MKTP US*HE6UK0D52	FOTL:YOUTH-INK PADS				
1464	09/23	AP	02/20/23	0142629	US BANK		12.99		03/07/23	
					AMZN MKTP US*HE7ZB0DD2	FOTL:YA-SILICONE MOLDS				
1464	09/23	AP	02/14/23	0142629	US BANK		10.99		03/07/23	
					AMZN MKTP US*HE5Z20KH0	FOTL:YA-SCRAPBOOK PAPER				
1464	09/23	AP	02/14/23	0142629	US BANK		133.14		03/07/23	
					AMZN MKTP US*HE9CW5ZL1	FOTL:YA-SCRAPBOK SUPPLIES				
1464	09/23	AP	02/13/23	0142629	US BANK		11.99		03/07/23	
					AMZN MKTP US*8R9HP5HL3	FOTL:YA-BEADS				
1464	09/23	AP	02/13/23	0142629	US BANK		26.58		03/07/23	
					AMZN MKTP US*HE5A96E20	FOTL:YA-ANIME STICKERS				
1464	09/23	AP	02/13/23	0142629	US BANK		21.59		03/07/23	
					AMZN MKTP US*CT3133LM3	FOTL:YA-BEADS				
1464	09/23	AP	02/10/23	0142629	US BANK		178.97		03/07/23	
					AMZN MKTP US*K367F1NL3	FOTL:YA-FILING CABINET				
1464	09/23	AP	02/10/23	0142629	US BANK		21.98		03/07/23	
					AMZN MKTP US*OP7AV3L13	FOTL:YA-BEADS & THREAD				
1464	09/23	AP	02/09/23	0142629	US BANK		32.38		03/07/23	
					AMAZON.COM*HE5RX3P00 AMZN	FOTL:YA-PENCIL SHARPENER				
1464	09/23	AP	02/07/23	0142629	US BANK		9.44		03/07/23	
					AMAZON.COM*340B11FK3 AMZN	FOTL:YOUTH-PLAYING CARDS				
1464	09/23	AP	02/06/23	0142629	US BANK		114.42		03/07/23	
					AMZN MKTP US*3E33H3SQ3	FOTL:YA-COOKIES & CLAY				
1464	09/23	AP	02/03/23	0142629	US BANK		57.80		03/07/23	
					AMZN MKTP US*RG2845ZW3 AM	FOTL:YOUTH-STOOL & SPEED				
1464	09/23	AP	02/03/23	0142629	US BANK		128.17		03/07/23	
					AMZN MKTP US*LV73B4DJ3	FOTL:YOUTH-WHITE BOARD,				
1464	09/23	AP	02/03/23	0142629	US BANK		19.98		03/07/23	
					AMZN MKTP US*479WB7ZY3	FOTL:YOUTH-FIDGET GAME				
1464	09/23	AP	02/02/23	0142629	US BANK		27.96		03/07/23	
					AMZN MKTP US*Q23RF0QS3	FOTL:YOUTH-FLOOR CUSHIONS				
1464	09/23	AP	01/31/23	0142629	US BANK		7.75		03/07/23	
					AMAZON.COM*4N0AP23E3 AMZN	FOTL:YOUTH-PAPER				
1464	09/23	AP	01/31/23	0142629	US BANK		52.97		03/07/23	
					AMZN MKTP US*GD9KX9JR3	FOTL:YOUTH-PIPE CLEANERS,				
1464	09/23	AP	01/31/23	0142629	US BANK		56.22		03/07/23	
					AMZN MKTP US*FG8K41JT3	FOTL:YOUTH-GOOGLY EYES &				
1464	09/23	AP	01/31/23	0142629	US BANK		94.59		03/07/23	
					AMZN MKTP US*WC3KI8DC3	FOTL:YOUTH-BLOCKS & BEACH				

PREPARED 03/15/2023, 8:25:49
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 6
ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-1060-423.89-33 MISCELLANEOUS SERVICES / FRIENDS SUPPORTED PROGRAM						continued				
1464		09/23 AP		01/31/23	0142629	US BANK	21.98			03/07/23
		AMZN MKTP		US*CP4IV3PW3		FOTL:YOUTH-CRAFT STICKS &				
1464		09/23 AP		01/30/23	0142629	US BANK	71.49			03/07/23
		SP CARDSTOCK WAREHOU				FOTL:YOUTH-CARDSTOCK				
1464		09/23 AP		01/30/23	0142629	US BANK	7.76			03/07/23
		AMZN MKTP		US*5Q8IY53X3		FOTL:YOUTH-TISSUE PAPER				
1464		09/23 AP		01/30/23	0142629	US BANK	29.97			03/07/23
		AMZN MKTP		US*7X00G0R53		FOTL:YA-ELECTRIC KETTLE				
1464		09/23 AP		01/30/23	0142629	US BANK	6.99			03/07/23
		AMZN MKTP		US*TW97E7RS3		FOTL:YOUTH-FIDGET TOYS				
1464		09/23 AP		01/30/23	0142629	US BANK	20.00			03/07/23
		SQ *CUP OF JOE				FOTL:YA-GIFT CARD				
1464		09/23 AP		01/27/23	0142629	US BANK	38.45			03/07/23
		AMAZON.COM*3K2VP0VV3				FOTL:YOUTH-YOUTH BOOKS				
1464		09/23 AP		01/27/23	0142629	US BANK	79.77			03/07/23
		HY-VEE CEDAR FALLS 1052				FOTL:YA-HOT CHOCOLATE SUP.				
1464		09/23 AP		01/26/23	0142629	US BANK	169.90			03/07/23
		AMAZON.COM*CE9ME38Y3				FOTL:ADULT-ADULT BOOKS				
ACCOUNT TOTAL							1,478.91	.00	1,478.91	
101-1061-423.89-20 MISCELLANEOUS SERVICES / ADULT BOOKS										
1464		09/23 AP		02/16/23	0142629	US BANK	43.99			03/07/23
		AMZN MKTP		US*HP6YU7OY0		ADULT BOOKS				
1464		09/23 AP		02/06/23	0142629	US BANK	21.95			03/07/23
		AMZN MKTP		US*1D0DQ1453 AM		ADULT BOOKS				
ACCOUNT TOTAL							65.94	.00	65.94	
101-1061-423.89-21 MISCELLANEOUS SERVICES / YOUNG ADULT BOOKS										
1464		09/23 AP		02/17/23	0142629	US BANK	12.55			03/07/23
		AMZN MKTP		US*HP7S56NDO		YOUNG ADULT BOOKS				
1464		09/23 AP		02/10/23	0142629	US BANK	12.40			03/07/23
		AMAZON.COM*HE3JR43E0 AMZN				YOUNG ADULT BOOKS				
ACCOUNT TOTAL							24.95	.00	24.95	
101-1061-423.89-22 MISCELLANEOUS SERVICES / YOUTH BOOKS										
1464		09/23 AP		02/20/23	0142629	US BANK	47.91			03/07/23
		AMAZON.COM*HP3U83P60 AMZN				YOUTH BOOKS				
1464		09/23 AP		02/20/23	0142629	US BANK	25.56			03/07/23
		AMAZON.COM*HP25D3LZ1 AMZN				YOUTH BOOKS				
1464		09/23 AP		02/17/23	0142629	US BANK	17.99			03/07/23
		AMAZON.COM*HE3R40Q41 AMZN				YOUTH BOOKS				
1464		09/23 AP		02/17/23	0142629	US BANK	7.99			03/07/23
		AMZN MKTP		US*HE7FR5HD2		YOUTH BOOKS				

PREPARED 03/15/2023, 8:25:49
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 7
ACCOUNTING PERIOD 09/2023

GROUP	PO	ACCTG	-----TRANSACTION-----		DESCRIPTION	DEBITS	CREDITS	CURRENT	POST DT
NBR	NBR	PER.	CD	DATE	NUMBER			BALANCE	----
FUND 101 GENERAL FUND									
101-1061-423.89-22 MISCELLANEOUS SERVICES / YOUTH BOOKS					continued				
1464		09/23	AP	02/16/23	0142629	US BANK		12.82	03/07/23
						AMAZON.COM*HP5UB6FLO			
						AMZN			
1464		09/23	AP	02/16/23	0142629	US BANK		6.99	03/07/23
						AMAZON.COM*HEBU70PT1			
						AMZN			
1464		09/23	AP	02/16/23	0142629	US BANK		20.97	03/07/23
						AMZN MKTP US*HP6HE3ON0			
						AMZN			
1464		09/23	AP	02/16/23	0142629	US BANK		20.24	03/07/23
						AMAZON.COM*HE0Q30AU2			
						AMZN			
1464		09/23	AP	02/16/23	0142629	US BANK		33.98	03/07/23
						AMAZON.COM*HE6W76EP2			
						AMZN			
1464		09/23	AP	02/16/23	0142629	US BANK		17.99	03/07/23
						AMZN MKTP US*HE6X79PS2			
						AMZN			
1464		09/23	AP	02/06/23	0142629	US BANK		47.17	03/07/23
						AMAZON.COM*4O07O0MM3			
						AMZN			
1464		09/23	AP	01/30/23	0142629	US BANK		45.29	03/07/23
						AMAZON.COM*Q091F8K43			
						AMZN			
1464		09/23	AP	01/26/23	0142629	US BANK		87.37	03/07/23
						AMZN MKTP US*WB1JF7CZ3			
						AMZN			
1464		09/23	AP	01/23/23	0142629	US BANK		16.99	03/07/23
						AMAZON.COM*GW0TN1W03			
						AMZN			
						ACCOUNT TOTAL		409.26	
								.00	
								409.26	
101-1061-423.89-25 MISCELLANEOUS SERVICES / ADULT VIDEO									
1464		09/23	AP	02/14/23	0142629	US BANK		3.79	03/07/23
						AMAZON.COM*HEONL4720			
						AMZN			
1464		09/23	AP	01/23/23	0142629	US BANK		10.77	03/07/23
						AMZN MKTP US*NX4B877F3			
						AMZN			
						ACCOUNT TOTAL		14.56	
								.00	
								14.56	
101-1061-423.89-36 MISCELLANEOUS SERVICES / YOUTH VIDEO									
1464		09/23	AP	02/15/23	0142629	US BANK		10.35	03/07/23
						AMZN MKTP US*HE8GK9W00			
						AMZN			
1464		09/23	AP	02/06/23	0142629	US BANK		5.00	03/07/23
						AMAZON.COM*E78MC8Z03			
						AMZN			
1464		09/23	AP	01/26/23	0142629	US BANK		3.79	03/07/23
						AMZN MKTP US*WB1JF7CZ3			
						AMZN			
1464		09/23	AP	01/25/23	0142629	US BANK		29.42	03/07/23
						AMAZON.COM*F43BY3CQ3			
						AMZN			
						ACCOUNT TOTAL		48.56	
								.00	
								48.56	
101-1061-423.89-37 MISCELLANEOUS SERVICES / YOUNG ADULT AUDIO									
1464		09/23	AP	02/08/23	0142629	US BANK		20.76	03/07/23
						AMZN MKTP US*0R4GH1OQ3			
						AMZN			

PREPARED 03/15/2023, 8:25:49
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 8
 ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND									
101-1061-423.89-37 MISCELLANEOUS SERVICES / YOUNG ADULT AUDIO						continued			
ACCOUNT TOTAL						20.76	.00	20.76	
101-1061-423.89-47 MISCELLANEOUS SERVICES / LIBRARY OF THINGS									
1464		09/23 AP		02/06/23	0142629 US BANK	19.79			03/07/23
		AMZN MKTP		US*SO3CY7D63	LABEL MAKER LABEL TAPE				
1464		09/23 AP		02/03/23	0142629 US BANK	25.00			03/07/23
		WEST MUSIC - CEDAR FALLS			BANJO RESTRINGING				
1464		09/23 AP		01/25/23	0142629 US BANK	8.58			03/07/23
		AMAZON.COM*9418R0VC3			BANJO STRINGS				
ACCOUNT TOTAL						53.37	.00	53.37	
101-1061-423.93-01 EQUIPMENT / EQUIPMENT									
1464		09/23 AP		01/23/23	0142629 US BANK	29.99			03/07/23
		AMZN MKTP		US*9X4SR93C3	AV TO USB ADAPTER				
ACCOUNT TOTAL						29.99	.00	29.99	
101-1118-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
1486		09/23 AP		03/01/23	0000000 OFFICE EXPRESS OFFICE PRODUCT	3.04			03/14/23
					COPY PAPER				
ACCOUNT TOTAL						3.04	.00	3.04	
101-1118-441.83-04 TRANSPORTATION&EDUCATION / DUES & MEMBERSHIPS									
1463		09/23 AP		02/09/23	0142629 US BANK	365.00			03/07/23
		PDI			ANNUAL DUES-S. GRAHAM				
ACCOUNT TOTAL						365.00	.00	365.00	
101-1118-441.83-06 TRANSPORTATION&EDUCATION / EDUCATION									
1463		09/23 AP		02/09/23	0142629 US BANK	980.00			03/07/23
		EVENT* 2023 MAASTO ANN			REG:2023 MAASTO ANL.CONF				
ACCOUNT TOTAL						980.00	.00	980.00	
101-1158-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
1486		09/23 AP		03/02/23	0000000 OFFICE EXPRESS OFFICE PRODUCT	13.40			03/14/23
					PENS - MAYOR				
1486		09/23 AP		03/01/23	0000000 OFFICE EXPRESS OFFICE PRODUCT	3.04			03/14/23
					COPY PAPER				
ACCOUNT TOTAL						16.44	.00	16.44	

PREPARED 03/15/2023, 8:25:49
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 9
 ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	-----TRANSACTION----- DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 101 GENERAL FUND									
101-1158-441.83-05 TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)									
1463		09/23 AP		02/17/23	0142629	US BANK	33.26		03/07/23
				ALLIANZ TRAVEL INS		TRIP INS.-R.GREEN TO DC			
1463		09/23 AP		02/17/23	0142629	US BANK	443.40		03/07/23
AMERICAN AIR0012372061189									
1463		09/23 AP		02/15/23	0142629	US BANK	1,006.13		03/07/23
UNITED 0162465423711									
1463		09/23 AP		02/15/23	0142629	US BANK	7.00		03/07/23
UNITED 0169831303633									
1463		09/23 AP		02/15/23	0142629	US BANK	8.00		03/07/23
UNITED 0169831303634									
1463		09/23 AP		02/14/23	0142629	US BANK	120.09		03/07/23
TRAVEL GUARD GROUP INC									
ACCOUNT TOTAL							1,617.88	.00	1,617.88
101-1199-421.31-10 HUMAN DEVELOPMENT GRANTS / GRANTS - CULTURAL SERVICE									
1463		09/23 AP		01/23/23	0142629	US BANK	121.28		03/07/23
HY-VEE CEDAR FALLS 1052									
1463		09/23 AP		01/23/23	0142629	US BANK	117.28		03/07/23
SAMSCLUB #6514									
ACCOUNT TOTAL							238.56	.00	238.56
101-1199-421.31-12 HUMAN DEVELOPMENT GRANTS / GRANTS-CULT IAC GEN OP									
1463		09/23 AP		02/09/23	0142629	US BANK	10.17		03/07/23
FACEBK LFFFLAY7Z2									
1463		09/23 AP		02/03/23	0142629	US BANK	19.83		03/07/23
FACEBK SGWXVLBN2									
ACCOUNT TOTAL							30.00	.00	30.00
101-2205-432.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
1522		09/23 AP		02/28/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	.55		03/14/23
TAPE									
1522		09/23 AP		02/28/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	3.29		03/14/23
COPY PAPER									
1463		09/23 AP		02/20/23	0142629	US BANK	7.43		03/07/23
AMZN MKTP US*HE04652P2									
1522		09/23 AP		02/16/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	3.29		03/14/23
COPY PAPER									
1522		09/23 AP		02/06/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	2.76		03/14/23
POST-ITS, ENVELOPES, PENS,									
ERASER, BATT, FOLDER, PENCIL									
1522		09/23 AP		02/06/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	.60		03/14/23
COPY PAPER									
ACCOUNT TOTAL							17.92	.00	17.92

PREPARED 03/15/2023, 8:25:49
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 10
 ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	---TRANSACTION--- DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 101 GENERAL FUND									
101-2205-432.83-06 TRANSPORTATION&EDUCATION / EDUCATION									
1463		09/23 AP		02/09/23	0142629	US BANK	300.00		03/07/23
						INT'L CODE COUNCIL INC			
						REG:IRC/IBC COURSE-SHEETZ			
1463		09/23 AP		02/07/23	0142629	US BANK	250.00		03/07/23
						EVENT* 2023 IOWA TOUR			
						REG:TRVL IA CONF.-S.SHEET			
						ACCOUNT TOTAL	550.00	.00	550.00
101-2235-412.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
1522		09/23 AP		02/28/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	4.58		03/14/23
						TAPE			
1522		09/23 AP		02/28/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	11.74		03/14/23
						COPY PAPER			
1463		09/23 AP		02/20/23	0142629	US BANK	7.43		03/07/23
						AMZN MKTP US*HE04652P2			
						FILLER PAPER			
1522		09/23 AP		02/16/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	9.02		03/14/23
						ADDRESS LABELS			
1522		09/23 AP		02/16/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	11.74		03/14/23
						COPY PAPER			
1522		09/23 AP		02/06/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	22.98		03/14/23
						POST-ITS, ENVELOPES, PENS,			
						ERASER, BATT, FOLDER, PENCIL			
1522		09/23 AP		02/06/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	2.15		03/14/23
						COPY PAPER			
						ACCOUNT TOTAL	69.64	.00	69.64
101-2235-412.72-16 OPERATING SUPPLIES / TOOLS									
1463		09/23 AP		02/13/23	0142629	US BANK	53.07		03/07/23
						AMAZON.COM*OF70X5FY3 AMZN			
						CORK BOARD STRIPS			
						ACCOUNT TOTAL	53.07	.00	53.07
101-2235-412.72-17 OPERATING SUPPLIES / UNIFORMS									
1496		09/23 AP		01/17/23	0000000	WERTJES UNIFORMS	147.00		03/14/23
						UNIFORMS-J CASTLE			
						BADGE & CASE			
						ACCOUNT TOTAL	147.00	.00	147.00
101-2235-412.83-04 TRANSPORTATION&EDUCATION / DUES & MEMBERSHIPS									
1463		09/23 AP		01/31/23	0142629	US BANK	85.00		03/07/23
						IAPMO			
						IAPMO DUES/MEMBERSHIP			
						ACCOUNT TOTAL	85.00	.00	85.00
101-2235-412.83-06 TRANSPORTATION&EDUCATION / EDUCATION									

PREPARED 03/15/2023, 8:25:49
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 11
 ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	---TRANSACTION---	DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND											
101-2235-412.83-06 TRANSPORTATION&EDUCATION / EDUCATION								continued			
1463		09/23 AP		02/16/23	0142629		US BANK	190.00			03/07/23
							INT'L CODE COUNCIL INC				
							ICC UPPER GREAT PLAINS				
1463		09/23 AP		02/06/23	0142629		US BANK	150.00			03/07/23
							INT'L CODE COUNCIL INC				
							2023 NEC CHANGES CONT ED				
1463		09/23 AP		02/02/23	0142629		US BANK	900.00			03/07/23
							INT'L CODE COUNCIL INC				
							REG:J.HENDERSON				
1463		09/23 AP		01/25/23	0142629		US BANK	660.00			03/07/23
							INT'L CODE COUNCIL INC				
							ICC CONTINUING ED-M ASCHE				
1463		09/23 AP		01/25/23	0142629		US BANK	190.00			03/07/23
							INT'L CODE COUNCIL INC				
							IBC ESSENTIALS CONT. ED.				
							ACCOUNT TOTAL	2,090.00	.00	2,090.00	
101-2245-442.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES											
1522		09/23 AP		02/28/23	0000000		OFFICE EXPRESS OFFICE PRODUCT	2.56			03/14/23
							TAPE				
1522		09/23 AP		02/28/23	0000000		OFFICE EXPRESS OFFICE PRODUCT	9.39			03/14/23
							COPY PAPER				
1463		09/23 AP		02/20/23	0142629		US BANK	7.43			03/07/23
							AMZN MKTP US*HE04652P2				
							FILLER PAPER				
1522		09/23 AP		02/16/23	0000000		OFFICE EXPRESS OFFICE PRODUCT	9.39			03/14/23
							COPY PAPER				
1522		09/23 AP		02/06/23	0000000		OFFICE EXPRESS OFFICE PRODUCT	12.87			03/14/23
							POST-ITS, ENVELOPES, PENS,				
							ERASER, BATT, FOLDER, PENCIL				
1522		09/23 AP		02/06/23	0000000		OFFICE EXPRESS OFFICE PRODUCT	15.28			03/14/23
							PICTURE HANGERS				
1522		09/23 AP		02/06/23	0000000		OFFICE EXPRESS OFFICE PRODUCT	1.72			03/14/23
							COPY PAPER				
							ACCOUNT TOTAL	58.64	.00	58.64	
101-2245-442.83-04 TRANSPORTATION&EDUCATION / DUES & MEMBERSHIPS											
1463		09/23 AP		02/14/23	0142629		US BANK	599.00			03/07/23
							AMERICAN PLANNING A				
							AICP/APA MEMBERSHIP				
							ACCOUNT TOTAL	599.00	.00	599.00	
101-2253-423.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES											
1462		09/23 AP		03/01/23	0000000		OFFICE EXPRESS OFFICE PRODUCT	11.85			03/14/23
							FOLDERS				
1462		09/23 AP		03/01/23	0000000		OFFICE EXPRESS OFFICE PRODUCT	4.20			03/14/23
							BIND CLIPS				
1463		09/23 AP		01/31/23	0142629		US BANK	28.52			03/07/23
							AMZN MKTP US*404E06MS3				
							SWIM PASS CARD HOLDER				
							ACCOUNT TOTAL	44.57	.00	44.57	

PREPARED 03/15/2023, 8:25:49
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 12
 ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT	
FUND 101 GENERAL FUND											
101-2253-423.72-30 OPERATING SUPPLIES / REC CENTER EQUIP. & SUPP.											
1463		09/23 AP		01/27/23	0142629	US BANK	149.99		03/07/23		
		AMZN MKTP		US*WF0JJ27M3		WHEELCHAIR					
1463		09/23 AP		01/23/23	0142629	US BANK	81.83		03/07/23		
		AMAZON.COM*1V2964883		AMZN		BIZ/TOWELS					
1463		09/23 AP		01/23/23	0142629	US BANK	43.26		03/07/23		
		AMZN MKTP		US*WN3A04943		PHONE CHARGING STATION					
		ACCOUNT TOTAL						275.08	.00	275.08	
101-2253-423.72-41 OPERATING SUPPLIES / THE FALLS CONCESSIONS											
1462		09/23 AP		03/02/23	0000000	BLACK HAWK CO.HEALTH DEPT.	300.00		03/14/23		
		FOOD SERVICE LICENSE					2023 FALLS AQUATIC CTR				
		ACCOUNT TOTAL						300.00	.00	300.00	
101-2253-423.72-47 OPERATING SUPPLIES / ADULT EXERCISE EQUIP											
1462		09/23 AP		02/28/23	0000000	PUSH PEDAL PULL-CDR	180.00		03/14/23		
		FEES FOR DIAGNOSING					TREADMILL				
1463		09/23 AP		02/01/23	0142629	US BANK	146.30		03/07/23		
		AMZN MKTP		US*R94M22TT3		RESISTANCE BANDS FOR					
1463		09/23 AP		01/25/23	0142629	US BANK	124.00		03/07/23		
		KEISER CORPORATION					CYCLING DUMBBELL HOLDER				
1463		09/23 AP		01/23/23	0142629	US BANK	58.08		03/07/23		
		SPORTSMITH LLC					LOFT BIKE PEDALS				
		ACCOUNT TOTAL						508.38	.00	508.38	
101-2253-423.72-49 OPERATING SUPPLIES / CHILD CARE SUPPLIES											
1463		09/23 AP		02/06/23	0142629	US BANK	102.52		03/07/23		
		AMZN MKTP		US*KL62D9TQ3		BOOSTER SEAT/TEETHING TOY					
1463		09/23 AP		02/03/23	0142629	US BANK	180.99		03/07/23		
		AMZN MKTP		US*543AA55S3		BABY CHAIR					
1463		09/23 AP		01/25/23	0142629	US BANK	93.48		03/07/23		
		AMZN MKTP		US*KC0EB4VG3		100 PIECE MAGNETIC TILES					
1463		09/23 AP		01/25/23	0142629	US BANK	17.99		03/07/23		
		AMZN MKTP		US*KC0EB4VG3		HOT WHEELS MONSTER TRUCKS					
1463		09/23 AP		01/25/23	0142629	US BANK	7.47		03/07/23		
		AMZN MKTP		US*KC0EB4VG3		HOT WHEELS MONSTER TRUCKS					
		ACCOUNT TOTAL						402.45	.00	402.45	
101-2253-423.72-50 OPERATING SUPPLIES / SPECIAL PROGRAM SUPPLIES											
1463		09/23 AP		01/25/23	0142629	US BANK	69.26		03/07/23		
		AMZN MKTP		US*KC0EB4VG3		LARGE BUILDING BLOCKS					
1463		09/23 AP		01/25/23	0142629	US BANK	240.07		03/07/23		

PREPARED 03/15/2023, 8:25:49
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 13
ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	---TRANSACTION--- NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 101 GENERAL FUND									
101-2253-423.72-50 OPERATING SUPPLIES / SPECIAL PROGRAM SUPPLIES						continued			
1463		AMZN MKTP	US	09/23	AP 01/23/23 0142629	PLAYTIME CLIMB PLAYSET US BANK	141.25		03/07/23
		AMZN MKTP	US			JUMBO BLOCKS SET			
ACCOUNT TOTAL							450.58	.00	450.58
101-2253-423.73-55 OTHER SUPPLIES / MEDIA									
1463		FACEBK	*YWEEUKTQ72	09/23	AP 02/17/23 0142629	US BANK FACEBOOK AD	7.00		03/07/23
1463		FACEBK	*GTXX7LPQ72	09/23	AP 01/30/23 0142629	US BANK FACEBOOK AD	25.00		03/07/23
ACCOUNT TOTAL							32.00	.00	32.00
101-2253-423.83-06 TRANSPORTATION&EDUCATION / EDUCATION									
1463		UIOWA ONLINE	PAYMENTS	09/23	AP 02/14/23 0142629	US BANK BLS HEALTHCARE PROVIDER	59.50		03/07/23
1463		AMERICAN CAMP	ASSOCIATIO	09/23	AP 02/01/23 0142629	US BANK 2023 FIRST PERSON	775.00		03/07/23
ACCOUNT TOTAL							834.50	.00	834.50
101-2253-423.86-30 REPAIR & MAINTENANCE / MAINTENANCE & UPKEEP									
1504		REC CTR MATS		09/23	AP 03/03/23 0000000	ARAMARK	26.25		03/14/23
1463		AMZN MKTP	US	09/23	AP 02/06/23 0142629	US BANK VOLLEYBALL QUICK RELEASE	38.34		03/07/23
1463		O DONNELL ACE	HARDWARE	09/23	AP 02/06/23 0142629	US BANK BATTERIES	50.98		03/07/23
1463		THE WEBSTAU	RESTAURANT	09/23	AP 02/03/23 0142629	US BANK VACUUM BAGS	54.82		03/07/23
1462		POOL TABLE	MAINTAINENCE	09/23	AP 01/31/23 0000000	MCDERMOTT, TODD	420.00		03/14/23
ACCOUNT TOTAL							590.39	.00	590.39
101-2253-423.86-31 REPAIR & MAINTENANCE / THE FALLS REPAIR & MAINT.									
1463		AMZN MKTP	US	09/23	AP 01/24/23 0142629	US BANK LIGHTNING STRIKE DETECTOR	133.99		03/07/23
ACCOUNT TOTAL							133.99	.00	133.99
101-2280-423.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
1463				09/23	AP 02/16/23 0142629	US BANK	175.86		03/07/23

PREPARED 03/15/2023, 8:25:49
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 14
 ACCOUNTING PERIOD 09/2023

GROUP	PO	ACCTG	-----TRANSACTION-----		DESCRIPTION	DEBITS	CREDITS	CURRENT
NBR	NBR	PER.	CD	DATE	NUMBER			BALANCE
								POST DT
FUND 101 GENERAL FUND								
101-2280-423.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES					continued			
1463		AMZN MKTP	US	HE3NP3GQ1	ANTI FATIGUE MATS,MONITOR			
	09/23	AP	02/16/23	0142629	US BANK	32.99		03/07/23
		O DONNELL	ACE	HARDWARE	SURGE PROTECTOR			
ACCOUNT TOTAL						208.85	.00	208.85
101-2280-423.72-70 OPERATING SUPPLIES / CLASSROOM SUPPLIES								
1497	09/23	AP	03/07/23	0000000	MINNESOTA CLAY USA	45.00		03/14/23
					CRATE DELIVERY FEE			
1497	09/23	AP	03/06/23	0000000	MINNESOTA CLAY USA	806.87		03/14/23
					CERAMIC SUPPLIES			
1463	09/23	AP	02/17/23	0142629	US BANK	26.38		03/07/23
		WM SUPERCENTER	#753		SNACKS FOR ART DAY AWAY			
1463	09/23	AP	02/13/23	0142629	US BANK	94.93		03/07/23
		MICHAELS	#9490		MARKERS, GEMS, BEADS			
1463	09/23	AP	02/13/23	0142629	US BANK	116.08		03/07/23
		MICHAELS	#9490		MARKERS, GEMS, BEADS			
1463	09/23	AP	02/10/23	0142629	US BANK	103.99		03/07/23
		AMZN MKTP	US	HE90C14E0	CRAFTWOOD			
1463	09/23	AP	02/09/23	0142629	US BANK	127.72		03/07/23
		AMZN MKTP	US	3A4T42A33	INSTAX CAMERAS			
1463	09/23	AP	02/08/23	0142629	US BANK	15.00		03/07/23
		DOLLAR TREE			PLASTIC, FLOWERS,RIBBON			
1463	09/23	AP	02/06/23	0142629	US BANK	64.38		03/07/23
		WAL-MART	#0753		TAPE, POTS, PLASTICS,			
1463	09/23	AP	02/03/23	0142629	US BANK	45.25		03/07/23
		HOBBY-LOBBY	#0135		STRING FOR BEADS			
1463	09/23	AP	01/31/23	0142629	US BANK	89.25		03/07/23
		DBC*BLICK	ART MATERIAL		CANVAS, BRUSHES, PAPER			
1463	09/23	AP	01/30/23	0142629	US BANK	57.70		03/07/23
		WM SUPERCENTER	#753		PLASTIC BOXES, HOOKS,			
1463	09/23	AP	01/30/23	0142629	US BANK	79.26		03/07/23
		MICHAELS STORES	1246		WOODEN HEADS, FACE PAINTI			
ACCOUNT TOTAL						1,671.81	.00	1,671.81
101-2280-423.72-71 OPERATING SUPPLIES / GALLERY SUPPLIES								
1463	09/23	AP	02/09/23	0142629	US BANK	1.00		03/07/23
		O DONNELL	ACE	HARDWARE	WASHERS FOR QUILT INSTALL			
1463	09/23	AP	02/07/23	0142629	US BANK	45.04		03/07/23
		O DONNELL	ACE	HARDWARE	MOUNTING ADHESIVE, TAPE			
1463	09/23	AP	01/27/23	0142629	US BANK	31.50		03/07/23
		DIAMOND VOGEL	PAINT #210		PAINT COLOR FOR EXH			
ACCOUNT TOTAL						77.54	.00	77.54

PREPARED 03/15/2023, 8:25:49
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 15
 ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-2280-423.72-74						OPERATING SUPPLIES / SERVICE/VOLUNTEER SUPP.				
1463		09/23 AP		02/15/23	0142629	US BANK	5.53			03/07/23
						HY-VEE CEDAR FALLS 1052				
1463		09/23 AP		02/08/23	0142629	US BANK	77.84			03/07/23
						FACTORY DIRECT PARTY				
						TABLE CLOTHS FOR				
						ACCOUNT TOTAL	83.37	.00	83.37	
101-2280-423.73-01 OTHER SUPPLIES / REPAIR & MAINT. SUPPLIES										
1497		09/23 AP		02/15/23	0000000	POLK'S LOCK SERVICE, INC.	13.05			03/14/23
						OFFICE KEYS AND RINGS				
						ACCOUNT TOTAL	13.05	.00	13.05	
101-2280-423.81-01 PROFESSIONAL SERVICES / PROFESSIONAL SERVICES										
1497		09/23 AP		02/24/23	0000000	IOWA CHAMBER MUSIC COLLECTIVE	500.00			03/14/23
						MUSIC PERFORM. 04-18-23				
						ACCOUNT TOTAL	500.00	.00	500.00	
101-2280-423.81-06 PROFESSIONAL SERVICES / PRINTING & PUBLICATION										
1497		09/23 AP		02/28/23	0000000	LEVERAGE PRINTING INC	1,041.66			03/14/23
						SPRING 2023 BROCHURE				
1497		09/23 AP		02/23/23	0000000	KAREN'S PRINT-RITE	259.00			03/14/23
						EXHIBITION POSTCARD				
						ACCOUNT TOTAL	1,300.66	.00	1,300.66	
101-2280-423.81-61 PROFESSIONAL SERVICES / PROMOTIONS										
1463		09/23 AP		02/15/23	0142629	US BANK	10.00			03/07/23
						FACEBK GYGVBMYN2				
						VALENTINE CONCERT AD				
						ACCOUNT TOTAL	10.00	.00	10.00	
101-2280-423.83-06 TRANSPORTATION&EDUCATION / EDUCATION										
1463		09/23 AP		01/30/23	0142629	US BANK	22.34			03/07/23
						PRINCETON COMMUNITY WO				
						CONFERENCE, TRAINING				
						ACCOUNT TOTAL	22.34	.00	22.34	
101-2280-423.86-01 REPAIR & MAINTENANCE / REPAIR & MAINTENANCE										
1497		09/23 AP		02/28/23	0000000	PLUMB TECH INC.	423.05			03/14/23
						SUMP PUMP REPLACEMENT				
						ACCOUNT TOTAL	423.05	.00	423.05	

PREPARED 03/15/2023, 8:25:49
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 16
 ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-2280-423.89-33						MISCELLANEOUS SERVICES / FRIENDS SUPPORTED PROGRAM				
1463		09/23 AP		02/15/23	0142629	US BANK	39.95			03/07/23
						HY-VEE CEDAR FALLS 1052				
1463		09/23 AP		02/15/23	0142629	US BANK	26.03			03/07/23
						SQ *CHOCOLATERIE ST				
1463		09/23 AP		02/06/23	0142629	US BANK	178.47			03/07/23
						AMZN MKTP US*X160H6BY3 AM				
1463		09/23 AP		02/02/23	0142629	US BANK	25.43			03/07/23
						HY-VEE CEDAR FALLS 1052				
						RECEPTION FOOD ITEMS				
						ACCOUNT TOTAL	269.88	0.00	269.88	
101-4511-414.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
1485		09/23 AP		03/01/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	135.96			03/14/23
						COPY PAPER;ROUND LABELS				
						FIRE DIVISION				
1486		09/23 AP		03/01/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	6.08			03/14/23
						COPY PAPER				
						ACCOUNT TOTAL	142.04	0.00	142.04	
101-4511-414.72-02 OPERATING SUPPLIES / LAUNDRY										
1485		09/23 AP		03/03/23	0000000	ARAMARK	24.60			03/14/23
						TOWELS,MATS-PSS BUILDING				
1484		09/23 AP		03/03/23	0000000	ARAMARK	7.25			03/14/23
						TOWELS-STATION #2				
						ACCOUNT TOTAL	31.85	0.00	31.85	
101-4511-414.72-09 OPERATING SUPPLIES / EQUIPMENT REPAIR										
1484		09/23 AP		03/07/23	0000000	SANDRY FIRE SUPPLY, L.L.C.	819.97			03/14/23
						SCBA REPAIR				
1484		09/23 AP		02/24/23	0000000	SANDRY FIRE SUPPLY, L.L.C.	353.53			03/14/23
						SCBA STRAPS/HARNESS				
1484		09/23 AP		02/06/23	0000000	SANDRY FIRE SUPPLY, L.L.C.	438.50			03/14/23
						THERML IMG CAMERA BATTERY				
						ACCOUNT TOTAL	1,612.00	0.00	1,612.00	
101-4511-414.72-11 OPERATING SUPPLIES / DUES, BOOKS, MAGAZINES										
1484		09/23 AP		03/02/23	0000000	INTERNTL.ASSOC-ARSON INVESTIG	103.00			03/14/23
						MEMBERSHIP - TIM SMITH				
						04/01/2023 - 04/01/2024				
1463		09/23 AP		01/27/23	0142629	US BANK	17.00			03/07/23
						IOWA FIREF* INV-8689				
						DUES: BERTE & ZOLONDEK				
						ACCOUNT TOTAL	120.00	0.00	120.00	

PREPARED 03/15/2023, 8:25:49
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 17
 ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-4511-414.72-20 OPERATING SUPPLIES / OFFICERS EQUIPMENT										
1463		09/23 AP		02/16/23	0142629	US BANK		4,020.00		03/07/23
						WPSG				
						REFUND:FORCIBLE ENTRY SIM				
1484		09/23 AP		02/03/23	0000000	SANDRY FIRE SUPPLY, L.L.C.		721.54		03/14/23
1484		09/23 AP		01/31/23	0000000	SANDRY FIRE SUPPLY, L.L.C.	843.49			03/14/23
1463		09/23 AP		01/30/23	0142629	US BANK	175.00			03/07/23
						SONETICS CORPORATION				
						RAIDO HEADSET REPAIRED				
						ACCOUNT TOTAL	1,018.49	4,741.54		3,723.05-
101-4511-414.73-10 OTHER SUPPLIES / HEADQUARTER SUPPLIES										
1484		09/23 AP		02/26/23	0000000	MENARDS-CEDAR FALLS	73.82			03/14/23
						WATER;2 HUMIDIFIER FILTERS				
1484		09/23 AP		02/11/23	0000000	FAREWAY STORES INC. #190	39.98			03/14/23
						PROPANE REFILL-2				
						ACCOUNT TOTAL	113.80	.00		113.80
101-4511-414.83-06 TRANSPORTATION&EDUCATION / EDUCATION										
1484		09/23 AP		03/03/23	0000000	FIRE SERVICE TRNG. BUREAU	50.00			03/14/23
						CERT FEES-Z.ANDERSEN				
1484		09/23 AP		02/27/23	0000000	UNIV.OF IOWA HOSPITALS-CLINIC	42.50			03/14/23
						BLS HEALTHCARE CARDS-5				
1484		09/23 AP		02/27/23	0000000	UNIV.OF IOWA HOSPITALS-CLINIC	276.00			03/14/23
						HEARTSVR CPR/AED CARDS-12				
1484		09/23 AP		02/23/23	0000000	UNIV.OF IOWA HOSPITALS-CLINIC	102.00			03/14/23
						BLS HEALTHCARE CARDS-12				
1484		09/23 AP		02/22/23	0000000	UNIV.OF IOWA HOSPITALS-CLINIC	119.00			03/14/23
						BLS HEALTHCARE CARDS-14				
1463		09/23 AP		02/06/23	0142629	US BANK	25.00			03/07/23
						NATIONAL REGISTRY EMT				
1463		09/23 AP		02/02/23	0142629	US BANK	25.00			03/07/23
						NATIONAL REGISTRY EMT				
1463		09/23 AP		02/02/23	0142629	US BANK	2,495.00			03/07/23
						UW OSHKOSH OCE FOX VALLEY				
						REG:CHIEF/COMPANY OFFICER				
						ACCOUNT TOTAL	3,134.50	.00		3,134.50
101-4511-414.86-01 REPAIR & MAINTENANCE / REPAIR & MAINTENANCE										
1484		09/23 AP		02/01/23	0000000	DAVENPORT, CITY OF	100.00			03/14/23
						CPAT CONSORTIUM MAINT.FEE				
						ACCOUNT TOTAL	100.00	.00		100.00

PREPARED 03/15/2023, 8:25:49
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 18
ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	-----TRANSACTION----- NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-4511-414.89-40 MISCELLANEOUS SERVICES / UNIFORM ALLOWANCE										
1463		09/23 AP		01/31/23	0142629	US BANK	200.00			03/07/23
						SAFETY BOOTS FOR Z LADAGE				
1484		09/23 AP		01/19/23	0000000	WERTJES UNIFORMS	131.60			03/14/23
						UNIFORM ALLOW-ZOLONDEK				
						2 LS SHIRT;PATCHES				
1484		09/23 AP		01/10/23	0000000	WERTJES UNIFORMS	62.25			03/14/23
						UNIFORM ALLOWANCE-KRUEGER				
						LS SHIRT;PATCHES				
1484		09/23 AP		01/06/23	0000000	WERTJES UNIFORMS	119.00			03/14/23
						UNIFORM ALLOWANCE-KRUEGER				
						ROCKY ALPHA OXFORD SHOES				
1484		09/23 AP		12/22/22	0000000	WERTJES UNIFORMS	179.97			03/14/23
						UNIFORM ALLOWANCE- C.COPP				
						PANTS (3)				
						ACCOUNT TOTAL	692.82	0.00	692.82	
101-5521-415.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
1485		09/23 AP		03/01/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	192.25			03/14/23
						COPY PAPER;LEGAL PADS;BND				
						POLICE DIVISION				
1486		09/23 AP		03/01/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	6.08			03/14/23
						COPY PAPER				
1463		09/23 AP		02/06/23	0142629	US BANK	60.00			03/07/23
						IA SECRETARY OF STATE				
						NOTARY STAMP RENEWAL (2)				
						ACCOUNT TOTAL	258.33	0.00	258.33	
101-5521-415.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES										
1485		09/23 AP		03/07/23	0000000	MARTIN BROS.DISTRIBUTING	263.03			03/14/23
						CUPS/PLATES/FORKS				
						SUPPLIES-PD KITCHEN				
1485		09/23 AP		03/03/23	0000000	ARAMARK	18.61			03/14/23
						MATS-PSS BUILDING				
1485		09/23 AP		03/01/23	0000000	O'DONNELL ACE HARDWARE	79.67			03/14/23
						KEY;PLASTIC SHEETING				
						TRAINING @1125 MAIN				
1485		09/23 AP		03/01/23	0000000	THOMSON REUTERS - WEST	299.93			03/14/23
						INVESTIGATIVE SOFTWARE				
						02/01/23 - 02/28/23				
1463		09/23 AP		02/13/23	0142629	US BANK	32.08			03/07/23
						AMAZON.COM*R52CM7E13 AMZN				
						ZIPLOCK BAGS-PRISON.PRPTY				
1463		09/23 AP		02/08/23	0142629	US BANK	29.66			03/07/23
						AMZN MKTP US*EX52S1QJ3				
						FARADAY BAG-INVESTIGATION				
1463		09/23 AP		01/23/23	0142629	US BANK	113.46			03/07/23
						FILMTOOLS				
						DVD CASES (400)				
1485		09/23 AP		11/10/22	0000000	RASMUSSEN CO., THE	100.00			03/14/23
						TOW 2014 CHEV IMPALA				
						#22-089756/#22-090583				
1485		09/23 AP		09/11/22	0000000	RASMUSSEN CO., THE	100.00			03/14/23
						TOW CANCELED-18 CHEV EQUI				
						#22-073064				
1485		09/23 AP		09/11/22	0000000	RASMUSSEN CO., THE	100.00			03/14/23
						TOW 2016 HONDA HRV				
						#22-073064				
						ACCOUNT TOTAL	1,136.44	0.00	1,136.44	

PREPARED 03/15/2023, 8:25:49
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 19
ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-5521-415.72-08						OPERATING SUPPLIES / CAMERA & PHOTO EQUIPMENT				
1463		09/23 AP		02/14/23	0142629	US BANK	119.69			03/07/23
						IN *ARROWHEAD SCIENTIFIC				
						SPECIMEN COLLECTION KITS				
						ACCOUNT TOTAL	119.69	.00	119.69	
101-5521-415.72-20						OPERATING SUPPLIES / OFFICERS EQUIPMENT				
1463		09/23 AP		02/16/23	0142629	US BANK		4,020.00		03/07/23
						WPSG				
						REFUND:FORCIBLE ENTRY SIM				
1463		09/23 AP		02/10/23	0142629	US BANK	415.00			03/07/23
						INTOXIMETERS INC				
						NEW ALCO-SENSOR FST UNIT				
1485		09/23 AP		02/07/23	0000000	WERTJES UNIFORMS	6.50			03/14/23
						OPT.EQUIP ALLOW-E.SCHULTZ				
						EARPIECE				
1485		09/23 AP		01/30/23	0000000	WERTJES UNIFORMS	78.00			03/14/23
						OPT.EQUIP ALLOW-J.MIXDORF				
						ASP HINGED CUFFS				
						ACCOUNT TOTAL	499.50	4,020.00	3,520.50-	
101-5521-415.72-34						OPERATING SUPPLIES / COMM. SERV OFFICER PROG.				
1485		09/23 AP		01/11/23	0000000	WERTJES UNIFORMS	1,068.70			03/14/23
						CSO PROGRAM SHIRTS;				
						7LNG SLV;7 SHORT;4 PULLOV				
						ACCOUNT TOTAL	1,068.70	.00	1,068.70	
101-5521-415.72-99						OPERATING SUPPLIES / POSTAGE				
1485		09/23 AP		03/01/23	0000000	FEDERAL EXPRESS	20.30			03/14/23
						SHIP TO ENTENMANN-ROVIN				
						HOWARD;5 BADGES # CHANGE				
						ACCOUNT TOTAL	20.30	.00	20.30	
101-5521-415.81-01						PROFESSIONAL SERVICES / PROFESSIONAL SERVICES				
1485		09/23 AP		01/31/23	0000000	NET TRANSCRIPTS, INC.	155.37			03/14/23
						TRANSCRIPTION SERVICES				
						CASE #23-002322				
						ACCOUNT TOTAL	155.37	.00	155.37	
101-5521-415.82-01						COMMUNICATION / TELEPHONE				
1463		09/23 AP		02/13/23	0142629	US BANK	29.99			03/07/23
						AMZN MKTP US*YL6LC47C3				
						PORTABLE CHARGE-INVESTIGT				
1463		09/23 AP		02/06/23	0142629	US BANK	27.98			03/07/23
						AMZN MKTP US*8029F4ZD3				
						PHONE CASE-INVESTIGATIONS				
						ACCOUNT TOTAL	57.97	.00	57.97	

PREPARED 03/15/2023, 8:25:49
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 20
ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-5521-415.83-05						TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)				
1463		09/23 AP		02/10/23	0142629	US BANK	820.00			03/07/23
						IA PUBLIC DEF TRAINING				
						ROOM CHG: TRAFFIC ACCIDNT				
						ACCOUNT TOTAL	820.00	.00	820.00	
101-5521-415.83-06 TRANSPORTATION&EDUCATION / EDUCATION										
1463		09/23 AP		02/20/23	0142629	US BANK	26.58			03/07/23
						AMZN MKTP US*HP8Q90XR0				
						CHAMBER FLAGS-FIRARMS TRG				
1463		09/23 AP		02/09/23	0142629	US BANK	73.50			03/07/23
						PAYPAL *IOWAASSOCIA				
						REG:SPRING TRNG CONF.				
1463		09/23 AP		02/09/23	0142629	US BANK	73.50			03/07/23
						PAYPAL *IOWAASSOCIA				
						REG: SPRING TRNG. CONF.				
1463		09/23 AP		02/09/23	0142629	US BANK	75.00			03/07/23
						WPY*COVERT MEDIA CONSULTI				
						REG.COVERT MEDIA CONSULT.				
1463		09/23 AP		02/09/23	0142629	US BANK	75.00			03/07/23
						WPY*COVERT MEDIA CONSULTI				
						REG:COVERT MEDIA CONSULT.				
1463		09/23 AP		02/03/23	0142629	US BANK	495.00			03/07/23
						BLUE TO GOLD				
						REG:ADV.TRAFFIC STOPS				
1463		09/23 AP		02/02/23	0142629	US BANK	359.00			03/07/23
						CALIBRE PRESS				
						REG:FEMALE ENFORCERS				
1463		09/23 AP		01/31/23	0142629	US BANK	500.00			03/07/23
						IN *THE CTK GROUP				
						REG:CTK INTERVIEW/INTERRG				
1463		09/23 AP		01/31/23	0142629	US BANK	500.00			03/07/23
						IN *THE CTK GROUP				
						REG:CTK INTERVIEW/INTERRG				
1463		09/23 AP		01/31/23	0142629	US BANK	500.00			03/07/23
						IN *THE CTK GROUP				
						REG:CTK INTERVIEW/INTERRG				
1463		09/23 AP		01/27/23	0142629	US BANK	95.00			03/07/23
						SQ *FIELD TRAINING SOLUTI				
						REG:SUPERVSNNG FTO PROGRAM				
1463		09/23 AP		01/25/23	0142629	US BANK		650.00		03/07/23
						PUBLIC AGENCY TRAINING				
						REFUND: HOSTAGE NEGOTIATN				
						ACCOUNT TOTAL	2,772.58	650.00	2,122.58	
101-5521-415.89-40 MISCELLANEOUS SERVICES / UNIFORM ALLOWANCE										
1485		09/23 AP		02/28/23	0000000	GALLS, LLC	218.41			03/14/23
						HNT UNIFORM- L.SCHMIDT				
						JKT;TDU PANT;SHIRT				
1485		09/23 AP		02/15/23	0000000	WERTJES UNIFORMS	14.00			03/14/23
						UNIFORM ALLOWANCE-HOEFT				
						2 HEMMED PANTS				
1485		09/23 AP		02/01/23	0000000	WERTJES UNIFORMS	106.00			03/14/23
						UNIFORM ALLOWANCE-BALTES				
						QTR ZIP SWEATER W PATCHES				
1485		09/23 AP		01/31/23	0000000	WERTJES UNIFORMS	8.00			03/14/23
						UNIFORM ALLWNCE-JOHANNSEN				
						REMOVE&SEW NEW NAME PATCH				
1485		09/23 AP		01/30/23	0000000	WERTJES UNIFORMS	302.00			03/14/23
						UNIFORM ALLOWANCE-MIXDORF				
						BOOTS				
1485		09/23 AP		01/16/23	0000000	WERTJES UNIFORMS	129.85			03/14/23
						UNIFORM ALLOW-SCHREIBER				
						PANTS;LS SHIRT W PATCHES				
1485		09/23 AP		01/13/23	0000000	WERTJES UNIFORMS	16.00			03/14/23

PREPARED 03/15/2023, 8:25:49
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 21
 ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-5521-415.89-40 MISCELLANEOUS SERVICES / UNIFORM ALLOWANCE						continued				
1485				09/23	AP 12/15/22 0000000	UNIFORM ALLOWNCE-DK BROWN NAME PATCH ON OUTER VEST WERTJES UNIFORMS	113.00			03/14/23
1485				09/23	AP 12/14/22 0000000	UNIFORM ALLOWANCE-BELZ 2 LNG SLV SHIRT W PATCHES WERTJES UNIFORMS	311.75			03/14/23
1485				09/23	AP 12/01/22 0000000	UNIFRM ALLOW-HARRENSTEIN SHIRT;SWEATER;PANT;PATCH WERTJES UNIFORMS	64.00			03/14/23
						UNIFORM ALLOWANCE-PUTNEY LONG SLV POLO W PATCHES				
ACCOUNT TOTAL							1,283.01	.00	1,283.01	
101-5521-415.93-01 EQUIPMENT / EQUIPMENT										
1485				09/23	AP 02/22/23 0000000	GALLS, LLC	3,750.95			03/14/23
1485				09/23	AP 02/14/23 0000000	SWAT BALLISTIC SHIELD STOP STICK, LTD.	495.00			03/14/23
						1 STOP STICK KIT- 9' RED				
ACCOUNT TOTAL							4,245.95	.00	4,245.95	
101-5521-425.81-20 PROFESSIONAL SERVICES / HUMANE SOCIETY										
1485				09/23	AP 03/01/23 0000000	WATERLOO, CITY OF	4,614.75			03/14/23
1510				08/23	AP 02/01/23 0142531	ANIMAL CALLS;2/1-2/28/23 WATERLOO, CITY OF	3,516.45			03/09/23
						ANIMAL CALLS;1/1-1/31/23				
ACCOUNT TOTAL							8,131.20	.00	8,131.20	
101-5521-425.81-21 PROFESSIONAL SERVICES / ANNIMAL CONTROL AFTER HRS										
1510				08/23	AP 02/01/23 0142531	WATERLOO, CITY OF		3,516.45		03/09/23
						ACCOUNT CORRECTION ANIMAL CALLS;1/1-1/31/23				
ACCOUNT TOTAL							.00	3,516.45	3,516.45-	
101-6613-433.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES										
1463				09/23	AP 02/17/23 0142629	US BANK	12.98			03/07/23
						AMZN MKTP US*HB8XT1MM2 STRAPS FOR CEMETERY BAG				
ACCOUNT TOTAL							12.98	.00	12.98	
101-6616-446.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES										
1513				09/23	AP 03/08/23 0000000	O'DONNELL ACE HARDWARE	18.98			03/14/23
						SPACKLING AND CAULK				
						PROJECT#: 062501				
1513				09/23	AP 03/07/23 0000000	O'DONNELL ACE HARDWARE	4.99			03/14/23
						LIGHT BULB				

GROUP NBR	PO NBR	ACCTG PER.	CD	---TRANSACTION--- DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-6616-446.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES						continued				
PROJECT#:	062505									
1513		09/23 AP		03/07/23	0000000	WILSON RESTAURANT SUPPLY, INC	199.98			03/14/23
PROJECT#:	062511									
1456		09/23 AP		03/01/23	0000000	O'DONNELL ACE HARDWARE	4.99			03/14/23
PROJECT#:	062503									
1483		09/23 AP		03/01/23	0000000	JOHNSTONE SUPPLY OF WATERLOO HVAC FILTERS	1,833.60			03/14/23
PROJECT#:	062503									
1483		09/23 AP		03/01/23	0000000	O'DONNELL ACE HARDWARE WASHERS	9.99			03/14/23
PROJECT#:	062501									
1509		09/23 AP		03/01/23	0000000	MENARDS-CEDAR FALLS MOUSE TRAPS AND SILICONE	29.34			03/14/23
PROJECT#:	062509									
1509		09/23 AP		02/28/23	0000000	MENARDS-CEDAR FALLS TAPE AND SILICONE RETURN		9.11		03/14/23
PROJECT#:	062506									
1447		09/23 AP		02/21/23	0000000	INTECONNEX DOOR ACCESS CARDS	2,044.00			03/14/23
PROJECT#:	062501									
1447		09/23 AP		02/21/23	0000000	O'DONNELL ACE HARDWARE SCREWS	5.16			03/14/23
PROJECT#:	062501									
1447		09/23 AP		02/20/23	0000000	O'DONNELL ACE HARDWARE TAPE AND ADHESIVE REMOVER	28.67			03/14/23
PROJECT#:	062501									
1447		09/23 AP		02/17/23	0000000	OFFICE EXPRESS OFFICE PRODUCT TISSUE AND URINAL SCREENS	185.18			03/14/23
PROJECT#:	062501									
1456		09/23 AP		02/16/23	0000000	OFFICE EXPRESS OFFICE PRODUCT BOWL CLEANER, LINERS, DIS INFECTANT	134.45			03/14/23
PROJECT#:	062510									
1463		09/23 AP		02/16/23	0142629	US BANK AMZN MKTP US*HE1DK7PE1 DISINFECTANT SPRAY	65.99			03/07/23
PROJECT#:	062507									
1456		09/23 AP		02/14/23	0000000	O'DONNELL ACE HARDWARE SCREWS	17.99			03/14/23
PROJECT#:	062501									
1463		09/23 AP		02/14/23	0142629	US BANK AMZN MKTP US*HE2RW6OZ2 SHOWER CURTAINS DISINFECT	236.63			03/07/23
PROJECT#:	062507									
1456		09/23 AP		02/10/23	0000000	O'DONNELL ACE HARDWARE SCREWS	16.14			03/14/23
PROJECT#:	062501									
1463		09/23 AP		02/10/23	0142629	US BANK AMZN MKTP US*AP9L59IQ3 TV MOUNTS	147.45			03/07/23
PROJECT#:	062501									

PREPARED 03/15/2023, 8:25:49
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 23
 ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-6616-446.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES						continued				
1463		09/23 AP		02/09/23	0142629	US BANK	340.60			03/07/23
						AMERICAN FLAGS EXPRESS				
						AMERICAN FLAGS				
		PROJECT#:			062506					
1456		09/23 AP		02/08/23	0000000	O'DONNELL ACE HARDWARE	13.69			03/14/23
						WIRE HOOKS				
		PROJECT#:			062501					
1447		09/23 AP		02/06/23	0000000	CHRISTIE DOOR COMPANY	92.50			03/14/23
						OVERHEAD DOOR REMOTE				
		PROJECT#:			062510					
1463		09/23 AP		01/31/23	0142629	US BANK	13.98			03/07/23
						AMZN MKTP US*RG17L4OK3				
		PROJECT#:			062501					
1463		09/23 AP		01/31/23	0142629	US BANK	19.97			03/07/23
						AMZN MKTP US*AN1BY4AR3				
		PROJECT#:			062506					
1513		09/23 AP		01/31/23	0000000	O'DONNELL ACE HARDWARE	19.76			03/14/23
						BOX COVER, TIES AND WIRE				
		PROJECT#:			062501					
1513		09/23 AP		01/30/23	0000000	O'DONNELL ACE HARDWARE	11.38			03/14/23
						WIRE HOOKS				
		PROJECT#:			062501					
1463		09/23 AP		01/25/23	0142629	US BANK	26.98			03/07/23
						AMZN MKTP US*MS3GI77R3				
		PROJECT#:			062506					
1510		08/23 AP		01/01/23	0142305	FRESH START CLEANING SOLUTION		4,500.00		03/09/23
						ACCOUNT CORRECTION				
		PROJECT#:			062501					
1510		08/23 AP		01/01/23	0142305	FRESH START CLEANING SOLUTION		700.00		03/09/23
						ACCOUNT CORRECTION				
		PROJECT#:			062508					
1510		08/23 AP		01/01/23	0142305	FRESH START CLEANING SOLUTION		7,000.00		03/09/23
						ACCOUNT CORRECTION				
		PROJECT#:			062507					
1510		08/23 AP		01/01/23	0142305	FRESH START CLEANING SOLUTION		3,165.00		03/09/23
						ACCOUNT CORRECTION				
		PROJECT#:			062511					
1510		08/23 AP		01/01/23	0142305	FRESH START CLEANING SOLUTION		770.00		03/09/23
						ACCOUNT CORRECTION				
		PROJECT#:			062508					
1510		08/23 AP		01/01/23	0142305	FRESH START CLEANING SOLUTION		3,300.00		03/09/23
						ACCOUNT CORRECTION				
		PROJECT#:			062503					
1510		08/23 AP		01/01/23	0142305	FRESH START CLEANING SOLUTION		1,865.00		03/09/23
						ACCOUNT CORRECTION				
		PROJECT#:			062506					
1510		08/23 AP		01/01/23	0142305	FRESH START CLEANING SOLUTION		1,500.00		03/09/23
						ACCOUNT CORRECTION				
		PROJECT#:			062505					
1507		08/23 AP		08/01/22	0140935	FRESH START CLEANING SOLUTION	3,700.00			03/09/23

PREPARED 03/15/2023, 8:25:49
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 24
 ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	---TRANSACTION---	DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT	
FUND 101 GENERAL FUND												
101-6616-446.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES							continued					
		PROJECT#:		MISSING INV#		JANITORIAL SERVICE						
1507		08/23 AP		08/01/22	0140935		FRESH START CLEANING SOLUTION	700.00			03/09/23	
		PROJECT#:		MISSING INV. #		JANITORIAL SERVICE						
1507		08/23 AP		08/01/22	0140935		FRESH START CLEANING SOLUTION	7,000.00			03/09/23	
		PROJECT#:		MISSING INV. #		JANITORIAL SERVICE						
1507		08/23 AP		08/01/22	0140935		FRESH START CLEANING SOLUTION	3,165.00			03/09/23	
		PROJECT#:		MISSING INV. #		JANITORIAL SERVICE						
1507		08/23 AP		08/01/22	0140935		FRESH START CLEANING SOLUTION	2,170.00			03/09/23	
		PROJECT#:		MISSING INV. #		JANITORIAL SERVICE						
1507		08/23 AP		08/01/22	0140935		FRESH START CLEANING SOLUTION	3,300.00			03/09/23	
		PROJECT#:		MISSING INV. #		JANITORIAL SERVICE						
1507		08/23 AP		08/01/22	0140935		FRESH START CLEANING SOLUTION	1,865.00			03/09/23	
		PROJECT#:		MISSING INV. #		JANITORIAL SERVICE						
1507		08/23 AP		08/01/22	0140935		FRESH START CLEANING SOLUTION	1,500.00			03/09/23	
		PROJECT#:		MISSING INV. #		JANITORIAL SERVICE						
1507		08/23 AP		08/01/22	0140935		FRESH START CLEANING SOLUTION	500.00			03/09/23	
		PROJECT#:		ACCOUNT CORRECTION		JANITORIAL SERVICE						
1510		08/23 AP		08/01/22	0140935		FRESH START CLEANING SOLUTION		3,700.00		03/09/23	
		PROJECT#:		ACCOUNT CORRECTION		JANITORIAL SERVICE						
1510		08/23 AP		08/01/22	0140935		FRESH START CLEANING SOLUTION		700.00		03/09/23	
		PROJECT#:		ACCOUNT CORRECTION		JANITORIAL SERVICE						
1510		08/23 AP		08/01/22	0140935		FRESH START CLEANING SOLUTION		7,000.00		03/09/23	
		PROJECT#:		ACCOUNT CORRECTION		JANITORIAL SERVICE						
1510		08/23 AP		08/01/22	0140935		FRESH START CLEANING SOLUTION		3,165.00		03/09/23	
		PROJECT#:		ACCOUNT CORRECTION		JANITORIAL SERVICE						
1510		08/23 AP		08/01/22	0140935		FRESH START CLEANING SOLUTION		2,170.00		03/09/23	
		PROJECT#:		ACCOUNT CORRECTION		JANITORIAL SERVICE						
1510		08/23 AP		08/01/22	0140935		FRESH START CLEANING SOLUTION		3,300.00		03/09/23	
		PROJECT#:		ACCOUNT CORRECTION		JANITORIAL SERVICE						
1510		08/23 AP		08/01/22	0140935		FRESH START CLEANING SOLUTION		1,865.00		03/09/23	
		PROJECT#:		ACCOUNT CORRECTION		JANITORIAL SERVICE						
1510		08/23 AP		08/01/22	0140935		FRESH START CLEANING SOLUTION		1,500.00		03/09/23	
		PROJECT#:		ACCOUNT CORRECTION		JANITORIAL SERVICE						

PREPARED 03/15/2023, 8:25:49
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 25
 ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	---TRANSACTION--- DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-6616-446.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES						continued				
PROJECT#: 062505										
1510		08/23 AP		08/01/22	0140935	FRESH START CLEANING SOLUTION		500.00		03/09/23
						ACCOUNT CORRECTION				
PROJECT#: 062515										
ACCOUNT TOTAL							29,422.39	46,709.11		17,286.72-
101-6616-446.73-05 OTHER SUPPLIES / OPERATING EQUIPMENT										
1463		09/23 AP		02/03/23	0142629	US BANK	529.99			03/07/23
						AMZN MKTP US*S25DQ9833				
PROJECT#: 062501										
1463		09/23 AP		02/03/23	0142629	US BANK	2,957.67			03/07/23
						AMVAN				
PROJECT#: 062506										
ACCOUNT TOTAL							3,487.66	0.00		3,487.66
101-6616-446.73-06 OTHER SUPPLIES / BUILDING REPAIR										
1509		09/23 AP		03/01/23	0000000	MENARDS-CEDAR FALLS	13.64			03/14/23
						TAPE AND CLEANER				
PROJECT#: 062506										
1456		09/23 AP		02/28/23	0000000	O'DONNELL ACE HARDWARE	25.38			03/14/23
						SPRAY LUBRICANT				
PROJECT#: 062501										
1509		09/23 AP		02/28/23	0000000	ARTISAN CEILING SYSTEMS AND	386.78			03/14/23
						CEILING TILE				
PROJECT#: 062507										
1509		09/23 AP		02/28/23	0000000	MENARDS-CEDAR FALLS		34.50		03/14/23
						WATER FITTINGS RETURN				
PROJECT#: 062506										
1509		09/23 AP		02/28/23	0000000	MENARDS-CEDAR FALLS	46.89			03/14/23
						TAPE, SILICONE AND PENCILS				
PROJECT#: 062506										
1509		09/23 AP		02/27/23	0000000	MENARDS-CEDAR FALLS	125.51			03/14/23
						WATER FITTINGS				
PROJECT#: 062506										
1509		09/23 AP		02/27/23	0000000	MENARDS-CEDAR FALLS	62.52			03/14/23
						WATER FITTINGS				
PROJECT#: 062506										
1447		09/23 AP		02/23/23	0000000	O'DONNELL ACE HARDWARE	18.69			03/14/23
						BIT SET				
PROJECT#: 062503										
1456		09/23 AP		02/23/23	0000000	MENARDS-CEDAR FALLS	32.62			03/14/23
						WAX RING, FLANGE AND BATT				
PROJECT#: 062503										
1456		09/23 AP		02/23/23	0000000	O'DONNELL ACE HARDWARE	11.38			03/14/23
						WAX RING				

PREPARED 03/15/2023, 8:25:49
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 26
 ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND									
101-6616-446.73-06 OTHER SUPPLIES / BUILDING REPAIR						continued			
PROJECT#:		062503							
1456		09/23 AP		02/22/23	0000000 POLK'S LOCK SERVICE, INC.	40.10			03/14/23
					LOCK AND KEYS				
PROJECT#:		062501							
1447		09/23 AP		02/21/23	0000000 ALLIED GLASS PRODUCTS	381.56			03/14/23
					EXTERIOR DOOR REPAIR				
PROJECT#:		062509							
1456		09/23 AP		02/20/23	0000000 MENARDS-CEDAR FALLS	16.44			03/14/23
					BOX AND PLATE FOR DATA				
					OUTLET				
PROJECT#:		062501							
1509		09/23 AP		02/20/23	0000000 CHRISTIE DOOR COMPANY	343.27			03/14/23
					OVERHEAD DOOR REPAIR				
PROJECT#:		062511							
1483		09/23 AP		02/14/23	0000000 PLUMB SUPPLY COMPANY, LLC	173.06			03/14/23
					STOOL REPLACEMENT				
PROJECT#:		062501							
1447		09/23 AP		02/10/23	0000000 PLUMB SUPPLY COMPANY, LLC	11.49			03/14/23
					VACUUM BREAKERS				
PROJECT#:		062503							
1463		09/23 AP		02/01/23	0142629 US BANK	76.94			03/07/23
					AMZN MKTP US*TR26Y3U33				
					CITYHALL LIGHT PROGRAMMER				
PROJECT#:		062506							
1513		09/23 AP		01/26/23	0000000 O'DONNELL ACE HARDWARE	14.37			03/14/23
					SOCKET AND GLIDES				
PROJECT#:		062506							
1513		09/23 AP		12/15/22	0000000 O'DONNELL ACE HARDWARE	72.67			03/14/23
					WATER FITTING, SCREWDRIVER				
					TAPE MEASURE				
PROJECT#:		062501							
1513		09/23 AP		11/16/22	0000000 O'DONNELL ACE HARDWARE	14.69			03/14/23
					OUTLET COVER				
PROJECT#:		062503							
ACCOUNT TOTAL						1,868.00	34.50	1,833.50	
101-6616-446.81-08 PROFESSIONAL SERVICES / PEST CONTROL									
1483		09/23 AP		03/01/23	0000000 PLUNKETT'S PEST CONTROL, INC	49.19			03/14/23
					PEST CONTROL				
PROJECT#:		062511							
1483		09/23 AP		03/01/23	0000000 PLUNKETT'S PEST CONTROL, INC	24.96			03/14/23
					PEST CONTROL				
PROJECT#:		062508							
1483		09/23 AP		03/01/23	0000000 PLUNKETT'S PEST CONTROL, INC	26.75			03/14/23
					PEST CONTROL				
PROJECT#:		062505							
1483		09/23 AP		03/01/23	0000000 PLUNKETT'S PEST CONTROL, INC	45.48			03/14/23
					PEST CONTROL				
PROJECT#:		062506							
1483		09/23 AP		03/01/23	0000000 PLUNKETT'S PEST CONTROL, INC	32.10			03/14/23
					PEST CONTROL				

PREPARED 03/15/2023, 8:25:49
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 27
 ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-6616-446.81-08 PROFESSIONAL SERVICES / PEST CONTROL						continued				
PROJECT#:	062510									
1483	09/23	AP	02/02/23	0000000	PLUNKETT'S PEST CONTROL, INC	72.50			03/14/23	
PROJECT#:	062506									
ACCOUNT TOTAL							250.98	0.00	250.98	
101-6616-446.83-06 TRANSPORTATION&EDUCATION / EDUCATION										
1463	09/23	AP	02/17/23	0142629	US BANK	150.00			03/07/23	
PROJECT#:	062506									
ACCOUNT TOTAL							150.00	0.00	150.00	
101-6616-446.86-02 REPAIR & MAINTENANCE / BUILDINGS & GROUNDS										
1509	09/23	AP	03/03/23	0000000	ARAMARK	31.35			03/14/23	
PROJECT#:	062501									
1509	09/23	AP	03/03/23	0000000	GOODWIN TUCKER GROUP	294.50			03/14/23	
PROJECT#:	062508									
1509	09/23	AP	03/03/23	0000000	GOODWIN TUCKER GROUP	294.50			03/14/23	
PROJECT#:	062511									
1513	09/23	AP	03/03/23	0000000	ARAMARK	43.20			03/14/23	
PROJECT#:	062506									
1483	09/23	AP	03/02/23	0000000	PROSHIELD FIRE & SECURITY	41.00			03/14/23	
PROJECT#:	062511									
1483	09/23	AP	03/02/23	0000000	PROSHIELD FIRE & SECURITY	84.50			03/14/23	
PROJECT#:	062510									
1456	09/23	AP	03/01/23	0000000	FRESH START CLEANING SOLUTION	4,500.00			03/14/23	
PROJECT#:	062501									
1456	09/23	AP	03/01/23	0000000	FRESH START CLEANING SOLUTION	700.00			03/14/23	
PROJECT#:	062509									
1456	09/23	AP	03/01/23	0000000	FRESH START CLEANING SOLUTION	7,000.00			03/14/23	
PROJECT#:	062507									
1456	09/23	AP	03/01/23	0000000	FRESH START CLEANING SOLUTION	3,165.00			03/14/23	
PROJECT#:	062511									
1456	09/23	AP	03/01/23	0000000	FRESH START CLEANING SOLUTION	770.00			03/14/23	

PREPARED 03/15/2023, 8:25:49
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 28
 ACCOUNTING PERIOD 09/2023

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#: 062508									
1456		09/23 AP		03/01/23	0000000	FRESH START CLEANING SOLUTION	3,300.00		03/14/23
PROJECT#: 062503									
1456		09/23 AP		03/01/23	0000000	FRESH START CLEANING SOLUTION	1,865.00		03/14/23
PROJECT#: 062506									
1456		09/23 AP		03/01/23	0000000	FRESH START CLEANING SOLUTION	1,500.00		03/14/23
PROJECT#: 062505									
1483		09/23 AP		02/28/23	0000000	KOCH CONSTRUCTION, INC.	298.26		03/14/23
PROJECT#: 062510									
1509		09/23 AP		02/27/23	0000000	BLACKHAWK SPRINKLERS, INC.	373.45		03/14/23
PROJECT#: 062506									
1509		09/23 AP		02/27/23	0000000	BLACKHAWK SPRINKLERS, INC.	551.72		03/14/23
PROJECT#: 062507									
1447		09/23 AP		02/20/23	0000000	KOCH CONSTRUCTION, INC.	354.98		03/14/23
PROJECT#: 062507									
1447		09/23 AP		02/17/23	0000000	ARAMARK	31.35		03/14/23
PROJECT#: 062501									
1456		09/23 AP		02/17/23	0000000	ARAMARK	52.35		03/14/23
PROJECT#: 062506									
1456		09/23 AP		02/15/23	0000000	CHRISTIE DOOR COMPANY	680.75		03/14/23
PROJECT#: 062510									
1447		09/23 AP		02/14/23	0000000	PLUMB TECH INC.	261.74		03/14/23
PROJECT#: 062506									
1456		09/23 AP		02/13/23	0000000	TK ELEVATOR CORPORATION	282.62		03/14/23
PROJECT#: 062511									
1509		09/23 AP		02/03/23	0000000	ARAMARK	19.50		03/14/23
PROJECT#: 062501									
1510		08/23 AP		01/01/23	0142305	FRESH START CLEANING SOLUTION	4,500.00		03/09/23
PROJECT#: 062501									
1510		08/23 AP		01/01/23	0142305	FRESH START CLEANING SOLUTION	700.00		03/09/23
PROJECT#: 062508									
1510		08/23 AP		01/01/23	0142305	FRESH START CLEANING SOLUTION	7,000.00		03/09/23
PROJECT#: 062507									

PREPARED 03/15/2023, 8:25:49
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 29
 ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	---TRANSACTION--- DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 101 GENERAL FUND									
101-6616-446-02 REPAIR & MAINTENANCE / BUILDINGS & GROUNDS						continued			
1510		08/23	AP	01/01/23	0142305	FRESH START CLEANING SOLUTION	3,165.00		03/09/23
						JANITORIAL SERVICES			
						PROJECT#: 062511			
1510		08/23	AP	01/01/23	0142305	FRESH START CLEANING SOLUTION	770.00		03/09/23
						JANITORIAL SERVICES			
						PROJECT#: 062508			
1510		08/23	AP	01/01/23	0142305	FRESH START CLEANING SOLUTION	3,300.00		03/09/23
						JANITORIAL SERVICES			
						PROJECT#: 062503			
1510		08/23	AP	01/01/23	0142305	FRESH START CLEANING SOLUTION	1,865.00		03/09/23
						JANITORIAL SERVICES			
						PROJECT#: 062506			
1510		08/23	AP	01/01/23	0142305	FRESH START CLEANING SOLUTION	1,500.00		03/09/23
						JANITORIAL SERVICES			
						PROJECT#: 062505			
1507		08/23	AP	08/01/22	0140935	FRESH START CLEANING SOLUTION		3,700.00	03/09/23
						MISSING INV. #			
						PROJECT#: 062501			
1507		08/23	AP	08/01/22	0140935	FRESH START CLEANING SOLUTION		700.00	03/09/23
						MISSING INV. #			
						PROJECT#: 062509			
1507		08/23	AP	08/01/22	0140935	FRESH START CLEANING SOLUTION		7,000.00	03/09/23
						MISSING INV. #			
						PROJECT#: 062507			
1507		08/23	AP	08/01/22	0140935	FRESH START CLEANING SOLUTION		3,165.00	03/09/23
						MISSING INV. #			
						PROJECT#: 062511			
1507		08/23	AP	08/01/22	0140935	FRESH START CLEANING SOLUTION		2,170.00	03/09/23
						MISSING INV. #			
						PROJECT#: 062508			
1507		08/23	AP	08/01/22	0140935	FRESH START CLEANING SOLUTION		3,300.00	03/09/23
						MISSING INV. #			
						PROJECT#: 062503			
1507		08/23	AP	08/01/22	0140935	FRESH START CLEANING SOLUTION		1,865.00	03/09/23
						MISSING INV. #			
						PROJECT#: 062506			
1507		08/23	AP	08/01/22	0140935	FRESH START CLEANING SOLUTION		1,500.00	03/09/23
						MISSING INV. #			
						PROJECT#: 062505			
1507		08/23	AP	08/01/22	0140935	FRESH START CLEANING SOLUTION		500.00	03/09/23
						JANITORIAL SERVICE			
						PROJECT#: 062515			
1510		08/23	AP	08/01/22	0140935	FRESH START CLEANING SOLUTION	3,700.00		03/09/23
						JANITORIAL SERVICE			
						PROJECT#: 062501			
1510		08/23	AP	08/01/22	0140935	FRESH START CLEANING SOLUTION	700.00		03/09/23
						JANITORIAL SERVICE			
						PROJECT#: 062509			
1510		08/23	AP	08/01/22	0140935	FRESH START CLEANING SOLUTION	7,000.00		03/09/23

PREPARED 03/15/2023, 8:25:49
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 30
ACCOUNTING PERIOD 09/2023

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				
JANITORIAL SERVICE										
PROJECT#:	062507									
1510	08/23 AP	08/01/22	0140935	FRESH START CLEANING SOLUTION			3,165.00		03/09/23	
JANITORIAL SERVICE										
PROJECT#:	062511									
1510	08/23 AP	08/01/22	0140935	FRESH START CLEANING SOLUTION			2,170.00		03/09/23	
JANITORIAL SERVICE										
PROJECT#:	062508									
1510	08/23 AP	08/01/22	0140935	FRESH START CLEANING SOLUTION			3,300.00		03/09/23	
JANITORIAL SERVICE										
PROJECT#:	062503									
1510	08/23 AP	08/01/22	0140935	FRESH START CLEANING SOLUTION			1,865.00		03/09/23	
JANITORIAL SERVICE										
PROJECT#:	062506									
1510	08/23 AP	08/01/22	0140935	FRESH START CLEANING SOLUTION			1,500.00		03/09/23	
JANITORIAL SERVICE										
PROJECT#:	062505									
1510	08/23 AP	08/01/22	0140935	FRESH START CLEANING SOLUTION			500.00		03/09/23	
JANITORIAL SERVICE										
PROJECT#:	062515									
ACCOUNT TOTAL							73,195.77	23,900.00	49,295.77	
101-6623-423.82-01 COMMUNICATION / TELEPHONE										
1513	09/23 AP	02/22/23	0000000	DIAMOND VOGEL PAINT - #52			135.75		03/14/23	
PRO SHOP CEILING REPAIR										
ACCOUNT TOTAL							135.75	.00	135.75	
101-6623-423.86-01 REPAIR & MAINTENANCE / REPAIR & MAINTENANCE										
1513	09/23 AP	03/06/23	0000000	O'DONNELL ACE HARDWARE			30.14		03/14/23	
PRO SHOP REPAIRS FURNACE LINE										
1483	09/23 AP	02/28/23	0000000	TESTAMERICA LABORATORIES, INC			21.00		03/14/23	
PRO SHOP WATER TEST										
ACCOUNT TOTAL							51.14	.00	51.14	
101-6625-432.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
1524	09/23 AP	03/09/23	0000000	KIRK GROSS COMPANY			59.00		03/14/23	
NAME PLATE-BO CORDES										
1522	09/23 AP	02/28/23	0000000	OFFICE EXPRESS OFFICE PRODUCT			6.23		03/14/23	
TAPE										
1522	09/23 AP	02/28/23	0000000	OFFICE EXPRESS OFFICE PRODUCT			11.74		03/14/23	
COPY PAPER										
1522	09/23 AP	02/16/23	0000000	OFFICE EXPRESS OFFICE PRODUCT			11.74		03/14/23	
COPY PAPER										

PREPARED 03/15/2023, 8:25:49
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 31
ACCOUNTING PERIOD 09/2023

GROUP	PO	ACCTG	---	TRANSACTION---	DESCRIPTION	DEBITS	CREDITS	CURRENT	POST	DT
NBR	NBR	PER.	CD	DATE	NUMBER			BALANCE		
FUND 101 GENERAL FUND										
101-6625-432.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES						continued				
1522	09/23	AP	02/06/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	31.23		03/14/23		
					POST-ITS, ENVELOPES, PENS, ERASER, BATT, FOLDER, PENCIL					
1522	09/23	AP	02/06/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	2.15		03/14/23		
					COPY PAPER					
ACCOUNT TOTAL						122.09	.00	122.09		
101-6625-432.72-60 OPERATING SUPPLIES / SAFETY SUPPLIES										
1524	09/23	AP	03/02/23	0000000	THOMPSON SHOES	175.00		03/14/23		
					SAFETY SHOES-B CLAYPOOL P.O. 56824					
1524	09/23	AP	03/02/23	0000000	THOMPSON SHOES	165.75		03/14/23		
					SAFETY SHOES-A KANE P.O. 56829					
1524	09/23	AP	03/02/23	0000000	THOMPSON SHOES	175.00		03/14/23		
					SAFETY SHOES-C HAGER P.O. 56830					
ACCOUNT TOTAL						515.75	.00	515.75		
101-6625-432.81-01 PROFESSIONAL SERVICES / PROFESSIONAL SERVICES										
1522	09/23	AP	08/27/22	0000000	RASMUSSEN CO., THE	100.00		03/14/23		
					ENGR TRUCK-FARMERS MARKET CFS 22-068565					
ACCOUNT TOTAL						100.00	.00	100.00		
101-6625-432.81-44 PROFESSIONAL SERVICES / USGS RIVER GAUGE										
1494	09/23	AP	02/23/23	0000000	MIDAMERICAN ENERGY	10.18		03/14/23		
					FINCHFORD RIVER GAUGE 01/24-02/21/23					
ACCOUNT TOTAL						10.18	.00	10.18		
101-6625-432.83-04 TRANSPORTATION&EDUCATION / DUES & MEMBERSHIPS										
1463	09/23	AP	01/30/23	0142629	US BANK	255.00		03/07/23		
					ASCE PURCHASING ASCE MEMBERSHIP-C SCHRAGE					
ACCOUNT TOTAL						255.00	.00	255.00		
101-6625-432.83-07 TRANSPORTATION&EDUCATION / REGISTRATIONS										
1463	09/23	AP	02/10/23	0142629	US BANK	565.00		03/07/23		
					EVENT* 2023 MAASTO ANN REG:2023 CONF-D.WICKE					
1463	09/23	AP	02/09/23	0142629	US BANK	565.00		03/07/23		
					EVENT* 2023 MAASTO ANN REG:ANL.CONF.-B.CLAYPOOL					
ACCOUNT TOTAL						1,130.00	.00	1,130.00		

PREPARED 03/15/2023, 8:25:49
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 32
ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	---TRANSACTION--- DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-6633-423.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
1447		09/23	AP	02/21/23	0000000	OFFICE EXPRESS OFFICE PRODUCT CORRECTING TAPE	13.85			03/14/23
ACCOUNT TOTAL							13.85	.00	13.85	
101-6633-423.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES										
1456		09/23	AP	03/02/23	0000000	O'DONNELL ACE HARDWARE	15.38			03/14/23
1483		09/23	AP	03/02/23	0000000	SPRAY PAINT O'DONNELL ACE HARDWARE	30.76			03/14/23
1456		09/23	AP	03/01/23	0000000	PICNIC TABLE PAINT O'DONNELL ACE HARDWARE	49.95			03/14/23
1483		09/23	AP	03/01/23	0000000	PRIMER PAINT ZIMCO SUPPLY CO.	3,092.03			03/14/23
1509		09/23	AP	02/28/23	0000000	LAWN CHEMICAL/FERTILIZER CULLIGAN WATER CONDITIONING	8.74			03/14/23
1456		09/23	AP	02/27/23	0000000	WATER FOR PARKS SHOP O'DONNELL ACE HARDWARE	4.39			03/14/23
1509		09/23	AP	02/27/23	0000000	TOILET BOWL WAX RING MENARDS-CEDAR FALLS	103.52			03/14/23
1447		09/23	AP	02/22/23	0000000	PRIMER FOR PICNIC TABLES DIAMOND VOGEL PAINT - #64/#55	86.55			03/14/23
1447		09/23	AP	02/22/23	0000000	PAINT SUPPLIES PFIFFER PARK DIAMOND VOGEL PAINT - #64/#55	3.72			03/14/23
1456		09/23	AP	02/21/23	0000000	PAINT SUPPLIES PFIFFER PARK BATH ZIMCO SUPPLY CO.	514.50			03/14/23
1456		09/23	AP	02/20/23	0000000	ICE MELT O'DONNELL ACE HARDWARE	16.69			03/14/23
1463		09/23	AP	02/13/23	0142629	BROOM US BANK	448.93			03/07/23
1463		09/23	AP	02/01/23	0142629	CHIEFRIVERNURSEY COM BOX OF 360 TREES FOR US BANK	952.58			03/07/23
1463		09/23	AP	02/01/23	0142629	IN *3T PRODUCTS SNOW STAKES				
ACCOUNT TOTAL							5,327.74	.00	5,327.74	
101-6633-423.83-05 TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)										
1463		09/23	AP	02/20/23	0142629	US BANK	250.88			03/07/23
1463		09/23	AP	02/20/23	0142629	AIRPORT HOLIDAY INN - DE HOTEL STAY FOR JASON US BANK	250.88			03/07/23
ACCOUNT TOTAL							501.76	.00	501.76	
101-6633-423.83-06 TRANSPORTATION&EDUCATION / EDUCATION										
1463		09/23	AP	02/01/23	0142629	US BANK ISU INTRANS PARKS EXCAVATION SAFETY	270.00			03/07/23

PREPARED 03/15/2023, 8:25:49
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 33
ACCOUNTING PERIOD 09/2023

GROUP	PO	ACCTG	---	TRANSACTION	---	DESCRIPTION	DEBITS	CREDITS	CURRENT	POST	DT
NBR	NBR	PER.	CD	DATE	NUMBER				BALANCE		

FUND 101 GENERAL FUND											
101-6633-423.83-06						TRANSPORTATION&EDUCATION / EDUCATION					
1463		09/23 AP		01/23/23	0142629	US BANK	570.00				03/07/23
		SQ				*IOWA TURFGRASS INSTIT 2023 TURFGRASS CONFERENCE					
						ACCOUNT TOTAL	840.00	.00			840.00
101-6633-423.86-01 REPAIR & MAINTENANCE / REPAIR & MAINTENANCE											
1456		09/23 AP		02/10/23	0000000	COOLEY PUMPING, LLC	125.00				03/14/23
						PORTA POTTY					
						ACCOUNT TOTAL	125.00	.00			125.00
						FUND TOTAL	166,044.10	83,574.79			82,469.31
FUND 203 TAX INCREMENT FINANCING											
FUND 206 STREET CONSTRUCTION FUND											
206-6637-436.71-01						OFFICE SUPPLIES / OFFICE SUPPLIES					
1447		09/23 AP		02/21/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	3.38				03/14/23
						TAPE DISPENSER					
						ACCOUNT TOTAL	3.38	.00			3.38
206-6637-436.72-16						OPERATING SUPPLIES / TOOLS					
1513		09/23 AP		03/02/23	0000000	MENARDS-CEDAR FALLS	136.82				03/14/23
						TOOLS					
						ACCOUNT TOTAL	136.82	.00			136.82
206-6637-436.72-54						OPERATING SUPPLIES / BUILDING SUPPLIES					
1513		09/23 AP		03/03/23	0000000	O'DONNELL ACE HARDWARE	17.98				03/14/23
						SPRAY PAINT					
						ACCOUNT TOTAL	17.98	.00			17.98
206-6637-436.72-57						OPERATING SUPPLIES / ICE CONTROL					
1513		09/23 AP		03/03/23	0000000	C & C WELDING & SANDBLASTING	549.16				03/14/23
						STEEL FOR WING BLADE STORAGE					
1456		09/23 AP		12/30/22	0000000	MIDWEST MACHINERY CO.	19,030.00				03/14/23
						SNOW BLADE AND BOX BLADE					
						ACCOUNT TOTAL	19,579.16	.00			19,579.16
206-6637-436.72-60 OPERATING SUPPLIES / SAFETY SUPPLIES											

PREPARED 03/15/2023, 8:25:49
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 34
ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	---TRANSACTION--- DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 206 STREET CONSTRUCTION FUND									
206-6637-436.72-60 OPERATING SUPPLIES / SAFETY SUPPLIES						continued			
1483		09/23	AP	03/01/23	0000000	CITY LAUNDERING CO.	18.41		03/14/23
						1ST AID SUPPLIES			
1483		09/23	AP	03/01/23	0000000	CITY LAUNDERING CO.	239.10		03/14/23
						1ST AID SUPPLIES			
						TRAUMA BAGS			
ACCOUNT TOTAL							257.51	.00	257.51
206-6637-436.73-06 OTHER SUPPLIES / BUILDING REPAIR									
1447		09/23	AP	02/21/23	0000000	MENARDS-CEDAR FALLS	24.99		03/14/23
						HOSE			
1447		09/23	AP	02/21/23	0000000	MENARDS-CEDAR FALLS	39.79		03/14/23
						SUPPLIES FOR FALLS			
1447		09/23	AP	02/20/23	0000000	MENARDS-CEDAR FALLS	42.44		03/14/23
						FALLS BUILDING REPAIR			
1463		09/23	AP	02/09/23	0142629	US BANK	575.00		03/07/23
						APWA - SNOW REGISTRATION			
						REG:CONFERENCE J. YEAROUS			
ACCOUNT TOTAL							682.22	.00	682.22
206-6637-436.73-32 OTHER SUPPLIES / STREETS									
1509		09/23	AP	02/28/23	0000000	ASPRO, INC.	189.98		03/14/23
						COLDMIX ASPHALT			
1447		09/23	AP	02/20/23	0000000	MENARDS-CEDAR FALLS	87.87		03/14/23
						TOOL TRUCK SUPPLIES FOR			
						STREET REPAIR			
1447		09/23	AP	02/18/23	0000000	ASPRO, INC.	745.43		03/14/23
						COLDMIX ASPHALT			
ACCOUNT TOTAL							1,023.28	.00	1,023.28
206-6637-436.83-06 TRANSPORTATION&EDUCATION / EDUCATION									
1463		09/23	AP	02/09/23	0142629	US BANK	575.00		03/07/23
						APWA - SNOW REGISTRATION			
						REG:CONFERENCE-N.ERICKSON			
1463		09/23	AP	02/01/23	0142629	US BANK	540.00		03/07/23
						ISU INTRANS			
						STREET EXCAVATION SAFETY			
ACCOUNT TOTAL							1,115.00	.00	1,115.00
206-6637-436.92-93 STRUCTURE IMPROV & BLDGS / WEST 27TH ST IMPROVEMENTS									
1494		09/23	AP	03/07/23	0000000	PETERSON CONTRACTORS	23,195.20		03/14/23
						3240-W 27TH STREET RECON			
						PROJECT#:			
						023240			
ACCOUNT TOTAL							23,195.20	.00	23,195.20

PREPARED 03/15/2023, 8:25:49
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 35
 ACCOUNTING PERIOD 09/2023

GROUP	PO	ACCTG	----	TRANSACTION	----	DESCRIPTION	DEBITS	CREDITS	CURRENT
NBR	NBR	PER.	CD	DATE	NUMBER				BALANCE
									POST DT
FUND 206 STREET CONSTRUCTION FUND									
206-6647-436.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES									
1509		09/23	AP	02/22/23	0000000	ECHO GROUP, INC.	37.56		03/14/23
						ELECTRICAL SUPPLIES			
1509		09/23	AP	02/22/23	0000000	ECHO GROUP, INC.	82.11		03/14/23
						ELECTRICAL SUPPLIES			
1509		09/23	AP	02/22/23	0000000	LAWSON PRODUCTS, INC.	184.10		03/14/23
						HARDWARE			
1509		09/23	AP	02/22/23	0000000	MENARDS-CEDAR FALLS	47.16		03/14/23
						ELECTRICAL SUPPLIES			
1509		09/23	AP	02/17/23	0000000	ECHO GROUP, INC.	156.70		03/14/23
						FUSES			
						ACCOUNT TOTAL	507.63	0.00	507.63
206-6647-436.72-60 OPERATING SUPPLIES / SAFETY SUPPLIES									
1483		09/23	AP	03/01/23	0000000	CITY LAUNDERING CO.	15.00		03/14/23
						1ST AID SUPPLIES			
						ACCOUNT TOTAL	15.00	0.00	15.00
206-6647-436.73-25 OTHER SUPPLIES / TRAFFIC SIGNS									
1447		09/23	AP	02/16/23	0000000	IOWA PRISON INDUSTRIES	1,689.00		03/14/23
						SIGNS			
						ACCOUNT TOTAL	1,689.00	0.00	1,689.00
206-6647-436.92-01 STRUCTURE IMPROV & BLDGS / STRUCTURE IMPROV & BLDGS									
1509		09/23	AP	02/21/23	0000000	ECHO GROUP, INC.	783.50		03/14/23
						FUSES FOR DAM GATES			
						ACCOUNT TOTAL	783.50	0.00	783.50
						FUND TOTAL	49,005.68	0.00	49,005.68
FUND 215 HOSPITAL FUND									
FUND 216 POLICE BLOCK GRANT FUND									
FUND 217 SECTION 8 HOUSING FUND									
217-2214-432.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
1522		09/23	AP	02/28/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	.92		03/14/23
						TAPE			
1522		09/23	AP	02/28/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	1.88		03/14/23
						COPY PAPER			
1522		09/23	AP	02/16/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	1.88		03/14/23
						COPY PAPER			
1522		09/23	AP	02/06/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	4.60		03/14/23

PREPARED 03/15/2023, 8:25:49
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 36
 ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	---TRANSACTION--- DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 217 SECTION 8 HOUSING FUND										
217-2214-432.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES						continued				
1522				09/23 AP 02/06/23	0000000	OFFICE EXPRESS OFFICE PRODUCT COPY PAPER	.34			03/14/23
ACCOUNT TOTAL							9.62	.00	9.62	
FUND TOTAL							9.62	.00	9.62	
FUND 223 COMMUNITY BLOCK GRANT										
223-2224-432.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
1486				09/23 AP 03/01/23	0000000	OFFICE EXPRESS OFFICE PRODUCT COPY PAPER	3.04			03/14/23
1522				09/23 AP 02/28/23	0000000	OFFICE EXPRESS OFFICE PRODUCT TAPE	.18			03/14/23
1522				09/23 AP 02/28/23	0000000	OFFICE EXPRESS OFFICE PRODUCT COPY PAPER	.47			03/14/23
1522				09/23 AP 02/16/23	0000000	OFFICE EXPRESS OFFICE PRODUCT COPY PAPER	.47			03/14/23
1522				09/23 AP 02/06/23	0000000	OFFICE EXPRESS OFFICE PRODUCT POST-ITS, ENVELOPES, PENS,	.92			03/14/23
1522				09/23 AP 02/06/23	0000000	OFFICE EXPRESS OFFICE PRODUCT COPY PAPER ERASER, BATT, FOLDER, PENCIL	.09			03/14/23
ACCOUNT TOTAL							5.17	.00	5.17	
223-2224-432.89-59 MISCELLANEOUS SERVICES / NBRHD INFRASTRCT IMPRVMT										
1523				09/23 AP 01/31/23	0000000	IOWA NORTHLAND REGIONAL CO. O ENTITLEMENT SEWER LINING JANUARY EXPENSES	4,187.76			03/14/23
PROJECT#: 023297										
ACCOUNT TOTAL							4,187.76	.00	4,187.76	
223-2234-432.81-01 PROFESSIONAL SERVICES / PROFESSIONAL SERVICES										
1523				09/23 AP 01/31/23	0000000	IOWA NORTHLAND REGIONAL CO. O ENTITLEMENT RENTAL REHAB JANUARY EXPENSES	192.48			03/14/23
1523				09/23 AP 01/31/23	0000000	IOWA NORTHLAND REGIONAL CO. O ENT.SINGLE FAMILY REHAB JANUARY EXPENSES	2,659.56			03/14/23
ACCOUNT TOTAL							2,852.04	.00	2,852.04	
FUND TOTAL							7,044.97	.00	7,044.97	

PREPARED 03/15/2023, 8:25:49
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 37
 ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	---TRANSACTION--- DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 224 TRUST & AGENCY									
FUND 242 STREET REPAIR FUND									
242-1240-431.92-25				STRUCTURE IMPROV & BLDGS / CEDAR HEIGHTS AREA RECON					
1494		09/23 AP		02/14/23 0000000		AECOM TECHNICAL SERVICES, INC	74,631.23		03/14/23
				3271-N CEDAR HEIGHTS PH1		01/14-02/10/23			
		PROJECT#:		023271					
		ACCOUNT TOTAL					74,631.23	.00	74,631.23
242-1240-431.98-45 CAPITAL PROJECTS / MAIN STREET RECONSTRUCT									
1494		09/23 AP		03/02/23 0000000		ADVANCED ENVIRONMENTAL TESTIN	1,488.00		03/14/23
				3283-MAIN ST RECONSTRUCT		ASBESTOS TEST 1123/1125			
		PROJECT#:		023283					
1494		09/23 AP		02/22/23 0000000		FOTH INFRASTRUCTURE & ENVIRON	19,572.51		03/14/23
				3283-MAIN ST RECONSTRUCT		THROUGH 01/31/23			
		PROJECT#:		023283					
1463		09/23 AP		02/14/23 0142629		US BANK	355.00		03/07/23
				IA DNR FEES AND PAYMENTS		NPDES-MAIN ST RECON			
		PROJECT#:		023283					
1522		09/23 AP		01/05/23 0000000		FOTH INFRASTRUCTURE & ENVIRON	11,153.50		03/14/23
				3283-MAIN ST RECONSTRUCT		THROUGH 12/31/22			
		PROJECT#:		023283					
		ACCOUNT TOTAL					32,569.01	.00	32,569.01
		FUND TOTAL					107,200.24	.00	107,200.24
FUND 254 CABLE TV FUND									
254-1088-431.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES									
1522		09/23 AP		02/28/23 0000000		OFFICE EXPRESS OFFICE PRODUCT	1.88		03/14/23
				COPY PAPER					
1522		09/23 AP		02/16/23 0000000		OFFICE EXPRESS OFFICE PRODUCT	1.88		03/14/23
				COPY PAPER					
1522		09/23 AP		02/06/23 0000000		OFFICE EXPRESS OFFICE PRODUCT	.34		03/14/23
				COPY PAPER					
		ACCOUNT TOTAL					4.10	.00	4.10
254-1088-431.72-11 OPERATING SUPPLIES / DUES, BOOKS, MAGAZINES									
1463		09/23 AP		01/31/23 0142629		US BANK	14.99		03/07/23
				ROKFIN		1/30-2/28/23 MONTHLY10			
		ACCOUNT TOTAL					14.99	.00	14.99
254-1088-431.83-05 TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)									
1463		09/23 AP		02/20/23 0142629		US BANK	29.08		03/07/23

PREPARED 03/15/2023, 8:25:49
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 38
 ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	---TRANSACTION--- NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 254 CABLE TV FUND									
254-1088-431.83-05 TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)						continued			
1463				09/23	AP 02/16/23 0142629	US BANK	51.84		03/07/23
						MEALS:PIZZA FOR CREW			
1463				09/23	AP 02/09/23 0142629	US BANK	30.67		03/07/23
						LUNCH - STATE WRESTLING			
1463				09/23	AP 02/06/23 0142629	US BANK	26.01		03/07/23
						MEALS-WARRIOR HS HOCKEY			
1463				09/23	AP 01/30/23 0142629	US BANK	9.00		03/07/23
						MEAL-GIRLS STATE WRESTLNG			
1463				09/23	AP 01/30/23 0142629	US BANK	18.14		03/07/23
						MEALS-HS GIRLS ST.WRESTLG			
						TST* CRAZY HORSE BEER & B			
ACCOUNT TOTAL							164.74	.00	164.74
254-1088-431.93-01 EQUIPMENT / EQUIPMENT									
1486				09/23	AP 02/21/23 0000000	CLARK WIRE & CABLE, INC.	543.77		03/14/23
						900FT COAX/CONNECTORS			
1463				09/23	AP 02/15/23 0142629	US BANK	819.94		03/07/23
						B&H PHOTO 800-606-6969			
1463				09/23	AP 02/07/23 0142629	US BANK	86.61		03/07/23
						SESCOM 2-CH AUDIO EXTEND.			
1463				09/23	AP 02/07/23 0142629	US BANK	80.04		03/07/23
						OWC 2-DRIVE DOCK			
1463				09/23	AP 02/07/23 0142629	US BANK	583.20		03/07/23
						B&H PHOTO 800-606-6969			
						B&H PHOTO 800-606-6969			
						BLACKMAGIC WEB PRESENTER			
ACCOUNT TOTAL							2,113.56	.00	2,113.56
FUND TOTAL							2,297.39	.00	2,297.39
FUND 258 PARKING FUND									
258-5531-435.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
1522				09/23	AP 02/28/23 0000000	OFFICE EXPRESS OFFICE PRODUCT	1.83		03/14/23
						TAPE			
1522				09/23	AP 02/28/23 0000000	OFFICE EXPRESS OFFICE PRODUCT	2.82		03/14/23
						COPY PAPER			
1522				09/23	AP 02/16/23 0000000	OFFICE EXPRESS OFFICE PRODUCT	2.82		03/14/23
						COPY PAPER			
1522				09/23	AP 02/06/23 0000000	OFFICE EXPRESS OFFICE PRODUCT	9.19		03/14/23
						ERASER, BATT, FOLDER, PENCIL			
1522				09/23	AP 02/06/23 0000000	OFFICE EXPRESS OFFICE PRODUCT	.52		03/14/23
						COPY PAPER			
ACCOUNT TOTAL							17.18	.00	17.18

PREPARED 03/15/2023, 8:25:49
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 39
 ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	---TRANSACTION--- DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 258 PARKING FUND										
258-5531-435.81-48 PROFESSIONAL SERVICES / CONTRACT SERVICES										
1486		09/23 AP		02/28/23	0000000	IPS GROUP, INC	3,235.10			03/14/23
						PRKNG CITATION FEES-FEB23				
1486		09/23 AP		02/28/23	0000000	IPS GROUP, INC	155.82			03/14/23
						GATEWAY FEES-FEBRUARY'23				
						(2 PAY STATIONS)				
						ACCOUNT TOTAL	3,390.92	.00	3,390.92	
						FUND TOTAL	3,408.10	.00	3,408.10	
FUND 261 TOURISM & VISITORS										
261-2291-423.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES										
1463		09/23 AP		02/02/23	0142629	US BANK	28.98			03/07/23
						MARTIN BROTHERS				
						GUEST SERVICES SUPPLIES				
						ACCOUNT TOTAL	28.98	.00	28.98	
261-2291-423.72-99 OPERATING SUPPLIES / POSTAGE										
1463		09/23 AP		02/14/23	0142629	US BANK	4.19			03/07/23
						USPS PO 1814940913				
						MAIL VISITOR GUIDE TO				
						ACCOUNT TOTAL	4.19	.00	4.19	
261-2291-423.73-53 OTHER SUPPLIES / WEBSITE/CRM										
1463		09/23 AP		01/25/23	0142629	US BANK	124.02			03/07/23
						DNH*GODADDY.COM				
						3 YEAR DOMAIN RENEWAL				
						PROJECT#: 032430				
						ACCOUNT TOTAL	124.02	.00	124.02	
261-2291-423.73-55 OTHER SUPPLIES / MEDIA										
1500		09/23 AP		02/24/23	0000000	BUSINESS PUBLICATIONS CORP.,	1,275.00			03/14/23
						IA TRAVEL GUIDE				
1500		09/23 AP		02/23/23	0000000	CEDAR FALLS HISTORICAL SOCIET	250.00			03/14/23
						STURGIS PROGRAM				
1463		09/23 AP		02/20/23	0142629	US BANK	35.00			03/07/23
						FACEBK *HKTBL7GB2				
						FB BOOST-DATE NIGHT				
1463		09/23 AP		02/10/23	0142629	US BANK	10.00			03/07/23
						FACEBK *92W3DKKFB2				
						FB BOOST-WINTER GETAWAY				
1463		09/23 AP		01/23/23	0142629	US BANK	15.00			03/07/23
						FACEBK TDRWTKX5V2				
						FB AD BOOST-MEETINGS				
						ACCOUNT TOTAL	1,585.00	.00	1,585.00	

PREPARED 03/15/2023, 8:25:49
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 40
 ACCOUNTING PERIOD 09/2023

GROUP	PO	ACCTG	----	TRANSACTION	----	DESCRIPTION	DEBITS	CREDITS	CURRENT
NBR	NBR	PER.	CD	DATE	NUMBER				BALANCE
									POST DT
FUND 261 TOURISM & VISITORS									
261-2291-423.83-05 TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)									
1463		09/23	AP	01/31/23	0142629	US BANK	226.95		03/07/23
						HILTON HOTELS			
						HOTEL-IA BIKE EXPO			
1463		09/23	AP	01/31/23	0142629	US BANK	50.94		03/07/23
						HLT DE MOINES PRK ST KITC			
						MEAL-STAFF & VOLUNTEER			
1463		09/23	AP	01/30/23	0142629	US BANK	14.16		03/07/23
						TASTY TACOS - E GRAND			
						MEAL IA BIKE EXPO			
1463		09/23	AP	01/30/23	0142629	US BANK	10.00		03/07/23
						PARKING RAMPS			
						PARKING IA BIKE EXPO			
1463		09/23	AP	01/30/23	0142629	US BANK	219.90		03/07/23
						EMBASSY SUITES DES MOI			
						HOTEL IA BIKE EXPO			
						ACCOUNT TOTAL	521.95	.00	521.95
261-2291-423.85-23 UTILITIES / BUILDING MAINTENANCE									
1500		09/23	AP	03/03/23	0000000	ARAMARK	7.80		03/14/23
						MAT SERVICE			
						ACCOUNT TOTAL	7.80	.00	7.80
261-2291-423.85-51 UTILITIES / EVENTS, BIDS, & SPONSORS									
1463		09/23	AP	01/27/23	0142629	US BANK	74.00		03/07/23
						TST* GEORGES LOCAL			
						ITIP SITE VISIT			
						ACCOUNT TOTAL	74.00	.00	74.00
261-2291-423.93-01 EQUIPMENT / EQUIPMENT									
1463		09/23	AP	02/07/23	0142629	US BANK	24.22		03/07/23
						AMZN MKTP US*VF0A99003			
						2 PK WIRELESS MICROPHONES			
1463		09/23	AP	01/25/23	0142629	US BANK	554.53		03/07/23
						CONVEY			
						FINAL PAYMENT SIGN POST			
						ACCOUNT TOTAL	578.75	.00	578.75
						FUND TOTAL	2,924.69	.00	2,924.69
FUND 262 SENIOR SERVICES & COMM CT									
262-1092-423.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES									
1464		09/23	AP	01/27/23	0142629	US BANK	19.98		03/07/23
						AMZN MKTP US*VA7CK6RA3			
						COFFEE POT SCRUB BRUSHES			
1464		09/23	AP	01/23/23	0142629	US BANK		.63	03/07/23
						WILSON RESTAURANT SUPPLY			
						TAX REFUND			
						ACCOUNT TOTAL	19.98	.63	19.35

PREPARED 03/15/2023, 8:25:49
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 41
 ACCOUNTING PERIOD 09/2023

GROUP NBR	FO NBR	ACCTG PER.	CD	DATE	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 262 SENIOR SERVICES & COMM CT									
262-1092-423.93-01					EQUIPMENT / EQUIPMENT				
1464		09/23 AP		01/23/23	0142629 US BANK	15.07			03/07/23
		AMZN MKTP			US*ET8RV5UR3 POPCRN MACHNE LIGHT BULBS				
		ACCOUNT TOTAL				15.07	.00	15.07	
		FUND TOTAL				35.05	.63	34.42	
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									
405-1220-431.98-43		08/23 AP		02/06/23	0142520 CEDAR RIVER REC IMPROVE	171.00			03/08/23
1493					SWISHER & COHRT, P.L.C.				
					3290:CEDAR RIVER REC.PROJ				
					01/09/23-01/26/23				
		PROJECT#:			023290				
1496		09/23 AP		01/31/23	0000000 IOWA NORTHLAND REGIONAL CO. O	229.15			03/14/23
					3290-CEDAR RIVER REC				
		PROJECT#:			023290				
1493		08/23 AP		01/10/23	0142395 SWISHER & COHRT, P.L.C.	703.00			03/08/23
					3290:CEDAR RIVER REC.PROJ				
		PROJECT#:			023290				
1493		08/23 AP		01/03/23	0142262 BLACK HAWK CO.ABSTRACT	2,380.00			03/08/23
					3290-CEDAR RIVER REC				
		PROJECT#:			023290				
1493		08/23 AP		12/19/22	0142112 SWISHER & COHRT, P.L.C.	600.25			03/08/23
					3290:CEDAR RIVER REC.PROJ				
		PROJECT#:			023290				
1493		08/23 AP		12/01/22	0142375 REDFERN, MASON, LARSEN & MOORE,	585.00			03/08/23
					3290:GENERAL CITY MATTERS				
		PROJECT#:			023290				
1493		08/23 AP		11/30/22	0142070 IOWA NORTHLAND REGIONAL CO. O	364.95			03/08/23
					3290-CEDAR RIVER REC.IMP.				
		PROJECT#:			023290				
1493		08/23 AP		11/04/22	0141818 SWISHER & COHRT, P.L.C.	475.00			03/08/23
					3290:CEDAR RIVER REC.PROJ				
		PROJECT#:			023290				
1493		08/23 AP		11/01/22	0141803 RIVERWISE ENGINEERING, LLC	615.00			03/08/23
					3290-CEDAR RIVER REC IMP.				
		PROJECT#:			023290				

PREPARED 03/15/2023, 8:25:49
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 42
 ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 405 FLOOD RESERVE FUND										
405-1220-431.98-43						CEDAR RIVER REC IMPROVE				
1493		08/23 AP		10/31/22	0141966	IOWA NORTHLAND REGIONAL CO. O	250.18		03/08/23	
						OCTOBER EXPENSES				
						3290-CEDAR RIVER REC.IMP.				
		PROJECT#:			023290					
1493		08/23 AP		09/30/22	0141636	IOWA NORTHLAND REGIONAL CO. O	245.13		03/08/23	
						SEPTEMBER EXPENSES				
						3290-CEDAR RIVER REC.IMP.				
		PROJECT#:			023290					
1493		08/23 AP		09/09/22	0141413	SWISHER & COHRT, P.L.C.	152.00		03/08/23	
						8/16/22				
						3290-CEDAR RIVER REC				
		PROJECT#:			023290					
1493		08/23 AP		09/03/22	0141803	RIVERWISE ENGINEERING, LLC	4,650.75		03/08/23	
						3290-CEDAR RIVER REC IMP				
		PROJECT#:			023290					
1493		08/23 AP		09/02/22	0141205	BLACK HAWK CO.ABSTRACT	530.00		03/08/23	
						NEW ABSTRACT-300 STATE				
						3290-CEDAR RIVER REC.				
		PROJECT#:			023290					
1493		08/23 AP		08/31/22	0141355	IOWA NORTHLAND REGIONAL CO. O	107.13		03/08/23	
						AUGUST EXPENSES				
						3290-CEDAR RIVER REC.IMP.				
		PROJECT#:			023290					
1493		08/23 AP		08/25/22	0141205	BLACK HAWK CO.ABSTRACT	1,250.00		03/08/23	
						NEW ABSTRACT-LOT 1				
						3290-CEDAR RIVER REC.				
		PROJECT#:			023290					
1493		08/23 AP		08/24/22	0141205	BLACK HAWK CO.ABSTRACT	440.00		03/08/23	
						CONTINUATION-LOTS 3-7				
						3290-CEDAR RIVER REC.				
		PROJECT#:			023290					
						ACCOUNT TOTAL	13,748.54	.00	13,748.54	
						FUND TOTAL	13,748.54	.00	13,748.54	
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						VIKING ROAD EXTENSION				
1494		09/23 AP		02/22/23	0000000	SNYDER & ASSOCIATES, INC.	12,690.75		03/14/23	
						3189-W VIKING IND PARK				
						THROUGH 01/31/23				
		PROJECT#:			023189					
						ACCOUNT TOTAL	12,690.75	.00	12,690.75	
430-1220-431.97-83 TIF BOND PROJECTS / TIF LEGAL FEES										
1540		09/23 AP		02/27/23	0000000	AHLERS AND COONEY, P.C.	106.00		03/15/23	
						LGL:SOUTHWEST CF URP				
						02/06-02/08/23				
1540		09/23 AP		02/27/23	0000000	AHLERS AND COONEY, P.C.	363.00		03/15/23	
						LGL:URBAN RENEWAL				
						02/14-02/15/23				
1540		09/23 AP		02/22/23	0000000	AHLERS AND COONEY, P.C.	285.00		03/15/23	

PREPARED 03/15/2023, 8:25:49
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 43
 ACCOUNTING PERIOD 09/2023

GROUP	PO	ACCTG	----	TRANSACTION	----	DESCRIPTION	DEBITS	CREDITS	CURRENT	
NBR	NBR	PER.	CD	DATE	NUMBER				BALANCE	
									POST DT	
FUND 430 2004 TIF BOND										
430-1220-431.97-83						TIF BOND PROJECTS / TIF LEGAL FEES				continued
						LGL:CONTESTED SERV. AREA				01/20-02/14/23
ACCOUNT TOTAL							754.00	.00	754.00	
430-1220-431.97-90						TIF BOND PROJECTS / PINNACLE PRAIRIE IMPROVE				
1494		09/23	AP	02/27/23	0000000	SNYDER & ASSOCIATES, INC.	7,204.63			03/14/23
						3924-PINNACLE ROUNDABOUT				THROUGH 01/31/23
PROJECT#:		023294								
ACCOUNT TOTAL							7,204.63	.00	7,204.63	
430-1220-431.97-96						TIF BOND PROJECTS / PRAIRIE PRKWY & VIKING RD				
1494		09/23	AP	02/27/23	0000000	SNYDER & ASSOCIATES, INC.	563.00			03/14/23
						3308-VIKING & PRAIRIE				THROUGH 01/31/23
PROJECT#:		023308								
ACCOUNT TOTAL							563.00	.00	563.00	
430-1220-431.98-48						CAPITAL PROJECTS / HUDSON ROAD/RIDGEWAY INT				
1494		09/23	AP	02/27/23	0000000	SNYDER & ASSOCIATES, INC.	1,964.50			03/14/23
						3274-HUDSON & RIDGEWAY				THROUGH 01/31/23
PROJECT#:		023274								
ACCOUNT TOTAL							1,964.50	.00	1,964.50	
FUND TOTAL							23,176.88	.00	23,176.88	
FUND 431 2014 BOND										
FUND 432 2003 BOND										
FUND 433 2001 TIF										
FUND 434 2000 BOND										
FUND 435 1999 TIF										
FUND 436 2012 BOND										
436-1220-431.98-60						CAPITAL PROJECTS / DAM SAFETY IMPROVEMENTS				
1493		08/23	AP	02/06/23	0142520	SWISHER & COHRT, P.L.C.		171.00		03/08/23
						ACCOUNT/PROJ. CORRECTION				LGL:CEDAR RIVER REC. PROJ
PROJECT#:		023088								
1493		08/23	AP	01/10/23	0142395	SWISHER & COHRT, P.L.C.		703.00		03/08/23
						ACCOUNT/PROJ. CORRECTION				LGL:CEDAR RIVER REC. PROJ
PROJECT#:		023088								
1493		08/23	AP	01/03/23	0142262	BLACK HAWK CO.ABSTRACT		2,380.00		03/08/23
						ACCOUNT/PROJ. CORRECTION				3088-CEDAR RIVER REC
PROJECT#:		023088								
1493		08/23	AP	12/19/22	0142112	SWISHER & COHRT, P.L.C.		600.25		03/08/23

PREPARED 03/15/2023, 8:25:49
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 44
 ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	---TRANSACTION---	DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 436 2012 BOND											
436-1220-431.98-60 CAPITAL PROJECTS / DAM SAFETY IMPROVEMENTS continued											
				ACCOUNT/PROJ. CORRECTION			LGL:CEDAR RIVER REC.PROJ.				
				PROJECT#:		023088					
1493		08/23 AP		12/01/22	0142375		REDFERN,MASON,LARSEN & MOORE,		585.00		03/08/23
				ACCOUNT/PROJ. CORRECTION			LGL:GENERAL CITY MATTERS				
				PROJECT#:		023088					
1493		08/23 AP		11/30/22	0142070		IOWA NORTHLAND REGIONAL CO. O		364.95		03/08/23
				ACCOUNT/PROJ. CORRECTION			3088-CEDAR RIVER REC.IMP.				
				PROJECT#:		023088					
1493		08/23 AP		11/04/22	0141818		SWISHER & COHRT, P.L.C.		475.00		03/08/23
				ACCOUNT/PROJ. CORRECTION			LGL:CEDAR RIVER REC.PROJ				
				PROJECT#:		023088					
1493		08/23 AP		11/01/22	0141803		RIVERWISE ENGINEERING, LLC		615.00		03/08/23
				ACCOUNT/PROJ. CORRECTION			3088-CEDAR RIVER REC IMP.				
				PROJECT#:		023088					
1493		08/23 AP		10/31/22	0141966		IOWA NORTHLAND REGIONAL CO. O		250.18		03/08/23
				ACCOUNT/PROJ. CORRECTION			3088-CEDAR RIVER REC.IMP.				
				PROJECT#:		023088					
1493		08/23 AP		09/30/22	0141636		IOWA NORTHLAND REGIONAL CO. O		245.13		03/08/23
				ACCOUNT/PROJ. CORRECTION			3088-CEDAR RIVER REC.IMP.				
				PROJECT#:		023088					
1493		08/23 AP		09/09/22	0141413		SWISHER & COHRT, P.L.C.		152.00		03/08/23
				ACCOUNT/PROJ. CORRECTION			LGL:CEDAR RIVER REC				
				PROJECT#:		023088					
1493		08/23 AP		09/03/22	0141803		RIVERWISE ENGINEERING, LLC		4,650.75		03/08/23
				ACCOUNT/PROJ. CORRECTION			3088-CEDAR RIVER REC IMP				
				PROJECT#:		023088					
1493		08/23 AP		09/02/22	0141205		BLACK HAWK CO.ABSTRACT		530.00		03/08/23
				ACCOUNT/PROJ. CORRECTION			3088-CEDAR RIVER REC.				
				PROJECT#:		023088					
1493		08/23 AP		08/31/22	0141355		IOWA NORTHLAND REGIONAL CO. O		107.13		03/08/23
				ACCOUNT/PROJ. CORRECTION			3088-CEDAR RIVER REC.IMP.				
				PROJECT#:		023088					
1493		08/23 AP		08/25/22	0141205		BLACK HAWK CO.ABSTRACT		1,250.00		03/08/23
				ACCOUNT/PROJ. CORRECTION			3088-CEDAR RIVER REC.				
				PROJECT#:		023088					
1493		08/23 AP		08/24/22	0141205		BLACK HAWK CO.ABSTRACT		440.00		03/08/23
				ACCOUNT/PROJ. CORRECTION			3088-CEDAR RIVER REC.				
				PROJECT#:		023088					
				ACCOUNT TOTAL				0.00	13,519.39	13,519.39-	
				FUND TOTAL				0.00	13,519.39	13,519.39-	

PREPARED 03/15/2023, 8:25:49
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 45
 ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	---TRANSACTION--- NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 437 2018 BOND									
FUND 438 2020 BOND FUND									
438-1220-431.95-27						BOND FUND PROJECTS / UNION ROAD TRAIL			
1494		09/23 AP		03/06/23	0000000	LODGE CONSTRUCTION, INC	19,539.92		03/14/23
						3217-UNION ROAD TRAIL			
						PROJECT#: 023217			
						ACCOUNT TOTAL	19,539.92	.00	19,539.92
438-1220-431.98-83 CAPITAL PROJECTS / CEDAR HGTS DRIVE RECON									
1494		09/23 AP		02/27/23	0000000	SNYDER & ASSOCIATES, INC.	11,102.74		03/14/23
						3171-CEDAR HEIGHTS RECON THROUGH 01/31/23			
						PROJECT#: 023171			
						ACCOUNT TOTAL	11,102.74	.00	11,102.74
438-1220-431.98-85 CAPITAL PROJECTS / LAKE STREET TRAIL									
1494		09/23 AP		03/06/23	0000000	OWEN CONTRACTING INC.	2,018.96		03/14/23
						3247-LAKE STREET TRAIL			
						PROJECT#: 023247			
1463		09/23 AP		02/02/23	0142629	US BANK	180.00		03/07/23
						IA DNR FEES AND PAYMENTS LAKE STREET TRAIL			
						PROJECT#: 023247			
						ACCOUNT TOTAL	2,198.96	.00	2,198.96
						FUND TOTAL	32,841.62	.00	32,841.62
FUND 439 2022 BOND FUND									
FUND 443 CAPITAL PROJECTS									
443-1220-431.94-16						CAPITAL PROJECTS / CITY HALL REMODEL			
1486		09/23 AP		02/13/23	0000000	MENARDS-CEDAR FALLS	99.99		03/14/23
						REFRIGERATOR-LACTATION RM			
						PROJECT#: 023231			
1463		09/23 AP		02/08/23	0142629	US BANK	1,818.00		03/07/23
						WM SUPERCENTER #753 CITY HALL TVS			
						PROJECT#: 023231			
1463		09/23 AP		02/02/23	0142629	US BANK	30.60		03/07/23
						AMAZON.COM*MO8XQ2283 AMZN CITY HALL CLOCKS			
						PROJECT#: 023231			
						ACCOUNT TOTAL	1,948.59	.00	1,948.59
443-1220-431.98-42 CAPITAL PROJECTS / BESS STREETER PARK									
1510		08/23 AP		01/13/23	0142484	MIRACLE RECREATION EQUIPMENT	2,336.00		03/09/23
						BESS STREETER PLAYGROUND EQUIPMENT-SWINGS			

PREPARED 03/15/2023, 8:25:49
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 46
 ACCOUNTING PERIOD 09/2023

GROUP	PO	ACCTG	---TRANSACTION---		DESCRIPTION	DEBITS	CREDITS	CURRENT
NBR	NBR	PER.	CD	DATE	NUMBER			BALANCE
								POST DT ---
FUND 443 CAPITAL PROJECTS								
443-1220-431.98-42 CAPITAL PROJECTS / BESS STREETER PARK					continued			
ACCOUNT TOTAL						2,336.00	.00	2,336.00
443-1220-431.98-43 CAPITAL PROJECTS / CEDAR RIVER REC IMPROVE								
1510		08/23 AP	01/13/23	0142484	MIRACLE RECREATION EQUIPMENT		2,336.00	03/09/23
					ACCOUNT CORRECTION			
					BESS STREETER PLAYGROUND			
ACCOUNT TOTAL						.00	2,336.00	2,336.00-
443-1220-431.98-88 CAPITAL PROJECTS / ASHWORTH DR TO HUDSON RD								
1540		09/23 AP	02/28/23	0000000	AHLERS AND COONEY, P.C.	565.00		03/15/23
					LGL: ALDRICH SCHOOL			
					02/07-02/13/23			
					PROJECT#:			
					023244			
ACCOUNT TOTAL						565.00	.00	565.00
FUND TOTAL						4,849.59	2,336.00	2,513.59
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								
1447		09/23 AP	02/21/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	21.21		03/14/23
					HIGHLIGHTERS AND SCISSORS			
ACCOUNT TOTAL						21.21	.00	21.21
551-6675-436.83-06 TRANSPORTATION&EDUCATION / EDUCATION								
1463		09/23 AP	02/09/23	0142629	US BANK	575.00		03/07/23
					APWA - SNOW REGISTRATION			
					REG:CONFERENCE:B. HEATH			
ACCOUNT TOTAL						575.00	.00	575.00

PREPARED 03/15/2023, 8:25:49
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 47
 ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	---TRANSACTION--- NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 551 REFUSE FUND									
551-6685-426.81-20						PROFESSIONAL SERVICES / HUMANE SOCIETY			03/14/23
1485		09/23 AP		03/01/23	0000000	WATERLOO, CITY OF	101.85		
						DEER DISPOSALS:2/1-2/28			
						ACCOUNT TOTAL	101.85	.00	101.85
551-6685-436.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
1483		09/23 AP		03/02/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	55.78		03/14/23
						LABELS FOR CARTS			
						ACCOUNT TOTAL	55.78	.00	55.78
551-6685-436.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES									
1447		09/23 AP		02/28/23	0000000	CULLIGAN WATER CONDITIONING	7.45		03/14/23
						TRANSFER STATION WATER			
						ACCOUNT TOTAL	7.45	.00	7.45
551-6685-436.72-60 OPERATING SUPPLIES / SAFETY SUPPLIES									
1524		09/23 AP		03/02/23	0000000	THOMPSON SHOES	148.75		03/14/23
						SAFETY SHOES-J BASS P.O. 56823			
						ACCOUNT TOTAL	148.75	.00	148.75
551-6685-436.73-01 OTHER SUPPLIES / REPAIR & MAINT. SUPPLIES									
1447		09/23 AP		02/23/23	0000000	MENARDS-CEDAR FALLS	44.33		03/14/23
						SUPPLIES FOR TRANSFER STATION			
						ACCOUNT TOTAL	44.33	.00	44.33
551-6685-436.83-06 TRANSPORTATION&EDUCATION / EDUCATION									
1463		09/23 AP		02/13/23	0142629	US BANK	85.00		03/07/23
						APWA - NATIONAL APWA SOLID WASTE SUMMIT			
						ACCOUNT TOTAL	85.00	.00	85.00
551-6685-436.86-35 REPAIR & MAINTENANCE / SCALES									
1509		09/23 AP		03/09/23	0000000	CROSS PRECISION MEASUREMENT	600.00		03/14/23
						ANNUAL SCALE INSPECTION			
						ACCOUNT TOTAL	600.00	.00	600.00
551-6685-436.87-02 RENTALS / MATERIAL DISPOSAL/HANDLIN									

PREPARED 03/15/2023, 8:25:49
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 48
 ACCOUNTING PERIOD 09/2023

GROUP	PO	ACCTG	-----TRANSACTION-----		DESCRIPTION	DEBITS	CREDITS	CURRENT	POST
NBR	NBR	PER.	CD	DATE	NUMBER			BALANCE	DT

FUND 551 REFUSE FUND									
551-6685-436.87-02 RENTALS / MATERIAL DISPOSAL/HANDLIN					continued				
1483		09/23	AP	03/04/23	0000000	WEIKERT IRON AND METAL	1,246.00		03/14/23
						APPLIANCE RECYCLING			
1483		09/23	AP	02/28/23	0000000	MIDWEST ELECTRONIC RECOVERY	685.90		03/14/23
						E WASTE RECYCLING			
1509		09/23	AP	02/25/23	0000000	LIBERTY TIRE RECYCLING, LLC	332.33		03/14/23
						SCRAP TIRE RECYCLING			
1513		09/23	AP	02/17/23	0000000	SAM ANNIS & CO.	69.36		03/14/23
						PROPANE REFILL			
1513		09/23	AP	01/19/23	0000000	SAM ANNIS & CO.		144.44	03/14/23
						PROPANE REFILL CREDIT			
1513		09/23	AP	01/16/23	0000000	SAM ANNIS & CO.	92.48		03/14/23
						PROPANE			
						ACCOUNT TOTAL	2,426.07	144.44	2,281.63
551-6685-436.93-01 EQUIPMENT / EQUIPMENT									
1513		09/23	AP	03/07/23	0000000	DON'S TRUCK SALES, INC.	65,695.00		03/14/23
						HOOK TRUCK CHASSIS #322			
						PW03267			
						ACCOUNT TOTAL	65,695.00	.00	65,695.00
						FUND TOTAL	69,760.44	144.44	69,616.00
FUND 552 SEWER RENTAL FUND									
552-6655-436.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
1503		09/23	AP	03/06/23	0000000	O'DONNELL ACE HARDWARE	13.69		03/14/23
						BATTERIES			
						ACCOUNT TOTAL	13.69	.00	13.69
552-6655-436.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES									
1503		09/23	AP	03/07/23	0000000	MENARDS-CEDAR FALLS	69.96		03/14/23
						MANHOLE PICKS			
1503		09/23	AP	03/06/23	0000000	O'DONNELL ACE HARDWARE	21.99		03/14/23
						SHOVEL FOR HYDRO			
						ACCOUNT TOTAL	91.95	.00	91.95
552-6655-436.73-27 OTHER SUPPLIES / IOWA ONE CALL									
1447		09/23	AP	02/24/23	0000000	IOWA ONE CALL	69.30		03/14/23
						IOWA ONE CALLS-JAN'23			
						ACCOUNT TOTAL	69.30	.00	69.30

PREPARED 03/15/2023, 8:25:49
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 49
 ACCOUNTING PERIOD 09/2023

GROUP	PO	ACCTG	----	TRANSACTION	----	DESCRIPTION	DEBITS	CREDITS	CURRENT	POST	DT
NBR	NBR	PER.	CD	DATE	NUMBER				BALANCE		

											DT
FUND 552 SEWER RENTAL FUND											
552-6655-436.86-12						REPAIR & MAINTENANCE / TOWELS					
1503		09/23	AP	03/03/23	0000000	ARAMARK	30.46				03/14/23
						MOPS AND RAGS					
						ACCOUNT TOTAL	30.46	.00			30.46
552-6665-436.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES											
1503		09/23	AP	03/03/23	0000000	O'DONNELL ACE HARDWARE	15.38				03/14/23
						DISH SOAP					
						ACCOUNT TOTAL	15.38	.00			15.38
552-6665-436.72-16 OPERATING SUPPLIES / TOOLS											
1503		09/23	AP	02/20/23	0000000	CAMPBELL SUPPLY WATERLOO	8.15				03/14/23
						MISC TOOLS					
						ACCOUNT TOTAL	8.15	.00			8.15
552-6665-436.72-26 OPERATING SUPPLIES / TESTING & LAB											
1503		09/23	AP	02/24/23	0000000	NORTH CENTRAL LABORATORIES	125.14				03/14/23
						LAB SUPPLIES					
1503		09/23	AP	02/22/23	0000000	MENARDS-CEDAR FALLS	82.29				03/14/23
						LAB SUPPLIES					
1503		09/23	AP	02/16/23	0000000	NORTH CENTRAL LABORATORIES	682.27				03/14/23
						LAB SUPPLIES					
1503		09/23	AP	02/13/23	0000000	NORTH CENTRAL LABORATORIES	671.47				03/14/23
						LAB SUPPLIES					
						ACCOUNT TOTAL	1,561.17	.00			1,561.17
552-6665-436.72-68 OPERATING SUPPLIES / POLYMER											
1503		09/23	AP	03/01/23	0000000	MSD ENVIRONMENTAL SERVICES, I	5,126.27				03/14/23
						POLYMER					
						ACCOUNT TOTAL	5,126.27	.00			5,126.27
552-6665-436.73-05 OTHER SUPPLIES / OPERATING EQUIPMENT											
1503		09/23	AP	03/06/23	0000000	MENARDS-CEDAR FALLS	167.64				03/14/23
						LIME					
1503		09/23	AP	02/27/23	0000000	O'DONNELL ACE HARDWARE	41.97				03/14/23
						PLUMBING SUPPLIES					
						CEMENT, PVC					
1503		09/23	AP	02/21/23	0000000	MENARDS-CEDAR FALLS	269.59				03/14/23
						HOSE, CONNECTORS, HOOKS,					
						DUST PAN, BROOM, LIME					
						ACCOUNT TOTAL	479.20	.00			479.20

PREPARED 03/15/2023, 8:25:49
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 50
 ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 552 SEWER RENTAL FUND									
552-6665-1503		436.73-36		09/23 AP 02/28/23	OTHER SUPPLIES / SAN. LIFT STATION SUPP. SETPOINT MECHANICAL SERVICES MAU # 2 REPAIR	4,311.46			03/14/23
					ACCOUNT TOTAL	4,311.46	.00	4,311.46	
552-6665-436.86-01 REPAIR & MAINTENANCE / REPAIR & MAINTENANCE									
1503		09/23 AP 02/22/23		0000000	AUTOMATIC SYSTEMS CO.	1,543.75			03/14/23
1503		09/23 AP 02/22/23		0000000	SCADA REPAIR FOLLOW UP AUTOMATIC SYSTEMS CO.	1,311.25			03/14/23
1503		09/23 AP 02/14/23		0000000	SCADA REPAIR CRESCENT ELECTRIC ELECTRICAL SUPPLIES	213.45			03/14/23
					ACCOUNT TOTAL	3,068.45	.00	3,068.45	
552-6665-436.86-29 REPAIR & MAINTENANCE / LAB & TESTING									
1503		09/23 AP 02/28/23		0000000	TESTAMERICA LABORATORIES, INC	715.00			03/14/23
1503		09/23 AP 02/13/23		0000000	LAB TESTING NORTHERN BALANCE & SCALE CO. THEMES AND WEIGHT ANNUAL CALIBRATION	542.00			03/14/23
					ACCOUNT TOTAL	1,257.00	.00	1,257.00	
					FUND TOTAL	16,032.48	.00	16,032.48	
FUND 553 2004 SEWER BOND									
FUND 555 STORM WATER UTILITY									
555-6630-1522		432.72-01		09/23 AP 02/28/23	OPERATING SUPPLIES / OPERATING SUPPLIES OFFICE EXPRESS OFFICE PRODUCT TAPE	.73			03/14/23
1522		09/23 AP 02/28/23		0000000	OFFICE EXPRESS OFFICE PRODUCT	2.35			03/14/23
1522		09/23 AP 02/16/23		0000000	COPY PAPER OFFICE EXPRESS OFFICE PRODUCT	2.35			03/14/23
1522		09/23 AP 02/06/23		0000000	COPY PAPER OFFICE EXPRESS OFFICE PRODUCT	3.68			03/14/23
1522		09/23 AP 02/06/23		0000000	POST-ITS, ENVELOPES, PENS, ERASER, BATT, FOLDER, PENCIL OFFICE EXPRESS OFFICE PRODUCT	.43			03/14/23
					ACCOUNT TOTAL	9.54	.00	9.54	
555-6630-1509		432.73-34		09/23 AP 02/18/23	OTHER SUPPLIES / STORM SEWERS BENTON'S READY MIX CONCRETE, CONCRETE STORM BOXOUTS 12TH ST	223.00			03/14/23

PREPARED 03/15/2023, 8:25:49
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 51
 ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT	
FUND 555 STORM WATER UTILITY											
555-6630-432.73-34 OTHER SUPPLIES / STORM SEWERS											
							continued				
ACCOUNT TOTAL							223.00	.00	223.00		
555-6630-432.83-04 TRANSPORTATION&EDUCATION / DUES & MEMBERSHIPS											
1463		09/23 AP		02/03/23	0142629	US BANK	355.00		03/07/23		
PROJECT#: IA DNR FEES AND PAYMENTS											
PROJECT#: 023247											
GENERAL NPDES PERMIT											
ACCOUNT TOTAL							355.00	.00	355.00		
555-6630-432.92-01 STRUCTURE IMPROV & BLDGS / STRUCTURE IMPROV & BLDGS											
1494		09/23 AP		03/07/23	0000000	PETERSON CONTRACTORS	35,720.00		03/14/23		
PROJECT#: 3215-OLIVE ST BOX CULVERT											
PROJECT#: 023215											
1494		09/23 AP		02/13/23	0000000	AECOM TECHNICAL SERVICES, INC	3,078.04		03/14/23		
PROJECT#: 3215-OLIVE ST BOX CULVERT											
PROJECT#: 023215											
ACCOUNT TOTAL							38,798.04	.00	38,798.04		
FUND TOTAL							39,385.58	.00	39,385.58		
FUND 570 SEWER ASSESSMENT											
FUND 606 DATA PROCESSING FUND											
606-1078-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES											
1522		09/23 AP		02/28/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	1.39		03/14/23		
COPY PAPER											
1522		09/23 AP		02/16/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	1.39		03/14/23		
COPY PAPER											
1486		09/23 AP		02/07/23	0000000	STOREY KENWORTHY	616.56		03/14/23		
BLUE BAR PAPER											
1486		09/23 AP		02/06/23	0000000	STOREY KENWORTHY	12.91		03/14/23		
SCISSORS - PAT											
1522		09/23 AP		02/06/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	.25		03/14/23		
COPY PAPER											
ACCOUNT TOTAL							632.50	.00	632.50		
606-1078-441.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES											
1463		09/23 AP		02/08/23	0142629	US BANK	405.28		03/07/23		
AMZN MKTP US*J997H7LV3											
NETWORK CABLE/POWER STRIP											
1463		09/23 AP		02/03/23	0142629	US BANK	306.89		03/07/23		
AMZN MKTP US*267VROS73 AM											
LANYARDS/BADGE REELS											
1463		09/23 AP		01/26/23	0142629	US BANK	17.25		03/07/23		

PREPARED 03/15/2023, 8:25:49
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 52
ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 606 DATA PROCESSING FUND										
606-1078-441.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES						continued				
1463		AMZN MKTP		09/23 AP	US*Y57IV1CM3	SD CARDS-ENGRING CAMERAS				
				01/24/23	0142629	US BANK	65.98			03/07/23
1463		AMZN MKTP		09/23 AP	US*WC2BZ1GK3 AM	PHONE CASES/SCR.PROTECTOR				
				01/24/23	0142629	US BANK	100.90			03/07/23
		AMZN MKTP			US*XQ5XE8RC3	MOUSE PADS/ADAPTERS				
ACCOUNT TOTAL							896.30	.00	896.30	
606-1078-441.81-40 PROFESSIONAL SERVICES / PUBLIC INFORMATION PROG.										
1463				09/23 AP	01/27/23 0142629	US BANK	99.00			03/07/23
					STK*BIGSTOCKPHOTO.COM	ONLINE IMAGE SUBSCRIPTION				
ACCOUNT TOTAL							99.00	.00	99.00	
606-1078-441.86-01 REPAIR & MAINTENANCE / REPAIR & MAINTENANCE										
1463				09/23 AP	02/20/23 0142629	US BANK	52.88			03/07/23
1463		AMZN MKTP		09/23 AP	US*HEOHM4K71	PHONE CASES/SCR.PROTECTRS				
				02/20/23	0142629	US BANK	19.99			03/07/23
1463		AMZN MKTP		09/23 AP	US*HE37W2DO2	PHONE CASE-PAT WILLIAMS				
				02/20/23	0142629	US BANK	11.99			03/07/23
1463		AMZN MKTP		09/23 AP	US*HE04652P2	REPLMT.PHONE CASE-CASTLE				
				02/15/23	0142629	US BANK	157.08			03/07/23
1463		AMZN MKTP		09/23 AP	US*HE1W86T61	WIRELESS KEYBOARDS/MICE				
				02/15/23	0142629	US BANK	34.99			03/07/23
1463		AMZN MKTP		09/23 AP	US*HE7TCSZW2	KEYBOARD-TRASNFER STATION				
				02/14/23	0142629	US BANK	1,175.64			03/07/23
		AMZN MKTP			US*HE8JH9SH0	24IN MONITORS: INVENTORY				
ACCOUNT TOTAL							1,452.57	.00	1,452.57	
606-1078-441.86-10 REPAIR & MAINTENANCE / SOFTWARE SUPPORT AGREEMTS										
1486				09/23 AP	02/24/23 0000000	BLUEBEAM INC	2,059.75			03/14/23
1463				09/23 AP	01/26/23 0142629	US BANK	900.00			03/07/23
					SMK*SURVEYMONKEY.COM	ANNUAL RENEWAL:2/4-2/3/24				
ACCOUNT TOTAL							2,959.75	.00	2,959.75	
606-1078-441.93-01 EQUIPMENT / EQUIPMENT										
1524				09/23 AP	02/28/23 0000000	IP PATHWAYS, LLC	5,096.52			03/14/23
					DR AS A SERVICE	MONTHLY BILLING FEB. 2023				
1486				09/23 AP	02/23/23 0000000	GORDON FLESCH COMPANY	2,800.00			03/14/23
1486				09/23 AP	02/13/23 0000000	MENARDS-CEDAR FALLS	134.40			03/14/23
					EXECUTIVE SUITE PRINTER					
					POWER STRIPS-CITY HALL					

PREPARED 03/15/2023, 8:25:49
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 53
 ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 606 DATA PROCESSING FUND										
606-1078-441.93-01 EQUIPMENT / EQUIPMENT							continued			
1463		09/23 AP		01/30/23	0142629	US BANK	455.88			03/07/23
						AMZN MKTP US*Z57M85EK3				
						MOWI SIGNATURE PAD				
						ACCOUNT TOTAL	8,486.80	.00	8,486.80	
						FUND TOTAL	14,526.92	.00	14,526.92	
FUND 680 HEALTH INSURANCE FUND										
680-1902-457.51-01 INSURANCE / HEALTH INSURANCE										
1486		09/23 AP		03/06/23	0000000	HOLMES MURPHY & ASSOCIATES LL	2,333.33			03/14/23
						BENEFITS CONSULTING SERV.				
						APRIL 2023				
						ACCOUNT TOTAL	2,333.33	.00	2,333.33	
						FUND TOTAL	2,333.33	.00	2,333.33	
FUND 681 HEALTH SEVERANCE										
FUND 682 HEALTH INSURANCE - FIRE										
FUND 685 VEHICLE MAINTENANCE FUND										
685-6698-446.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
1447		09/23 AP		02/16/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	61.25			03/14/23
						LABELS				
						ACCOUNT TOTAL	61.25	.00	61.25	
685-6698-446.72-05 OPERATING SUPPLIES / GAS & OIL										
1513		09/23 AP		03/02/23	0000000	MANSFIELD OIL COMPANY	22,217.57			03/14/23
						#2 DIESEL TO 2200 TECH				
1456		09/23 AP		02/20/23	0000000	HTP ENERGY	22,468.36			03/14/23
						#2 DIESEL FOR BLUFF STREE				
						T				
1513		09/23 AP		02/17/23	0000000	NORTHLAND PRODUCTS CO.	35.40			03/14/23
						USED OIL				
						ACCOUNT TOTAL	44,721.33	.00	44,721.33	
685-6698-446.72-16 OPERATING SUPPLIES / TOOLS										
1456		09/23 AP		02/23/23	0000000	KAY, PHILIP R.	14.40			03/14/23
						FAN CLUTCH REMOVAL TOOL				
1513		09/23 AP		10/26/22	0000000	CAMPBELL SUPPLY WATERLOO	219.00			03/14/23
						SHOP BATTERIES				
						ACCOUNT TOTAL	233.40	.00	233.40	

PREPARED 03/15/2023, 8:25:49
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 54
ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 685 VEHICLE MAINTENANCE FUND										
685-6698-446.72-60 OPERATING SUPPLIES / SAFETY SUPPLIES										
1483	09/23	AP	03/01/23	0000000		CITY LAUNDERING CO.	31.59			03/14/23
						1ST AID SUPPLIES				
1524	09/23	AP	03/01/23	0000000		BROWN'S SHOE FIT	175.00			03/14/23
						SAFETY SHOES-B NEUENDORF				
						P.O. 56828				
1456	09/23	AP	01/31/23	0000000		AIRGAS USA, LLC	39.08			03/14/23
						WELDING HELMET SHIELD				
						ACCOUNT TOTAL	245.67	.00		245.67
685-6698-446.73-04 OTHER SUPPLIES / VEHICLE SUPPLIES										
1513	09/23	AP	03/03/23	0000000		MENARDS-CEDAR FALLS	63.17			03/14/23
						POLYURETHANE				
1513	09/23	AP	03/03/23	0000000		O'DONNELL ACE HARDWARE	5.69			03/14/23
						METAL TAPE FOR EXHAUST				
						#3053				
1513	09/23	AP	03/02/23	0000000		MENARDS-CEDAR FALLS	128.59			03/14/23
						BED LINER POLYURETHANE				
1509	09/23	AP	02/27/23	0000000		MENARDS-CEDAR FALLS	161.24			03/14/23
						MISC CUTTING DISC				
1456	09/23	AP	02/26/23	0000000		POLK'S LOCK SERVICE, INC.	55.00			03/14/23
						#2330 IGNITION AND KEYS				
1447	09/23	AP	02/22/23	0000000		LAWSON PRODUCTS, INC.	1,519.68			03/14/23
						MISC SHOP SUPPLIES				
1483	09/23	AP	02/21/23	0000000		TOYNE, INC.	416.54			03/14/23
						#501 AUTO EJECT SYSTEM				
1456	09/23	AP	02/16/23	0000000		FASTENAL COMPANY	10.50			03/14/23
						SCREWS FOR SKID DOOR #289				
1456	09/23	AP	02/14/23	0000000		TOYNE, INC.	93.47			03/14/23
						INTAKE SCREENS #FD551				
1456	09/23	AP	02/13/23	0000000		C & C WELDING & SANDBLASTING	120.60			03/14/23
						PLATE STEEL FOR #3051				
1513	09/23	AP	02/13/23	0000000		STOKES WELDING	42.00			03/14/23
						FUEL FILTERS FOR CEMETERY				
						SMALL ENGINES				
1463	09/23	AP	02/08/23	0142629		US BANK	200.95			03/07/23
						HARBOR FREIGHT TOOLS 756				
						PULLYS FOR PUMP REMOVAL				
1456	09/23	AP	02/03/23	0000000		FASTENAL COMPANY	20.73			03/14/23
						1/4X3 BOLTS FOR STOCK				
						ACCOUNT TOTAL	2,838.16	.00		2,838.16
685-6698-446.86-04 REPAIR & MAINTENANCE / RADIO & COMMUNICATIONS										
1447	09/23	AP	02/22/23	0000000		PRECISE MRM LLC	1,020.00			03/14/23
						AVL FEE				
						ACCOUNT TOTAL	1,020.00	.00		1,020.00
685-6698-446.86-12 REPAIR & MAINTENANCE / TOWELS										

PREPARED 03/15/2023, 8:25:49
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 55
 ACCOUNTING PERIOD 09/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 685 VEHICLE MAINTENANCE FUND										
685-6698-446.86-12						REPAIR & MAINTENANCE / TOWELS				
1513		09/23 AP		03/03/23	0000000	ARAMARK	82.45			03/14/23
						SHOP TOWELS				
1456		09/23 AP		02/17/23	0000000	ARAMARK	82.45			03/14/23
						SHOP TOWELS				
						ACCOUNT TOTAL	164.90	.00	164.90	
685-6698-446.86-15 REPAIR & MAINTENANCE / TIRE REPAIRS										
1483		09/23 AP		02/21/23	0000000	D & D TIRE INC.	135.00			03/14/23
						#383 TIRE REPAIR				
						ACCOUNT TOTAL	135.00	.00	135.00	
685-6698-446.87-08 RENTALS / WORK BY OUTSIDE AGENCY										
1513		09/23 AP		03/02/23	0000000	SIGNS BY TOMORROW	66.00			03/14/23
						NEW DECALS-FIRE RESCUE				
1483		09/23 AP		03/01/23	0000000	CEDAR VALLEY AUTO GLASS INC.	200.00			03/14/23
						#405 GLASS WINDSHIELD				
1513		09/23 AP		02/27/23	0000000	D & D TIRE INC.	400.00			03/14/23
						#377 TIRE REPLACEMENT				
1483		09/23 AP		02/23/23	0000000	RASMUSSEN CO., THE	75.00			03/14/23
						FLATBED #2199 TO SHOP				
1483		09/23 AP		02/20/23	0000000	C & C WELDING & SANDBLASTING	515.75			03/14/23
						#3053 STYROFOAM REPAIR				
1456		09/23 AP		02/16/23	0000000	CEDAR VALLEY AUTO GLASS INC.	111.50			03/14/23
						REPLACED BROKEN DOOR GLAS S #2182				
1483		09/23 AP		02/14/23	0000000	RASMUSSEN CO., THE	247.50			03/14/23
						#287 TOW TO PW				
1483		09/23 AP		02/13/23	0000000	RASMUSSEN CO., THE	206.25			03/14/23
						#290 TOW TO PW				
						ACCOUNT TOTAL	1,822.00	.00	1,822.00	
685-6698-446.93-01 EQUIPMENT / EQUIPMENT										
1483		09/23 AP		02/22/23	0000000	PRO-LINER	2,150.00			03/14/23
						PD02 SPRAY BEDLINER				
1456		09/23 AP		02/09/23	0000000	COVERUP, LTD.	1,050.00			03/14/23
						#105 BOX COVER				
						ACCOUNT TOTAL	3,200.00	.00	3,200.00	
685-6698-446.93-04 EQUIPMENT / REFURBISH VEHICLES										
1456		09/23 AP		02/07/23	0000000	KAY, PHILIP R.	6,095.00			03/14/23
						NEW A/C TYPE MACHINE 1234FY PW03265				
						ACCOUNT TOTAL	6,095.00	.00	6,095.00	

PREPARED 03/15/2023, 8:25:49
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 56
 ACCOUNTING PERIOD 09/2023

GROUP	PO	ACCTG	-----TRANSACTION-----		DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
NBR	NBR	PER.	CD	DATE	NUMBER				----
FUND 685 VEHICLE MAINTENANCE FUND									
					FUND TOTAL	60,536.71	.00	60,536.71	
FUND 686 PAYROLL FUND									
FUND 687 WORKERS COMPENSATION FUND									
FUND 688 LTD INSURANCE FUND									
FUND 689 LIABILITY INSURANCE FUND									
689-1902-457.51-05 INSURANCE / LIABILITY INSURANCE									
1540		09/23 AP	02/23/23	0000000	AHLERS AND COONEY, P.C.	26,055.00			03/15/23
					LGL:SCOTT DIX V. CF				01/20-02/17/23
		PROJECT#:		012024					
1463		09/23 AP	02/15/23	0142629	US BANK	643.80			03/07/23
					AMZN MKTP US*HE6V93EH1				DOCKING STN REPLACEMENTS
		PROJECT#:		011004					
1486		09/23 AP	02/14/23	0000000	TRAVELERS	1,049.00			03/14/23
					PD LOSS RECOVERY-12/31/22				
					ACCOUNT TOTAL	27,747.80	.00	27,747.80	
					FUND TOTAL	27,747.80	.00	27,747.80	
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	642,909.73	99,575.25	543,334.48	