



**AGENDA
CITY OF CEDAR FALLS, IOWA
CITY COUNCIL MEETING
MONDAY, NOVEMBER 15, 2021
7:00 PM AT CITY HALL**

The City is providing in-person and electronic options for this meeting. The City encourages in-person attendees to follow the latest CDC guidelines to reduce the risk of COVID-19 transmission.

The meeting will be accessible via video conference and the public may access/participate in the meeting in the following ways:

- a) By dialing the phone number +13126266799 or +19292056099 or +12532158782 or +13017158592 or +13462487799 or +16699006833 and when prompted, enter the meeting ID (access code) 962 7287 1738.
- b) iPhone one-tap: +13126266799,,96272871738# or +19292056099,,96272871738#
- c) Join via smartphone or computer using this link: <https://zoom.us/j/96272871738>.
- d) View the live stream on Channel 15 YouTube using this link: <https://www.youtube.com/channel/UCCzeig5nIS-dIEYisqah1uQ> (view only).
- e) Watch on Cedar Falls Cable Channel 15 (view only).

To request to speak when allowed on the agenda, participants must click "Raise Hand" if connected by smartphone or computer, or press *9 if connected by telephone. All participants will be muted by the presiding officer when not actually speaking.

Call to Order by the Mayor

Roll Call

Approval of Minutes

1. Regular Meeting of November 1, 2021.

Agenda Revisions

Special Presentations

2. Proclamation recognizing November 26, 2021 as Holiday Hoopla Day.
3. Proclamation recognizing November 27, 2021 as Small Business Saturday.
4. Proclamation recognizing December 1, 2021 as Civil Air Patrol Day.

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

Special Order of Business

5. Hearing on the proposed condemnation of property located at 1227 West 22nd Street.
 - a) Written communications filed with the City Clerk.
 - b) Oral comments.
 - c) Resolution declaring the property located at 1227 West 22nd Street to be a nuisance due to being structurally unsafe, a fire hazard, or otherwise dangerous to human life and health, and ordering

abatement of said nuisance by removal, repair or demolition of said property and requiring the owner of said property to abate said nuisance by December 2, 2021.

6. Hearing on the proposed condemnation of property located at 315 East Dunkerton Road.

a) Written communications filed with the City Clerk.

b) Oral comments.

c) Resolution declaring the property located at 315 East Dunkerton Road to be a nuisance due to being structurally unsafe, a fire hazard, or otherwise dangerous to human life and health, and ordering abatement of said nuisance by removal, repair or demolition of said property and requiring the owner of said property to abate said nuisance by December 2, 2021.

7. Hearing on the proposed condemnation of property located at 710 West 13th Street.

a) Written communications filed with the City Clerk.

b) Oral comments.

c) Resolution declaring the property located at 710 West 13th Street to be a nuisance due to being structurally unsafe, a fire hazard, or otherwise dangerous to human life and health, and ordering abatement of said nuisance by removal, repair or demolition of said property and requiring the owner of said property to abate said nuisance by December 2, 2021.

8. Hearing on the proposed condemnation of property located at 1303 Walnut Street.

a) Written communications filed with the City Clerk.

b) Oral comments.

c) Resolution declaring the property located at 1303 Walnut Street to be a nuisance due to being structurally unsafe, a fire hazard, or otherwise dangerous to human life and health, and ordering abatement of said nuisance by removal, repair or demolition of said property and requiring the owner of said property to abate said nuisance by December 2, 2021.

9. Public hearing on the City's FFY20 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) and HOME programs.

a) Receive and file proof of publication of notice of hearing. (Notice published October 27, 2021)

b) Written communications filed with the City Clerk.

c) Staff comments.

d) Public comments.

e) Resolution approving and authorizing submission of the FFY20 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) and HOME programs.

10. Public hearing on a proposed ordinance granting a partial property tax exemption for The Vault, LLC for construction of a storage/office facility at 6100 Production Drive.

a) Receive and file proof of publication of notice of hearing. (Notice published November 5, 2021)

b) Written communications filed with the City Clerk.

c) Staff comments.

d) Public comments.

e) Pass an ordinance granting a partial property tax exemption to The Vault, LLC for construction of a storage/office facility at 6100 Production Drive, upon its first consideration.

11. Public hearing on the proposed plans, specifications, form of contract & estimate of cost for the Greenhill Road and South Main Street Intersection Improvement Project.

a) Receive and file proof of publication of notice of hearing. (Notice published November 5, 2021)

b) Written communications filed with the City Clerk.

c) Staff comments.

d) Public comments.

e) Resolution approving and adopting the plans, specifications, form of contract & estimate of cost for the Greenhill Road and South Main Street Intersection Improvement Project.

Old Business

12. Pass Ordinance #2997, adopting by reference the 2021 International Building Code, 2021 International Residential Code, 2021 International Mechanical Code, 2021 Uniform Plumbing Code, 2021 National Fuel Gas Code and 2020 National Electrical Code, and associated revisions to Chapter 7, Buildings and Building Regulations of the Code of Ordinances, upon its third and final consideration.

13. Pass Ordinance #2998, adopting by reference the 2021 International Fire Code, and associated revisions to Chapter 9, Fire Prevention and Protection of the Code of Ordinances, upon its third and final consideration.

New Business

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.)

14. Approve the following recommendation of the Mayor relative to the appointment of members to Boards and Commissions:

a) Sonja Bock, Human Rights Commission, term ending 07/01/2022.

15. Receive and file a communication for the Civil Service Commission relative to the certified list for the position of Public Safety Officer.

16. Receive and file the FY2021 Comprehensive Annual Financial Report.

17. Approve the following applications for beer permits and liquor licenses:

a) Hansen's Dairy, 123 East 18th Street, Class C beer & Class B native wine - renewal.

b) Lifestyle Inn, 5826 University Avenue, Class B liquor - renewal.

c) Five Corners Liquor & Wine, 809 East 18th Street, Class E liquor - renewal.

d) Aldi Inc., 315 Brandilynn Boulevard, Class C beer & Class B wine – permanent transfer.

e) Alist Nails, 6015 University Avenue, Special Class C liquor – new.

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

18. Resolution authorizing certification of eligible expenses for reimbursement from the College Hill, Downtown, Pinnacle Prairie, South Cedar Falls, and Unified Tax Increment Financing Revenues.

- [19.](#) Resolution approving and authorizing an inter-fund loan from the Tax Increment Financing (TIF) Bond Fund to the Tax Increment Financing (TIF) Fund relative to funding for parking lot signage in the College Hill Urban Renewal Area.
- [20.](#) Resolution approving and authorizing an inter-fund loan from the Tax Increment Financing (TIF) Bond Fund to the Tax Increment Financing (TIF) Fund relative to funding for legal fees, construction costs, design costs, brick costs, utility costs, reimbursement payments, landscaping costs, easement costs and other project costs related to Peter Melendy Park, Downtown Alley, Downtown Parking Lot, and Downtown Streetscape, all in the Downtown Urban Renewal Area.
- [21.](#) Resolution approving and authorizing an inter-fund loan from the Tax Increment Financing (TIF) Bond Fund to the Tax Increment Financing (TIF) Fund relative to funding design, construction and administrative fees related to the Cyber Lane and Cyber Lane Extension projects in the South Cedar Falls Urban Renewal Area.
- [22.](#) Resolution approving and authorizing an inter-fund loan from the Tax Increment Financing (TIF) Bond Fund to the Tax Increment Financing (TIF) Fund relative to funding for the West Viking Road, Industrial Park Street Expansion, and other administrative and legal fees in the Unified Urban Renewal Area.
- [23.](#) Resolution approving and authorizing an inter-fund loan from the Capital Improvements Fund to the Tax Increment Financing (TIF) Fund relative to funding for camera costs in the Downtown Urban Renewal Area.
- [24.](#) Resolution approving and authorizing an inter-fund loan from the Economic Development Fund to the Tax Increment Financing (TIF) Fund relative to funding for the purchase of land and related expenses in the South Cedar Falls Urban Renewal Area.
- [25.](#) Resolution approving and authorizing an inter-fund loan from the Economic Development Fund to the Tax Increment Financing (TIF) Fund relative to funding for the purchase of land and water rights in the Unified Urban Renewal Area.
- [26.](#) Resolution approving and authorizing an inter-fund loan from the Local Option Sales Tax (LOST) Fund to the Tax Increment Financing (TIF) Fund relative to funding for legal, engineering, construction, and administrative fees related to the Ridgeway Avenue Project in the South Cedar Falls Urban Renewal Area.
- [27.](#) Resolution approving and authorizing an inter-fund loan from the Visitors & Tourism Fund to the Tax Increment Financing (TIF) Fund relative to funding for the landscaping design project in the Pinnacle Prairie Urban Renewal Area.
- [28.](#) Resolution approving and authorizing the transfer of funds relative to Tax Increment Financing (TIF) revenues to be received for the fiscal year ending June 30, 2022.
- [29.](#) Resolution approving and authorizing submission of the City's FY21 Annual Urban Renewal Report.
- [30.](#) Resolution approving a Cedar Falls Utilities Electric, Gas, Water, and Communications Utility Installation or Relocation Project within the Cedar Falls Unified Highway 58 Corridor Urban Renewal Area.
- [31.](#) Resolution approving and accepting an Iowa Arts & Culture Marketing Grant from the Iowa Department of Cultural Affairs for marketing initiatives of the Hearst Center for the Arts.
- [32.](#) Resolution approving and authorizing execution of an Agreement for Professional Services with Exceptional Persons, Inc. relative to Community Development Block Grant (CDBG) funding for service agencies.
- [33.](#) Resolution approving and authorizing execution of an Agreement for Professional Services with Northeast Iowa Food Bank relative to Community Development Block Grant (CDBG) funding for service agencies.

- [34.](#) Resolution approving and authorizing execution of an Agreement for Professional Services with Pathways Behavioral Services, Inc. relative to Community Development Block Grant (CDBG) funding for service agencies.
- [35.](#) Resolution approving and authorizing execution of an Agreement for Professional Services with Salvation Army relative to Community Development Block Grant (CDBG) funding for service agencies.
- [36.](#) Resolution approving the preliminary plat of West Fork Crossing.
- [37.](#) Resolution receiving and filing the bids, and approving and accepting the low bid of Peters Construction Corporation, in the amount of \$3,851,456.00 for the City Hall Remodel Project.
- [38.](#) Resolution approving and authorizing execution of a Service/Product Agreement with Routewear, Inc. for replacement of the automated refuse cart management system.
- [39.](#) Resolution approving and authorizing execution of a Professional Service Agreement with AECOM Technical Services, Inc. for design services relative to the Cedar Heights Area Street Reconstruction Project.
- [40.](#) Resolution receiving and filing the Evaluative Report of the Planning & Zoning Commission, and setting December 6, 2021 as the date of public hearing to consider taking action on a petition requesting the reestablishment of the Downtown Cedar Falls Self-Supported Municipal Improvement District (SSMID).

Ordinances:

- [41.](#) Pass an ordinance amending Chapter 24, Utilities, of the Code of Ordinances, relative to sanitary sewer rates, upon its first consideration.

Allow Bills and Claims

- [42.](#) Allow Bills and Claims for November 15, 2021.

City Council Referrals

City Council Updates

Staff Updates

Adjournment

**CITY HALL
CEDAR FALLS, IOWA, NOVEMBER 1, 2021
REGULAR MEETING, CITY COUNCIL
MAYOR ROBERT M. GREEN PRESIDING**

The City Council of the City of Cedar Falls, Iowa, met in Regular Session, pursuant to law, the rules of said Council and prior notice given each member thereof, at 7:00 P.M. on the above date. Members present: Miller, deBuhr, Kruse, Harding, Darrah, Sires, Dunn. Absent: None.

53529 - It was moved by Kruse and seconded by deBuhr that the minutes of the Regular Meeting of October 18, 2021 be approved as presented and ordered of record. Motion carried unanimously.

53530 - Mayor Green read the following proclamations:

Proclamation recognizing November 11, 2021 as Veterans Day and Home Base Iowa Day.

Proclamation recognizing November 2021 as Cedar Valley United Way Month.

Proclamation recognizing November 2021 as Hospice and Palliative Care Month.

53531- Rosemary Beach, 5018 Sage Road, expressed concerns with recent PAC mailers for the local election.

Public Works Director Schrage and Public Safety Director Olson responded to concerns expressed by Karla Lower, 1611 Hawthorne Drive, regarding accidents and response times at the intersection of Hawthorne Drive and Victory Drive and her request for speed control devices.

James Kerns, 3123 Cottonwood Lane, commented on the use of fear and misinformation to avert what have been good decisions, such as The Falls Aquatic Center, roundabouts and public safety officers. Mr. Kerns also encouraged support of Raja Chari and the space launch.

Eashaan Vajpeyi, 3831 Convair Lane, commented on the downtown zoning process.

53532 - It was moved by Miller and seconded by Darrah that Ordinance #2994, amending Chapter 26, Zoning, and other associated sections of the Code of Ordinances, relative to establishing the CD-DT, Downtown Character District, be passed upon its third and final consideration. Following questions and comments by Councilmembers deBuhr, Harding, Darrah, Kruse, and Miller, comments by Eashaan Vajpeyi, 3831 Convair Lane, and Lisa Sevcik, 1421 Clay Street, and responses by City Attorney Rogers, Mayor Green and Planning & Community Services Manager Howard, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Miller, Harding, Darrah, Dunn. Nay: deBuhr, Kruse, Sires. Motion carried. The Mayor then declared Ordinance #2994 duly passed and adopted.

- 53533 - It was moved by Miller and seconded by Harding that Ordinance #2995, amending Section 26-118 of the Code of Ordinances, by removing all property within the defined boundaries of the Downtown Character District from current zoning districts and placing the same in the CD-DT, Downtown Character District Zoning District, be passed upon its third and final consideration. Following due consideration by the Council, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Miller, Harding, Darrah, Dunn. Nay: deBuhr, Kruse, Sires. Motion carried. The Mayor then declared Ordinance #2995 duly passed and adopted.

- 53534 - It was moved by Darrah and seconded by Harding that Ordinance #2996, amending Section 26-118 of the Code of Ordinances by removing certain property located in the vicinity of Cedar Heights Drive and Valley High Drive from the C-1, Commercial District, and placing the same in the R-P, Planned Residence District, be passed upon its third and final consideration. Following due consideration by the Council, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Miller, deBuhr, Kruse, Harding, Darrah, Sires, Dunn. Nay: None. Motion carried. The Mayor then declared Ordinance #2996 duly passed and adopted.

- 53535 - It was moved by Miller and seconded by Harding that Ordinance #2997, adopting by reference the 2021 International Building Code, 2021 International Residential Code, 2021 International Mechanical Code, 2021 Uniform Plumbing Code, 2021 National Fuel Gas Code and 2020 National Electrical Code, and associated revisions to Chapter 7, Buildings and Building Regulations of the Code of Ordinances, be passed upon its second consideration. Following due consideration by the Council, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Miller, deBuhr, Kruse, Harding, Darrah, Sires, Dunn. Nay: None. Motion carried.

- 53536 - It was moved by Darrah and seconded by Miller that Ordinance #2998, adopting by reference the 2021 International Fire Code, and associated revisions to Chapter 9, Fire Prevention and Protection of the Code of Ordinances, be passed upon its second consideration. Following due consideration by the Council, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Miller, deBuhr, Kruse, Harding, Darrah, Sires, Dunn. Nay: None. Motion carried.

- 53537- It was moved by Harding and seconded by Miller that Ordinance #2999, amending Section 26-118 of the Code of Ordinances by removing certain property located at 5424 University Avenue from the R-1, Residence District and C-2, Commercial District, and placing the same in the C-2, Commercial District, be passed upon its second consideration. It was then moved by Harding and seconded by Miller that the rules requiring this ordinance to be considered at three separate meetings, be suspended. Following a question and comment by Councilmembers Miller and Sires, and response by Planning & Community Services Manager Howard, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Miller, deBuhr,

Kruse, Harding, Darrah, Sires, Dunn. Nay: None. Motion carried.

It was then moved by Harding and seconded by Miller that that Ordinance #2999, amending Section 26-118 of the Code of Ordinances by removing certain property located at 5424 University Avenue from the R-1, Residence District and C-2, Commercial District, and placing the same in the C-2, Commercial District, be passed upon its third and final consideration. Following due consideration by the Council, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Miller, deBuhr, Kruse, Harding, Darrah, Sires, Dunn. Nay: None. Motion carried. The Mayor then declared Ordinance #2999 duly passed and adopted.

53538 - It was moved by Kruse and seconded by Harding that the following items on the Consent Calendar be received, filed and approved:

Approve the following recommendations of the Mayor relative to the appointment of members to Boards and Commissions:

- a) Dr. Oksana Grybovych Hafermann, Planning & Zoning Commission, term ending 11/01/2022.
- b) Dr. Kristin Moser, Planning & Zoning Commission, term ending 11/01/2026.
- c) Hannah Peterson, Planning & Zoning Commission, term ending 11/01/2026.
- d) LeaAnn Saul, Planning & Zoning Commission, term ending 11/01/2026.

Receive and file the Committee of the Whole minutes of October 18, 2021 relative to the following items:

- a) Racial Equity Task Force Presentation.
- b) Downtown Public Parking.
- c) Planning & Zoning Commission Interviews.

Receive and file the Report and Recommendations of the Racial Equity Task Force.

Receive and file the Departmental Monthly Reports of September, 2021.

Receive and file the FY21 Street Financial Report (SFR) for the City.

Receive and file the Bi-Annual Report of College Hill Partnership relative to FY22 Self-Supported Municipal Improvement District (SSMID) funds and an FY22 Economic Development Grant.

Receive and file the Bi-Annual Report of Community Main Street relative to FY22 Self-Supported Municipal Improvement District (SSMID) funds and an FY22 Economic Development Grant.

Approve the following applications for beer permits and liquor licenses:

- a) Lark Brewing, 6301 University Avenue, Class C liquor, Special Class A beer & outdoor service – renewal.
- b) Tony's La Pizzeria, 407 Main Street, Class C liquor & outdoor service - renewal.
- c) Urban Pie, 200 State Street, Class C liquor & outdoor service - renewal

Motion carried unanimously.

Councilmember deBuhr recognized Carson Wirtz for his Eagle Scout project and thanked him for his donation of excess funds to Community Main Street.

53539 - It was moved by Miller and seconded by Kruse that the following resolutions be introduced and adopted:

Resolution #22,558, levying a final assessment for costs incurred by the City to mow property located at 8702 University Avenue.

Resolution #22,559, approving and authorizing execution of a contract with the Governor's Traffic Safety Bureau (GTSB) relative to funding for traffic enforcement and training.

Resolution #22,560, approving and authorizing execution of a 28E Agreement for Tobacco, Alternative Nicotine and Vapor Product Enforcement with the Iowa Alcoholic Beverages Division.

Resolution #22,561, approving and adopting a Recreation Fee Schedule to become effective December 1, 2021.

Resolution #22,562, approving and authorizing execution of a Second Amendment to Operating Agreement for Pheasant Ridge/Walters Golf Courses and Pro Shop with John J. Bermel.

Resolution #22,563, approving a Mixed Use (MU) Residential Zoning District site plan for a car wash to be located at 1125 Fountains Way.

Resolution #22,564, approving and authorizing execution of a First Amendment to the Subrecipient Agreement for Federally Funded Project with Eastside Ministerial Alliance, Inc. for Community Development Block Grant (CDBG-CV2) funding relative to the CARES Act.

Resolution #22,565, approving and accepting the contract and bond of Boulder Contracting, LLC for the 2021 Street Patching Project.

Resolution #22,566, approving the Certificate of Completion and accepting the work of Benton's Sand & Gravel, Inc. for the 2020 Permeable Alley Project; and approving and authorizing the transfer of funds from the Street Construction Fund to the 2018 Storm Water Bond Fund relative to completion of the project.

Resolution #22,567, approving and authorizing execution of Supplemental Agreement No. 4A to the Professional Service Agreement with Snyder & Associates, Inc. relative to the West Viking Industrial Park Expansion - Phase 1.

Resolution #22,568, approving and authorizing execution of Supplemental Agreement No. 1 to the Professional Service Agreement with AECOM Technical Services, Inc. relative to 2021 survey services.

Resolution #22,569, approving and authorizing execution of Supplemental

Agreement No. 1 to the Professional Service Agreement with AECOM Technical Services, Inc. relative to the West 27th Street Reconstruction Project.

Resolution #22,570, setting November 15, 2021 as the date of public hearing on the City's FFY20 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) and HOME Programs.

Resolution #22,571, setting November 15, 2021 as the date of public hearing on a proposed ordinance granting a partial property tax exemption for The Vault, LLC for construction of a storage/office facility at 6100 Production Drive.

Resolution #22,572, receiving and filing, and setting November 15, 2021 as the date of public hearing on the proposed plans, specifications, form of contract & estimate of cost for the Greenhill Road & South Main Street Intersection Improvement Project.

Resolution #22,573, setting November 15, 2021 as the date of hearing on the proposed condemnation of property located at 315 East Dunkerton Road.

Resolution #22,574, setting November 15, 2021 as the date of hearing on the proposed condemnation of property located at 1227 West 22nd Street.

Resolution #22,575, setting November 15, 2021 as the date of hearing on the proposed condemnation of property located at 710 West 13th Street.

Resolution #22,576, setting November 15, 2021 as the date of hearing on the proposed condemnation of property located at 1303 Walnut Street.

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: Miller, deBuhr, Kruse, Harding, Darrah, Sires, Dunn. Nay: None. Motion carried. The Mayor then declared Resolutions #22,558 through #22,576 duly passed and adopted.

53540 - It was moved by Darrah and seconded by deBuhr that Resolution #22,577, approving and adopting an Administrative Plan for Voluntary Property Acquisition funded under the Hazard Mitigation Grant Program, be adopted. Following due consideration by the Council, the Mayor then put the question on the motion, and upon call of the roll, the following named Councilmembers voted. Aye: deBuhr, Kruse, Harding, Darrah, Sires, Dunn. Nay: None. Abstain: Miller. Motion carried. The Mayor then declared Resolution #22,577 duly passed and adopted.

53541 - It was moved by Miller and seconded by Darrah that Resolution #22,578, receiving and filing, and rejecting all bids received for the Recreational River Area and Riverbank Improvements Project, be adopted. Following a comment by Councilmember Miller and response 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: Miller, deBuhr, Kruse, Harding, Darrah, Sires, Dunn. Nay: None. Motion carried. The Mayor then declared Resolution #22,578 duly passed and adopted.

53542- It was moved by Kruse and seconded by Darrah that the bills and claims of November 1, 2021 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: Miller, deBuhr, Kruse, Harding, Darrah, Sires, Dunn. Nay: None. Motion carried.

53543 - It was moved by Kruse and seconded by Miller to refer to the Committee of the Whole prior to Goal Setting, a discussion on building, maintaining and financing a parking ramp. Following comments and questions by Miller, Kruse, Darrah and Harding, and responses by Mayor Green, City Attorney Rogers and City Administrator Gaines, Councilmember Kruse withdrew the motion.

It was then moved by Kruse and seconded by Harding to record goal setting sessions with the potential to broadcast them as well. Following questions and comments by Councilmembers deBuhr, Dunn, Sires and Kruse, and Mayor Green, it was moved by deBuhr and seconded by Harding to amend the motion to record goal setting sessions in the same manner as executive sessions. Following comments by Councilmember Harding, the motion carried 4-3, with Miller, Sires and Dunn voting Nay. The Mayor then put the question on the original motion as amended. Motion carried 5-2, with Miller and Dunn voting Nay.

53544 - Mayor Green announced the rescheduling of the space shuttle launch viewing to Saturday, November 6th at 11:30 PM, and encouraged citizens to vote on Tuesday.

53545 - It was moved by Kruse and seconded by deBuhr to adjourn to Executive Session to discuss Collective Bargaining per Iowa Code Section 20.17(3) as negotiating sessions, strategy meetings of public employers, mediation, and the deliberative process of arbitrators; and Legal Matters per Iowa Code Section 21.5(1)(c) to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation. Upon call of the roll, the following named Councilmembers voted. Aye: Miller, deBuhr, Kruse, Harding, Darrah, Sires, Dunn. Nay: None. Motion carried.

The City Council adjourned to Executive Session at 8:32 P.M.

Mayor Green reconvened the Council meeting at 9:08 P.M.

53546 - It was moved by Darrah and seconded by Harding that the meeting be adjourned at 9:09 P.M. Motion carried unanimously.

Jacqueline Danielsen, MMC, City Clerk



MAYOR ROBERT M. GREEN

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

Holiday
Hoopla



HOLIDAY HOOPLA DAY

NOVEMBER 26, 2021



WHEREAS, Cedar Falls is celebrating its thirteenth holiday season in the Holiday Hoopla tradition, with the arrival of Santa Claus and his many helpers the Friday after Thanksgiving; and

WHEREAS, for more than a decade, Community Main Street volunteers, sponsors, and downtown area business owners have spent countless hours in a true labor of love to bring the magic of Christmas to life through decorations, displays, special holiday events and Santa's Workshop; and

WHEREAS, the Holiday Hoopla Kickoff returns in 2021 with an exciting new venue – the River Place Plaza on the corner of 2nd and State Streets – and will be held from 6 to 8 pm the evening of Friday, November 26th; and

WHEREAS, the Holiday Hoopla Kickoff promises the joy, laughter, and spirit we've come to know and love; the arrival of Santa Claus and a fabulous holiday fireworks display that will thrill attendees young and old – even those with hearts two sizes too small; and

WHEREAS, Holiday Hoopla is a treasured community event, and we celebrate all who labor to make our community holiday season a true joy and wonder;

NOW, THEREFORE, I, Robert M. Green, Mayor of Cedar Falls, do hereby proclaim November 26, 2021, as **Holiday Hoopla Day** throughout the city and encourage the citizens of Cedar Falls to join me at the River Place Plaza from 6pm to 8pm on November 26th as together we celebrate the start of the holiday season.

Signed this 9th day of November 2021.

Mayor Robert M. Green



MAYOR ROBERT M. GREEN
CITY OF CEDAR FALLS, IOWA
220 CLAY STREET
CEDAR FALLS, IOWA 50613
319-273-8600



SMALL BUSINESS SATURDAY®

NOVEMBER 27, 2021

WHEREAS, according to the U.S. Small Business Administration, America’s 30.7 million small businesses represent 99.7% of all firms with paid employees in the United States; and

WHEREAS, these small businesses were responsible for 65% of net new jobs created from 2000 to 2018; and

WHEREAS, small businesses employ 47.3% of America’s private sector employees; and

WHEREAS, surveys show that three-quarters of U.S. consumers are seeking ways to shop small and support their local community and neighbors; and

WHEREAS, 96% of consumers who shopped local on Small Business Saturday agree that shopping at small, independently-owned businesses supports their commitment to making purchases that have a positive social, economic, and environmental impact; and

WHEREAS, across the country, small businesses have faced severe hardship due the global coronavirus pandemic and its after-effects, including forced business shutdowns, workforce shortages and supply chain issues, and now more than ever need the encouragement and support of a loyal customer base; and

WHEREAS, it is appropriate and fitting for the City of Cedar Falls to support local businesses that create jobs, boost our local economy, and preserve our communities;

NOW, THEREFORE I, Robert M. Green, Mayor of the City of Cedar Falls do hereby proclaim November 27, 2021, as **Small Business Saturday** in Cedar Falls, and encourage all citizens to patronize our city’s many small businesses for a direct positive impact on our local economy and our many neighbors who own and operate them.



Signed this 9th day of November 2021.

Mayor Robert M. Green



MAYOR ROBERT M. GREEN
CITY OF CEDAR FALLS, IOWA
220 CLAY STREET
CEDAR FALLS, IOWA 50613
319-273-8600



CIVIL AIR PATROL DAY

DECEMBER 1, 2021

WHEREAS, Civil Air Patrol was founded on December 1, 1941, to supplement civilian defense organizations and the United States military during World War II and in 1946, Congress incorporated Civil Air Patrol as a nonprofit, volunteer civilian organization to encourage and aid American citizens in the development of aviation and maintenance of air supremacy, foster volunteerism among private citizens to the public welfare, and provide aviation education and training to adult and youth members; and

WHEREAS, for all 80 years, Civil Air Patrol has conducted aerial and ground search, rescue, and disaster operations for the Federal Government, States, and communities including thousands of aircraft and missing person searches, and among thousands of other national missions, Hurricanes Katrina and Sandy, the Deepwater Horizon spill, and the COVID-19 pandemic; and

WHEREAS, Civil Air Patrol supports States and local governments through working with State agencies and others such as the Coast Guard, National Guard, Federal Emergency Management Agency, American Red Cross, and community first responders with thousands of valuable trained personnel and assets such as 560 aircraft, over a thousand vehicles, high-tech equipment such as advanced aircraft cameras and camera-equipped small unmanned aerial vehicles, and communications networks in every State with over 10,000 radios during times of disasters and other emergencies; and

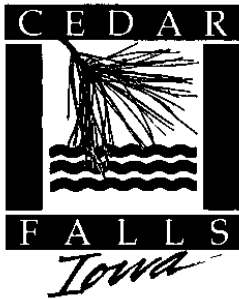
WHEREAS, every day Civil Air Patrol offers America an all-volunteer force of professionally trained citizens who for eight decades have served the Nation selflessly and tirelessly to support, protect, and defend their communities; to provide aid in times of disaster and emergencies, and to train youth as future leaders and responsible members of their communities; and

NOW, THEREFORE, I Mayor Robert M. Green, do hereby proclaim December 1, 2021 as **Civil Air Patrol Day** in the City of Cedar Falls and commend Civil Air Patrol for its 80 years of Missions for America and its outstanding disaster relief, emergency response, Air Force-tasked missions, and cadet and aerospace programs, which every day touch the lives of millions of American citizens; and that I further recognize the 80th anniversary of the Civil Air Patrol and the organization’s commendable contributions to the Nation, to the State of Iowa and to our local community.



Signed this 9th day of November 2021.

Mayor Robert M. Green



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: November 5, 2021

SUBJECT: Hearing for Condemnation of Property
 1227 W 22nd Street

On October 14, 2021 the Condemnation Committee, selected by Mayor Green, inspected 1227 W 22nd Street as per City Code Ordinance 7-20(14) IBC 116.3 *Procedure for Condemnation and Removal*. Per the ordinance, the Mayor shall appoint three council members to inspect along with the building official, fire chief, and county health officer and report their findings to the City Council. If the Committee reports the building is unsafe or dangerous the matter shall be scheduled for a hearing at the next regular meeting of the Council.

The appointed Committee consisted of Council members Susan deBuhr, Mark Miller, and Frank Darrah, as well as Building Official Jamie Castle, and Fire Chief John Bostwick. Also at the inspection was Community Development Director Stephanie Houk Sheetz. The owner of the property and a family friend were also on site at the time of the inspection. The inspection occurred from the public right-of-way

Nuisance history of 1227 W 22nd Street:

- This property has been an ongoing nuisance for noxious grass and weeds and building maintenance issues.
- In the last 2 ½ years there have been 5 noxious weed violations that have resulted in the city's contractor mowing the property each time. These violations brought the property to city staff's attention.
- City staff attempted to work with family to resolve the maintenance items but no progress was made. At that time the violation status was started.
- Building Maintenance violation notice was sent to address broken stairs and door, general upkeep, and the overgrowth of vines entering the home on June 18, 2021.

- July 8, 2021 a second violation notice was sent. No response was received to either letter.

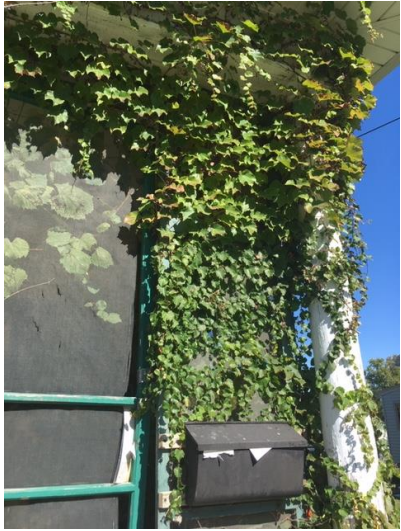
Results of Condemnation Inspection:

Exterior Structure:

- Multiple dead trees on the property. Violation of §15-2(20)
- Fascia missing from several areas. Violation of §15-2(31)(c)
- Foundation damaged and deteriorating. Violation of §15-2(31)(e)
- Screen doors damaged and off the hinges. Violation of §15-2(31)(f)
- Front stairs damaged and/or missing. Many of the landing decking boards warped and damaged. Violation of §15-2(31)(g)
- Weeds and vines have overgrown and penetrated the front porch screens and windows creating a hazardous condition for egress. Structural deterioration appears to have occurred due to the overgrowth. Violation of §15-2(31)(g)
- Property is vacant. Violation of §15-2(31)(m)

1227 W 22nd Street Photos:

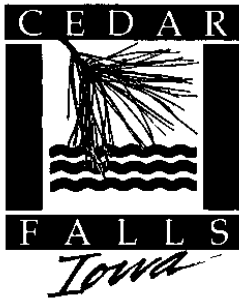




Recommendation:

The Department of Community Development recommends the following:

1. City Council declares the property a nuisance.
2. City Council orders abatement of the nuisance. The nuisance must be either completely abated or a viable plan of action with a detailed schedule for completion of the abatement must be submitted to the Building Official by 4:00 PM on December 2, 2021. The Building Official will be granted authority to reinspect the property after 4:00 PM on December 2, 2021 to determine compliance if a viable plan of action was not submitted. If a viable plan is submitted and approved the building official will also be granted the authority to periodically reinspect the property to ensure the plan is being met as submitted.
3. If the owner of record fails to either submit a viable plan of action or abate the nuisance by December 2, 2021, the Building Official is hereby directed to do whatever may be necessary to remove, correct or abate such nuisance by demolition or removal, and to levy the cost of such abatement as a lien upon the above-described real estate, to be collected in the same manner as property taxes.



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: November 5, 2021

SUBJECT: Hearing for Condemnation of Property
 315 E Dunkerton Road

On October 14, 2021 the Condemnation Committee, selected by Mayor Green, inspected 315 E Dunkerton Road as per City Code Ordinance 7-20(14) IBC 116.3 *Procedure for Condemnation and Removal*. Per the ordinance, the Mayor shall appoint three council members to inspect along with the building official, fire chief, and county health officer and report their findings to the City Council. If the Committee reports the building is unsafe or dangerous the matter shall be set down for hearing at the next regular meeting of the Council.

The appointed Committee consisted of Council members Susan deBuhr, Mark Miller, and Frank Darrah, as well as Building Official Jamie Castle, Fire Chief John Bostwick, and County Health Officer Eric Heinen. Also at the inspection were Community Development Director Stephanie Houk Sheetz and County Health Officer Jared Parmater. The owner of the property and a family friend were also on site at the time of the inspection. The inspection occurred under an administrative search warrant at 11:00 am on October 14, 2021.

Nuisance history of 315 E Dunkerton Road:

- This property has been an ongoing nuisance for debris and exterior storage. It has been cleaned several times by family friends and by city staff.
- The first nuisance violation in our current violation system is April 2017.
- September 21, 2020 a violation notice was sent to the owner regarding excessive garbage and exterior storage on the property.
- Second and final notice sent November 20, 2021 after no progress had been made to clean the property.
- Citation served to owner on December 21, 2020 – violation §15-2(22)

- Court order served January 21, 2021. Owner ordered to abate the nuisance within 15 days.
- City's contractors partially abated the nuisance on February 26, 2021. The grounds were partially frozen and the work was not able to be fully completed.
- During the clean-up it was noted that the property owner was entering the home through a bedroom window and basement storm door with constricted access. The Building Official and Fire Chief met the owner on site to discuss the conditions of the home. The owner did not allow them in the structure but did admit to not being able to enter her home safely. At that time the home was placard with a dangerous building notice on March 1, 2021. The owner was verbally directed as to what steps would have to be taken to occupy the home again. A follow up letter was also sent. City Staff confirmed multiple times that the homeowner she would have a safe place to stay while unable to occupy the home. City Staff also provided homeowner with a few outreach options if she required them.
- On April 1, 2021 after no progress had been made, the Fire Chief sent a letter to the owner explaining the concerns the fire department faced if her property caught fire. She was told that until the house was cleaned and made safe fire fighters would be directed not to enter the home if there were a fire due to the hazardous situation for any response.
- June 23, 2021 the city returned to the property to finish abating the property. At that time the property adjacent to 315 E Dunkerton was also cleared as garbage and debris had been stored there also. Five, 6-yard dumpsters were used to clear the exterior debris.
- Over the next few months, the Building Official returned to the property to determine what progress was made. Very little had been removed from the home and additional debris was filling the yard.
- Complaints from neighbors continued to be submitted to Code Enforcement regarding smell and concerns for the occupant.
- After 7 months of very little forward movement to clean the property, the Building Official and Community Development Director requested the Mayor select a condemnation committee.

Results of Condemnation Inspection:

Exterior:

- Multiple dead trees on the property. Violation of §15-2(20)
- A significant amount of trash and other debris throughout the property. Violation of §15-2(2)
- Multiple containers filled with stagnant water. Violation of §15-2(5)
- The owner's food storage was outside in a truck tool box. The food was covered with bugs and possible animal droppings.
- RV parked in backyard. Completely filled with storage. Violation of §15-2(22), 15-2(38), 15-2(41), 26-220(e)

Interior:

- The property has been neglected and is beginning to deteriorate. The front door was not on its hinges and had to be lifted and moved to enter the home. Violation of §15-2(24)
- The home is insanitary. Violation of §7-20(14)
 - The home is completely filled with trash and other debris. Due to concerns of life safety we were unable to enter the home. Items were piled to the ceiling.
 - An extreme, foul odor came from the home, upon opening the front door.
 - No indication there was access to plumbing or potable water in the home or on the property.
- The home is unsafe. Violation of §7-20(14)
 - The home is filled with no clear path of egress to any door within the home. Violation of IRC R311.1
 - Several of the doors and windows were blocked and not operable or egressable. Violation of IRC R310 and IRC R311 and §15-2(31)(g)
 - The owner said she entered the home through the basement door. When looking for the door it was a storm cellar entrance with a lot of debris blocking the path. Violation R311.7
 - Storage of items is excessive and almost touches the ceiling. Violation of IFC 315.3

Accessory buildings:

- All accessory buildings (4) were packed full of trash and storage. Doors were inoperable due to the amount of storage packed into the buildings. Violation of IFC 315.3
- The exterior of the buildings are damaged, deteriorating, in need of repair. Violation of §15-2(31)(h) and §15-2(31)(j)

315 E Dunkerton Rd Photos:



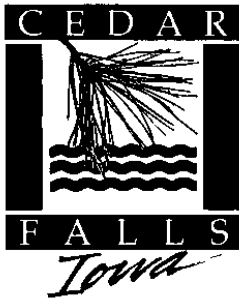




Recommendation:

The Department of Community Development recommends the following:

1. City Council declares the property a nuisance.
2. City Council orders abatement of the nuisance. The nuisance must be either completely abated or a viable plan of action with a detailed schedule for completion of the abatement must be submitted to the Building Official by 4:00 PM on December 2, 2021. The Building Official will be granted authority to reinspect the property after 4:00 PM on December 2, 2021 to determine compliance if a viable plan of action was not submitted. If a viable plan is submitted and approved the building official will also be granted the authority to periodically reinspect the property to ensure the plan is being met as submitted.
3. If the owner of record fails to either submit a viable plan of action or abate the nuisance by December 2, 2021, the Building Official is hereby directed to do whatever may be necessary to remove, correct or abate such nuisance by demolition or removal, and to levy the cost of such abatement as a lien upon the above-described real estate, to be collected in the same manner as property taxes.



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: November 5, 2021

SUBJECT: Condemnation hearing for 710 W 13th Street

On October 8, 2021 the Condemnation Committee, selected by Mayor Green, inspected 710 W 13th Street as per City Code Ordinance 7-20(14) IBC 116.3 *Procedure for Condemnation and Removal*. Per the ordinance, the Mayor shall appoint three council members to inspect along with the building official, fire chief, and county health officer and report their findings to the City Council.

The appointed Committee consisted of Council members Susan deBuhr, Mark Miller, and Frank Darrah, as well as Building Official Jamie Castle, Fire Chief John Bostwick, and County Health Officer Eric Heinen. Also at the inspection were Community Development Director Stephanie Houk Sheetz, Councilman Dave Sires (on site for a short period), Mayor Rob Green, and Public Works Supervisor Mike Soppe. The inspection occurred under an administrative search warrant at 11:00 am on October 8, 2021.

Nuisance history of 710 W 13th:

- Complaints regarding the property were submitted to Inspection Services in September 2020.
- September 15, 2020 a nuisance notice was sent to the property to remove two inoperable vehicles along with the junk and debris in the front of the property.
- Over the following 3 months, the city was in contact with the conservator who promised to clean the property.
- April 12, 2021 a second nuisance notice was sent as no progress had been made in cleaning up the property.
- May 14, 2021 the City received a notice from the conservator informing city staff that Lloyd Hodges was deceased.
- The property continued to deteriorate while the city worked to find whoever was legally in charge of the property.

- Multiple complaints continued to be submitted to Inspection Services, Councilmembers, and the Mayor.
- August 30, 2021 city staff responded to a complaint regarding the nuisance and a smoke alarm. City staff inspected and found there was no concern of fire, but the nuisance was significant.
- Building Official, Jamie Castle, met with the neighbors at 713 W 14th Street. The neighbor allowed access to view 710 W 13th. From the adjacent property the storage issues were viewable but the extent of the problem couldn't be determined.
- City Staff contacted Black Hawk County Health to seek assistance with determining the extent of the nuisance and public health concerns.
- October 3, 2021 a similar complaint to the August 30th one was submitted to Fire Rescue Division. Again, there was no concern of fire but continued concern regarding the nuisance.
- October 6, 2021 the city requested and received a warrant to investigate the property for health, safety, and nuisance issues.
- October 6, 2021 at recommendation of the Community Development Department, Mayor Green appointed the Condemnation Committee.
- October 8, 2021 Committee inspected the property.

Results of Condemnation Inspection:

Exterior:

- 4 inoperable and unregistered vehicles on the property. Violation of Code of Ordinances §15-35
- 7 dead trees, 3 of which are Ash trees have been deemed an immediate hazard to the adjacent structures and are to be removed immediately. Violation of §15-2(20)
- Multiple dead animals, trash, and other debris. The debris under the porch is piled almost 6'-0" high. Violation of §15-2(2)
- Multiple containers filled with stagnant water. Violation of §15-2(5)
- Dense growth of noxious weeds throughout the entire backyard and side yard. Violation of §15-2(18) and §15-2(21)
- Evidence of vermin, including but not limited to mice and raccoons. Violation of §15-2(19)
- Excessive amounts of storage in the backyard and side yard. This includes refrigerators, building supplies, tires, animal cages, construction equipment and supplies. Violation of §15-2(22)

Interior:

- The property has been neglected and is beginning to deteriorate. Violation of §15-2(24)
- The home is insanitary. Violation of §7-20(14)
 - Garbage was strewn throughout the house. Most floors, counters, and furnishings were covered in garbage. Some was rotting food.

- Animal feces were found from multiple animals including mice and raccoons.
- Bathrooms and kitchen are inaccessible and fixtures were covered and unusable.
- The home is unsafe. Violation of §7-20(14)
 - The home is filled with no clear path of egress to any door within the home. Violation of IRC R311.1
 - Floors have deteriorated. Multiple areas had holes through the floor sheathing.
 - Several of the doors and windows were blocked and not operable or egressable. Violation of IRC R310 and IRC R311 and §15-2(31)(g)
 - Stairs to upper floor and basement were filled with debris and storage blocking the egress path. Violation R311.7
 - Storage of items on second floor is excessive and almost touches the ceiling. Violation of IFC 315.3

Accessory buildings:

- All accessory buildings were packed full of trash and storage. Violation of IFC 315.3
- The exterior of the buildings are damaged, deteriorating, in need of repair. Violation of §15-2(31)(h) and §15-2(31)(j)

710 W 13th Street Photos:



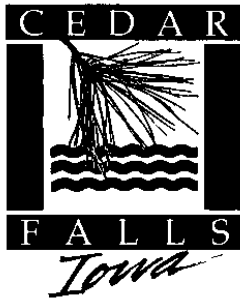




Recommendation:

The Department of Community Development recommends the following:

1. City Council declares the property a nuisance.
2. City Council orders abatement of the nuisance. The nuisance must be either completely abated or a viable plan of action with a detailed schedule for completion of the abatement must be submitted to the Building Official by 4:00 PM on December 2, 2021. The Building Official will be granted authority to reinspect the property after 4:00 PM on December 2, 2021 to determine compliance if a viable plan of action was not submitted. If a viable plan is submitted and approved the building official will also be granted the authority to periodically reinspect the property to ensure the plan is being met as submitted.
3. If the owner of record fails to either submit a viable plan of action or abate the nuisance by December 2, 2021, the Building Official is hereby directed to do whatever may be necessary to remove, correct or abate such nuisance by demolition or removal, and to levy the cost of such abatement as a lien upon the above-described real estate, to be collected in the same manner as property taxes.



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: November 5, 2021

SUBJECT: Condemnation Hearing for 1303 Walnut Street

On October 8, 2021 the Condemnation Committee, selected by Mayor Green, inspected 1303 Walnut Street as per City Code Ordinance 7-20(14) *IBC 116.3 Procedure for Condemnation and Removal*. Per the ordinance, the Mayor shall appoint three council members to inspect along with the building official, fire chief, and county health officer and report their findings to the City Council.

The appointed Committee consisted of Council members Susan deBuhr, Mark Miller, and Frank Darrah, as well as Building Official Jamie Castle, Fire Chief John Bostwick, and County Health Officer Eric Heinen. Also at the inspection were Community Development Director Stephanie Houk Sheetz, Mayor Rob Green, and Public Works Supervisor Mike Soppe. The inspection occurred under an administrative search warrant at 11:00 am on October 8, 2021.

Nuisance history of 1303 Walnut Street:

- 2017 – Nuisance letter sent regarding building maintenance, junk cars and illegal exterior storage.
- 2019 – Nuisance letter sent regarding trash, illegal exterior storage, junk cars. (Pictures show the property in the same condition as 2017.)
- Complaints regarding the property submitted to Inspection Services in September 2020.
- July 7, 2020 a nuisance notice was sent to the property regarding grass and weeds and excessive overgrowth. Additional notice sent 7/22/2020 and 7/29/2020
- After no response, the City's contractor mowed and trimmed trees on August 6, 2020.
- September 15, 2020 a nuisance notice was sent for illegal exterior storage and junk vehicles.

- Over the following 3 months, the city was in contact with the conservator who promised to clean and repair the property.
- April 12, 2021 a second nuisance notice was sent as no progress had been made in cleaning up the property.
- May 14, 2021 the City received a notice from the conservator informing city staff that Lloyd Hodges was deceased.
- The property continued to deteriorate while the city worked to find whoever was legally in charge of the property.
- Multiple complaints continued to be submitted to Inspection Services, Councilmembers, and the Mayor.
- August 30, 2021 city staff responded to a complaint regarding the nuisance at the adjacent property and reviewed the property at 1303 Walnut Street at the same time.
- Building Official, Jamie Castle, met with the neighbors at 713 W 14th Street. The neighbor allowed access to view 710 W 13th. From the adjacent property the storage issues were viewable but extent of the problem couldn't be determined.
- City Staff contacted Black Hawk County Health to seek assistance with determining the extent of the nuisance and public health concerns.
- October 6, 2021 the city requested and received a warrant to investigate the property for health, safety, and nuisance issues.
- October 6, 2021 at recommendation of the Community Development Department, Mayor Green appointed the Condemnation Committee.
- October 8, 2021 Committee inspected the property.

Results of Condemnation Inspection:

Exterior:

- 7 inoperable and unregistered vehicles on the property. Violation of §15-35
- Multiple dead trees located on this property and the adjacent property have been deemed an immediate hazard to the adjacent structures and are to be removed immediately. Violation of §15-2(20)
- Front porch roof and soffit are damaged and deteriorating. Violation of §15-2(31)(a) and §15-2(31)(g)
- Multiple dead animals, trash, and other debris. Violation of §15-2(2)
- Multiple containers filled with stagnant water. Violation of §15-2(5)
- Dense growth of noxious weeds throughout the entire backyard and side yard. Violation of §15-2(18) and §15-2(21)
- Evidence of vermin, including but not limited to mice and raccoons. Violation of §15-2(19)
- Excessive amounts of storage in the backyard and side yard. This includes refrigerators, building supplies, tires, animal cages, construction equipment and supplies. Violation of §15-2(22)

Interior:

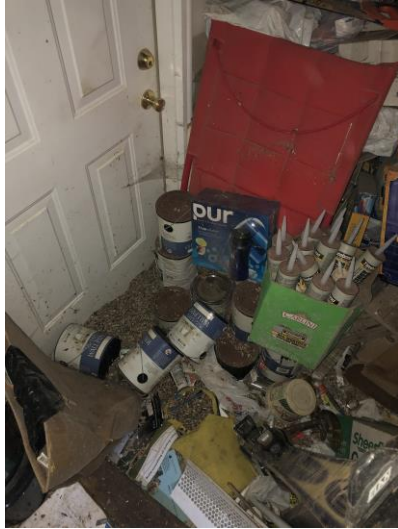
- The property has been neglected and is deteriorating. Violation of §15-2(24)
- The home is insanitary. Violation of §7-20(14)
 - The small area staff was able to view had garbage on the floor and stairs. Including spilled and chewed on animal food bags. Animal feces were found from multiple animals including mice and raccoons.
 - Staff was only able to access a small portion of the home as there was a large amount of storage and debris blocking the doors. Violation of IRC R311.1
- The home is unsafe. Violation of §7-20(14)
 - The home is filled with no clear path of egress to any door within the home. Violation of IRC R311.1
 - Stairs were inaccessible due to storage and debris on them. Structural stability is questionable. Violation R311.7
 - Most of the doors and windows were blocked and not operable nor was there ability for egress. Violation of IRC R310 and IRC R311 and §15-2(31)(g)
 - Excessive storage which can be viewed through the exterior windows. Violation of IFC 315.3

Accessory buildings:

- All accessory buildings were packed full of trash and storage. Violation of IFC 315.3
- The exterior of the buildings are damaged, deteriorating, in need of repair. Violation of §15-2(31)(h) and §15-2(31)(j)

1303 Walnut Street Photos:







Recommendation:

The Department of Community Development recommends the following:

1. City Council declares the property a nuisance.
2. City Council orders abatement of the nuisance. The nuisance must be either completely abated or a viable plan of action with a detailed schedule for completion of the abatement must be submitted to the Building Official by 4:00 PM on December 2, 2021. The Building Official will be granted authority to reinspect the property after 4:00 PM on December 2, 2021 to determine compliance if a viable plan of action was not submitted. If a viable plan is submitted and approved the building official will also be granted the authority to periodically reinspect the property to ensure the plan is being met as submitted.
3. If the owner of record fails to either submit a viable plan of action or abate the nuisance by December 2, 2021, the Building Official is hereby directed to do whatever may be necessary to remove, correct or abate such nuisance by demolition or removal, and to levy the cost of such abatement as a lien upon the above-described real estate, to be collected in the same manner as property taxes.



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

Planning & Community Services Division

TO: Honorable Mayor Robert Green and City Council

FROM: Michelle Pezley, Planner III

DATE: November 8, 2020

SUBJECT: Review the FFY20 Community Development Block Grant and HOME Programs Consolidated Annual Performance and Evaluation Report (CAPER)

As a requirement from HUD, the Community Development Department submits for review and approval of the FFY20 Community Development Block Grant and HOME Program Consolidated Annual Performance and Evaluation Report (CAPER). The report contains the progress made on Community Development Block Grant funded activities from July 1, 2020 through June 30, 2021 (Federal Fiscal Year 2020).

The CAPER was reviewed by the Housing Commission at their October 12, 2021 meeting and recommended for approval, subject to the required 15-day public comment period and City Council public hearing. Notice was published in both English and Spanish in the Waterloo-Cedar Falls Courier on October 27, 2020 inviting public comment.

Staff recommends approval of the FFY20 CAPER and that staff be directed to submit it pursuant to HUD requirements.

If you have any questions, please contact the Community Development Department.

Xc: Stephanie Houk Sheetz, AICP, Community Development Director
 Karen Howard, AICP, Planning & Community Services Manager



PRELIMINARY DRAFT FOR REVIEW (September 21, 2021)

**City of Cedar Falls, Iowa
CDBG Entitlement/HOME Programs
Federal Fiscal Year 2020/City Fiscal Year 2021
Consolidated Annual Performance and Evaluation Report (CAPER)**

**COMMENT PERIOD PUBLICATION (15-day public comment period, per Citizen Participation Plan):
October 27, 2021 through November 15, 2021 (Published in English and Spanish)
Publication: Waterloo-Cedar Falls Courier; October 27, 2021**

**HOUSING COMMISSION (PUBLIC) MEETING ON:
October 12th, 2021: Recommendation to Council for approval**

**ADOPTED BY CITY COUNCIL ON:
November 15th, 2021 (After a properly noticed public hearing was set on November 1st, 2021)
Public Hearing Publication: Waterloo-Cedar Falls Courier; (Date), 2021
(Published in English and Spanish)**

Citizen Participation

Citizen Participation Plan 91.105(d); 91.115(d)

Comment Period: **(Date), 2021 through (Date), 2021.** (Affidavit of Publication). Notices published in English and Spanish, both of which include reasonable accommodation language as well.

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

In addition to a formal 15-day comment period on performance reports and a City Council Public Hearing, the Cedar Falls Housing Commission reviews CDBG projects at its monthly meetings and recommends their approval or revision to staff. Status reports pertaining to all major projects are given to the Housing Commission on a monthly basis. The Housing Commission and City Council also review the Annual Action Plan, Consolidated Plan, and CAPER each year. Notice of all meetings are posted publicly at City Hall, placed on the city's website, and notices are provided to local media in accordance with the Iowa Open Meetings Law and City's Citizen Participation Plan. Additionally, program-related reports are made available for examination, published for public comment if necessary, and posted on the city's website. The City maintains a list of contacts that provide translation services to persons with limited English proficiency.

Summary of Comments

There were no public comments made during the advertised citizen participation period.

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a) This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Overall, the successes of the Cedar Falls program were dramatically impacted by the Coronavirus (COVID-19) pandemic. This worldwide event, which forced closure of almost all types of public and private activities, modes of transportation, and social settings/gathering, caused the City to slow its repair and rehabilitation programs between late November 2020 and February 2021, in the interest of personal safety.

At the same time, the federal government passed and awarded supplemental CDBG funding through the Coronavirus Aid, Relief, and Economic Support (CARES) Act. These welcome funds required the City to perform several planning, administrative, environmental review, and public input processes to accept and distribute the funds. The City conducted these administrative activities while its annual programs were slowed because of the Coronavirus (COVID-19) pandemic. In total, the community completed three substantial amendments to its Fiscal Year 2019 Annual Action Plan to accommodate receipt of the funding. It also spent a considerable amount of time during Fiscal Year 2020 continuing to implement these AAP amendments in the community, primarily with service agencies. The Fiscal Year 2020 Annual

Action Plan was not amended, but much of the work in the program was occurring concurrently with the CARES amendments. Currently, the City has programmed all additional CARES CDBG funding and is moving forward with full implementation of the approved programs, processes, and services.

As in prior years, the City of Cedar Falls was able to provide assistance and services to low income residents in accordance with the Annual Action Plan through designated projects, all of which were also consistent with the City's Consolidated Plan. These projects and services include housing rehabilitation, repair, infrastructure, and public services, between release of funds and the end of the fiscal year (June 30th, 2021) covered by this CAPER. In addition, funding was provided to four service agencies that provided assistance to low-and-moderate income households on behalf of the City. Included were homelessness sheltering, access to food, rent and mortgage assistance, and substance abuse treatment. Concurrent with beginning the Consolidated Planning process, the City obtained permission to expend FFY 2020 funds on a sidewalk infill program in low-and-moderate income census tracts. Consistent with CDBG requirements, Tier 1 and 2 Environmental Reviews (ERR) and Releases of Funds were completed prior to commencement of the projects. Procurement was conducted according to federal standards and related federal requirements were adhered to, specifically, Davis-Bacon, Section 3, and DBE standards. Finally, the City continues to contract with the Iowa Northland Regional Council of Governments, specifically for providing assistance with implementing the Entitlement Program, as well as for maintaining the Cedar Falls elements of its Consolidated Plan (FFY 2019-2023) and Annual Action Plans.

Overall, these programs were designated to improve the housing stock, prevent homelessness and improve areas that meet CDBG national objectives in the community. By focusing on the Strategic Plan priorities outlined in the 2019-2023 Cedar Falls Consolidated Plan, we were able to provide decent housing by preserving the affordable housing stock, providing a suitable living environment, and expanding service opportunities. In the end, the City of Cedar Falls strives to make progress and complete all activities, utilize funding in an efficient manner, and serve those with the greatest need.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Federal Fiscal Year 2020 Entitlement Annual Program										
Goal	Category	Source: Amount Con Plan	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
CDBG Planning and Administration	Non-Housing Community Development	CDBG: \$49,809.21	Other	Other	0	0	20.00%	0	0	0.00%
Demolition and Clearance	Non-Housing Community Development	CDBG: \$0.00	Buildings Demolished	Buildings	2	0	100.00%	0	0	0.00%
Maintain Existing Affordable Housing: Owner Occupied Rehab	Affordable Housing	CDBG: \$11,000	Homeowner Housing Units Rehabilitated	Household Housing Unit	15	8	53.33%	2	2	100.00%

Maintain Existing Affordable Housing: Renter Occupied Rehab	Affordable Housing	CDBG: \$0.00	Rental Units Rehabilitated	Household Housing Unit	8	0	0.00%	3	0	0.00%
Neighborhood Accessibility Improvements	Non-Housing Community Development	CDBG: \$0.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	35	33	0.00%	30	33	100.10%
Neighborhood Infrastructure Improvements	Non-Housing Community Development	CDBG: \$250,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	200	140	70.00%	0	0	100.00%
Neighborhood Recreational Amenities	Non-Housing Community Development	CDBG: \$0.00	Other	Persons Assisted	1,500	0	0.00%	1,000	0	0.00%
Preserve Existing Affordable Housing through Code Enforcement	Affordable Housing	CDBG: \$0.00	Housing Code Enforcement/Foreclosed Property Care	Persons Assisted	375	0	0.00%	0	0	0.00%

Prevent Homelessness Through Agency and Organizational	Affordable Housing NE IA Food Bank	CDBG: \$10,000.00	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	19,525	13,147	67.33%	3,905	5,703	146.00%
Prevent Homelessness Through Agency and Organizational	Affordable Housing Salvation Army	CDBG: \$10,000.00	Public service activities other than Low/Moderate Income Housing Benefit	Beds	200	45	22.50%	40	28	70.00%
Prevent Homelessness Through Agency and Organizational	Affordable Housing Pathways Behavioral	CDBG: \$11,500.00	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	33	33.00%	20	19	95.00%
Prevent Homelessness Through Agency and Organizational	Affordable Housing East Side Ministerial Alliance	CDBG: \$9,460	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10	0	0.00%	10	0	0.00%
Prevent Homelessness Through Agency and Organizational	Affordable Housing Consumer Credit Counseling	CDBG: \$1,132.50	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	200	28	14.00%	0	0	0.00%
Prevent Homelessness Through Agency and Organizational	Affordable Housing Visiting Nurses Association	CDBG: \$4,582.50	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	50	14	28.00%	0	0	0.00%

Prevent Homelessness Through Agency and Organizational	Affordable Housing Family and Children's Council	CDBG: \$6,700.00	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	125	146	116.80%	0	0	0.00%
Provide Access to Transportation	Non-Housing Community Development	CDBG: \$0.00	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	415	0	0.00%	0	0	0.00%
Coronavirus Aid, Relief, and Economic Security (CARES)/COVID CV-1 Funding HUD Formula Allocation										
Maintain Existing Affordable Housing: Owner Occupied Rehab	Affordable Housing	CDBG: \$97,009.93	Homeowner Housing Units Rehabilitated	Household Housing Unit	5	4	80.00%	4	4	100.00%
Prevent Homelessness Through Agency and Organizational	Affordable Housing NE IA Food Bank	CDBG: \$32,132.00	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	833	1,934	232.00%	833	1,934	232.00%
Coronavirus Aid, Relief, and Economic Security (CARES)/COVID CV-3 Funding HUD Formula Allocation										
Prevent Homelessness Through Agency and Organizational	Affordable Housing Operation Threshold	CDBG: \$48,139.62	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	30	20	67.00%	30	20	67.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

1. Provide decent affordable and sustainable housing by preserving the housing stock.

The City of Cedar Falls utilizes several activities to support this priority. These activities include our Housing Rehabilitation and Repair Programs and administration, as well as support of the nonprofit agency services. As noted above, the City completed two rehabilitation/repairs under the FFY 2020 regular or annual entitlement program and four rehabilitation/repair work projects on homes under the CARES/CV-1 funding award.

2. Provide suitable safe living environment integrating low-mod residents.

During this past year, the City of Cedar Falls managed, even with COVID-19 impacting nearly 25 percent of the year, to provide funding for housing rehabilitation and for supporting community service agencies serving residents. It should be noted that three of four service agencies did not meet their service targets, regarding the Entitlement Funding awards, due primarily to the impact of the pandemic and their inability to provide their services. Said services were intended to prevent homelessness (Salvation Army), rent assistance (East Side Ministerial Alliance), and substance abuse (Pathways Behavioral) in the community.

3. Expand economic opportunities through self-supporting wages, home ownership, and empowering low-mod income persons to achieve self-sufficiency.

The City of Cedar Falls funded four service agencies aimed at meeting the objective of providing and maintaining support services that help City residents remain independent, while expanding economic opportunities and empowering low-and-moderate income households and individuals. All four funded agencies are Limited Clientele or low-to-moderate income providers. These agencies provided an array of services, including drug and alcohol dependency treatment, food distribution, rent and mortgage assistance, and emergency shelter to the homeless among many other services. Each of the selected service agencies were expected to serve a particular number of Cedar Falls residents with the use of CDBG funds. During this past year, one of four agencies exceeded their expected goals regarding the number of Cedar Falls residents or households served and counseling appointments completed. The three agencies that did not meet their goals were dramatically impacted by the Coronavirus (COVID-19) pandemic, which forced several to close or provide limited offerings, limit client contact, or provide remote services.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

CDBG	Households	Persons
White	2,548	6,752
Black or African American	231	742
Asian	16	45
American Indian or American Native	6	10
Native Hawaiian or Other Pacific Islander	6	55
Other/Multi-Race	50	205
Total	2,857	7,810
Hispanic	24	167
Not Hispanic	2,833	7,643

Table 2 – Table of assistance to racial and ethnic populations by source of funds**Narrative**

As was detailed previously, Fiscal Year 2020 was dramatically affected by the Coronavirus (COVID-19) pandemic. Interaction with clients and service recipients was curtailed, staff interaction was limited, and public meetings were largely held electronically.

Of the households that received assistance and services in FFY 2020, 2,548, or 89.18 percent, were White and 231, or 8.00 percent, were Black or African American. Persons of Asian descent represented 16 households, or less than one percent, while 50 households, or 1.75 percent, identify as Other or Multi-Racial persons. It should be noted that these statistics include persons and households were served with Coronavirus Aid, Relief, and Economic Security (CARES) formula funds provided to the City by the US Department of Housing and Urban Development (CV-1 and CV-3). Of the served population, 167 persons reported being of Hispanic ethnicity. According to Census statistics, these figures are somewhat consistent with the overall population percentages, which consists of 93.40 percent White, 2.10 percent Black or African American and 3.73 percent of the population reportedly being of Hispanic ethnicity. Cedar Falls does not have racially/ethnically concentrated areas.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	Public-Federal	\$645,150	\$304,896
HOME	Public-Federal	\$0	\$0
HOPWA	Public-Federal	\$0	\$0
ESG	Public-Federal	\$0	\$0
Other	Other	\$0	\$0

Table 3 - Resources Made Available

Narrative

The two primary federal funding resources used by the City of Cedar Falls are the Community Development Block Grant (CDBG) and the HOME Investment Partnership (HOME) Programs, through a consortium with the City of Waterloo. The primary objective of the CDBG Program is to provide decent housing, a suitable living environment and economic opportunities for persons of low-and-moderate income levels. The HOME funds are primarily used for the development and rehabilitation of affordable ownership housing for low-and-moderate income households. During Program Year 2020, the City of Cedar Falls had approximately \$645,150 in CDBG funds available for rehabilitation and repair, infrastructure, as well as agency projects. Of this total, \$304,896 was spent serving the residents of the City. It should be noted that these statistics include persons and households served with Coronavirus Aid, Relief, and Economic Security (CARES) formula funds provided to the City by the US Department of Housing and Urban Development (CV-1 and CV-3)

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of Cedar Falls	100%	100%	See Text Above

Table 4 – Identify the geographic distribution and location of investments

Narrative

Target Area: Cedar Falls (Serving Cedar Falls residents)
 Planned Percentage of Allocation: 100%
 Actual Percentage of Allocation: 100%

The CDBG funds were used in the City of Cedar Falls as designated. In addition to agency awards and infrastructure, the City expended funds for housing rehabilitation and repair programs. Currently, the City continues to manage client lists for these endeavors and is working to implement projects throughout the community.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City of Cedar Falls encourages applicants and sub-recipients to obtain other public and private resources that address needs identified in the Consolidated Plan. In program year 2020, the City expended \$304,896 in total CDBG funds by completing two rehabilitation/repairs under the FFY 2020 regular or annual entitlement program and four rehabilitation/repair work projects on homes under the CARES/CV-1 funding award. This includes funding from the annual Entitlement Program and CARES funding. All of these rehab/repair programs served low-to-moderate income households. After reviewing reports provided by these agencies for only the Entitlement Program, it has been determined that two have incurred expenses exceeding their awards in order to offer services to Cedar Falls residents. The table below suggests that for each CDBG dollar awarded, agencies matched those funds with approximately \$1.44 from other sources.

FFY 2020 Entitlement Funding Only	Agency Award	Total Expended	Leveraged/Match /Difference
Cedar Valley Food Bank/Pantry	\$10,000	\$10,640.12	\$640.12
Pathways Behavioral	\$11,500	\$25,472.11	\$13,972.11
Salvation Army	\$10,000	\$10,000.00	\$0.00
East Side Ministerial Alliance	\$9,460	\$0.00	\$0.00
Total	\$40,960	\$45,472.11	\$14,612.23

One footnote, the East Side Ministerial alliance did not successfully complete any applications for its clients because of ineligibility, The households that did apply did not qualify for Entitlement or CARES support or relief assistance.

Publicly owned land or property was not used to address community needs during this past year.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	40	27
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	40	27

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	7	6
Number of households supported through Acquisition of Existing Units	0	0
Total	7	6

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

In terms of addressing homelessness, or reducing the threat of homelessness, the City of Cedar Falls funded four agencies, as stated previously. As is evident, one of the agencies provided services statistically beyond the goals set by the City during FFY 2020, while three fell short. Financially, two agencies’ provided services beyond their CDBG budgets, while two did not. Again, this is due in part to agency closures, service reductions, the limiting of client contact, and other challenges related to the COVID-19 pandemic, including identifying Cedar Falls households with specific needs. The homeless households that are documented in the table were Salvation Army clients under the Entitlement Program.

With regard to household services, the City focused on Housing Rehabilitation and Repair Programs supported by Entitlement and CARES (CV-1) funding. During the past year, the City ended up just short

of its goal, primarily due to slowing of the housing the programs, as was caused by the Coronavirus (COVID-19) pandemic. This began in mid-November and ran through February 2021. The City’s current waiting list includes prospective rehabilitation/repair properties under the annual program, as well as projects in various stages under the CARES program.

Discuss how these outcomes will impact future annual action plans.

At this point, the City is striving to continue providing access to services under their CDBG and HOME programs during the Coronavirus (COVID-19) pandemic. While having to slow programs has caused some frustration, everyone involved is doing their best to allocate annual Entitlement CDBG, HOME, and the additional CARES Act funds, manage projects, and address unmet needs.

As indicated in prior years, one of the ongoing barriers to affordable housing for low-income residents in Cedar Falls continues to be the price of homes and land. Simply stated, Cedar Falls property has a higher value than surrounding cities. Accordingly, low-income residents are less able to find affordable housing within the community. During future annual action plans, we will continue to work to utilize other funding sources, such as HOME, as well as work with agencies, including Habitat for Humanity to assist in their efforts to supply affordable homes to low-income Cedar Falls residents through the use of HOME and CDBG funds.

Further, the City has identified several barriers to affordable housing in its updated Consolidated Plan and Analysis of Fair Housing Impediments, both of which were adopted in 2019.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-Income	4,109	0
Renter		0
Owner		0
Low-income	1,985	0
Renter		0
Owner		0
Moderate Income	1,716	0
Renter		0
Owner		0
Total	7,810	0
Above Income Persons Served	0	0
Homeless Persons Served (Salvation Army)	28	0

As the Number of Persons table shows, all the Cedar Falls residents that were benefitted by the program during FFY 2020 were classified as low-and-moderate income. Specifically, 53 percent (4,109 persons)

were considered extremely low income, 25 percent (1,985 persons) were considered low income, and 22 percent (1,716 persons) were of moderate income. Further, the vast majority of the persons that were positively affected by the program were in the Agency Awards sub-program.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-Income	1,319	0
Renter		0
Owner		0
Low-income	848	0
Renter		0
Owner		0
Moderate Income	690	0
Renter		0
Owner		0
Total	2,857	0
Above Income Persons Served	0	0
Homeless Persons Served (Salvation Army)	27	0

Table 7 – Number of Households Served

Analyzing the number of households served, 1,319 were considered extremely low income, 848 were considered low income, and 690 were of moderate income. Again, the vast majority of the households that were positively affected by the program were those with extremely low incomes being helped through the City’s Agency Awards sub-program.

Narrative Information

In addition to funding and monitoring service agencies (All persons served by the agencies are considered Limited Income Clientele and thus presumed to be classified as Low-and-Moderate Income Households), the City completed two rehabilitation/repairs under the FFY 2020 regular or annual entitlement program and four rehabilitation/repair work projects on homes under the CARES/CV-1 funding award. In addition, during the past year, the City of Cedar Falls worked to develop specifications for a sidewalk infill project, within LMI census tracts. The City continues to contract with INRCOG to manage their programs and applicant lists for the programs. As previously stated, the City and INRCOG are working to expend the current year's funding, along with unspent prior years' funding, over the course of the next few fiscal years. Because of challenges related to implementing the rehabilitation and repair programs during the Coronavirus pandemic, together with the amount of unspent funds from prior years, the City finished the year just shy of their Annual Action Plan targets.

It should be noted that these statistics include persons and households that were served with Coronavirus Aid, Relief, and Economic Security (CARES) formula funds provided to the City by the US Department of Housing and Urban Development (CV-1 and CV-3), as well as with Entitlement funding.

Fostering Affordable Housing (91.520(a))

Since completion of its 2019-2023 Consolidated Plan public participation process, generally, affordable housing is still a concern for residents and agencies, as the cost of housing is a challenge for low-and-moderate income households. To that end, the City intends to maintain the relationships and working partnerships with the various agencies in an attempt to serve its residents as well as keep the agencies informed.

The City continued supporting rehabilitation and repairs of existing housing stock using the CDBG and HOME programs. To that end, lead-based paint will continue to be addressed in assisted low-and-moderate income housing in the community, as part of inspection and abatement efforts. As for any structural or organizational issues, the City is committed to addressing and resolving any impediments associated with either funding program, including those that may arise with either of the public partnering entities.

Worst Case Needs

In addressing the "worst case" needs, the City of Cedar Falls attempts to assist those persons in several ways. First, the CDBG program is used to rehabilitate and repair single-family owner-occupied units in the community, as well as provides awards to agencies assisting qualifying households (i.e. homeless, involuntarily displaced, and those that are in danger of becoming homeless), or tries to use CDBG funding to offset infrastructure costs that may be assessed to property owners.

Second, the City manages a Housing Choice Vouchers (Section 8) Program that offers rent assistance to low-income households to ensure they do not have to pay more than 30 percent of their income on rent in situations where rent far exceeds their ability to pay.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Needs of the homeless are identified through staff participation in the Black Hawk County Local Homeless Coordinating Board. This advocacy group shares information regarding homeless needs and services. The Board serves as a large partnership for service providers, policy makers, and administrators for addressing housing and homeless services in the area. In addition, the agencies that the city chooses to fund with CDBG dollars provide services directly to persons that may be homeless or in danger of being homeless, on behalf of the City. Finally, the City of Cedar Falls is always open to developing new partnerships and strategies designed to address homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Cedar Falls used CDBG funds to address homelessness through funding to the Salvation Army Woman's Shelter, as well as five other agencies that indirectly affect homelessness in a positive fashion. The Shelter used the funds provided during this past year to finance minor improvements to the shelter itself. The shelter also provides services to assist the women in finding employment and permanent housing. During the program year the Salvation Army Woman's Shelter assisted 28 persons from the Cedar Falls.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

As was accomplished this year, the City intends to continue coordinating with agencies that can help the community prevent homelessness, specifically for persons being discharged from public institutions, health care facilities, corrections programs, mental health facilities, foster care, or youth programs.

To that end, as well as to address other systems of care, the City of Cedar Falls provided awards to four agencies that offer these services to residents. The City also made awards to five agencies under the first CARES supplemental allocation (CV-1) as well as a seventh agency under CV-3 for preventing or addressing rent evictions and mortgage foreclosures. Through funding provided by the State of Iowa (Iowa Economic Development Authority), five agencies, three schools, and the City of Cedar Falls all received funding for mitigating the affects of the Coronavirus pandemic. By funding agencies and schools, the cost of these services is paid by the City's CDBG funding, as opposed to residents, which in turn, helps stretch the budgets of served persons and prevent homeless. Furthermore, these paid services assist those households that may spend 50 percent or more of their budget on housing

expenses, which may threaten the housing status or the immediate and/or basic needs of the assisted household. As an aside, funded agencies are classified as serving LMI or Limited Clientele populations.

Services provided through the annual or entitlement funding included food, substance abuse treatment, homeless shelter facility assistance, and rent assistance. Conversely, the funding provided either through formula CARES/CV programs or through the state's CARES/CV programs include rent and mortgage assistance, interpretation and language barrier assistance, and food provision.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The final agency that the City funded is the Salvation Army, which offers shelter for persons in need, most notably those persons that may be homeless. Specifically, CDBG funds are used for Salvation Army shelter facility upkeep, which also provides case management and supportive services to assist homeless persons make the transition to permanent, stable housing.

CR-30 - Public Housing 91.220(h); 91.320(j)**Actions taken to address the needs of public housing**

The City of Cedar Falls does not have a public housing program, nor does it operate or manage public housing property. The Low Rent Housing Agency of Cedar Falls, administered by the City of Cedar Falls Community Development Department, manages the Housing Choice Vouchers (Section 8) Program. The City reviews, with HUD, the number of vouchers and the amount of subsidy provided on a quarterly basis to ensure the federal funds are fully utilized to serve as many clients as possible with the funding provided. While the maximum number of vouchers the City is allowed to issue is based on the available funding from HUD, it cannot exceed 326 vouchers. With the current funding level and the amount of subsidy needed to ensure that clients are not paying more than 30 percent of their income toward rent, the maximum number of vouchers possible is currently between 215 and 250. This number fluctuates based on the households being served and level of income. Currently, 219 vouchers are being utilized. The City strives to maximize the number of households served with the available funding, so it maintains a waiting list and issues new vouchers whenever possible. The Low-Rent Housing Agency of Cedar Falls has been rated as a high performer, according to Section 8 Management Association Program (SEMAP).

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

This is not applicable, as the City does not have a public housing program or manage public housing properties.

Actions taken to provide assistance to troubled PHAs

This is not applicable, as the City does not have a public housing program or manage public housing properties.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

Currently, the need for quality, affordable housing continues to outpace the existence of such units in Cedar Falls. Between demand on the units by full-time residents, and that which comes with being a university community and its student housing needs, the City has demand or unmet need for affordable housing.

With that said, there are several different kinds of barriers to the development or creation of affordable housing in Cedar Falls, some of which are outside of the City's ability to control. First, the housing market, for low-income residents in Cedar Falls, is expensive, with home valuation and rent costs being relatively high. Second, housing demand in the community has driven-up construction costs for both single-family and multiple-family developments. For example, significant demand for rental properties, some of which is attributed to the University of Northern Iowa student population demand, has increased prices dramatically, to the point of making units unaffordable for low-and-moderate income households. Third, market demand has driven the price of land upward in the community, not to mention the high costs associated with "greenfield" residential development (that occurs on previously undeveloped land), most notably due to infrastructure costs.

Three public policy issues were begun during this past year that affect the City's CDBG Entitlement Program, redrafting and updating of the City's zoning ordinance, beginning with the downtown area, creation of a city resiliency plan, and implementation of areawide plans, most notably in the College Hill neighborhood and the downtown area. For a community the size of Cedar Falls, these are very large undertakings in consecutive years, but to do so concurrently, has required a considerable amount of staff time and effort, not to mention the public input processes being managed to accomplish these policy efforts, is laudable.

By looking at the three areas cited above, the City of Cedar Falls is taking action to address potential negative effects of public policy on affordable housing by making it an important discussion element during both public input processes and while drafting and developing the various policies, plans, and ordinances. Also, the City may wish to explore public-private-nonprofit partnerships in the development of affordable housing. Nonprofit developers can build mixed income housing and attract additional resources/financing that private developers cannot, when it comes to creating new affordable housing. Nevertheless, the City does recognize the effect that their housing market is having on the price of housing, which may affect whether or not people can afford to live in the community.

The land use codes, specifically zoning, building, and other regulatory ordinances that the City has adopted, and are currently updating, are designed to treat properties and people uniformly and fairly. Regarding taxes, property tax assessment is based upon valuation, as determined by the Black Hawk County Assessor and certified by the County Auditor. In the case of the City portion of the total property tax, the City Council considers adjustment as part of their annual budgeting process, which is scheduled to be concluded in March every year. Said levy rates are set by classification (property use), and the percentage of which that is collected by the City is determined by the State of Iowa. In reviewing the City of Cedar Falls' tax rates, which are measured per \$1,000 of taxable value, over the course of the

past ten fiscal years, the City has maintained a very consistent, stable property tax rate. The highest rate during this time-period, which was certified in City Fiscal Year 2012, was \$12.86/\$1,000 in taxable valuation, and the lowest rate, \$10.95/\$1,000, was certified in CFY 2020.

The City recognizes the higher cost of housing in their community, which may be attributed to market demand, land value, and development cost (primarily infrastructure). As a result, the City's participation in the Community Development Block Grant (CDBG) Entitlement Program becomes that much more important. The CDBG Entitlement has offered not only physical housing assistance in the way of rehabilitation and repair programs, the City offers assistance to residents for homelessness prevention services, the cost of which were borne by the Program, thus preventing served persons from having to weigh paying for housing-related expenses versus the other services they may need. Further, the City has chosen to expend part of its CDBG allocation to provide upgraded or updated infrastructure in low- and-moderate income census tracts.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City of Cedar Falls is proactive in attending meetings and networking with service agencies to identify needs in the community. They also monitor each of the agencies they fund with CDBG funding to ensure the funds are addressing community needs. The City staff has relayed the addresses of properties that have code violations so the housing staff may offer services to the homeowner.

Information regarding the CDBG program and Rehabilitation assistance has also been marketed in a newspaper article (Waterloo-Cedar Falls Courier) and a city newsletter called the "Currents". The local newsletter is distributed to Cedar Falls residents and to agencies that serve Cedar Falls residents. The City is also using its website to advertise basic program information, application, and the administrative plan associated with the rehabilitation projects. Finally, the City is utilizing its website to showcase its long-range plans for the CDBG and HOME programs within the community.

Together, the outreach the community has conducted is helping the City develop strategies for addressing obstacles, barrier, and unmet needs for persons in the community. The City in their Consolidated Plan is attempting to implement several new strategies that are intended to help persons overcome service, care, and housing barriers.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The Iowa Northland Regional Council of Governments (INRCOG) directly, or through its procured subcontractor, provides lead risk assessment and completes lead- based paint clearance testing on the housing rehabilitation projects in Cedar Falls. If abatement work is completed, the entire property/project is also cleaned. At least one hour after the final cleaning a certified inspector does a visual examination to ensure there are no paint chips, dust, debris, or bare soil. The inspector then takes a dust sample from the window troughs, windowsills, and floors. The sampling is then tested in accordance with the HUD guidelines. In addition, per unit rehab budgets also include funds for relocation of families whose homes may be impacted by lead, as well as for addressing lead hazards such that units can be considered safe.

The City will continue to include lead-based hazard prevention measures in its program, including identification, testing, relocation, and remediation actions. Applicants, as a means of education, are also

provided the lead paint brochure "Protect Your Family from Lead Paint in Your Home". This brochure explains the dangers of lead in the home.

Households receiving assistance through the Housing Choice Voucher program are also advised of lead hazards, and occupied units built prior to 1978 are assessed for lead hazards.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

As indicated in the current and updated Consolidated and Annual Action Plans, the City of Cedar Falls has worked to eliminate poverty through making housing more affordable, preserving the condition and availability of existing housing stock, and helping citizens build human, social, financial, physical, and natural assets. This work is completed with the idea that it will address several of the social and economic causes of poverty. Also, the work the contracted services agencies performs on behalf of the City helps increase educational and awareness opportunities for community residents, many of whom are at or below poverty levels.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

As indicated in the Consolidated Plan, the close working relationship between the Cedar Falls City Council, Housing Commission and the Community Development staff helps to overcome any potential gaps in institutional structure. Through this program, the City has had the opportunity to build relationships with numerous agencies, organizations, and entities, all of which help the community build a network, and in some cases a safety net, of services for its residents. Furthermore, City of Cedar Falls staff work closely with the neighboring City of Waterloo on projects affecting the metropolitan area. Finally, the City continues building a relationship with the Iowa Northland Regional Council of Governments and their staff with regard to implementing both CDBG and HOME programs in the community.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City of Cedar Falls Housing Commission was significantly involved in implementation of the CDBG Entitlement and HOME programs during this past year. Membership of this committee included persons from a wide cross-section of the community. The composition of the Commission included a Section 8 Housing Choice Voucher participant, a realtor, a lender, a banker, a leader of an affordable housing advocacy group, a retired television and radio executive, and a former housing agency staff member (Habitat for Humanity). This unique composition allows for collaboration and communication of potential ideas that address fair housing issues, raise awareness of concern, and create working relationships that will help address housing issues. As has been documented, the City worked closely with service agencies to ensure coordination, fill gaps where services are needed, and exchange feedback regarding underserved needs.

During this past year, the City continued to enhance relationships with several agencies, organizations, and service providers, through offering additional CDBG funding associated with the CARES Program. While the prior Consolidated Planning process used input forums, surveys, and interviews, the City staff and Housing Commission have discussed making the joint meeting process a regular occurrence, so as to allow for a forum of community needs as well as provide an opportunity to strategize how the impact of the CDBG may have maximum impact in the city.

Identify actions taken to overcome the effects of any impediments identified in the jurisdiction’s analysis of impediments to fair housing choice. 91.520(a)

The City of Cedar Falls, together with the City of Waterloo, completed an Analysis of Impediments to Fair Housing (AFH) in 2014, and updated it in 2019 as part of development of their Consolidated Plan. Said updated analysis identified impediments to fair housing in Cedar Falls and the actions suggested to address them, as follows:

Public Sector Impediments: Market Based Need Areas

Suggested AFH Actions:

1. Limited English-Speaking Population. Conduct a four-factor analysis to determine which current systems for interpretation and translation are adequately serving the community. Ending with a Language Access Plan.
2. Focus CDBG funding on the provision of affordable rental units.
3. Consider a renter-focused CDBG-funded affordable housing project.
4. Planning departments in Consortium work together to arrange for a workshop for developers and landlords to broaden awareness of the concepts of universal design.
5. Provide incentives for employment training and apprenticeships aimed at residents of racially-impacted neighborhoods.
6. Target homeownership counseling to residents of impacted neighborhoods.

AFH Actions Accomplished:

During 2019, the City focused program funding on assisting low-and-moderate income households and families. A change that was identified during the Consolidated Plan update suggested directing assistance to affordable rental units (Suggested AFH Action #2), and as such, the City has programmed funding during the life of the new plan toward this endeavor. Likewise, the recent Consolidated Planning process discussed targeting funding on renter-occupied affordable housing projects (Suggested AFH Action #3). Finally, the City has discussed conducting a landlord informational forum and educational program relating to the Housing Choice Voucher program (Suggested AFH Action #4) in an attempt to encourage landlord participation in the program, as well as dispel any myths or misconceptions of the program itself. Staff has been working toward conducting the forum, however, staffing changes and the Coronavirus pandemic caused its postponement. Also, the City purchased a new software module that allows rental property owners to register their units as well as to “advertise” the availability of HCV units to prospective voucher holders. We have seen an increase in participation with this, as well as because of the pandemic.

Public Sector Impediments: Policy Based Need Areas

Suggested AFH Actions:

1. Cedar Falls Human Rights Commission outreach project. Determine viability of using CDBG funds to support an outreach project. Empower the Commission to enforce fair housing laws rather than referring residents to the Iowa Civil Rights Commission

2. Consortium should continue to engage in regional planning efforts to most efficiently match bus lines and stops with jobs, housing, and amenities.

AFH Actions Accomplished:

In regard to public policy needs, the City has had prior discussions during the past five years regarding the use of CDBG funds to support outreach and strengthening the position of their local Human Rights Commission (Suggested AFH Action #1). Further, during the recent Consolidated Planning process, both cities in the consortium (Waterloo and Cedar Falls) had several opportunities to work on enhancing and improving transit services, most notably addressing route restructuring that could be oriented around land use and employment changes, as well as purchasing bus passes for CDBG clients. The City of Cedar Falls has included allocation of CDBG funding in the new plan toward improving transportation services that better serve housing areas, employment centers, community education and service providers for residents that may not have access to transit services (Suggested AFH Action #2).

Private Sector Impediments: Market Based Need Areas

Suggested AFH Actions:

1. Consortium should consider testing for mortgage discrimination by a qualified entity in order to more effectively target education, outreach, referral, and enforcement activities.
2. Apply for a grant for another round of testing, with particular emphasis on race and disability, should be considered by the Consortium.
3. Legal review of nuisance and rental inspection ordinances to ensure whether enforcement is consistent with applicable fair housing laws.

AFH Actions Accomplished:

As a result of a challenging rental market in Cedar Falls, as well as recent Iowa law changes to specific regulatory definitions (how a “family” may be defined in local ordinances), all while attempting to balance land use in a college community, the City has spent, and will continue to spend, significant staff time addressing the interaction of local rental and nuisance ordinances and their impact on the community and applicable federal and state laws. This includes assessing the consistency of local laws and applicable fair housing regulations (Suggested AFH Action #3). The most recent example of this was when the City reviewed and amended local land use regulations in order to comply with changes in Iowa law with regard to how families may be defined and the corresponding impact on housing density and rental regulations.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Cedar Falls used numerous methods of ensuring the projects funded under the CDBG Entitlement program comply with federal standards and requirements, including the National Objectives for the CDBG Program. Further, said monitoring will utilize the Consolidated Plan, Annual Action Plan

and the Analysis of Fair Housing as the foundations and impetus for actions taken and implemented using CDBG funding in the community.

Overall, expenditure of CDBG funds has been consistent with the goals outlined in all three planning documents.

All direct housing rehabilitation and repair projects, challenged by the Coronavirus pandemic, were conducted according to prescribed HUD requirements this past year, including written applications, income verifications, procurement, contracting, inspections, lead-based paint protections, and closeout procedures. The City included minority-owned contracting businesses in the project bidding outreach processes. Only low-to-moderate income households were assisted under this program.

Agencies receiving funding were required to compete for funds, develop eligible proposals, provide quarterly reports, and be monitored for compliance and effectiveness. Monitoring, which consisted of in-person visits to all four agencies by staff, were completed between March 10-25 2021. Staff confirmed the use of funds matched the agency proposal and contract with the City; verified agency expenses; pulled copies of client files and applications; verified client demographics; and reviewed quarterly reports and expenditures with key agency employees. Staff also collected copies of client applications. The City of Cedar Falls continued working with public service agencies and nonprofit organizations to ensure they are reaching the goal of assisting residents with the greatest need, as well as to help stave off homelessness in the community. In addition, the City continued working with code enforcement and other departments to identify potential at-risk properties and residents.

During this past year, three additional infusions of CDBG funds occurred through the Coronavirus Aid, Relief, and Economic Security (CARES) Act, as a result of the COVID-19 pandemic. Two of the additional awards were provided through formula allocations from HUD, and the third was through an allocation from the State of Iowa (Iowa Economic Development Authority). The challenge for the City has been to prove that the funds are being used by persons, households, agencies, or organizations impacted by COVID-19 and to ensure the funds do not create a duplication of benefits situation for the recipients of the dollars. Low-and-moderate income households and persons, limited clientele populations, and areas have been, and will continue to be assisted with these CARES funds.

Finally, the Housing Commission and City Council reviewed and approved this Consolidated Annual Performance and Evaluation Report (CAPER), which summarizes the accomplishments and efforts made under the CDBG Entitlement Program, all after conducting the required, appropriate public input processes outlined in the City's Public Participation Plan, which was also updated during the pandemic this year.

All CDBG funds expended are subject to the US Department of Housing and Urban Development and the City's auditing and monitoring processes. In addition, planning and administrative work performed by INRCOG are subject to its independent auditing and records maintenance processes as well.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Three public meeting opportunities were provided regarding this specific CAPER Report, which is consistent with the City's updated Citizen Participation Plan: the regular October 12th, 2021 Housing

Commission Meeting and the November 1st, 2021 and November 15th, 2021, City Council Meetings. Legal notice for this CAPER and the November 15th, 2021, City Council Public Hearing was advertised consistently with the City's Citizen Participation Plan, including a combined published 15-day comment period and legal public hearing notice. Specifically, the notice was published in the English and Spanish languages, and both notices offered reasonable accommodation for persons having a disability.

There were no public comments made during the advertised citizen participation period.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City chose to focus its CDBG funding and efforts on agency awards, sanitary sewer and sidewalk projects, and housing rehabilitation/repair during FFY 2020, per the 2019-2023 Consolidated Plan. With the additional CARES funds, the City funded pandemic-related projects and programs for its residents through existing agencies, organizations, and schools. In future years, the City is likely to consider additional funding for LMI Area benefit programs that complete infrastructure and sidewalks improvements, which are intended to positively impact larger numbers of people and geographic areas of the community.

Does the grantee have an existing Section 108 guarantee?

The City does not have a Section 108 guaranteed loan.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

The City does not have an open BEDI grant.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

The City is not a BEDI grantee, and therefore, this query does not apply.



ADMINISTRATION

City of Cedar Falls
 220 Clay Street
 Cedar Falls, Iowa 50613
 Phone: 319-273-8600
 Fax: 319-273-8610
www.cedarfalls.com

MEMORANDUM

TO: Honorable Mayor Robert M. Green and City Council
FROM: Shane Graham, Economic Development Coordinator
DATE: November 3, 2021
SUBJECT: The Vault, LLC - Partial Property Tax Exemption
 6100 Production Drive in Cedar Falls Industrial Park

On December 16, 2019, City Council approved a Development Agreement with The Vault, LLC for a new 27,500 square foot storage and office facility located within the Cedar Falls Industrial Park. Work on the \$1,250,000 new building at 6100 Production Drive began last year and has recently been completed.

As part of the executed Development Agreement approved by City Council in December of 2019, the City of Cedar Falls committed to the following actions:

1. Transfer of Lot 1 of West Viking Road Industrial Park Phase I to The Vault, LLC (Completed).
2. Adoption of an Ordinance granting a partial exemption from taxation of industrial property as may be provided by Sections 21-48 through 21-57 of the Cedar Falls Code of Ordinances, and by Chapter 427B, Code of Iowa, with respect to the Development Property.

Item #1 noted above was completed in December 2019. The remaining item to be completed by the City of Cedar Falls as part of the Development Agreement is formal adoption of a Partial Property Tax Exemption Ordinance. Since construction of the new building has been completed, it is now necessary to move forward with Ordinance adoption.

The applicable 5-Year Partial Property Tax Exemption schedule is estimated as follows based upon the \$1,250,000 valuation of The Vault, LLC building, 10% commercial/industrial valuation rollback, and the FY22 tax rate of \$33.01/\$1,000 valuation (**\$37,132 annually**):

	<u>Exemption %</u>	<u>Exempt \$ Amount</u>	<u>Paid \$ Amount</u>
Year 1	75%	\$27,849	\$9,283
Year 2	60%	\$22,279	\$14,853
Year 3	45%	\$16,709	\$20,422
Year 4	30%	\$11,139	\$25,992
Year 5	15%	<u>\$5,570</u>	<u>\$31,562</u>
		\$83,546	\$102,112

Staff recommends that in accordance with our executed Development Agreement, City Council approve and adopt the following ordinance through the normal three reading process:

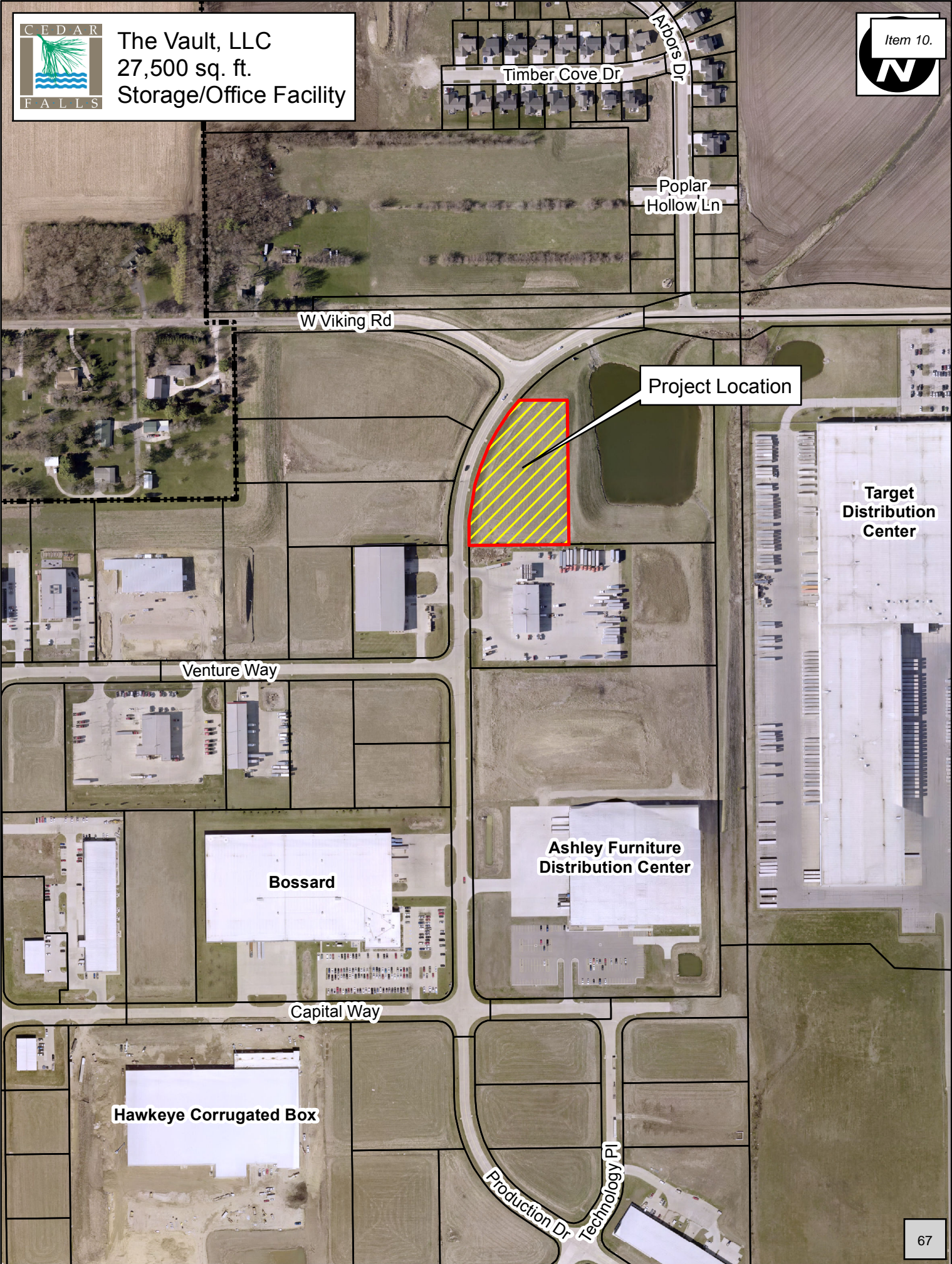
1. Ordinance establishing a partial property tax exemption on the actual value added to real estate by new construction consisting of a 27,500 square foot storage and office facility constructed on property owned by The Vault, LLC, located at 6100 Production Drive, Cedar Falls, Iowa.

If you have any questions pertaining to this memorandum or project, please feel free to contact me.

xc: Ron Gaines, P.E., City Administrator
Rob Schuerman, The Vault, LLC



The Vault, LLC
27,500 sq. ft.
Storage/Office Facility



Prepared by: Shane Graham, Economic Development Coordinator, 220 Clay Street, Cedar Falls, IA 50613, (319) 273-8600

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING A PARTIAL PROPERTY TAX EXEMPTION OF THE ACTUAL VALUE ADDED TO REAL ESTATE BY NEW CONSTRUCTION CONSISTING OF A 27,500 SQUARE FOOT INDUSTRIAL USE STORAGE/OFFICE FACILITY CONSTRUCTED ON PROPERTY OWNED BY THE VAULT, LLC, LOCATED AT 6100 PRODUCTION DRIVE, CEDAR FALLS, IOWA

WHEREAS, the City Council of the City of Cedar Falls, Iowa, has by ordinance provided a partial exemption from property taxation of the actual value added to real estate by certain new construction, as authorized in Section 427B.1, Code of Iowa, with said exemption being provided for in Division 2, Partial Exemptions for Industrial Property, of Article II, Tax Exemptions, of Chapter 21, Taxation, of the Code of Ordinances of the City of Cedar Falls, Iowa; and

WHEREAS, The Vault, LLC, will complete and own an approximate 27,500 square foot industrial use storage/office facility by December 31, 2021, constructed on property owned by The Vault, LLC, located at 6100 Production Drive, Cedar Falls, Iowa, and has requested a partial property tax exemption as provided in the Iowa Code and the Cedar Falls Code of Ordinances; and

WHEREAS, the City Council conducted a public hearing on the proposal for said exemption on the 15th day of November, 2021, and more than thirty (30) days have elapsed since the date of public hearing, as required by Section 427B.1, Code of Iowa; and

WHEREAS, the City Council deems it appropriate pursuant to state law and city ordinance to grant said exemption.

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

Section 1. The City Council of the City of Cedar Falls, Iowa, by this Ordinance hereby grants a partial exemption from property taxation of the actual value added to real estate by new construction of an approximate 27,500 square foot industrial use

storage/office facility to be constructed by The Vault, LLC, on property owned by The Vault, LLC, located at 6100 Production Drive, Cedar Falls, Iowa, legally described as:

Lot 1, West Viking Road Industrial Park Phase I, City of Cedar Falls, Black Hawk County, Iowa. (Contains 2.70 acres more or less),

by December 31, 2021, to the extent and upon the terms and conditions provided for in Sections 427B.1 through 427B.7 of the Code of Iowa, and Sections 21-48 through 21-57 of the Code of Ordinances of the City of Cedar Falls, Iowa. Responsibility for the proper and timely filing of an application for exemption with the Black Hawk County Assessor is that of the property owner. The amount of actual value added which is eligible to be exempt from taxation shall be as follows:

1. For the first assessment year after the Minimum Improvements are fully assessed, 75% exemption of the actual value added.
2. For the second assessment year after the Minimum Improvements are fully assessed, 60% exemption of the actual value added.
3. For the third assessment year after the Minimum Improvements are fully assessed, 45% exemption of the actual value added.
4. For the fourth assessment year after the Minimum Improvements are fully assessed, 30% exemption of the actual value added.
5. For the fifth assessment year after the Minimum Improvements are fully assessed, 15% exemption of the actual value added.

INTRODUCED: _____ November 15, 2021

1ST CONSIDERATION: _____

2ND CONSIDERATION: _____

3RD CONSIDERATION: _____

ADOPTED: _____

Robert M. Green, Mayor

ATTEST:

Jacqueline Danielsen, MMC, City Clerk

**DEPARTMENT OF PUBLIC WORKS**

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

MEMORANDUM
Engineering Division

TO: Honorable Mayor Robert M. Green and City Council

FROM: Ben Claypool, Civil Engineer II, PhD, EI

DATE: November 8, 2021

SUBJECT: Greenhill Road and South Main Street Intersection Improvement Project
Project No. RC-173-3228
Public Hearing

This project generally consists of improvements to the S Main St. and Greenhill Road intersection in the form of a newly constructed roundabout in place of the existing traffic signal. This will include 10555 sy of new pavement, 350 sy of sidewalk/trail, retaining wall and fencing, 1156 lf of storm sewer, 1340 lf of water main, landscaping, and roadway lighting.

The total estimated cost for the construction of this project is \$3,347,400.00. The project will be funded utilizing General Obligation funds, Local Option Sales Tax, Traffic Safety Improvement Funding (State Funds), and Cedar Falls Utilities funding sources.

The Plans, Specifications, and Estimate of Costs and Quantities are available for your review at the City Clerk's office or the Engineering Division of the Community Development Department.

xc: David Wicke, City Engineer
Chase Schrage, Director of Public Works

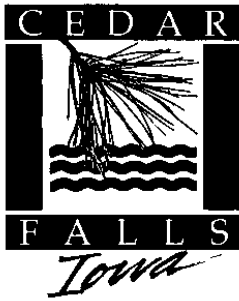
Greenhill Road and South Main Street Intersection Improvements
Opinion of Probable Construction Costs
Quantities - 10/22/2021
Project Number - 1201800

ITEM NO.	ITEM CODE	ITEM	UNIT	UNIT PRICE	TOTAL QUANTITY	TOTAL PRICE
1	2010-C-0	Clearing and Grubbing	LS	\$ 6,500.00	1	\$ 6,500.00
2	2010-D-2	Topsoil, Compost Amended	CY	\$ 85.00	80	\$ 6,800.00
3	2010-D-1	Topsoil, Strip, Stockpile and Respread	CY	\$ 15.00	812	\$ 12,172.50
4	2010-D-3	Topsoil, Off-site	CY	\$ 35.00	233.25926	\$ 8,164.07
5	2010-E-0	Excavation, Class 10	CY	\$ 8.00	7500	\$ 60,000.00
6	2010-F-0	Below Grade Excavation (Core Out)	SY	\$ 35.00	1250	\$ 43,750.00
7	2010-G-0	Subgrade Preparation	SY	\$ 3.50	11285	\$ 39,497.50
8	2010-I-0	Subbase, 12", Modified	SY	\$ 15.00	11285	\$ 169,275.00
9	2010-L-0	Compaction Testing	LS	\$ 3,500.00	1	\$ 3,500.00
10	3010-F-0	Trench Compaction Testing	LS	\$ 3,500.00	1	\$ 3,500.00
11	4020-A-1	Storm Sewer, Trenched, RCP Class III, 18"	LF	\$ 75.00	918	\$ 68,872.50
12	4020-A-1	Storm Sewer, Trenched, RCP Class III, 24"	LF	\$ 95.00	208	\$ 19,788.50
13	4020-D-0	Removal of Storm Sewer, RCP, 30" or Less	LF	\$ 20.00	813	\$ 16,260.00
14	4030-B-0	Pipe Apron, RCP, 24"	EA	\$ 2,000.00	1	\$ 2,000.00
15	4040-A-0	Subdrain, Perforated, 6"	LF	\$ 10.00	3410	\$ 34,100.00
16	4040-C-0	Subdrain Cleanout, Type B	EA	\$ 950.00	8	\$ 7,600.00
17	4040-D-0	Subdrain Outlets and Connections, 6"	EA	\$ 650.00	18	\$ 11,700.00
18	5010-A-1	Water Main, Trenched, Class 52 DIP, 12"	LF	\$ 90.00	854.32	\$ 76,888.80
19	5010-A-2	Water Main, Trenchless, Class 52 DIP, 12"	LF	\$ 200.00	202.9	\$ 40,580.00
20	5010-C-2	Fitting, DIP	LB	\$ 11.00	5865	\$ 64,515.00
21	5020-A-0	Gate Valve, DIP, 12"	EA	\$ 2,500.00	7	\$ 17,500.00
22	5020-D-0	Flushing Device (Blowoff), 12"	EA	\$ 2,000.00	2	\$ 4,000.00
23	5020-C-0	Fire Hydrant Assembly	EA	\$ 5,500.00	3	\$ 16,500.00
24	5020-I-0	Fire Hydrant Assembly Removal	EA	\$ 2,500.00	1	\$ 2,500.00
25	5020-J-0	Removal of Valve, 12"	EA	\$ 500.00	4	\$ 2,000.00
26	6010-A-0	Manhole, SW-401, 48"	EA	\$ 3,750.00	2	\$ 7,500.00
27	6010-B-0	Intake, SW-507	EA	\$ 5,600.00	2	\$ 11,200.00
28	6010-B-0	Intake, SW-508	EA	\$ 5,500.00	7	\$ 38,500.00
29	6010-B-0	Intake, SW-510	EA	\$ 7,200.00	2	\$ 14,400.00
30	6010-B-0	Intake, SW-541	EA	\$ 6,700.00	2	\$ 13,400.00
31	6010-H-0	Remove Manhole	EA	\$ 800.00	2	\$ 1,600.00
32	6010-H-0	Remove Intake	EA	\$ 800.00	8	\$ 6,400.00
33	7010-A-0	Pavement, PCC, 9"	SY	\$ 60.00	10821	\$ 649,260.00
34	7010-I-0	PCC Pavement Samples and Testing	LS	\$ 3,500.00	1	\$ 3,500.00
35	7020-B-0	Temporary Pavement	SY	\$ 50.00	540	\$ 27,000.00
36	7030-A-0	Removal of Sidewalk / Shared Use Path	SY	\$ 14.00	1824	\$ 25,536.00
37	7030-A-0	Removal of Driveway	SY	\$ 9.00	151	\$ 1,359.00
38	7030-C-0	Shared Use Path, PCC, 6"	SY	\$ 45.00	1277	\$ 57,457.00
39	7030-D-0	Special Subgrade Preparation for Shared Use Path	SY	\$ 3.00	2464	\$ 7,392.53
40	7030-E-0	Sidewalk, PCC, 5"	SY	\$ 52.00	414	\$ 21,518.76
41	7030-F-0	Unit Pavers with Bituminous Setting Bed	SF	\$ 25.00	3850	\$ 96,250.00
42	7030-F-0	Unit Pavers with Granular Base	SF	\$ 18.00	4500	\$ 81,000.00
43	7030-G-0	Detectable Warning	SF	\$ 45.00	360	\$ 16,200.00
44	7030-H-1	Driveway, Paved, PCC, 6"	SY	\$ 59.00	140	\$ 8,260.00
45	7040-H-0	Pavement Removal	SY	\$ 8.00	9470	\$ 75,760.00
46	7040-I-0	Curb and Gutter Removal	LF	\$ 8.00	250	\$ 2,000.00
47	8020-F-0	Temporary Pavement Markings	STA	\$ 105.00	78	\$ 8,148.00
48	8020-C-0	Painted Pavement Markings, Durable	STA	\$ 85.00	150	\$ 12,789.19
49	8020-G-0	Painted Symbols and Legends	EA	\$ 220.00	20	\$ 4,400.00
50	8020-K-0	Pavement Markings Removed	STA	\$ 40.00	51	\$ 2,045.00
51	8020-M-0	Grooves Cut for Pavement Markings	STA	\$ 85.00	150	\$ 12,789.19
52	8020-N-0	Grooves Cut for Symbols and Legends	EA	\$ 150.00	20	\$ 3,000.00
53	8030-A-0	Temporary Traffic Control	LS	\$ 50,000.00	1	\$ 50,000.00
54	8030-B-0	Portable Dynamic Message Signs (PDMS)	DAY	\$ 50.00	70	\$ 3,500.00
55	8030-C-0	Flaggers	DAY	\$ 550.00	80	\$ 44,000.00
56	8040-SP-1	Type A Sign, Sheet Aluminum	SF	\$ 25.00	219.25	\$ 5,481.25
57	8040-SP-2	Steel 2" X 2" Perforated 14-Gauge Square Tubing Post	LF	\$ 12.00	723	\$ 8,676.00

58	8040-SP-3	Removal of Signs and Posts	EA	\$ 75.00	20	\$ 1,500.00
59	9010-B-0	Hydraulic Seeding, Seeding, Fertilizing, and Mulching	AC	\$ 4,000.00	1.75	\$ 7,000.00
60	9030-B-0	Trees with Warranty, Deciduous	EA	\$ 500.00	3	\$ 1,500.00
61	9030-B-0	Trees with Warranty, Evergreen	EA	\$ 500.00	3	\$ 1,500.00
62	9030-B-0	Plants with Warranty, Shrub	EA	\$ 50.00	20	\$ 1,000.00
63	9030-B-0	Plants with Warranty, Ornamental Grass	EA	\$ 30.00	777	\$ 23,310.00
64	9030-B-0	Plants with Warranty, Perennial	EA	\$ 15.00	134	\$ 2,010.00
65	9035-SP-1	River Rock Mulch	CY	\$ 100.00	30	\$ 3,000.00
66	9035-SP-2	Shredded Hardwood Mulch	CY	\$ 45.00	10	\$ 450.00
67	9035-SP-3	Metal Edging	LF	\$ 10.00	200	\$ 2,000.00
68	9035-SP-4	Limestone Edging	LF	\$ 15.00	115	\$ 1,725.00
69	9040-D-1	Filter Sock, Compost, 12"	LF	\$ 3.50	3018	\$ 10,563.00
70	9040-D-2	Removal of Filter Sock, Compost, 12"	LF	\$ 1.00	3018	\$ 3,018.00
71	9040-E-0	Temporary RECP, Type 2	SY	\$ 15.00	1643	\$ 24,645.00
72	9040-J-0	Rip Rap, Class D, 24" Thickness	TON	\$ 50.00	30	\$ 1,500.00
73	9040-N-1	Silt Fence	LF	\$ 2.00	1117	\$ 2,234.00
74	9040-N-2	Silt Fence, Removal of Sediment	LF	\$ 2.00	1117	\$ 2,234.00
75	9040-N-3	Silt Fence, Removal of Device	LF	\$ 1.00	1117	\$ 1,117.00
76	9040-T-1	Inlet Protection Device, Filter Sock	EA	\$ 125.00	18	\$ 2,250.00
77	9040-T-2	Inlet Protection Device, Maintenance	EA	\$ 300.00	36	\$ 10,800.00
78	9060-A-0	Chain Link Fence, Metal, 4'	LF	\$ 50.00	12	\$ 600.00
79	9060-A-1	Screen Fence, Vinyl, 8'	LF	\$ 157.00	1843	\$ 289,351.00
80	9060-E-0	Removal of Chain Link Fence	LF	\$ 5.00	148	\$ 740.00
81	9060-E-0	Removal of Wood Fence	LF	\$ 5.00	1594	\$ 7,970.00
82	9070-SP-1	Cast Stone Walls	LS	\$ 70,000.00	1	\$ 70,000.00
83	9070-SP-2	Limestone Columns	LS	\$ 45,000.00	1	\$ 45,000.00
84	9072-A-0	Combined Concrete Sidewalk and Retaining Wall	CY	\$ 1,950.00	150	\$ 292,500.00
85	9085-SP-1	Removal and Reinstallation of Bench	LS	\$ 3,000.00	1	\$ 3,000.00
86	9090-SP-1	Roadway Lighting	LS	\$ 115,000.00	1	\$ 115,000.00
87	10,010-A	Removal of Traffic Signal	LS	\$ 25,000.00	1	\$ 25,000.00
88	11,010-A	Construction Survey	LS	\$ 20,000.00	1	\$ 20,000.00
89	11,020-A	Mobilization	LS	\$ 150,000.00	1	\$ 150,000.00
90	11,030-A-0	Maintenance of Postal Service	LS	\$ 1,500.00	1	\$ 1,500.00
91	11,030-B-0	Maintenance of Solid Waste Collection	LS	\$ 1,500.00	1	\$ 1,500.00
92	11,050-A-0	Concrete Washout	LS	\$ 4,000.00	1	\$ 4,000.00

CONSTRUCTION SUBTOTAL	\$ 3,188,000.00
CONTINGENCY (5%)	\$ 159,400.00
TOTAL	\$ 3,347,400.00

*The Architect/Engineer, as a design professional familiar with the construction industry, has prepared this opinion of the Probable Cost of Construction. It is recognized, however, that neither the Architect/Engineer nor the Owner has control over the cost of labor, materials, or equipment, over the Contractor's method of determining bid prices, or over competitive bidding, market, or negotiating conditions. Accordingly, the Architect/Engineer cannot and does not warrant or represent which bids or negotiated prices will not vary from the Probable Cost of Construction.



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: October 11, 2021

SUBJECT: Public Hearing for Model Code adoption and ordinance amendments

Every 6 years the City of Cedar Falls adopts the most recent versions of the model building codes. This year we are proposing to continue this standard by adopting the following codes:

- 2021 International Building Code (IBC)
- 2021 International Residential Code (IRC)
- 2021 International Mechanical Code (IMC)
- 2021 Uniform Plumbing Code (UPC)
- 2021 National Fuel Gas Code (NFGC)
- 2020 National Electrical Code (NEC)

By adopting these codes we ensure that our city is being developed to be as safe as possible in regards to life safety. Life safety includes elements of the built environment such as egress, fire separation, and structural stability. These codes are created by architects, engineers, builders, code officials, fire officials, attorneys, and more, which means many entities review them in the context of safety, ease of use, and cost implications. Therefore when we adopt them we are taking advantage of the knowledge of experts in the fields of design and construction. We also ensure that we are referencing the same codes as other local jurisdictions (Waterloo) and the state.

As part of this code adoption we also reviewed Chapter 7 of the City Code of Ordinances. We discovered there were some inconsistencies between the administration provisions between each code type. (Building, Residential, Mechanical, Electrical, and Plumbing) In order to align these codes to match our current processes we have made a significant number of amendments. These amendments do not

change the processes we have in place they simply clarify them and make them easier to follow. For example the Commercial amendments and Residential amendments were previously intermingled. We have pulled them apart and now have a section devoted to each of code. In addition, there are changes in all the codes to provide consistency between each code type. For example the sections regarding fees, working without a permit, refunds, and other administrative items are identical between the codes.

Prepared by: Kevin Rogers, City Attorney, 220 Clay Street, Cedar Falls, IA 50613, (319)273-8600

ORDINANCE NO. 2997

AN ORDINANCE AMENDING THE INCORPORATION OF OUTSIDE CODES INTO CHAPTER 7, BUILDINGS AND BUILDING REGULATIONS, OF THE CODE OF ORDINANCES OF THE CITY OF CEDAR FALLS. BY: **(1)**. AMENDING SECTION 7-19, ADOPTION, OF ARTICLE II, BUILDING CODE, BY REPEALING SAID SECTION AND ENACTING IN LIEU THEREOF A NEW SECTION 7-19, ADOPTION ; **(2)**. AMENDING SECTION 7-20, AMENDMENTS, OF ARTICLE II, BUILDING CODE, BY REPEALING SAID SECTION AND ENACTING IN LIEU THEREOF A NEW SECTION 7-20, AMENDMENTS; **(3)**. AMENDING SECTION 7-21, MISCELLANEOUS PROVISIONS, OF ARTICLE II, BUILDING CODE, BY REPEALING SAID SECTION AND ENACTING IN LIEU THEREOF A NEW SECTION 7-21, MISCELLANEOUS PROVISIONS; **(4)**. AMENDING SECTION 7-47, PURPOSE, OF ARTICLE III, ELECTRICAL REGULATIONS, BY REPEALING SAID SECTION AND ENACTING IN LIEU THEREOF A NEW SECTION 7-47, PURPOSE; **(5)**. DELETING IN ITS ENTIRETY SECTION 7-48, RULES OF CONSTRUCTION, OF ARTICLE III, ELECTRICAL REGULATIONS; **(6)**. AMENDING SECTION 7-49, NATIONAL ELECTRICAL CODE ADOPTION, OF ARTICLE III, ELECTRICAL REGULATIONS, BY REPEALING SAID SECTION AND ENACTING IN LIEU THEREOF A NEW SECTION 7-49, NATIONAL ELECTRICAL CODE ADOPTION; **(7)**. AMENDING SECTION 7-50, NATIONAL ELECTRICAL CODE AMENDMENTS, OF ARTICLE III, ELECTRICAL REGULATIONS, BY REPEALING SAID SECTION AND ENACTING IN LIEU THEREOF A NEW SECTION 7-50, NATIONAL ELECTRICAL CODE AMENDMENTS; **(8)**. DELETING IN ITS ENTIRETY SECTION 7-55, ALTERATION OF IDENTIFICATION OR RATING MARKINGS, OF ARTICLE III, ELECTRICAL REGULATIONS; **(9)**. DELETING IN ITS ENTIRETY SECTION 7-56, SUPERVISION BY BUILDING OFFICIAL, OF ARTICLE III, ELECTRICAL REGULATIONS; **(10)**. AMENDING SECTION 7-169, TITLE; UNIFORM PLUMBING CODE; ADOPTION; PURPOSE AND SCOPE; CONFLICTING PROVISIONS, OF DIVISION 1, GENERALLY, OF ARTICLE V. PLUMBING REGULATIONS, BY REPEALING SAID SECTION AND ENACTING IN LIEU THEREOF A NEW SECTION 7-169, TITLE; UNIFORM PLUMBING CODE; ADOPTION; PURPOSE AND SCOPE; CONFLICTING PROVISIONS ; **(11)**. AMENDING SECTION 7-170, UNIFORM PLUMBING CODE; AMENDMENTS, OF DIVISION 1, GENERALLY, OF ARTICLE V, PLUMBING REGULATIONS, BY REPEALING SAID SECTION AND ENACTING IN LIEU THEREOF A NEW SECTION 7-170, UNIFORM PLUMBING CODE; AMENDMENTS; **(12)**. AMENDING SECTION 7-413, INTERNATIONAL MECHANICAL CODE ADOPTION, OF ARTICLE VIII, MECHANICAL CODE, BY REPEALING SAID SECTION AND ENACTING IN LIEU THEREOF A NEW SECTION 7-413, INTERNATIONAL MECHANICAL CODE ADOPTION; **(13)**. AMENDING SECTION 7-414, AMENDMENTS TO INTERNATIONAL MECHANICAL CODE, OF ARTICLE VIII, MECHANICAL CODE, BY REPEALING SAID SECTION AND ENACTING IN LIEU

THEREOF A NEW SECTION 7-414, AMENDMENTS TO INTERNATIONAL MECHANICAL CODE.

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

Section 1. Section 7-19, Adoption, of Article II, Building Code, of Chapter 7, Buildings and Building Regulations, of the Code of Ordinances of the City of Cedar Falls, Iowa, is hereby repealed in its entirety and a new Section 7-19, Adoption, is enacted in lieu thereof, as follows:

Sec. 7-19. Adoption.

- (a) Except as provided in this article by specific changes, the 2021 Edition of the International Residential Code for One- and Two-Family Dwellings published by the International Code Council, Inc., which hereinafter may be referred to as the “IRC”, and the 2021 Edition of the International Building Code, published by the International Code Council, Inc., which hereinafter may be referred to as the “IBC”, are hereby adopted by reference and are effective as if fully set forth in this article. The IRC and IBC collectively may be referred to as the “building code” in this article.
- (b) The 2009 American National Standard of Accessible and Usable Buildings and Facilities published by the International Code Council, Inc., which hereinafter may be referred to as “ICC A117.1-2009,” is hereby adopted by reference and is effective as if fully set forth in this article.
- (c) An official copy of the code adopted by this article, including a certificate by the clerk as to its adoption and effective date, is on file in the office of the clerk, available for public inspection.

Section 2. Section 7-20, Amendments, of Article II, Building Code, of Chapter 7, Buildings and Building Regulations, of the Code of Ordinances of the City of Cedar Falls, Iowa, is hereby repealed in its entirety and a new Section 7-20, Amendments, is enacted in lieu thereof, as follows:

Sec. 7-20. Amendments.

The 2021 Edition of the International Residential Code for One- and Two-Family Dwellings (“IRC”) and the 2021 Edition of the International Building Code (“IBC”), as adopted in section 7-19, are hereby amended in the following respects:

(A) International Residential Code for One- and Two-Family Dwellings (“IRC”) amendments.

- (1) *Subsection R101.1, Title*, is amended by deleting “[NAME OF JURISDICTION]” and substituting in lieu thereof “City of Cedar Falls.”
- (2) *Subsection R103.1, Creation of Enforcement Agency*, is amended by deleting “department of building safety” and substituting in lieu thereof “Inspection Services Division”

(3) *Subsection R104.2, Applications and Permits*, is amended by adding the following subparagraphs thereto:

- (a) To obtain a permit an applicant shall show proof of registration with the state and shall execute and file with the city *building official* (or a specified inter-governmental agency if so designated by the *building official*) a certificate of insurance written by a company authorized to transact business in the state, in limits of not less than \$300,000.00 combined single limit to any person and \$100,000.00 property damage; said certificate to be written on a standard form and conditioned upon the faithful performance of all duties required of such contractor by any ordinances, rules and regulations of the city. It shall be a further condition of said certificate of insurance that the obligator will hold the city (through the specified inter-governmental agency if so designated) harmless from any and all damages sustained by reason of neglect or incompetence on the part of such contractor, his agents or employees in the performance of the work done under a license or *permit* issued upon the filing of said certificate.

Said certificate of insurance shall be issued by December 31 of each year, and shall be re-filed on or before said date for each subsequent year and shall be in continuous full force and effect. That is the intent and purpose of said certificate of insurance to also bind the individual, company, firm, association or partnership, whether it be trade name, corporation or other business association or arrangement with which the principal is associated.

Homeowners working on their principal property shall be exempt from filing said certificate.

- (b) Where a person desires to remodel or repair a building or structure of which they are the owner or owners of record, such work may be done by a member of their household without requiring the certificate of insurance otherwise required by this section.
- (1) Required permits shall be necessary for all remodel or *repair* work.
- (2) No owner or owner of record shall replace, remodel or *repair* any electrical, plumbing or mechanical on any property that they are not the owner/occupant with a homestead exemption and valid *permit*.
- (4) *Subsection R104.8, Liability*, is deleted in its entirety and a new Subsection R104.8, *Liability*, is substituted in lieu thereof as follows:

R104.8 Liability. The *building official*, or authorized representative of the *building official* charged with the enforcement of this Code, acting in good faith and without malice in the discharge of duties for the city, shall not thereby render himself or herself personally liable for any damage that may accrue to persons or property as a result of any act or by reason of any act or omission in the discharge of duties. Any suit brought against the city or the *building official* or employee because of such act or omission performed by him or her in the enforcement of any provisions of such Codes or other pertinent laws or ordinances implemented through the enforcement of this Code or enforced by the inspection services division shall be defended by the city until the final termination of such proceedings, any judgment resulting therefrom shall be assumed by the city. This Code shall not be construed to relieve from or lessen the responsibility of any *person* owning, operating or controlling any building or

structure for any damages to persons or property caused by defects, nor shall the inspection services division of the city be held as assuming any such liability by reason of the inspections authorized by this Code or any certificates of inspection issued under this Code.

(5) *A new subsection R104.8.2, Conflict of Interest*, is added as follows:

R104.8.2 Conflict of Interest. No official or representative of the inspection services division shall be engaged directly or indirectly with the furnishing of labor, materials or *appliances* for the construction, *alteration* or maintenance of a building or the preparation of plans or specifications therefor, unless the official or representative is the *owner* of such building; nor shall such official or representative engage in any work which conflicts with the official duties or with the interests of the inspection services division.

(6) *Subsection R104.10.1, Flood hazard areas*, is deleted in its entirety.

(7) *Subsection R105.2, Work Exempt From Permit*, is deleted in its entirety and a new subsection R105.2, Work exempt from permit, is substituted in lieu thereof as follows:

R105.2 Work exempt from permit. Permits shall not be required for the following. Exemption from the *permit* requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

Building:

1. One-story detached accessory structures provided the floor area does not exceed 120 square feet.
2. Fences.
3. Retaining walls that are not over four feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18927 L) and the ratio of height to diameter or width does not exceed two to one.
5. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade and not over any basement or story below.

Exception: Wooden decks are not, for the purpose of this article, to be considered as a sidewalk or driveway, and section R105.1 shall apply to such.

6. Painting, papering, tiling not adjacent to or part of a shower, and carpeting.
7. Swimming pools that are accessory to one- or two-family dwellings.
8. Swings or other playground equipment accessory to a one- or two-family dwelling.
9. Window awnings supported by an exterior wall which do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.

A land use and/or right-of-way permit may still be required.

- (8) *Subsection R105.3.1.1, Determination of Substantially Improved or Substantially Damaged Existing Buildings In Flood Hazard Areas*, is deleted in its entirety.
- (9) *Subsection R105.5, Expiration*, is deleted in its entirety and a new subsection 105.5, Expiration, is substituted in lieu thereof, as follows:

R105.5 Expiration. Every *permit* issued under the provisions of this Code shall expire 180 days from date of issue if the work has not been commenced, and 365 days from the date of issue if the work has not been completed, unless the application is accompanied by a construction schedule of specific longer duration, in which instance the *permit* may be issued for the time period of the construction schedule, with the approval of the *building official*. If the work has not been commenced or completed, as the case may be, including all required inspections, by the expiration date of the *permit*, no further work shall be done until the *permit* has been renewed by the *owner*, or the *owner's* agent, and payment of the renewal fee has been received. The *building official* is authorized to grant one or more extensions of time, for periods of not more than six months each, without payment of the renewal fee. Extensions shall be requested by the *owner*, or the *owner's* agent, and justifiable cause demonstrated by the *owner*.

- (10) *Subsection R108.5, Refunds*, is deleted the in its entirety and a new subsection R108.5, Refunds, is substituted in lieu thereof, as follows:

R108.5, Refunds. Refunds may be available only when work under the *permit* has not been commenced. Refunds may be available only for *permit* fees that exceed \$100.00. If granted, the refund shall be eighty percent of the *permit* fee.

- (11) *A new subsection, R108.7, Reinspections, is added as follows:*

R108.7, Reinspections. A reinspection fee shall be permitted to be assessed for each inspection or reinspection where such portion of work for which inspection is called is not complete or where required corrections have not been made.

This provision shall not be interpreted as requiring reinspection fees the first time a job is rejected for failure to be in accordance with the requirements of this code, but as controlling the practice of calling for inspection before the job is ready for inspection or reinspection.

Reinspection fees shall be permitted to be assessed where the *approved* plans are not readily available to the inspector, for failure to provide safe access on the date for which the inspection is requested, or deviating from plans requiring approval of the City.

- (12) *Section R112, Board of Appeals*, is amended by deleting that section in its entirety and a new Section, R112 Board of Appeals, is substituted in lieu thereof, as follows:

R112. Board of Appeals.

R112.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the *building official* or *fire official* relative to the application and interpretation of this Code, there shall be and is hereby created a board of appeals.

In so far as reasonably practicable, appointees for membership on the board shall be residents of the city, or, if that is not reasonably practicable, shall have a place of employment in the city. Appointees who are neither residents of the city nor who have a place of employment in the city may be eligible for appointment to the board upon a finding of the unavailability of qualified applicants, as determined by the mayor. Any person who is a member of the board on the date of adoption of this ordinance who does not meet the qualifications for membership set forth herein shall continue to be eligible to serve as a member of the board until both the expiration of the member's current term and the member's nonreappointment by the mayor to an additional term.

R112.2 Limitation of authority. The board of appeals shall have no authority relative to interpretation of the administration provisions of this Code; nor shall the board be empowered to waive requirements of this Code.

R112.3 Qualifications. The board shall consist of members who are qualified by experience and training to pass upon matters pertaining to building construction or experience and training to pass upon matters pertaining to hazards of fire, explosions, hazardous conditions or fire protection systems, and who are not employed by the city. At no time shall there be more than two members of the board selected from the same company.

R112.4 Appointment of members; Terms. The board of appeals shall consist of five members who are appointed by the mayor with city council approval. The terms of current members of the board of appeals shall expire on December 31, 2021. Three members shall then be appointed for five year terms expiring on December 31, 2026, and two members shall be appointed for four year terms expiring on December 31, 2025. Thereafter, all appointments shall be for a term of five years (except for vacancies), so as to stagger the terms of the members. The members of the board of appeals shall serve without compensation.

R112.5 Chairman selection; Secretary. The board of appeals shall select one of its members to serve as chair. The *building official* and *fire official* shall be ex-officio members, one of whom shall act as the secretary to the board, keeping records of all proceedings.

R112.6 Conflict of interest. No member of the board of appeals shall pass on any action or appeal in which the member is engaged as a contractor or material dealer, or in preparation of specifications or plans, or in which he or she has any personal interest.

R112.7 Meetings. The board of appeals shall meet upon notice of the chair, within ten days of the filing of an appeal, or at stated periodic meetings if warranted by the volume of work. The meetings or hearings of the board shall be public. When four qualified members of the board are not present to consider any specific appeal, either the appellant or the authorized representatives of the *building official* or *fire official* may request a postponement of the hearing.

R112.8 Appeals. Any person, firm or corporation may exercise the right to file an appeal for the purpose of new construction methods or materials, or for the true intent of the building code or fire code as interpreted by the *building official* or *fire official*.

R112.9 Procedure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant, with a duplicate copy to the *building official* and *fire official*.

R112.10 Votes required. Failure to secure three concurring votes of the members of the board of appeals shall be deemed a confirmation of the decision of the *building official* or *fire official*.

R112.11 Enforcement. The *building official* or *fire official* shall take immediate action in accordance with the decisions of the board of appeals.

- (13) *Section R113, Violations*, is deleted in its entirety and a new Section, R113, *Violations*, is substituted in lieu thereof, as follows:

R113. *Violations*.

R113.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, extend, *repair*, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of the code.

R113.2 Notice of violations. The *building official* is authorized to serve a notice of violation or order on the *owner* and *person* responsible for the erection, construction, enlargement, *alteration*, extension, *repair*, movement, removal, demolition, or occupation of any building or structure in violation of the provisions of this Code, or in violation of a detail statement or a plan *approved* thereunder, or in violation of a *permit* or certificate issued under the provisions of this Code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

R113.3 Prosecution of violation. If the notice of violation is not complied with in the time prescribed by such notice, the *building official* is authorized to request the city attorney to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this Code or of the order or direction made pursuant thereto.

R113.4 Violation penalties. Any *person* who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, *alters* or *repairs* a building or structure in violation of the *approved construction documents* or directive of the *building official*, or of a *permit* or certificate issued under the provisions of this code shall be deemed guilty of a municipal infraction punishable as provided in section 1-9 of the Code of Ordinances of the city.

- (14) *Subsection R114.4, Failure to Comply*, is amended by striking that subsection in its entirety, and a new subsection R114.5, *Failure to comply*, is substituted in lieu thereof, as follows:

R114.4 Failure to comply. Any *person* who shall continue any work after having been served with a stop work order, except such work as that *person* is directed to perform to remove a violation or unsafe condition, shall be deemed guilty of a municipal infraction punishable as provided in section 1-9 of the Code of Ordinances of the city.

- (15) *A new Section R115, Unsafe Structures and Equipment*, is added as follows:

R115. Unsafe Structures and Equipment.

R115.1 Unsafe conditions. Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate *means of egress* facilities, inadequate light and *ventilation*, or that constitute a fire hazard, or are otherwise *dangerous* to human life or the public welfare or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the *building official* deems necessary and as provided for in this section. A vacant structure that is not secured against unauthorized entry shall be deemed unsafe.

R115.2 Declaration of unsafe structures. All such unsafe structures or equipment are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with procedures set forth in chapter 15, article I of the Code of Ordinances of the city, entitled, "Nuisances". As an alternative, the *building official* may institute the appropriate action within the procedures specified in section R115.3 to abate the violation.

R115.3 Procedure for condemnation and removal. It shall be the duty of the *building official* to report to the city council any structures or equipment within the corporate limits of the city which may be deemed unsafe. Whenever it is reported to or comes to the attention of the city council that a building is unsafe as set forth in the preceding subsection, the mayor shall appoint a committee of three councilmembers who, together with the building official, fire chief and county health officer, shall inspect such premises and report their findings to the city council. If that committee reports that such building or structure is unsafe and shall recommend its destruction as a nuisance, the matter shall be set down for hearing at the next regular meeting of the city council, and at least ten days' written notice of the hearing shall be served on the holder of the legal title of the premises and on the person in possession thereof; provided, however, that, if the owner of such building is a nonresident to the state or is not found within the state and has no agent within the state upon whom service can be made, service shall be made by mailing the written notice to the last known address of the owner of record and by two publications in a newspaper in general circulation in the city, the last publication thereof to be at least ten days before the date set for the hearing.

At the hearing, the owner and person in possession of the premises shall be given opportunity to show cause why such building or structure should not be declared to be a nuisance and destroyed. If the city council shall decide that the building is unsafe as provided in this section, then it may declare the building to be a nuisance and order it to be abated within the time fixed by it. Written notice of such finding shall be given the owner and person in possession, and they shall be given time to destroy the building as the council may fix; provided, however, that, if the owner of such building or structure is a nonresident of the state or is not found within the state and has no agent within the state upon whom service can be made, service of the written notice shall be made by mailing the notice to the last known address and by two publications in a newspaper of general circulation in the city, the last publication thereof to be at least ten days before the date set for the destruction of the building or structure.

- (16) *Subsection R301.1.4, Intermodal shipping containers*, is deleted in its entirety.
- (17) *Subsection R302.13, Fire Protection of Floors*, is deleted in its entirety.
- (18) *Subsection R308.4.6, Glazing Adjacent to Stairs and Ramps*, is deleted in its entirety and a new subsection R308.4.6, Glazing adjacent to stairways and ramps, is substituted in lieu thereof, as follows:

R308.4.6 Glazing adjacent to stairways and ramps. Glazing where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the plane of the adjacent walking surface of *stairways*, landings between flights of *stairs* and *ramps* shall be considered to be a hazardous location.

Exceptions:

1. The side of a *stairway*, landing or *ramp* that has a *guard* complying with the provisions of Sections 1015 and 1607.9 of the IBC, and the plane of the glass is greater than 18 inches (457 mm) from the railing.
2. Glazing 36 inches (914 mm) or more measured horizontally from the walking surface.

- (19) *Subsection R308.4.7, Glazing Adjacent to the Bottom Stair Landing*, is deleted in its entirety and a new subsection R308.4.7, Glazing adjacent to the bottom stairway landing, is substituted in lieu thereof, as follows:

R308.4.7 Glazing adjacent to the bottom stairway landing. Glazing adjacent to the landing at the bottom of a *stairway* where the glazing is less than 60 inches (1524 mm) above the landing and within a 60-inch (1524 mm) horizontal arc that is less than 180 degrees (3.14 rad) from the bottom tread *nosing* shall be considered to be a hazardous location.

- (20) *Subsection R310.6, Dwelling additions*, is amended by deleting subparagraph 3 under "Exceptions" in its entirety.
- (21) *Section R313, Automatic Fire Sprinkler Systems*, is deleted in its entirety.
- (22) *Subsection R314.4, Interconnection*, is amended by adding the following:

Exception: Interconnection of smoke alarms in existing areas shall not be required where *alteration* or *repair* does not result in removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available that could provide access for interconnection without removal of interior finishes.

- (23) *Subsection R403.1, General*, is deleted in its entirety and a new subsection R403.1, General, is substituted in lieu thereof, as follows:

R403.1. General. All exterior walls shall be supported on continuous solid or fully grouted masonry or concrete footings, or other *approved* structural systems that shall be of sufficient design to accommodate all loads according to Section R301 and to transmit the resulting loads to the soil within the limitations as determined from the character of the soil. Footings shall be supported on undisturbed natural soils or engineered fill. Concrete footings shall be designed and constructed in accordance with the provisions of Section R403 or in accordance with ACI 332.

Exceptions:

1. A one-story wood or metal-framed building (unattached from other principal structures) not used for human occupancy nor exceeding 850 square feet in floor area, supporting roof loads only, may be supported by a slab-on-grade with turned-down footing which provides a minimum perimeter bearing edge of eight inches in width and 12 inches in depth. The slab shall be reinforced with 6 x 6-10 gauge weld wire mesh or No. 4 reinforcement rebar spaced 2'-0" o.c. each way and one No. 4 bar placed within the perimeter of the slab at the top and bottom.
2. Alternate foundation methods may be used for structures when, in the opinion of the building official, site and location will not warrant standard means of construction. In no case shall such foundations be less than extending to the prescribed frost line.
3. Unenclosed carports and patio covers not more than one story in height may be supported by isolated post footings, provided there are no wall sections or enclosures between supporting posts. The diameter of such footings shall be no less than 12 inches and extend to the established frost line.
4. Wood decks not more than one story in height may be supported by isolated post footings, provided there are no wall sections or roof enclosures. The diameter of such post footings shall be no less than eight inches in width and eight inches in depth and extend to the established frost line.
5. Additions or attachments by any means between existing principal structures and accessory structures, as described in exception 1 of this section, shall not be allowed without first providing a continuous foundation around the entire perimeter of all structures involved and extending to the established frost line.

- (24) Figures R403.1(2) and R403.1(3) are deleted in their entirety.
- (25) *Subsection R403.1.4.1, Frost Protection*, is amended by deleting Items #2 and #3, and by deleting Exceptions #1 and #2.
- (26) *Subsection R403.2, Footings For Wood Foundations*, is deleted in its entirety.
- (27) *Subsection R403.3, Frost-protected shallow foundations, including subparagraphs R403.3.1, Foundations adjoining frost-protected shallow foundations, R403.3.1.1, Attachment to unheated slab-on-ground structure, R403.3.1.2, Attachment to heated structure, R403.3.2, Protection of horizontal insulation below ground, R403.3.3, Drainage, R403.3.4, Termite protection, and R403.4.1, Crushed stone footings* is deleted in its entirety
- (28) *Figure R403.3(1), Figure R403.3(4), and Table R403.4* are all deleted in their entirety.
- (29) *Subsection R404.2, Wood foundation walls, including subparagraphs R404.2.1, Identification, R404.2.2, Stud size, R404.2.3, Height of backfill, R404.2.4, Backfilling, R404.2.5, Drainage and dampproofing, and R404.2.6, Fastening*, is deleted in its entirety.
- (30) *Table R404.2.3* is deleted in its entirety.

- (31) *Subsection R405.2.3, Drainage System*, is deleted in its entirety.
- (32) *Subsection R406.3, Damp proofing for wood foundations, including subparagraphs R406.3.1, Panel joint sealed, R403.2, Below-grade moisture barrier, R406.3.3, Porous fill, and R406.3.4, Backfill*, is deleted in its entirety.
- (B) International Building Code (“IBC”) amendments.
- (1) *Subsection 101.1, Title*, is amended by deleting “[NAME OF JURISDICTION]” and substituting in lieu thereof “City of Cedar Falls.”
- (2) *Subsection 101.4.1, Gas*, is amended by deleting “International Fuel Gas Code” and substituting in lieu thereof “National Fuel Gas Code NFPA 54.”
- (3) *Subsection 101.4.3, Plumbing*, is amended by deleting “International Plumbing Code” and substituting in lieu thereof “Uniform Plumbing Code.”
- (4) *Subsection 101.4.4, Property Maintenance*, is deleted in its entirety.
- (5) *Subsection 101.4.7, Existing Buildings*, is deleted in its entirety.
- (6) *Subsection 103.1, Creation of Enforcement Agency*, is amended by deleting “department of building safety” and substituting in lieu thereof “Inspection Services Division.”
- (7) *Subsection 104.2, Applications and Permits*, is amended by adding the following subparagraphs thereto:
- (a) To obtain a permit an applicant shall show proof of registration with the state and shall execute and file with the city *building official* (or a specified inter-governmental agency if so designated by the *building official*) a certificate of insurance written by a company authorized to transact business in the state, in limits of not less than \$300,000.00 combined single limit to any person and \$100,000.00 property damage; said certificate to be written on a standard form and conditioned upon the faithful performance of all duties required of such contractor by any ordinances, rules and regulations of the city. It shall be a further condition of said certificate of insurance that the obligator will hold the city (through the specified inter-governmental agency if so designated) harmless from any and all damages sustained by reason of neglect or incompetence on the part of such contractor, his agents or employees in the performance of the work done under a license or *permit* issued upon the filing of said certificate.
- Said certificate of insurance shall be issued by December 31 of each year, and shall be re-filed on or before said date for each subsequent year and shall be in continuous full force and effect. That is the intent and purpose of said certificate of insurance to also bind the individual, company, firm, association or partnership, whether it be trade name, corporation or other business association or arrangement with which the principal is associated.
- (8) *Subsection 104.8, Liability*, is amended by deleting the subsection in its entirety and substituting a new subsection 104.8, Liability, in lieu thereof as follows:

104.8. Liability. The *building official*, or his or her authorized representative charged with the enforcement of this code, acting in good faith and without malice in the discharge of his or her duties for the city, shall not thereby render himself or herself personally liable for any damage that may accrue to persons or property as a result of any act or by reason of any act or omission in the discharge of his or her duties. Any suit brought against the city or the *building official* or employee because of such act or omission performed by him or her in the enforcement of any provisions of such codes or other pertinent laws or ordinances implemented through the enforcement of this code or enforced by the inspection services division shall be defended by the city until the final termination of such proceedings, and any judgment resulting therefrom shall be assumed by the city. This code shall not be construed to relieve from or lessen the responsibility of any *person* owning, operating or controlling any building or structure for any damages to persons or property caused by defects, nor shall the inspection services division of the city be held as assuming any such liability by reason of the inspections authorized by this code or any certificates of inspection issued under this code.

- (9) *Subsection 104.8, Liability, is amended by adding a new subparagraph, 104.8.2, Conflict of Interest, thereto, as follows:*

104.8.2. Conflict of Interest. No official or representative of the inspection services division shall be engaged directly or indirectly with the furnishing of labor, materials or *appliances* for the construction, *alteration* or maintenance of a building or the preparation of plans or specifications therefor, unless the official or representative is the *owner* of such building; nor shall such official or representative engage in any work which conflicts with the official duties or with the interests of the inspection services division.

- (10) *Subsection 104.10.1, Flood hazard areas, is deleted in its entirety.*
- (11) *Subsection 105.2, Work Exempt From Permit, is amended by deleting that subsection in its entirety and substituting a new Subsection 105.2, Work exempt from permit, in lieu thereof, as follows:*

105.2 Work exempt from permit. Exemptions from *permit* requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. *Permits* shall not be required for the following:

Building:

1. Fences.
2. Oil derricks.
3. Retaining walls that are not over four feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II, IIIA liquids.
4. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18 925 L) and the ratio of the height to diameter or width is not greater than 2:1.
5. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.

6. Painting, papering, tiling not adjacent to or part of a shower, carpeting, cabinets, counter tops and similar finish work.
7. Temporary motion picture, television and theater stage sets and scenery.
8. Prefabricated swimming pools accessory to a Group R-3 occupancy.
9. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
10. Swings and other playground equipment accessory to detached one- and two-family dwellings.
11. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
12. Non-fixed and movable fixtures, cases, racks, counters and partitions not over five feet nine inches (1753 mm) in height.

A land use and/or right-of-way permit may still be required.

- (12) *Subsection 105.5, Expiration*, is amended by deleting the subsection in its entirety and substituting a new subsection 105.5, Expiration, in lieu thereof, as follows:

105.5. Expiration. Every *permit* issued under the provisions of this Code shall expire 180 days from the date of issue if the work has not been commenced, and 365 days from the date of issue if the work has not been completed, unless the application is accompanied by a construction schedule of specific longer duration, in which instance the *permit* may be issued for the time period of the construction schedule, with the approval of the *building official*. If the work has not been commenced or completed, as the case may be, including all required inspections, by the expiration date of the *permit*, no further work shall be done until the *permit* has been renewed by the *owner*, or the *owner's* agent, and payment of the renewal fee has been received. The *building official* is authorized to grant one or more extensions of time, for periods of not more than six months each, without payment of the renewal fee. Extensions shall be requested by the *owner*, or the *owner's* agent, and justifiable cause demonstrated by the *owner*.

- (13) *Subsection 109.6, Refunds*, is amended by deleting the subsection in its entirety and substituting a new subsection 109.6, Refunds, in lieu thereof, as follows:

109.6. Refunds. Refunds may be available only when work under the *permit* has not been commenced. Refunds may be available only for *permit* fees that exceed \$100.00. If granted, the refund shall be eighty percent of the *permit* fee.

- (14) *Section 109, Fees*, is amended by adding a new subsection, 109.7, *Reinspections*, thereto as follows:

109.7, Reinspections. A reinspection fee shall be permitted to be assessed for each inspection or reinspection where such portion of work for which inspection is called is not complete or where required corrections have not been made.

This provision shall not be interpreted as requiring reinspection fees the first time a job is rejected for failure to be in accordance with the requirements of this code, but as controlling the practice of calling for inspection before the job is ready for inspection or reinspection.

Reinspection fees shall be permitted to be assessed where the *approved* plans are not readily available to the inspector, for failure to provide access on the date for which the inspection is requested, or deviating from plans requiring approval of the City.

- (15) *Subsection 110.3.6, Lath, gypsum board and gypsum panel product inspection* is amended by deleting the Exception, and substituting in lieu thereof the following:

Exception: *Gypsum board and gypsum panel products* in remodels less than 200 square feet of gypsum board replacement and not part of a fire-resistance-rated assembly or shear assembly.

- (16) *Section 113, Means of Appeals*, is amended by striking that section in its entirety and substituting a new Section 113, Means of Appeals, in lieu thereof, as follows:

113. Means of Appeals.

113.1 General. The board of appeals created in section 7-20(A)(12) shall be authorized to hear and decide appeals of orders, decisions or determinations made by the building official or fire official relative to the application and interpretation of this Code, and all procedures and other provisions contained in said section shall apply.

- (17) *Section 114, Violations*, is amended by deleting the section in its entirety and substituting a new Section 114, Violations, in lieu thereof, as follows:

114. Violations.

114.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, extend, *repair*, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of the code.

114.2 Notice of violations. The *building official* is authorized to serve a notice of violation or order on the *owner* and *person* responsible for the erection, construction, enlargement, *alteration*, extension, *repair*, movement, removal, demolition, or occupation of any building or structure in violation of the provisions of this Code, or in violation of a detail statement or a plan *approved* thereunder, or in violation of a *permit* or certificate issued under the provisions of this Code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

114.3 Prosecution of violation. If the notice of violation is not complied with in the time prescribed by such notice, the *building official* is authorized to request the city attorney to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this Code or of the order or direction made pursuant thereto.

114.4 Violation penalties. Any *person* who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the *approved construction documents* or directive of the *building official*, or of a *permit* or certificate issued under the provisions of this code shall be deemed guilty of a municipal infraction punishable as provided in section 1-9 of the Code of Ordinances of the city.

- (18) Subsection 115.4, *Failure to Comply*, is amended by striking that subsection in its entirety, and substituting a new subsection 115.4, *Failure to comply*, in lieu thereof as follows:

115.4 Failure to comply. Any *person* who shall continue any work after having been served with a stop work order, except such work as that *person* is directed to perform to remove a violation or unsafe condition, shall be deemed guilty of a municipal infraction punishable as provided in section 1-9 of the Code of Ordinances of the city.

- (19) Section 116, *Unsafe Structures and Equipment*, is deleted in its entirety and a new Section 116, *Unsafe Structures and Equipment* is substituted in lieu thereof, as follows :

116. Unsafe Structures and Equipment.

116.1 Unsafe conditions. Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate *means of egress* facilities, inadequate light and *ventilation*, or that constitute a fire hazard, or are otherwise *dangerous* to human life or the public welfare or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the *building official* deems necessary and as provided for in this section. A vacant structure that is not secured against unauthorized entry shall be deemed unsafe.

116.2 Declaration of unsafe structures. All such unsafe structures or equipment are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with procedures set forth in chapter 15, article I of the Code of Ordinances of the city, entitled, "Nuisances". As an alternative, the *building official* may institute the appropriate action within the procedures specified in section R115.3 to abate the violation.

116.3 Procedure for condemnation and removal. It shall be the duty of the *building official* to report to the city council any structures or equipment within the corporate limits of the city which may be deemed unsafe. Whenever it is reported to or comes to the attention of the city council that a building is unsafe as set forth in the preceding subsection, the mayor shall appoint a committee of three councilmembers who, together with the building official, fire chief and county health officer, shall inspect such premises and report their findings to the city council. If that committee reports that such building or structure is unsafe and shall recommend its destruction as a nuisance, the matter shall be set down for hearing at the next regular meeting of the city council, and at least ten days' written notice of the hearing shall be served on the holder of the legal title of the premises and on the person in possession thereof; provided, however, that, if the owner of such building is a nonresident to the state or is not found within the state and has no agent within the state upon whom service can be made, service shall be made by mailing the written notice to the last known address of the owner of record and by two publications in a newspaper in general circulation in the city, the last publication thereof to be at least ten days before the date set for the hearing.

At the hearing, the owner and person in possession of the premises shall be given opportunity to show cause why such building or structure should not be

declared to be a nuisance and destroyed. If the city council shall decide that the building is unsafe as provided in this section, then it may declare the building to be a nuisance and order it to be abated within the time fixed by it. Written notice of such finding shall be given the owner and person in possession, and they shall be given time to destroy the building as the council may fix; provided, however, that, if the owner of such building or structure is a nonresident of the state or is not found within the state and has no agent within the state upon whom service can be made, service of the written notice shall be made by mailing the notice to the last known address and by two publications in a newspaper of general circulation in the city, the last publication thereof to be at least ten days before the date set for the destruction of the building or structure.

- (20) *Subsection 2902.2, Separate facilities*, is amended by deleting subparagraph (6) in its entirety and substituting a new subparagraph (6) in lieu thereof, as follows:
6. Separate facilities shall not be required where rooms having both water closets and lavatory fixtures are designed for use by both sexes and privacy for water closets are installed which meet the following requirements:
 - a. Typical toilet partitions are not allowed.
 - b. Framed walls are required at each side and at the door jamb.
 - c. Door heights are at least six feet, eight inches.
 - d. Doors must be a standard slab and frame construction with lever handle and privacy set hardware.
 - e. Doors may have a maximum six inch undercut.
- (21) *Section 3115, Intermodal Shipping Containers*, is deleted in its entirety.

Section 3. Section 7-21, Miscellaneous Provisions, of Article II, Building Code, of Chapter 7, Buildings and Building Regulations, of the Code of Ordinances of the City of Cedar Falls, Iowa, is hereby repealed in its entirety and a new Section 7-21, Miscellaneous Provisions, is enacted in lieu thereof, as follows:

Sec. 7-21. Miscellaneous provisions.

- (a) Chapters 11 through 44 and all appendix chapters of the International Residential Code for One- and Two-Family Dwellings are hereby deleted in their entirety.
- (b) The following are hereby deleted in their entirety from the International Building Code:
 - (1) Chapters 27 and 28.
 - (2) Section 2901, General, and Section 2903, Installation of Fixtures.
 - (3) All appendix chapters.
- (c) Any references to the International Plumbing Code and the International Electrical Code are hereby deleted, and in their place are substituted references to the Uniform Plumbing Code and the National Electrical Code, respectively.

Section 4. Section 7-47, Purpose, of Article III, Electrical Regulations, of Chapter 7, Buildings and Building Regulations, of the Code of Ordinances of the City of Cedar Falls, Iowa, is hereby repealed in its entirety and a new Section 7-47, Purpose, is enacted in lieu thereof, as follows:

Sec. 7-47. Purpose.

It is the purpose of this article to adopt an electrical code by reference. Also included are provisions for the inspection and regulation of electrical installations, issuance of permits, the collection of fees, and to provide penalties for violations of this article in order to protect the public health, safety and welfare.

Section 5. Section 7-48, Rules of Construction, of Article III, Electrical Regulations, of Chapter 7, Buildings and Building Regulations, of the Code of Ordinances of the City of Cedar Falls, Iowa, is hereby repealed in its entirety.

Section 6. Section 7-49, National Electrical Code Adoption, of Article III, Electrical Regulations, of Chapter 7, Buildings and Building Regulations, of the Code of Ordinances of the City of Cedar Falls, Iowa, is hereby repealed in its entirety and a new Section 7-49, National Electrical Code Adoption, is enacted in lieu thereof, as follows:

Sec. 7-49. National Electrical Code adoption.

- (a) The 2020 Edition of the National Electrical Code, including article 90, chapters 1 through 9, and annex A, B, C, D and H, inclusive, as published by the National Electrical Code committee, which hereinafter may be referred to as the “NEC”, as well as any amendments to same that are adopted by the State of Iowa from time to time, is hereby adopted by reference and is effective as if fully set forth in this article. Where, in any specific case, different sections of this article specify different materials, methods of construction or requirements, the most restrictive shall govern.
- (b) An official copy of the code adopted by this article, including a certificate by the city clerk as to its adoption and effective date, is on file in the office of the city clerk, available for public inspection.

Section 7. Section 7-50, National Electrical Code Amendments, of Article III, Electrical Regulations, of Chapter 7, Buildings and Building Regulations, of the Code of Ordinances of the City of Cedar Falls, Iowa, is hereby repealed in its entirety and a new Section 7-50, National Electrical Code Amendments, is enacted in lieu thereof, as follows:

Sec. 7-50. National Electrical Code amendments.

The provisions of this section specify certain amendments, by deletion, addition or substitution of the 2020 edition of the National Electrical Code (“NEC”).

2020 NEC Annex H Amendments

- (a) *Section 80.13, Authority*, is amended as follows:
- (1) *Subparagraph (2)*, is amended by deleting the words “as established by the Board.”
 - (2) *Subparagraph (13)* is amended by deleting the words “and shall conduct the inspection within ___ days.”
- (b) *Section 80.15, Electrical Board*, is deleted in its entirety and new Section 80.15, Board of Electrical Appeals, is substituted in lieu thereof, as follows:

80.15 BOARD OF ELECTRICAL APPEALS.

(A) Membership; appointment of members; term of office.

- (1) The board of electrical appeals shall consist of five members: two members from the electrical contractors of the city, two journeyman electricians, and one public member, each appointed for a period of four years. The electrical inspector shall serve as secretary to the board but is non-voting. Appointments are made by the mayor with the approval of the city council. Should a vacancy in the board occur, it shall be the duty of the secretary of the board to notify the mayor of the vacancy, and the mayor and city council shall, at a regular meeting, as soon as possible thereafter, appoint a new member to the board to fill the vacancy for the unexpired term.
- (2) Expiration of appointments shall be staggered so that one member is appointed or reappointed each year. Terms of appointment shall expire on December 31. If the mayor and city council fail to appoint at the scheduled time, the expired term member will be held over until re-appointment or replacement.
- (3) The members of the board of electrical appeals shall serve without compensation.
- (4) In so far as reasonably practicable, appointees for membership on the board shall be residents of the city, or, if that is not reasonably practicable, shall have a place of employment in the city. Appointees who are neither residents of the city nor who have a place of employment in the city may be eligible for appointment to the board upon a finding of the unavailability of qualified applicants, as determined by the mayor. Any person who is a member of the board on the date of adoption of the ordinance from which this section is derived who does not meet the qualifications for membership set forth herein shall continue to be eligible to serve as a member of the board until both the expiration of his or her current term and the member's nonreappointment by the mayor to an additional term.

(B) Meetings; records.

- (1) All meetings of the board of electrical appeals are open to the public and shall be held in the council chambers or other location indicated in a public notice posted at least 24 hours prior to any meeting.
- (2) Three members of the board shall constitute a quorum for the transacting of all business, but any action taken by the board shall require a majority vote of all members of the board.
- (3) The board shall annually elect one of its members as chairperson of the board.

- (4) The secretary of the board shall keep a record of the board meetings.

(C) Appeals.

- (1) Any person shall have the right to file an appeal with the board of electrical appeals for a review of any decision of the electrical inspector, provided that such appeal is made in writing within ten days after having been notified of such decision by the electrical inspector. Upon receipt of such appeal, the board of appeals shall proceed to determine whether the action of the electrical inspector complies with this article, and shall issue a decision in accordance with its findings within ten days of receiving the appeal. No appeal shall be considered unless the appeal is filed within the period of ten days. The board of appeals shall have no authority to waive requirements of this code.
- (2) An appeal to the city council of any ruling of the board shall be made by filing a written notice of such appeal with the city clerk within ten days from the date of the ruling being appealed. The council shall give the appellant and the board a minimum of five days written notice by certified mail of the date, time and location of hearing of said appeal. All interested persons shall be given the opportunity to be heard at such hearing and the city council may affirm, modify or overrule the action of the board based upon the evidence submitted before the city council.

(c) *Subsection 80.19(D) Annual Permits*, is deleted in its entirety.

(d) *Subsection 80.19(F) Inspection and Approvals*, is amended as follows:

- (1) *Subparagraph (1)* is amended by deleting the words “other than an annual permit.”
- (2) *Subparagraph (3)* is amended by deleting the words “or until ____ days have elapsed from the time of such notification.”
- (3) *Subparagraph (4)* is deleted in its entirety.

(e) *Subsection 80.19(H), Applications and Extensions*, is deleted in its entirety and a new Subsection 80.19(H), Application for Permit; Validity; Expiration, is substituted in lieu thereof, as follows:

(H) Application for Permit; Validity; Expiration.

- (1) Application for permit. To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the inspection services division for that purpose. Such application shall:
- (i) Identify and describe the work to be covered by the permit for which the application is made.
- (ii) Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building and work.
- (iii) Indicate the use and occupancy for which the proposed work is intended.
- (iv) Be accompanied by construction documents.
- (v) State the valuation of the proposed work.

- (vi) Be signed by the applicant, or the applicant's authorized agent.
 - (vii) Give such other data and information as required by the building official.
- (2) Action on application. The building official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or construction documents do not conform to the requirements of pertinent laws, the building official shall reject such application in writing, stating the reasons therefore. If the building official is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the building official shall issue a permit therefore as soon as practicable.
 - (3) Time limit of application. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.
 - (4) Validity of permit. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the city. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the city shall not be valid. The issuance of a *permit* based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents or other data. The building official is authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinance of the city.
 - (5) Expiration of permit. Every permit issued under the provisions of this Code shall expire 12 months from the date of issue, unless the application is accompanied by a construction schedule of specific longer duration, in which instance the permit may be issued for the time period of the construction schedule, with the approval of the building official. If the work has not been completed, including all required inspections, by the expiration date of the permit, no further work shall be done until the permit has been renewed by the owner, or the owner's agent, and payment of the renewal fee has been received. The building official is authorized to grant one or more extensions of time, for periods of not more than six months each, without payment of the renewal fee. Extensions shall be requested by the owner, or the owner's agent, and justifiable cause demonstrated by the owner.
- (f) *Section 80.23 Notice of Violations, Penalties*, is deleted in its entirety, and a new Section 80.23, Violations, is substituted in lieu thereof, as follows:
- 80.23 Violations.
- (A) Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of the code.
 - (B) Notice of Violations. The building official is authorized to serve a notice of violation or order on the owner and person responsible for the erection, construction,

enlargement, alteration, extension, repair, movement, removal, demolition, or occupation of any building or structure in violation of the provisions of this Code, or in violation of a detail statement or a plan approved thereunder, or in violation of a permit or certificate issued under the provisions of this Code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

- (C) Prosecution of Violation. If the notice of violation is not complied with in the time prescribed by such notice, the building official is authorized to request the city attorney to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this Code or of the order or direction made pursuant thereto.
 - (D) Violation Penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code shall be deemed guilty of a municipal infraction punishable as provided in section 1-9 of the Code of Ordinances of the city.
- (g) A new Section, 80.24, Stop Work Order, is added as follows:
- 80.24 Stop work order.
- (A) Authority. Where the building official finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner, the building official is authorized to issue a stop work order.
 - (B) Issuance. The stop work order shall be in writing and shall be given to the owner of the property, the owner's authorized agent or the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work is authorized to resume.
 - (C) Emergencies. Where an emergency exists, the building official shall not be required to give a written notice prior to stopping the work.
 - (D) Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be deemed guilty of a municipal infraction punishable as provided in section 1-9 of the Code of Ordinances of the city.
- (h) Subsection 80.25 (C), Notification, is deleted in its entirety.
- (i) Section 80.27 Inspector's Qualifications, is deleted in its entirety.
- (j) A new Section 80.28, Licensing, is added as follows:
- 80.28 Licensing.
- (A) Licenses required.
 - (1) Unless otherwise specified, any reference to licenses in this article shall mean a license issued by the State of Iowa board of electrical examiners and appeals.
 - (2) No person or business entity shall engage in any business involving installation, maintenance, alteration or repair of electrical systems or equipment

within the scope of this article unless such person has obtained a master electrical contractor's business license issued by the state.

(B) Master electrical business registration.

- (1) Any person who desires to apply for an electrical permit shall make written application therefor to the electrical inspector on forms obtained from the electrical inspector.
- (2) New master electrical contractors will be required to pay a one-time registration fee to be entered into the permit system. Fees shall be set by the city council.

(C) State license; insurance. An electrical contracting business shall show proof of a state issued master contractor license with the State of Iowa and shall execute and file with the city building official a certificate of insurance written by a company authorized to transact business in the state, in limits established by state law.

Said certificate of insurance shall be issued by December 31 of each year and shall be refiled on or before said date for each subsequent year, and shall be in continuous full force and effect. It is the intent and purpose of said certificate of insurance to also bind the individual, company, firm, association or partnership, whether it be trade name, corporation, or other business association or arrangement with which the principal is associated.

- (k) *Section 80.29, Liability for Damages*, is amended by adding the word "city," in the blank.
- (l) *Section 80.35, Effective date*, is deleted in its entirety.
- (m) *A new Section, 80.36, Alternative materials, design, and methods of construction and equipment*, is added, as follows:

80.36 Alternative materials, design, and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved where the building official finds that the proposed alternative meets all of the following:

- (A) The alternative material, design or method of construction is satisfactory and complies with the intent of the provisions of this code.
- (B) The material, method or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code as it pertains to the following:
 - (1) Quality.
 - (2) Strength.
 - (3) Effectiveness.
 - (4) Fire resistance.
 - (5) Durability.
 - (6) Safety.

Where the alternative material, design or method of construction is not approved, the building official shall respond in writing, stating the reasons why the alternative was not approved.

- (C) Research reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from approved sources.
- (D) Tests. Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the building official shall have the authority to require tests as evidence of compliance to be made without expense to the city. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the building official shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the building official for the period required for retention of public records.

(n) *A new Section, 80.37, Liability, is added as follows:*

80.37 Liability. The building official, or his or her authorized representative charged with the enforcement of this code, acting in good faith and without malice in the discharge of his or her duties for the city, shall not thereby render himself or herself personally liable for any damage that may accrue to persons or property as a result of any act or by reason of any act or omission in the discharge of his or her duties. Any suit brought against the city or the building official or employee because of such act or omission performed by him or her in the enforcement of any provisions of such codes or other pertinent laws or ordinances implemented through the enforcement of this code or enforced by the inspection services division shall be defended by the city until the final termination of such proceedings, and any judgment resulting therefrom shall be assumed by the city. This code shall not be construed to relieve from or lessen the responsibility of any person owning, operating or controlling any building or structure for any damages to persons or property caused by defects, nor shall the inspection services division of the city be held as assuming any such liability by reason of the inspections authorized by this code or any certificates of inspection issued under this code.

(o) *A new Section, 80.38, Fees, is added as follows:*

80.38 Fees.

- (A) Payment of fees. A permit shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.
- (B) Schedule of permit fees. Where a permit is required, a fee for each permit shall be paid as required, in accordance with the schedule as established by the city.
- (C) Permit valuations. The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall reflect the total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final permit valuation shall be set by the building official.

- (D) Work commencing before permit issuance. Any person who commences any work before obtaining the necessary permits shall be subject to a fee established by the building official that shall be in addition to the required permit fees.
- (E) Related fees. The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.
- (F) Refunds. Refunds may be available only when work under the permit has not been commenced. Refunds may be available only for permit fees that exceed \$100.00. If granted, the refund shall be eighty percent of the permit fee.
- (G) Reinspections. A reinspection fee shall be permitted to be assessed for each inspection or reinspection where such portion of work for which inspection is called is not complete or where required corrections have not been made.

This provision shall not be interpreted as requiring reinspection fees the first time a job is rejected for failure to be in accordance with the requirements of this code, but as controlling the practice of calling for inspection before the job is ready for inspection or reinspection.

Reinspection fees shall be permitted to be assessed where the approved plans are not readily available to the inspector, for failure to provide safe access on the date for which the inspection is requested, or deviating from plans requiring approval of the City.

Section 8. Section 7-55, Alteration of Identification or Rating Markings, of Article III, Electrical Regulations, of Chapter 7, Buildings and Building Regulations, of the Code of Ordinances of the City of Cedar Falls, Iowa, is hereby repealed in its entirety.

Section 9. Section 7-56, Supervision by Building Official, of Article III, Electrical Regulations, of Chapter 7, Buildings and Building Regulations, of the Code of Ordinances of the City of Cedar Falls, Iowa, is hereby repealed in its entirety.

Section 10. Section 7-169, Title; Uniform Plumbing Code; Adoption; Purpose and Scope; Conflicting Provisions, of Division 1, Generally, of Article V, Plumbing Regulations, of Chapter 7, Buildings and Building Regulations, of the Code of Ordinances of the City of Cedar Falls, Iowa, is hereby repealed in its entirety and a new Section 7-169 is enacted in lieu thereof, as follows:

Sec. 7-169. Title; Uniform Plumbing Code; adoption; purpose and scope; conflicting provisions.

- (a) This article shall be known as the Cedar Falls Plumbing Code, and may be so cited and may be referred to hereinafter as the "code".
- (b) The 2021 Edition of the Uniform Plumbing Code, including chapters 1 through 17, all inclusive, as published by the International Association of Plumbing and Mechanical Officials, which hereinafter may be referred to as the "UPC", as well as any amendments to

same that are adopted by the State of Iowa from time to time is hereby adopted by reference and is effective as if fully set forth in this article.

- (c) The purpose of this section and section 7-170 is to establish local installation standards modifying and superseding certain articles, paragraphs and subsections of the 2021 Edition of the Uniform Plumbing Code. Any and all plumbing systems shall be installed in conformity with the rules and regulations set forth in this article and the code adopted in this article. Where, in any specific case, different sections of this article specify different materials, methods of installation or other requirements, the most restrictive shall govern.
- (d) An official copy of the code adopted by this article, including a certificate by the city clerk as to its adoption and effective date, is on file in the office of the city clerk, available for public inspection.

Section 11. Section 7-170, Title; Uniform Plumbing Code; Amendments, of Division 1, Generally, of Article V, Plumbing Regulations, of Chapter 7, Buildings and Building Regulations, of the Code of Ordinances of the City of Cedar Falls, Iowa, is hereby repealed in its entirety and a new Section 7-170, Uniform Plumbing Code; Amendments, is enacted in lieu thereof, as follows:

Sec. 7-170. Uniform Plumbing Code; amendments.

- (a) The provisions of this section specify certain amendments, by deletion, addition or substitution, of the 2021 Edition of the Uniform Plumbing Code (“UPC”). Where this section states that a section, subsection, enumeration or exception is deleted, only the specific section, subsection, enumeration or exception is deleted. Where this section states that a part, section or subsection is deleted in its entirety, all references listed thereafter associated with this specific part of section (with subsections, enumerations and exceptions) or subsection (with enumerations and exceptions) are deleted.

2021 UPC Chapter 1 Amendments

- (1) *Subsection 102.2, Existing Construction*, is amended by adding the following at the end of the subsection:

If an existing building is damaged by fire or otherwise or altered in such a manner as to require the replacement of 50 percent or more of the plumbing equipment, the entire building shall be made to conform to the requirements of this article for new buildings. If the type of occupancy of an existing building is partially or entirely changed, the plumbing system shall be made to conform to the requirements of this article for the new type of occupancy.

- (2) *Section 103.1* is amended by adding the following new subsections:

103.1.1 Conflict of Interest. It shall be unlawful for the plumbing inspector to engage in the business of the sales, installation or maintenance of plumbing equipment, either directly or indirectly, and the inspector shall have no financial interest in any concern engaged in such business in the city, at any time, while holding the office provided for in this division.

103.1.2 Records. The plumbing inspector shall keep records of sewer connections from city mains to the property line and from the property line to each building connected to city services.

103.1.3 Interpretation of Regulations. The plumbing inspector shall have full power to exercise judgment in a reasonable and proper manner and rule accordingly on all special cases in regard to any matters in this article or not specifically covered thereby, subject to section 107.0 pertaining to appeals.

- (3) *Subsection 103.2, Liability*, is deleted in its entirety and a new subsection 103.2, Liability, is substituted in lieu thereof, as follows:

103.2 Liability The building official, or his or her authorized representative charged with the enforcement of this code, acting in good faith and without malice in the discharge of his or her duties for the city, shall not thereby render himself or herself personally liable for any damage that may accrue to persons or property as a result of any act or by reason of any act or omission in the discharge of his or her duties. Any suit brought against the city or the building official or employee because of such act or omission performed by him or her in the enforcement of any provisions of such codes or other pertinent laws or ordinances implemented through the enforcement of this code or enforced by the inspection services division shall be defended by the city until the final termination of such proceedings, and any judgment resulting therefrom shall be assumed by the city. This code shall not be construed to relieve from or lessen the responsibility of any person owning, operating or controlling any building or structure for any damages to persons or property caused by defects, nor shall the inspection services division of the city be held as assuming any such liability by reason of the inspections authorized by this code or any certificates of inspection issued under this code.

- (4) *Subsection 103.3.1, Licensing*, is deleted in its entirety and a new subsection 103.3.1, Licenses Required, is substituted in lieu thereof, as follows:

103.3.1 Licenses Required.

- (a) No person shall engage in the business of installing, maintaining, altering or repairing any plumbing system within the scope of this article unless such person has obtained from the State of Iowa board of plumbing examiners and appeals, a master plumber's business license, nor shall any such business or dealer employ any but licensed master plumbers, journeyman plumbers or apprentice plumbers employed by and working under the direction of a holder of the license for one of the classes of licenses prescribed by this article.
- (b) All plumbing contractors not currently registered by the city shall pay a one-time registration fee as set by the city council.
- (c) A plumbing business, other than pipe layers, shall show proof of a state issued master plumbing contractor license and shall execute and file with the city building official (or a specified inter-governmental agency if so designated by the building official) a certificate of insurance written by a company authorized to transact business in the state, in limits established by Iowa law..
- (d) Upon payment of the annual license fee set by city council, a pipe layer's license may be issued to a company that meets the insurance requirements of subsection (b) of this section set by the city and may be required to take an exam approved by the plumbing inspector.
- (e) Said certificate of insurance shall be issued by December 31 of each year, and shall be refiled on or before said date for each subsequent year and shall be in

continuous full force and effect. That it is the intent and purpose of said certificate of insurance to also bind the individual, company, firm, association or partnership, whether it be trade name, corporation, or other business association or arrangement with which the principal is associated.

- (5) *Subsection 104.3.2, Plan review fees, is deleted in its entirety.*
- (6) *Subsection 104.4.1, Approved plans or construction documents, is deleted in its entirety, and a new subsection 104.4.1, Approval of construction documents, is substituted in lieu thereof, as follows:*

104.4.1 Approval of Construction documents. When the building official issues a permit, the construction documents shall be approved, in writing or by stamp, as "Reviewed for Code Compliance." One set of construction documents so reviewed shall be retained by the building official. The other set shall be returned to the applicant, shall be kept at the site of the work and shall be open to inspection by the building official or a duly authorized representative.

- (7) *Subsection 104.4.3 Expiration, is deleted in its entirety and a new subsection 104.4.3, Expiration, is substituted in lieu thereof, as follows:*

104.4.3 Expiration. Every permit issued under the provisions of this code shall expire 12 months from the date of issue, unless the application is accompanied by a construction schedule of specific longer duration, in which instance the permit may be issued for the time period of the construction schedule, with the approval of the building official. If the work has not been completed, including all required inspections, by the expiration date of the permit, no further work shall be done until the permit has been renewed by the owner, or the owner's agent, and payment of the renewal fee has been received. The building official is authorized to grant one or more extensions of time, for periods of not more than six months each, without payment of the renewal fee. Extensions shall be requested by the owner or the owner's agent and justifiable cause demonstrated by the *owner*.

- (8) *Subsection 104.4.4, Extensions, is deleted in its entirety.*
- (9) *Subsection 104.5, Fees, is deleted in its entirety and a new subsection 104.5, Fees, is substituted in lieu thereof, as follows:*

104.5 Fees.

104.5.1 Payment of fees. A permit shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

104.5.2 Schedule of permit fees. Where a permit is required, a fee for each permit shall be paid as required, in accordance with the schedule as established by the city .

104.5.3 Permit valuations. The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall reflect the total value of work, including materials and labor, for which the *permit* is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to

meet the approval of the building official. Final permit valuation shall be set by the building official.

104.5.4 Work commencing before permit issuance. Any person who commences any work before obtaining the necessary permits shall be subject to a fee established by the building official that shall be in addition to the required permit fees.

104.5.5 Related fees. The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

104.5.6 Refunds. Refunds may be available only when work under the permit has not been commenced. Refunds may be available only for permit fees that exceed \$100.00. If granted, the refund shall be eighty percent of the permit fee.

104.5.7 Reinspections. A reinspection fee shall be permitted to be assessed for each inspection or reinspection where such portion of work for which inspection is called is not complete or where required corrections have not been made.

This provision shall not be interpreted as requiring reinspection fees the first time a job is rejected for failure to be in accordance with the requirements of this code, but as controlling the practice of calling for inspection before the job is ready for inspection or reinspection.

Reinspection fees shall be permitted to be assessed where the approved plans are not readily available to the inspector, for failure to provide safe access on the date for which the inspection is requested, or deviating from plans requiring approval of the City.

(10) *Subsection 105.2.6, Reinspections*, is deleted in its entirety.

(11) *Section 106.0, Violation and Penalties*, is deleted in its entirety and a new Section 106.0, Violations, is substituted in lieu thereof, as follows:

106.0 Violations.

106.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, extend, *repair*, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of the code.

106.2 Notice of Violations. The building official is authorized to serve a notice of violation or order on the owner and person responsible for the erection, construction, enlargement, alteration, extension, *repair*, movement, removal, demolition, or occupation of any building or structure in violation of the provisions of this Code, or in violation of a detail statement or a plan approved thereunder, or in violation of a permit or certificate issued under the provisions of this Code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

106.3 Prosecution of Violation. If the notice of violation is not complied with in the time prescribed by such notice, the building official is authorized to request the city attorney to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this Code or of the order or direction made pursuant thereto.

106.4 Violation Penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code shall be deemed guilty of a municipal infraction punishable as provided in section 1-9 of the Code of Ordinances of the city.

(12) A new Section, 106A.0, Stop work order, is added as follows:

106A.0 Stop work order.

106A.1 Authority. Where the building official finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner, the building official is authorized to issue a stop work order.

106A.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property, the owner's authorized agent or the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work is authorized to resume.

106A.3 Emergencies. Where an emergency exists, the building official shall not be required to give a written notice prior to stopping the work.

106A.4 Failure to Comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be deemed guilty of a municipal infraction punishable as provided in section 1-9 of the Code of Ordinances of the city.

(13) *Section 107.0, Board of Appeals*, is deleted in its entirety and a new Section 107.0, Board of Appeals, is substituted in lieu thereof, as follows:

107.0 Board of Appeals.

107.1 Membership; Appointment of Members; Term of Office.

- (a) The board of plumbing appeals shall consist of five members appointed each year, one owner, officer, director, shareholder or employee of a plumbing company, one master plumber, two journeyman plumber and one public member, each appointed for a period of four years. The plumbing inspector shall serve as secretary to the board but is nonvoting. Appointments shall be made by the mayor, with the approval of the city council. Should a vacancy on the board occur, it shall be the duty of the secretary of the board to notify the mayor of the vacancy, and the mayor and city council shall, at a regular meeting, as soon possible thereafter, appoint a new member to the board to fill the vacancy for the unexpired term.
- (b) Expiration of appointments shall be staggered, so that one member is appointed or reappointed each year. Terms of appointment shall expire on December 31. If the mayor and city council fail to appoint at the scheduled time, the expired term member will be held over until re-appointment or replacement.
- (c) In so far as reasonably practicable, appointees for membership on the board shall be residents of the city, or, if that is not reasonably practicable, shall have a

place of employment in the city. Appointees who are neither residents of the city nor who have a place of employment in the city may be eligible for appointment to the board upon a finding of the unavailability of qualified applicants, as determined by the mayor. Any person who is a member of the board on the date of adoption of this ordinance who does not meet the qualifications for membership set forth herein shall continue to be eligible to serve as a member of the board until both the expiration of his current term and the member's nonreappointment by the mayor to an additional term.

107.2 Meetings; Records.

- (a) All meetings of the plumbing appeals board shall be held in the council chambers, or other location indicated in a public notice posted at least 24 hours prior to any meeting.
- (b) Three members of the board shall constitute a quorum for the transacting of all business, but any action taken by the board shall require a majority vote of all members of the board.
- (c) The board shall annually elect one of its members as the chair of the board.
- (d) The secretary of the board shall keep a record of the board meetings.

107.3 Compensation of Members. The members of the plumbing board of appeals shall serve without compensation.

107.4 Appeals.

- (a) Any person shall have the right to file an appeal with the plumbing board of appeals for a review of any decision of the plumbing inspector, provided that such appeal is made in writing within ten days after having been notified of such decision by the plumbing inspector. Upon receipt of such appeal, the board of appeals shall proceed to determine whether the action of the plumbing inspector complies with this article and shall make a decision in accordance with its findings within ten days of receiving the appeal. No appeal shall be considered unless the appeal is filed within the period of ten days. The board of appeals shall have no authority to waive requirements of this code.
- (b) An appeal to the city council of any ruling of the board may be made by filing a written notice of such appeal with the city clerk within ten days from the date of the ruling being appealed. The city council shall give the appellant and the board a minimum of five days written notice by certified mail of the date, time and location of hearing of said appeal. All interested persons shall be given the opportunity to be heard at such hearing and the city council may affirm, modify or overrule the action of the board based upon the evidence submitted before the city council.

2021 UPC Chapter 2 Amendments

- (14) *Section 218.0* is amended by adding the following definition:

Pipe layer: A person approved by the city to install the building sewer.

2021 UPC Chapter 3 Amendments

- (15) *Section 306.0, Industrial Wastes*, is amended by adding a new subsection 306.3 as follows:

306.3 Any industrial or commercial property connecting to the city sanitary sewage system shall only do so after the installation of an inspection manhole on said property. This manhole shall be readily accessible for inspection and/or testing by city or state personnel at all times. Minimum size of the manhole shall be 36 inches.

An exception to this provision may be made only in the judgment of the authority having jurisdiction.

- (16) *Subsection 312.6, Freezing Protection*, is amended by adding the following sentence at the end of the subsection:

Prior written approval from the Inspection Services Division is required prior to installation of piping above 42" frost depth.

- (17) *Subsection 314.2, Tunneling and Driving*, is amended by adding the following sentence at the end of the subsection:

Boring shall only be allowed with prior approval of the authority having jurisdiction.

2021 UPC Chapter 4 Amendments

- (18) *Subsection 402.6.1, Closet Rings (Closet Flanges)*, is deleted in its entirety and a new subsection 402.6.1, Closet Rings (Closet Flanges), is substituted in lieu thereof, as follows:

402.6.1 Closet Rings (Closet Flanges).

Closet rings (closet flanges) for water closets or similar fixtures shall be of an approved type and shall be bronze, copper, hard lead, cast-iron, galvanized malleable iron, ABS, PVC, or other approved materials. Each such closet ring (closet flange) shall be approximately seven inches (178 mm) in diameter and, where installed, shall, together with the soil pipe, present a 1½ inch (38 mm) wide flange or face to receive the fixture gasket or closet seal. Caulked-on closet rings (closet flanges) shall be not less than one-quarter of an inch (6.4 mm) thick and not less than two inches (51 mm) in overall depth. Closet rings (closet flanges) shall be burned or soldered to lead bends or stubs, shall be caulked to cast-iron soil pipe, shall be solvent cemented to ABS and PVC, and shall be screwed or fastened in an approved manner to other materials with the top surface ¼ inch above the finished floor. Closet bends or stubs shall be cut off so as to present a smooth surface even with the top of the closet ring before rough inspection is called. Closet rings (closet flanges) shall be adequately designed and secured to support fixtures connected thereto.

- (19) *Subsection 408.5, Finished Curb or Threshold*, is amended by adding the following at the end of the subsection:

Zero entry or curbless showers require submission of design and approval by the Inspection Services Division prior to a *permit* being issued. Curbless showers require a 2'0" wet zone at the perimeter of the shower and requires waterproofing.

(20) Table 422.1, Minimum Plumbing Facilities, is deleted in its entirety, and the following Table 2902.1, Minimum Number of Required Plumbing Fixtures, is substituted in lieu thereof, as follows:

(P) TABLE 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES^a (See Sections 2902.1.1 and 2902.2)									
No.	CLASSIFICATION	DESCRIPTION	WATER CLOSETS (URINALS SEE SECTION 424.2 OF THE INTERNATIONAL PLUMBING CODE)		LAVATORIES		BATHTUBS/SHOWERS	DRINKING FOUNTAINS (SEE SECTION 410 OF THE INTERNATIONAL PLUMBING CODE)	OTHER
			Male	Female	Male	Female			
1	Assembly	Theaters and other buildings for the performing arts and motion pictures ^d	1 per 125	1 per 65	1 per 200		---	1 per 500	1 service sink
		Nightclubs, bars, taverns, dance halls and buildings for similar purposes ^d	1 per 40	1 per 40	1 per 75		---	1 per 500	1 service sink
		Restaurants, banquet halls and food courts ^d	1 per 75	1 per 75	1 per 200		---	1 per 500	1 service sink
		Casino gaming areas	1 per 100 for the first 400 and 1 per 250 for the remainder	1 per 50 for the first 400 and 1 per 150 for the remainder	1 per 250 for the first 750 and 1 per 500 for the remainder exceeding 750		---	1 per 1,000	1 service sink

		exceeding 400	exceeding 400					
	Auditoriums without permanent seating, art galleries, exhibition halls, museums, lecture halls, libraries, arcades and gymnasiums ^d	1 per 125	1 per 65	1 per 200	---	1 per 500	1 service sink	
	Passenger terminals and transportation facilities ^d	1 per 500	1 per 500	1 per 750	---	1 per 1,000	1 service sink	
	Places of worship and other religious services ^d	1 per 150	1 per 75	1 per 200	---	1 per 1,000	1 service sink	
	Coliseums, arenas, skating rinks, pools and tennis courts for indoor sporting events and activities	1 per 75 for the first 1,500 and 1 per 120 for the remainder exceeding 1,500	1 per 40 for the first 1,520 and 1 per 60 for the remainder exceeding 1,520	1 per 200	1 per 150	---	1 per 1,000	1 service sink
	Stadiums, amusement parks, bleachers and grandstands for outdoor	1 per 75 for the first 1,500 and 1 per 120 for the remain	1 per 40 for the first 1,520 and 1 per 60 for the remain	1 per 200	1 per 150	---	1 per 1,000	1 service sink

		sporting events and activities ^f	der exceeding 1,500	der exceeding 1,520				
2	Business	Buildings for the transaction of business, professional services, other services involving merchandise, office buildings, banks, light industrial, ambulatory care and similar uses	1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50	1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80	---	1 per 100	1 service sink ^e	
3	Educational	Educational facilities	1 per 50	1 per 50	---	1 per 100	1 service sink	
4	Factory and industrial	Structures in which occupants are engaged in work fabricating, assembly or processing of products or materials	1 per 100	1 per 100	---	1 per 400	1 service sink	
5	Institutional	Custodial care facilities	1 per 10	1 per 10	1 per 8	1 per 100	1 service sink	
		Medical care recipients in hospitals and nursing	1 per room ^c	1 per room ^c	1 per 15	1 per 100	1 service sink	

		homes ^b					
		Employees in hospitals and nursing homes ^b	1 per 25	1 per 35	---	1 per 100	---
		Visitors in hospitals and nursing homes	1 per 75	1 per 100	---	1 per 500	---
		Prisons ^b	1 per cell	1 per cell	1 per 15	1 per 100	1 service sink
		Reformatories, detention centers and correctional centers ^b	1 per 15	1 per 15	1 per 15	1 per 100	1 service sink
		Employees in reformatories, detention centers, and correctional centers ^b	1 per 25	1 per 35	---	1 per 100	---
		Adult day care and child day care	1 per 15	1 per 15	1	1 per 100	1 service sink
6	Mercantile	Retail stores, service stations, shops, salesrooms, markets and shopping centers	1 per 500	1 per 750	---	1 per 1,000	1 service sink ^e
7	Residential	Hotels, motels, boarding	1 per sleeping unit	1 per sleeping unit	1 per sleeping unit	---	1 service sink

		houses (transient)					
		Dormitories, fraternities, sororities and boarding houses (not transient)	1 per 10	1 per 10	1 per 8	1 per 100	1 service sink
		Apartment house	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	---	1 kitchen sink per dwelling unit; 1 automatic clothes washer connection per 20 dwelling units
		One- and two-family dwellings and lodging houses with five or fewer guestrooms	1 per dwelling unit	1 per 10	1 per dwelling unit	---	1 kitchen sink per dwelling unit; 1 automatic clothes washer connection per dwelling unit
		Congregate living facilities with 16 or fewer persons	1 per 10	1 per 10	1 per 8	1 per 100	1 service sink
8	Storage	Structures for the storage of goods,	1 per 100	1 per 100	---	1 per 1,000	1 service sink

		warehouse s, storehouse s and freight depots, low and moderate hazard					
<p>a. The fixtures shown are based on one fixture being the minimum required for the number of persons indicated or any fraction of the number of persons indicated. The number of occupants shall be determined by this code.</p> <p>b. Toilet facilities for employees shall be separate from facilities for inmates or care recipients.</p> <p>c. A single-occupant toilet room with one water closet and one lavatory serving not more than two adjacent patient sleeping units shall be permitted, provided that each patient sleeping unit has direct access to the toilet room and provisions for privacy for the toilet room user are provided.</p> <p>d. The occupant load for seasonal outdoor seating and entertainment areas shall be included when determining the minimum number of facilities required.</p> <p>e. For business and mercantile classifications with an occupant load of 15 or fewer, a service sink shall not be required.</p> <p>f. The required number and type of plumbing fixtures for outdoor swimming pools shall be in accordance with section 609 of the <i>International Swimming Pool and Spa Code</i>.</p>							

2021 UPC Chapter 7 Amendments

- (21) *Subsection 713.4, Public Sewer Availability*, is deleted in its entirety and a new *Subsection 713.4, Public Sewer Availability*, is substituted in lieu thereof, as follows:

713.4 Public Sewer Availability. The public sewer may be considered as not being available when such public sewer is more than 200 feet away. Said distance shall be construed as being measured from the public sewer to the nearest property line. The 200 feet distance shall also apply to residences and buildings erected prior to the passage of this chapter. This distance will be considered reasonable for the connection of sewer and water when so ordered by the plumbing inspector or authorized by the building official.

- (22) *Section 714.0, Damage to Public Sewer or Private Sewage Disposal System*, is amended by adding a new subsection 714.6, Contamination, as follows:

714.6 Contamination. Any sewer taps, tie-ins and/or sanitary sewer service which is damaged in any way that would allow any subsurface contamination, pollution damage, hazardous or nuisance condition to the public sewer system, shall be the sole responsibility of the property owner to repair and/or maintain and keep in good operating condition. Written notification will be sent to said property owner stating the condition and/or repairs necessary to correct the damage or nuisance condition. If the property owner does not repair the damage or nuisance, the city may contact a plumbing contractor to repair said damage and will assess the property owner for all repairs, or legal action may be taken to correct the condition.

2021 UPC Chapter 11 Amendments

- (23) Subsection 1101.6.1, *Discharge*, is deleted in its entirety and a new subsection 1101.6.1, *Discharge*, is substituted in lieu thereof, as follows:

1101.6.1 Discharge. There shall be no cross-connection to the sanitary sewer and in no instance shall the discharge be to city right-of-way or city streets. Where possible the discharge of said sump shall be by gravity where the city has provided a relief tile behind the city curb or the sump may be connected to the storm sewer or discharged to a drainage ditch except as otherwise approved by the Authority Having Jurisdiction.

Section 12. Section 7-413, International Mechanical Code Adoption, of Article VIII, Mechanical Code, of Chapter 7, Buildings and Building Regulations, of the Code of Ordinances of the City of Cedar Falls, Iowa, is hereby repealed in its entirety and a new Section 7-413, International Mechanical Code Adoption, is enacted in lieu thereof, as follows:

Sec. 7-413. International Mechanical Code adoption.

- (a) The International Mechanical Code, 2021 Edition, including chapters 1 through 15, published by the International Code Council, Inc., which hereinafter may be referred to as the "IMC", as well as any amendments to same that are adopted by the State of Iowa from time to time, is hereby adopted by reference and is effective as if fully set forth in this article.
- (b) An official copy of the mechanical code as adopted, including a certificate by the city clerk as to its adoption and the effective date, is on file in the office of the city clerk, available for public inspection.

Section 13. Section 7-414, Amendments to International Mechanical Code, of Article VIII, Mechanical Code, of Chapter 7, Buildings and Building Regulations, of the Code of Ordinances of the City of Cedar Falls, Iowa, is hereby repealed in its entirety and a new Section 7-414, Amendments to International Mechanical Code, is enacted in lieu thereof, as follows:

Sec. 7-414. Amendments to International Mechanical Code.

The provisions of this section specify certain amendments by addition, deletion or substitution, of the 2021 Edition of the International Mechanical Code ("IMC"). Where this section states that a section, subsection, enumeration or exception is deleted, only the specific section, subsection, enumeration or exception is deleted. Where this section states that a part, section or subsection is deleted in its entirety, all references listed thereafter associated with the specific part of section (with subsections, enumerations and exceptions) or subsection (with enumerations and exceptions) are deleted.

General IMC Amendments

- (1) All references in the IMC to the International Fuel Gas Code are hereby deleted, and are replaced with a reference to National Fire Protection Association Standard 54 ("NFPA 54"), which is hereby adopted by this reference into this Code.

- (2) All references in the IMC to the International Plumbing Code are hereby deleted, and are replaced with a reference to the Uniform Plumbing Code, which is adopted by reference in section 7-169.
- (3) The administrative authority for NFPA 54 shall be Cedar Falls Utilities and the inspection services division of the department of community development of the city.

2021 IMC Chapter 1 Amendments

- (4) *Subsection 101.1, Title*, is amended by deleting “[NAME OF JURISDICTION]” and substituting “City of Cedar Falls, Iowa” in lieu thereof.
- (5) *Subsection 101.2, Scope*, is amended by deleting the Exception in its entirety.
- (6) *Subsection 102.2, Existing Installations*, is amended by adding the following at the end of the subsection:

If an existing building is damaged by fire or is otherwise altered in such a manner as to require the replacement of 50 percent or more of the mechanical equipment, the entire building shall be made to conform to the requirements of this article for new buildings. If the type of occupancy of an existing building is partially or entirely changed, the mechanical system shall be made to conform to the requirements of this article for the new type of occupancy.

- (7) *Subsection 103.1, Creation of agency*, is amended by deleting “[NAME OF DEPARTMENT]” and substituting “Inspection Services Division” in lieu thereof.
- (8) *Subsection 104.8, Liability, including Subparagraph 104.8.1, Legal defense*, is deleted in its entirety and a new Subsection 104.8, Liability, is substituted in lieu thereof, as follows:

104.8 Liability.

The building official, or his or her authorized representative charged with the enforcement of this code, acting in good faith and without malice in the discharge of his or her duties for the city, shall not thereby render himself or herself personally liable for any damage that may accrue to persons or property as a result of any act or by reason of any act or omission in the discharge of his or her duties. Any suit brought against the city or the building official or employee because of such act or omission performed by him or her in the enforcement of any provisions of such codes or other pertinent laws or ordinances implemented through the enforcement of this code or enforced by the inspection services division shall be defended by the city until the final termination of such proceedings, and any judgment resulting therefrom shall be assumed by the city. This code shall not be construed to relieve from or lessen the responsibility of any person owning, operating or controlling any building or structure for any damages to persons or property caused by defects, nor shall the inspection services division of the city be held as assuming any such liability by reason of the inspections authorized by this code or any certificates of inspection issued under this code.

- (9) *Subsection 105.2, Alternative materials, design and methods of construction and equipment* is deleted in its entirety and a new Subsection 105.2, Alternative materials, design and methods of construction and equipment is substituted therefore, as follows:

105.2 Alternative materials, design and methods of construction and equipment.

105.2.1 Alternative materials, design, and methods of construction and equipment.

The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved where the building official finds that the proposed alternative meets all of the following:

- (A) The alternative material, design or method of construction is satisfactory and complies with the intent of the provisions of this code.
- (B) The material, method or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code as it pertains to the following:
 - (1) Quality.
 - (2) Strength.
 - (3) Effectiveness.
 - (4) Fire resistance.
 - (5) Durability.
 - (6) Safety.

Where the alternative material, design or method of construction is not approved, the building official shall respond in writing, stating the reasons why the alternative was not approved.

105.2.2 Research reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from approved sources.

105.2.3 Tests. Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the building official shall have the authority to require tests as evidence of compliance to be made without expense to the city. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the building official shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the building official for the period required for retention of public records.

(10) *Subsections 106.1.1, Annual permit, and 106.1.2, Annual permit records*, are deleted in their entirety.

(11) *Subsection 106.4.1, Approved construction documents*, is deleted in its entirety and a new Subsection 106.4.1, Approval of construction documents is substituted in lieu thereof, as follows:

106.4.1 Approval of Construction documents. When the building official issues a permit, the construction documents shall be approved, in writing or by stamp, as "Reviewed for Code Compliance." One set of construction documents so reviewed shall be retained by the building official. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the building official or a duly authorized representative.

- (12) *Subsection 106.4.3, Expiration*, is deleted in its entirety and a new subsection 106.4.3, *Expiration*, is substituted in lieu thereof, as follows:

106.4.3 Expiration. Every permit issued under the provisions of this Code shall expire 12 months from the date of issue, unless the application is accompanied by a construction schedule of specific longer duration, in which instance the permit may be issued for the time period of the construction schedule, with the approval of the building official. If the work has not been completed, including all required inspections, by the expiration date of the permit, no further work shall be done until the permit has been renewed by the owner, or the owner's agent, and payment of the renewal fee has been received. The building official is authorized to grant one or more extensions of time, for periods of not more than six months each, without payment of the renewal fee. Extensions shall be requested by the owner, or owner's agent, and justifiable cause demonstrated by the owner.

- (13) *Subsection 106.4.4* is deleted in its entirety.

- (14) *Section 109, Fees*, is deleted in its entirety, and a new Section 109, *Fees*, is substituted in lieu thereof, as follows:

109 Fees.

109.1 Payment of fees. A permit shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

109.2 Schedule of permit fees. Where a permit is required, a fee for each permit shall be paid as required, in accordance with the schedule as established by the city .

109.3 Permit valuations. The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall reflect the total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final permit valuation shall be set by the building official.

109.4 Work commencing before permit issuance. Any person who commences any work before obtaining the necessary permits shall be subject to a fee established by the building official that shall be in addition to the required permit fees.

109.5 Related fees. The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

109.6 Refunds. Refunds may be available only when work under the permit has not been commenced. Refunds may be available only for permit fees that exceed \$100.00. If granted, the refund shall be eighty percent of the permit fee.

109.7 Reinspections. A reinspection fee shall be permitted to be assessed for each inspection or reinspection where such portion of work for which inspection is called is not complete or where required corrections have not been made.

This provision shall not be interpreted as requiring reinspection fees the first time a job is rejected for failure to be in accordance with the requirements of this code, but as controlling the practice of calling for inspection before the job is ready for inspection or reinspection.

Reinspection fees shall be permitted to be assessed where the approved plans are not readily available to the inspector, for failure to provide a safe access on the date for which the inspection is requested, or deviating from plans requiring approval of the City.

- (15) *Section 113, Stop Work Order*, is deleted in its entirety, and a new Section 113, Stop Work Order, is substituted in lieu thereof, as follows:

113 Stop Work Order.

113.1 Authority. Where the building official finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner, the building official is authorized to issue a stop work order.

113.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property, the owner's authorized agent or the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work is authorized to resume.

113.3 Emergencies. Where an emergency exists, the building official shall not be required to give a written notice prior to stopping the work.

113.4 Failure to Comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be deemed guilty of a municipal infraction punishable as provided in section 1-9 of the Code of Ordinances of the city.

- (17) *Section 114, Means of Appeal*, is deleted in its entirety and a new Section 114, Means of Appeal, is substituted in lieu thereof, as follows:

114 Appeals.

114.1 Any person shall have the right to register an appeal with the board of mechanical appeals for a review of any decision of the mechanical inspector, provided that such appeal is made in writing within ten days after having been notified of such decision by the mechanical inspector. Upon receipt of such appeal, the board of mechanical appeals shall proceed to determine whether the action of the mechanical inspector complies with this article, and shall make a decision in accordance with its findings within ten days of receiving the appeal. No appeal shall be considered unless the appeal is filed within a period of ten days. The board of appeals shall have no authority to waive requirements of this code.

114.2 An appeal to the city council of any ruling of the board shall be made by filing a written notice of such appeal with the city clerk within ten days from the date of the ruling being appealed. The council shall give the appellant and the board a minimum of five days written notice by certified mail of the date, time and location of hearing of said appeal. All interested persons shall be given the opportunity to

be heard at such hearing and the city council may affirm, modify or overrule the action of the board based upon the evidence submitted before the city council.

- (18) *Section 115, Violations*, is deleted in its entirety and a new Section, *Violations*, is substituted in lieu thereof, as follows:

115 Violations.

115.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of the code.

115.2 Notice of Violations. The building official is authorized to serve a notice of violation or order on the owner and person responsible for the erection, construction, enlargement, alteration, extension, repair, movement, removal, demolition, or occupation of any building or structure in violation of the provisions of this Code, or in violation of a detail statement or a plan approved thereunder, or in violation of a permit or certificate issued under the provisions of this Code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

115.3 Prosecution of Violation. If the notice of violation is not complied with in the time prescribed by such notice, the building official is authorized to request the city attorney to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this Code or of the order or direction made pursuant thereto.

115.4 Violation Penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code shall be deemed guilty of a municipal infraction punishable as provided in section 1-9 of the Code of Ordinances of the city.

- (19) *A new Section 116, Board of Appeals*, is added, as follows:

116 Board of Appeals.

116.1 The board of mechanical appeals shall consist of five members appointed each year, one owner, officer, director, shareholder or employee of a mechanical contracting company, one master mechanical license holder, two journeyman mechanical license holders, and one public member, each appointed for a period of four years. The mechanical inspector shall serve as secretary to the board but is nonvoting. Appointments are made by the mayor, with the approval of the city council. Should a vacancy on the board occur, it shall be the duty of the secretary of the board to notify the mayor of the vacancy, and the mayor and city council shall, at a regular meeting, as soon as possible thereafter, appoint a new member to the board to fill the vacancy for the unexpired term.

116.2 Expiration of appointments shall be staggered so that one member is appointed or reappointed each year. Terms of appointment shall expire on December 31. If the mayor and city council fail to appoint at the scheduled time, the expired term member will be held over until re-appointment or replacement.

116.3 In so far as reasonably practicable, appointees for membership on the board shall be residents of the city, or, if that is not reasonably practicable, shall have a place of employment in the city. Appointees who are neither residents of the city nor who have a place of employment in the city may be eligible for appointment to the board upon a finding of the unavailability of qualified applicants, as determined by the mayor. Any person who is a member of the board on the date of adoption of the ordinance from which this article is derived who does not meet the qualifications for membership set forth herein shall continue to be eligible to serve as a member of the board until both the expiration of his or her current term and the member's nonreappointment by the mayor to an additional term.

116.4 Meetings; Records.

- (1) All meetings of the board of mechanical examiners and appeals are open to the public and shall be held in the council chambers, or other location indicated in a public notice posted 24 hours prior to any meeting.
- (2) Three members of the board shall constitute a quorum for the transacting of all business, but any action taken by the board shall require a majority vote of all members of the board.
- (3) The board shall annually elect one of its members as chairman of the board.
- (4) The secretary of the board shall keep a record of the board meetings.

116.5 Compensation of Members.

The members of the board of mechanical examiners and appeals shall serve without compensation.

(20) A new *section 117, Mechanical Inspector*, is added to chapter 1, as follows:

117 Mechanical Inspector.

117.1 Conflict of Interest.

It shall be unlawful for the mechanical inspector or assistant mechanical inspectors to engage in the business of the sales, installation or maintenance of mechanical equipment, either directly or indirectly, and they shall have no financial interest in any concern engaged in such business in the city, at any time, while holding the office provided for in this division.

117.2 Records.

The mechanical inspector shall keep or cause to be kept records of all permits issued and inspections made and all other business of his office. The records shall be available to the public.

(21) A new *section 118, Licenses and Examinations*, is added to chapter 1, as follows:

118 Licenses and Examinations.

118.1 Licenses Required.

118.1.1 Unless otherwise specified, any reference to licenses in this article shall mean a license issued by the State of Iowa board of mechanical examiners and appeals.

118.1.2 No person or business entity shall engage in any business involving installation, maintenance, alteration or repair of mechanical systems or equipment within the scope of this article unless such person has obtained a master mechanical contractor's business license issued by the state.

118.2 Master mechanical business registration.

Any person who desires to apply for a mechanical permit shall make written application therefor to the mechanical inspector on forms obtained from the mechanical inspector.

New master mechanical contractors will be required to pay a one-time registration fee to be entered into the permit system. Fees shall be set by the city council.

118.2.1 A mechanical contracting business shall show proof of a state issued master contractor license with the State of Iowa and shall execute and file with the city building official (or a specified inter-governmental agency if so designated by the building official) a certificate of insurance written by a company authorized to transact business in the state, in limits established by Iowa law.

118.2.2 Said certificate of insurance shall be issued by December 31 of each year and shall be refiled on or before said date for each subsequent year, and shall be in continuous full force and effect. It is the intent and purpose of said certificate of insurance to also bind the individual, company, firm, association or partnership, whether it be trade name, corporation, or other business association or arrangement with which the principal is associated.

2021 IMC Chapter 4 Amendments

(22) *Subsection 403.3.2.1, Outdoor Air for Dwelling Units*, is deleted in its entirety, and a new Subsection 403.3.2.1, Outdoor air for new dwelling units, is substituted in lieu thereof, as follows:

403.3.2.1 Outdoor air for new dwelling units. Buildings regulated by the International Residential Code shall be required to provide outdoor air ventilation by means of a Heat Recovery Ventilator or Energy Recovery Ventilator.

2021 IMC Chapter 5 Amendments

(23) *Subsection 508.1, Makeup Air*, including subparagraphs 508.1.1, Makeup air temperature and 508.1.2, Air balance, is deleted in its entirety and a new Subsection 508.1, Makeup air, is substituted in lieu thereof, as follows:

508.1 Makeup air. All makeup air shall be capable of maintaining a minimum of 60 degrees in the occupied space. Cooling is not required. All makeup air shall be interlocked with the hood's exhaust system, so that if the makeup air is not operating, the exhaust will not operate.

2021 IMC Chapter 6 Amendments

(24) *Subsection 603.6.1.1, Flexible Duct Length*, is deleted in its entirety and a new subsection 603.6.1.1, Flexible duct length, is substituted in lieu thereof, as follows:

603.6.1.1, Flexible duct length. Factory made air ducts (flex pipe) at lengths greater than six feet shall require approval of the authority having jurisdiction.

NFPA 54 Amendments

(25) *Subparagraph 7.12.2.1*, is deleted in its entirety and a new subparagraph 7.12.2.1 is substituted in lieu thereof, as follows:

7.12.2.1 The bonding jumper shall connect to a metallic pipe or pipe fitting after the point of delivery but before the first joint of CSST. Bonding clamps shall be accessible.

(26) *Subsection 7.12.3, Arc-Resistant Jacketed CSST*, is deleted in its entirety and a new Subsection 7.12.3 , Arc-Resistant Jacketed CSST is substituted in lieu thereof, as follows:

7.12.3 Arc-Resistant Jacketed CSST. Only CSST with an arc resistant jacket or covering shall be installed, in accordance with the terms of its approval, the conditions of its license, the manufacturer’s instructions and this code, including the bonding requirements of this section.

(27) *Section 7.12, Electrical Bonding and Grounding*. Is amended by adding subsection 7.12.6, Bonding Required When Appliances Installed, as follows:

7.12.6 Bonding Required When Appliances Installed. Whenever a permit is issued to open, alter or add an appliance to a gas piping system, any CSST in the structure not previously bonded shall be bonded in accordance with this section as a condition of approval.

(28) *Chapter 10 of NFPA 54*, incorporated by reference by section 1 of General IMC Amendments, is amended as follows:

1. Section 10.21, Room Heaters, is deleted in its entirety.
2. Subsection 12.3.2, Appliances Not Required to Be Vented, is amended by deleting subparagraphs 8 and 10.

INTRODUCED: _____ October 18, 2021

PASSED 1ST CONSIDERATION: _____ October 18, 2021

PASSED 2ND CONSIDERATION: _____ November 1, 2021

PASSED 3RD CONSIDERATION: _____

ADOPTED: _____

Robert M. Green, Mayor

ATTEST:

Jacqueline Daniels, MMC, City Clerk



CITY OF CEDAR FALLS, IOWA
 PUBLIC SAFETY – FIRE RESCUE DIVISION
 4600 South Main Street
 Cedar Falls, Iowa 50613
 Phone: 319-273-8690
 Fax: 319-268-5196



 MEMORANDUM

To: Honorable Mayor Robert Green & City Council
 From: John Bostwick, Fire Chief
 Date: October 7, 2021
 Subject: Public Hearing for model code adoption and ordinance amendments

Every 6 years the City of Cedar Falls adopts the most recent versions of the model building codes. This year we are proposing to continue this standard by adopting the 2021 International Fire Code.

By adopting these codes we ensure that our city is being developed to be as safe as possible in regards to life safety. Life safety includes elements of the built environment such as egress, fire separation, and structural stability. The Fire Code is created by architects, engineers, builders, code officials, fire officials, attorneys, and more, which means many entities review them in the context of safety, ease of use, and cost implications. Therefore when we adopt them we are taking advantage of the knowledge of experts in the fields of design and construction. We also ensure that we are referencing the same codes as other local jurisdictions (Waterloo) and the state.

As part of this code adoption we also reviewed Chapter 9 of the City Code of Ordinances. We discovered there were some inconsistencies and some overlap in the City Code of Ordinances and the International Fire Code. In order to align these codes to match our current processes we have updated and clarified some minor points in Chapter 9. One change is to clarify that the design of the fire access roadway will follow Cedar Falls Engineering road standards. A majority of the changes simply clarify or correct the inconsistencies between International Fire Code and City Code of Ordinances. These amendments do not change the processes we have in place; they simply clarify them and make them easier to follow. In addition, there are changes in all the codes to provide consistency between each code type.

Should you have any questions please contact me regarding this update and the public hearing for these ordinance amendments and outside code adoption set for October 18, 2021.

Attachments: Red line version of ordinance and Power point slides

Prepared by: Kevin Rogers, City Attorney, 220 Clay Street, Cedar Falls, IA 50613, (319)273-8600

ORDINANCE NO. 2998

AN ORDINANCE AMENDING INCORPORATION OF THE INTERNATIONAL FIRE CODE INTO ARTICLE II, FIRE CODE, OF CHAPTER 9, FIRE PREVENTION AND PROTECTION, OF THE CODE OF ORDINANCES OF THE CITY OF CEDAR FALLS BY **(1)**. AMENDING SECTION 9-19, INTERNATIONAL FIRE CODE ADOPTION, BY REPEALING SAID SECTION AND ENACTING IN LIEU THEREOF A NEW SECTION 9-19; AND **(2)**. AMENDING SECTION 9-20, INTERNATIONAL FIRE CODE AMENDMENTS, BY REPEALING SAID SECTION AND ENACTING IN LIEU THEREOF A NEW SECTION 9-20.

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

Section 1. Section 9-19, International Fire Code Adoption, of Article II, Fire Code, of Chapter 9, Fire Prevention and Protection, of the Code of Ordinances of the City of Cedar Falls, Iowa, is hereby amended by repealing said section in its entirety and enacting a new Section 9-19, International Fire Code Adoption, as follows:

Sec. 9-19. International Fire Code adoption.

- (a) The International Fire Code, 2021 Edition, including appendix chapters B, C, D, E, F, G, H, I, J, and K published by the International Code Council, Inc., and all standards referenced therein, except as such codes and standards are amended in this article, are hereby adopted by reference, and are hereby adopted and incorporated as if fully set out in this section.
- (b) An official copy of the code adopted by this article, including a certificate by the clerk as to its adoption and effective date, is on file in the office of the clerk, available for public inspection.

Section 2. Section 9-20, International Fire Code Amendments, of Article II, Fire Code, of Chapter 9, Fire Prevention and Protection, of the Code of Ordinances of the City of Cedar Falls, Iowa, is hereby amended by repealing said section in its entirety and enacting a new Section 9-20, International Fire Code Amendments, as follows:

Sec. 9-20. International Fire Code amendments.

The International Fire Code, 2021 Edition, adopted by section 9-19, is amended as provided in this section.

- (1) *Section 103.2, Appointment*, and *section 103.3, Deputies*, are deleted, and the following substituted therefor:

103.2 Appointment. The chief of the fire operations division may designate a member of the fire operations division to exercise the powers and perform the duties set forth in this code.

- (2) *Subsection 105.2 Application*, is amended by adding the following sentence to the end of the subsection:

Application for an operational permit shall be submitted with all required information not less than 30 days prior to the event requiring a permit.

- (3) *Subsection 105.6.30, Open Burning*, is deleted in its entirety.

- (4) *Subsection 105.5.42, Pyrotechnic Special Effects Material*, is deleted and the following is substituted therefor:

Subsection 105.5.42 Pyrotechnic Special Effects Material. The council, upon written request for an application, may grant a permit for the display of fireworks to amusement parks, organizations or groups of individuals as approved by the council when satisfied that such fireworks display will be handled by a competent operator and that adequate protection for public safety has been provided and that adequate fire extinguishing equipment is available. Accident liability protection in an amount of not less than \$2,000,000.00 may be required. Additional reference will be found in Code of Iowa § 727.2.

- (5) *Subsection 108.2 Inspections*, is amended by adding the following to the end of the subsection:

The *fire code official* at the official's sole discretion may send plans to a qualified agency for review. The *fire code official* shall designate the review agency for the plans. The applicant shall pay all fees associated with the plan review directly to the outside agency.

- (6) *Subsection 108.2 Inspections*, is further amended by adding the following subsection 108.2(a):

108.2(a) All fire protection systems (sprinkler/fire alarm systems) with a square footage over 10,000 feet shall require a third party review. The third party shall be approved by the *fire code official*.

Any building which contains fire pumps, or stand pipes, regardless of square footage, shall require a third party review. The third party shall be approved by the *fire code official*.

- (7) *Section 108 Inspections*, is amended by adding *subsection 108.5, Commercial Operations*, as follows:

108.5 Commercial Operations. All new commercial business and all new commercial business in existing buildings shall have initial pre-inspection conducted by the *fire code official* before business is open to the general public, and records updated to reflect new business owners.

- (8) *Section 111, Means of Appeals*, including *subsections 111.1 through 111.4*, is deleted in its entirety, and the following substituted therefor:

Section 111 Board of Appeals. In order to determine the suitability of alternate materials and type of construction and to provide for reasonable interpretations of the provisions of this code, the board of appeals shall render decisions upon pertinent matters. The fire chief shall be an ex-officio member of the board. The board shall adopt reasonable rules and regulations for conducting its investigations and shall render all decisions and findings in writing to the fire chief with a duplicate copy to the appellant, and may recommend to the city council such new legislation as is consistent therewith. The board of appeals referred to in this section is the board of appeals created by the building code, as adopted by the city.

- (9) *Section 202, General Definitions*, is amended by adding the following definitions:

Code official.

The chief officer of the fire operations division, the fire marshal, or the fire chief's authorized representative.

Cross aisles.

Required aisles which permit egress from one main aisle to gather through an allowable use area.

Emergency communications center.

Black Hawk County Consolidated Communications Dispatch Center.

Exhibits.

A space or portable structure used for the display of products or services.

Flame effect.

The combustion of flammable solids, liquids, or gases to produce thermal, physical, visual, or audible phenomena before an audience.

Main aisle.

That area designated to accommodate the required means of egress width located between the farthest projections of the area designated for use by a tenant and the allowable use area.

Maze.

A labyrinth of paths throughout a confined area accessible by walking or mobile

Mobile catering.

Business of selling prepared food from some sort of vehicle.

Mobile food truck.

A vehicle equipped to cook and sell food.

Outdoor assembly event.

Private and public events conducted outdoors including, but not limited to, beer gardens and mazes, having a projected attendance of 500 or more persons

throughout the event, or confining 50 or more attendees by the permanent or temporary installation of barricades or fencing.

Special event.

An assembly of persons with a common purpose to watch or participate in an activity that is different than the normal course of business for the location. The event is for a specific time and location. Events may involve entertainment, food/beverage or alcohol services, use of temporary fencing, stands, structures, or power. Events may include, but not be limited to, concerts, circuses, fairs, festivals, parades, tradeshow, exhibits, mazes, or similar celebrations. Special events may also increase, impact, or disrupt normal traffic flow or involved road closures.

- (10) *Section 307, Open Burning and Recreational Fires*, is deleted in its entirety.
- (11) *Subsection 405.3, Frequency*, is amended by adding the following at the end of the subsection:
- Fire and evacuation drills in Group E occupancies shall be conducted in accordance with section 100.31 of the Code of Iowa. Fire Drills in Group R, Division 2, Fraternities and Sororities, shall be conducted once per academic semester.
- (12) *Section 503, Fire Apparatus Access Roads*, is amended by adding *subsection 503.2.9, Load Support*, as follows:
- 503.2.9 Load Support.* Fire apparatus access roads shall support a minimum wheel load of 18,000 pounds and/or GVW of 80,000 pounds and meet city engineering road standards.
- (13) *Section 506, Key Boxes*, is amended by adding the following *subsections 506.3, 506.3.1, 506.3.2, 506.4, 506.4.1, and 506.4.2* thereto:

506.3 Key box.

A fire operations division key box shall be installed in each commercial or industrial building in the city which is equipped with a fire detection, fire alarm, or fire suppression system that is monitored by an alarm company with direct connection to the dispatch center of the city, and in each building equipped with an unsupervised local alarm system, and where immediate access to the interior of the building by fire operations division personnel is necessary for life-saving or firefighting purposes. A fire operations division key box shall also be installed in each residential property consisting of three or more residential dwelling units. Each fire operations division key box shall be of a type and shall be installed in a location that is approved by the fire chief or his designee, and shall be installed in accordance with manufacturer's recommendations. Each application for a fire operations division key box shall be submitted to the fire chief or his designee.

The cost of purchase and installation of each fire operations division key box shall be paid by the building owner.

Each fire operations division key box shall contain the following keys:

- a. Keys to each locked point of egress, whether on the exterior or interior of the building.
- b. Keys to each locked mechanical room in the building.

- c. Keys to each locked electrical room in the building.
- d. Keys to other areas as determined by the fire chief or his designee.

A "fire operations division key box" means a secure box installed on the exterior of a building, containing keys to various locks on the premises of the building, to which only the fire chief or his designee has access.

If the building owner changes or causes to be changed any locks such that the keys located in the fire operations division key box will not unlock any of the locks described in this section, it shall be the responsibility of the building owner to furnish to the fire chief or his designee replacement keys to be placed in the fire operations division key box, at the owner's expense.

506.3.1 Elevator Knox Box

A fire operations division elevator key box shall be installed in each commercial, industrial and residential building in the city which is equipped with an elevator system. Each fire operations division elevator key box shall be of a type and shall be installed in a location that is approved by the fire chief or his designee, and shall be installed in accordance with manufacturer's recommendations.

506.3.2 Fire Department Connection Caps (FDC)

A fire operations division connection (FDC) for water supply to a building from a fire truck shall have locking Knox cap plug installed on all new piping and existing piping, in all sprinkled buildings within the city. Each fire operations division connection locking cap shall be of a type and shall be installed in accordance with manufacturer's recommendations.

506.4 Locking Wall File Cabinets.

Generic locking wall file cabinets shall be mounted by the fire alarm control panel. The cabinets shall contain information for fire operations division use. Locking file cabinets shall be approved by the *fire code official*. The key to file cabinet shall be placed into the key box.

506.4.1 Contents.

The cabinets shall contain the following files:

- 1. Fire alarm as built plans.
- 2. Sprinkler plans.
- 3. Emergency contacts.
- 4. Any other info required by the *fire code official*.

506.4.2 Mounting Height.

Cabinets shall be mounted no higher than 5½ feet measured from the floor.

- (14) Section 507, *Fire Protection Water Supplies*, is amended by adding subsection 507.5.1.2, FDC Connections, as follows:

507.5.1.2 FDC Connections. Where a facility or building hereafter constructed or moved into or within the jurisdiction requiring a fire suppression system shall

have a fire hydrant located within 100 feet of the buildings FDC connection as measured by an approved route by the fire code official.

- (15) *Subsection 507.5.1, Where required*, is amended by deleting exceptions 1 and 2.
- (16) *Subsection 507.5.1.1, Hydrant for standpipe systems*, is amended by deleting exception.
- (17) *Subsection 507.5.4, Obstruction*, is amended by adding *subsection 507.5.5.1* as follows:
- 507.5.5.1* Fire protection equipment and fire hydrants shall not be hidden by vegetation or other means as determined by *fire code official*.
- (18) *Subsection 507.5, Fire hydrant systems*, is amended by adding the following subsections 507.5.7 and 507.5.8:
- 507.5.7.* Fire hydrants shall be marked by approved method for quick response as determined and approved by fire code official. (Marker flags)
- 507.5.8.* Fire hydrant outlet direction: Fire hydrants shall be positioned so that the 4½-inch port connection is facing in a direction as determined by fire code official.
- (19) *Subsection 510.1, Emergency responder communication coverage in new buildings*, is amended by deleting exception 1.
- (20) *Section 903, Automatic Sprinkler Systems*, is amended by adding a new subsection 903.1.2, Water supply safety margin, as follows:
- 903.1.2. Water Supply Safety Margin.* Automatic sprinkler systems shall be designed with a minimum of 10 percent or five psi safety margin (whichever is greater) above static pressure in the fire protection systems hydraulic calculations.
- (21) *Subsection 903.4.2, Alarms*, is deleted in its entirety and the following new subsection 903.4.2, Alarms, is substituted therefor:
- 903.4.2. Alarms.* An approved weatherproof horn/strobe device shall be mounted directly above a fire operations division connection (FDC) between seven and ten feet in height above grade. Exception: horn/strobe device height and location may be altered by the *fire code official* as circumstances require in the discretion of the *fire code official*.
- (22) *Section 903, Automatic Sprinkler Systems*, is amended by adding a new subsection 903.7, Zones, as follows:
- 903.7 Zones.* Automatic sprinkler systems zones shall not exceed the area permitted by NFPA 13 or NFPA 13R and shall provide a sprinkler control valve and a water flow device for each normally occupied floor. The location of sprinkler control valves must be approved by the fire code official.
- (23) *Subsection 906.1, Where Required*, is amended by deleting the exceptions.
- (24) *Subsection 906.3, Size and Distribution*, is amended by adding the following sentence to the end of the subsection:
- The minimum rating of any required portable fire extinguisher for Class A, B, C, D hazard shall be 2A-10BC.
- (25) *Section 907.1, General*, is amended by adding the following subsections:

907.1.4 Fire Alarm Control Panels and Fire Alarm Annunciator Panels.

Installation of fire alarm control panels and fire alarm annunciator panels shall be installed in accordance with subsections 907.1.4.1 through 907.1.4.6

907.1.4.1 Fire Alarm Panel Height: Installation of a fire alarm panels shall not exceed six feet in height measured from the floor to the top of panel. Exception: Panel height may be altered by the code official.

907.1.4.2 Number of Fire Alarm Panels in Buildings. Only one listed fire alarm control panel shall be allowed per building and shall lock in the alarm until the system is reset and shall not be canceled by the operation of an audible-alarm silencing switch. This control panel shall only receive alarms signals from the fire protection equipment.

907.1.4.3 Combination Fire/Security Alarm Systems Panels. A listed combination fire/security alarm system panel that meets all the requirements of this code and amendments may be permitted by approval of the *fire code official*. The fire/security panel shall be capable of providing a signal that can differentiate between the fire and security alarm.

907.1.4.4 Password/PIN Protection Prohibited: Fire alarm control panels and/or fire alarm annunciator panels that require a password/PIN to silence an alarm/supervisory/trouble signal and/or to reset an alarm/supervisory/trouble signal shall prohibited

907.1.4.5 Fire Alarm Annunciator Panels: The *fire code official* can require the addition of fire alarm annunciator panels based on the size of building and access to the building. These panels shall meet the requirements of section 907.1.4 and 907.2.

907.1.4.6 Fire Alarm Panels: All Fire alarm panels shall be the addressable type system.

(26) *Subsection 907.2.1, Group A,* is amended by deleting the exception contained therein.

(27) *Subsection 907.2.3, Group E,* is amended by adding the following sentence to the end of the first paragraph:

New and existing educational occupancies shall have a monitored fire alarm system.

(28) *Subsection 907.2.9.1, Manual fire alarm system,* is amended by deleting exception 2.

(29) *Subsection 907.2.11.2, Groups R-2, R-3, R-4 and I-1,* is amended by adding a fourth subparagraph, as follows:

4. Supervised smoke alarms shall be installed in all common corridors and at the top and bottom of all stairway enclosures in groups R-2, R-4, and I-1 occupancies. In corridors, detectors shall be located within 15 feet of the end of the corridor and in such a way that one detector is located for each 30 feet of corridor length or spaced as allowed by the code.

(30) *Subsection 907.2.13.2, Fire department communication system,* is deleted in its entirety.

(31) *Subsection 907.3, Fire safety functions,* is amended by adding subsection 907.3.5, High velocity low speed fans, as follows:

- 907.3.5 High Velocity Low Speed Fans (HVLSF). HVLSF shall shut down upon activation of fire alarm system
- (32) *Subsection 907.4.2, Manual fire alarm boxes*, is amended by adding the following sentence to the end of the subsection:
- Where in the opinion of the *fire code official* manual fire alarm boxes may be used to cause false fire alarms, the *fire code official* is authorized to modify the requirements for manual fire alarm boxes.
- (33) *Subsection 907.6.4, Zones*, is amended by deleting the exception in its entirety and substituting the following exception in lieu thereof:
- Exception:* Automatic sprinkler system zones shall not exceed the area permitted by NFPA13 and shall provide a sprinkler control valve and water flow device for each normally occupied floor.
- (34) *Subsection 907.6.4, Zones*, is further amended by adding *subsection 907.6.4.3, Zone and address location labeling*, as follows:
- 907.6.4.3 Zone and address location labeling.* Fire alarm and/or annunciator panels shall have all zones and address points plainly and permanently labeled as to their location on the outside of the panel or on an easily readable map of the building.
- (35) *Subsection 907.6.6, Monitoring*, is amended by adding the following paragraph at the end of the subsection:
- Each address point identification shall have an alpha/numeric descriptor location. Alpha/numeric descriptor locations area required to be reported to the emergency communications center upon activation of alarm conditions as specified by the *fire code official*. Supervisory alarm conditions are required to be reported to the *fire code official* by an approved manner.
- (36) *Subsection 912.1, Installation*, is amended by adding subsection 9.12.1.1, as follows:
- 912.1.1* The fire operations division connection(s) shall be a five inch Storz type connector(s) compatible with hose couplings currently used by Cedar Falls Fire Rescue.
- (37) *Subsection 912.4.1, Locking fire department connection caps*, is amended by adding subsection 912.4.1.1, as follows:
- 912.4.1.1* FDC size minimum fire operations division connection size shall be 5 inch locking Storz type with a locking Knox cap on commercial buildings and 2 ½ inch Cedar Falls thread on residential buildings with a locking Knox cap.
- (38) *Section 912, Fire Department Connections*, is amended by adding subsection 912.8, Remote connection, as follows:
- 912.8. Remote connection.* Any building three stories or higher shall have a remote fire operations division connection.

Chapter 50 Hazardous Materials General Provisions

- (39) *Subsection 5003.5, Hazardous identification signs*, is amended by adding the following sentence to the end of the subsection:
- Signs shall also comply with the requirements of the Iowa Right to Know Law.

Chapter 57 Flammable and Combustible Liquids

(40) *Subsection 5704.2.132., Above-ground tanks*, is amended by adding subsection 5704.2.13.2.4, Existing above-ground tanks hazards, as follows:

5704.2.13.2.4. Existing above-ground tanks hazards. Existing above-ground tanks installations, even if previously approved, that are determined to constitute a hazard by the *fire code official*, shall not be continued in service. Unsafe tanks shall be removed as required by the *fire code official* and in accordance with this code.

INTRODUCED: _____ October 18, 2021 _____

PASSED 1ST CONSIDERATION: _____ October 18, 2021 _____

PASSED 2ND CONSIDERATION: _____ November 1, 2021 _____

PASSED 3RD CONSIDERATION: _____

ADOPTED: _____

Robert M. Green, Mayor

ATTEST:

Jacqueline Daniels, MMC, City Clerk




MAYOR ROBERT M. GREEN

CITY OF CEDAR FALLS, IOWA

220 CLAY STREET
CEDAR FALLS, IOWA 50613
PHONE 319-273-8600
FAX 319-268-5126
www.cedarfalls.com

Item 14.

TO: City Council
FROM: Mayor Robert M. Green 
DATE: November 9, 2021
SUBJECT: Appointment of Sonja Bock as Human Rights Commissioner
REF: (a) Code of Ordinances, City of Cedar Falls §12-27: Human Rights Commission
(b) Human Rights Commission By-laws, Article IV, Section III

1. In accordance with the candidacy and qualification requirements of reference (a), I hereby nominate Ms. Sonja Bock for appointment to the Human Rights Commission to fill the vacancy of a term ending on 7/1/2022.
2. On November 8, 2021, a human rights commissioner had a fourth consecutive unexcused absence. This resulted in the Human Rights Commission not having a quorum to carry out its scheduled meeting. In accordance with reference (b), I have declared the seat vacant so that a new member may be appointed.
3. Given Ms. Bock's qualifications, I was asked by the Human Rights Commission chair, vice-chair, and mayor pro tem to bypass my usual lengthy Search Committee process and to grant an appointment as soon as possible for the sake of the HRC's continued progress. After conducting my own lengthy phone interview, I am granting this request. I believe you will also find her eminently qualified to serve as a Human Rights Commissioner.
4. Please feel free to contact me regarding this candidate, if you need additional information.

Encl: (1) General Application for Ms. Sonja Bock

Xc: City Administrator
Director, Finance and Business Operations
Chair, Cedar Falls Human Rights Commission
Staff Liaison, Cedar Falls Human Rights Commission

###



GENERAL APPLICATION FOR APPOINTMENT TO CITY BOARDS & COMMISSIONS

Thank you for your interest in volunteer civic service. Complete all sections of this application; please contact City Hall at (319) 273-8600 with questions. The City of Cedar Falls is committed to providing equal opportunity for citizen involvement.

Name: **Sonja** **L** **Bock** Gender: **F** Date: **3/17/2021**
First MI Last

Home Address: **3215 Tucson Drive** Home Phone: **319-243-9849**

Work Address: Work Phone:

E-mail Address: **BRBYbtw@gmail.com** Cell Phone: **319-243-9849**

Employer: **Principal Financial & Kirkwood** Position/Occupation: **Retirement Specialist/Adjunct**

If Cedar Falls resident, length of residency: **13 years** City Ward: **5** I have a LinkedIn Profile

DESIRED NOMINATIONS: Check or fill in boxes for all that apply; view detailed descriptions at <https://bit.ly/cf-boards>

- Art and Culture Board
- Board of Adjustment
- Board of Appeals
- Board of Electric Examiners & Appeals
- Board of Mechanical Examiners & Appeals
- Board of Plumbing Examiners & Appeals
- Board of Rental Housing Appeals
- Civil Service Commission
- Community Center & Senior Services Board
- Health Trust Fund Board
- Historic Preservation Commission
- Housing Commission
- Human Rights Commission
- Library Board of Trustees
- Parks & Recreation Commission
- Planning & Zoning Commission
- Utilities Board of Trustees
- Visitors & Tourism Board

COMMUNITY INVOLVEMENT: Please describe past and present involvement in the community, including voluntary, social, city, religious, school, business and professional (include dates and offices held, if applicable).

Since I have moved to Cedar Falls, I have been involved in the past with activities at my daughter's school. I have spoken to classes about Native Americans and organized clean-up days for Earth Day. I have helped register people to vote and attended rallies over the years. Currently, I am the President of the African American Cultural Center and have been renovating the grounds and rebuilding the new organization.

QUALIFICATIONS: Please list any special qualifications for board service, including skills, training and certifications.

I have my Master's degree in Sociology with concentrations in inequalities and racial injustice. I have a minor in criminal justice and a certification in Women and Gender Studies. I am of Native American, African American, and European descent. I also worked in the juvenile justice system for nearly 10 years. My experience includes mediation and problem solving on many levels.

MOTIVATION: Why do you desire to serve on city boards and commissions, and what contributions do you believe you can make?

My education and experience will help the committee have a multicultural lens to issues that may be brought to the table. I have thirty years of experience as a professional woman of color and I have worked with diverse populations. I desire to create a fair, healthy, and just environment for all. I believe that we need to gain more understanding of the problems that people are experiencing every day just to survive.

POTENTIAL CONFLICTS OF INTEREST: Please list organizations and relationships which could pose a potential conflict of interest during your service on a city board or commission. Civic leaders are expected to have many ties to community organizations and people; this listing does not preclude appointment but is intended to provide transparency and accountability for board service.

I do not anticipate any conflicts of interest. My day job is with Principal Financial Group and there should be no issues. My other job is as an adjunct Sociology instructor at Kirkwood Community College. I am currently the President of the African American Cultural Center in Waterloo. We are not officially open to the public but we will hold events eventually.

August 5, 2021

To whom it may concern,

Thanks for the opportunity to endorse Sonja Lee Bock's nomination for the Cedar Falls Human Rights Commission. Sonja serves as a Retirement Onboarding Specialist at Principal Financial Group and she has been integral in the advancement of diversity and inclusion (D&I) at Principal. She is very passionate about this space and brings unique perspectives and insights, especially as it relates to Native Americans, the Indigenous people of North, Central and South America.

Sonja loves the Iowa community and consistently demonstrates strong support for the community at-large. It is both my honor and privilege to endorse Sonja as I'm confident that she'll contribute to the advancement of your mission.

Please feel free to contact me at any time.

Thanks,

Miriam H. Lewis

Miriam H. Lewis
Chief Inclusion Officer

August 8th, 2021

Greetings Human Rights Commission,

I am writing to you today to express my sincere thoughts regarding Sonja Lee Bock. I initially met Sonja while taking a sociology class that she was instructing at Hawkeye Community College. This quickly became my favorite class as she was knowledgeable, interesting, and presented information in a manner that brought enjoyment. Sonja led respectful, eye-opening, and challenging discussions, never pointing fingers or discounting opinions of people of any race or sexual orientation.

Shortly after finishing her class, I discovered we have been neighbors for some time. We fast became friends. Sonja is an amazing, highly respected, active, and a caring person. She genuinely cares about the whole community. Sonja truly has expertise in diversity and inclusion. For all of these traits I would highly recommend Sonja to be a member of the Human Rights Commission of Cedar Falls.

Please feel free to contact me with any questions you may have.

Best regards,

Tawnie Lavallee
Cedar Falls, Iowa
tklavallee@cfu.net
(319) 464-6101

Tara Tedrow
Kirkwood Community College
6301 Kirkwood Blvd SW
Cedar Rapids, IA 52404
August 8, 2021

Cedar Falls Human Rights Commission
220 Clay St.
Cedar Falls, IA 50613

Dear Cedar Falls Human Rights Commission:

In the two short years I have known Sonja Bock, I have witnessed her desire for human rights. We met at an adjunct meeting, and I instinctively felt her commitment to equality. I invited her to be a guest speaker for my Exceptional Persons class, specifically on the subject of multi-culturalism, diversity, equity in education, and awareness of rights for all students.

Out of all my guest speakers, the reflections I receive about Sonja's presentation, are the most introspective, intense, and heart felt. She truly knows how to speak on the subject of human rights in a manner that informs an audience without ostracizing people. She illuminates the issues of today with an educational backdrop. Her insight and knowledge needs to be shared not just among prospective educators, but all citizens to assist in ensuring equality for everyone.

I highly recommend Sonja Bock for a seat on the Cedar Falls Human Rights Commission. With her background, passion, experience, and eloquent oratory, she would be a great asset to the commission.

Sincerely,

Tara Tedrow

Tara Tedrow
ESL Coordinator/Instructor
Education Adjunct
Kirkwood Community College
Tara.tedrow@kirkwood.edu
(515) 441-4485



HUMAN RIGHTS COMMISSION CANDIDATE QUESTIONNAIRE

Item 14.

Name:

Date:

Can you regularly attend commission meetings on the 2nd Monday of the month at 7pm at City Hall? Yes

1. Why are human rights and civil rights laws and regulations necessary?

It is important to make sure all people are treated fairly. Racism, sexism, homophobia, and discrimination cannot be allowed. We need our basic civil rights and the right to be all we were created to be. The laws are necessary to set the guidelines to ensure equality.

2. What unique contributions or perspective can you bring to the Human Rights Commission?

As multi-racial and multi-cultural person, I am empathic on many levels. I have the education as a sociologist and life experience that will help me offer valuable insight. Over the years, I have witnessed and experienced situations that helped give me a greater understanding of how we can create a better community for everyone. I would like to focus on the root of problem so we can create real solutions.

3. What experience do you have with diverse community groups and diversity/inclusion education?

I have participated in many diversity groups at different colleges and companies. At both of my jobs I am involved with diversity and inclusion agendas. I teach sociology which diversity and inclusion is a main focus. In the community, I try to be active and support different events and groups. I have been a guest lecturer to speak on diversity and inclusion primarily dealing with education.

4. What experience do you have with discrimination case review and/or investigation?

I have personally been involved in a few cases and witnessed many others. I understand the interview process and the serious amount of paperwork that can be involved. I have knowledge on cases at the state level and internal business reviews. I believe have more than a general understanding of the process.

5. What resources and activities would you employ to be an informed Human Rights Commissioner?

As a sociologist, I have a lot of research skills. I would depend on people for one and reach out to those who would have the expertise to find answers or insight. It would be important to be aware of the concerns in the community. HRC has a Facebook page so we could reach out to people and create online surveys. We could have events to help create awareness. I would like the HRC to gain the trust of the citizens of Cedar Falls and let them know we are here to help, so that they will bring concerns to us.

6. Why are you interested in serving on the Human Rights Commission?

I want to serve and help others. There seemed to be an immediate need to help the HRC at this time. People need to know they can reach out and get the support that they need. I have the education and experience to be a good commissioner. I will be dedicated and try to help support the goals of the city to

create a better Cedar Falls for everyone.

Item 14.

Please send this completed Candidate Questionnaire by the published deadline to:

City of Cedar Falls, Boards & Commissions, 220 Clay Street, Cedar Falls, IA 50613, fax to (319) 268-5126,
or e-mail to boards@cedarfalls.com. You will be notified shortly if selected as a Finalist for the appointment

CIVIL SERVICE COMMISSION
City of Cedar Falls
CEDAR FALLS, IOWA

November 3, 2021

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 authorized administration of a testing process and instruments for the position of Public Safety Officer. Listed below are the names of the top ranked candidates with their combined weighted average test scores, applicable Veteran's Preference scores, and total combined average scores with preference, as applicable. Tied percentages are presented in alphabetical order by applicant name, if applicable.

Rank	Name	Combined Averaged Score	Veteran's Preference Points	Total Combined Averaged Score
1	Omar Martinez	500		500
2	Dalton Epley	459		459
3	Carson Jensen	451		451

Respectfully Submitted,

Paul Lee, Commission Chairperson



Crystal Ford, Commissioner



Cathy Showalter, Commissioner

Orig: Jacque Danielsen, City Clerk

Cc: Civil Service Records,
Craig Berte, Assistant Director of Public Safety/Police Chief



DEPARTMENT OF FINANCE & BUSINESS OPERATIONS

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

INTEROFFICE MEMORANDUM

Financial Services Division

TO: Mayor Green & City Council Members
FROM: Lisa Roeding, Controller/City Treasurer
DATE: November 8, 2021
SUBJECT: FY2021 Comprehensive Annual Financial Report

The FY2021 Comprehensive Annual Financial Report will be reviewed at the Committee of the Whole on November 15, 2021. Attached for your review are the following items:

FY2021 Comprehensive Annual Financial Report – This report includes the transmittal letter; the Independent Auditor’s Report; Management’s Discussion and Analysis; the audited financial statements for the year ending June 30, 2021; supplementary information; and statistical information about the City of Cedar Falls.

Management Letter – This document addresses any issues that the auditors noted during their engagement and also provides suggestions for improvement.

FY2021 Information to Comply with Government Auditing Standards and Uniform Guidance – This report contains the Auditor’s reports on the financial information and internal control as it relates to the Federal Financial Programs; a summary of the Auditor’s results; and the findings related to required statutory reporting.

The FY2021 Comprehensive Annual Financial Report will be on the Council Agenda for the November 15, 2021 Council meeting. City of Cedar Falls staff recommends that the City Council receive, file and adopt the FY2021 Comprehensive Annual Financial Report. Upon Council approval, these reports will be filed with the State Auditor’s Office and sent to the appropriate agencies.

If you have any further questions regarding these audit reports or about our annual audit, please feel free to contact Jennifer Rodenbeck or myself.

cc: Jennifer Rodenbeck, Director of Finance & Business Operations



City of Cedar Falls, Iowa

**Comprehensive Annual
Financial Report
For the Fiscal Year Ended
June 30, 2021**

Prepared by the Department of Finance & Business
Operations

CITY OF CEDAR FALLS, IOWA

Comprehensive Annual Financial Report

For the Fiscal Year Ended June 30, 2021

Prepared by:
Financial Services
Of
Finance & Business Operations

Lisa Roeding, CMFO
Controller/City Treasurer

**City of Cedar Falls, Iowa
Comprehensive Annual Financial Report
For the Fiscal Year Ended June 30, 2021**

Table of Contents

	Page
INTRODUCTORY SECTION	
Letter of Transmittal	1
GFOA Certificate of Achievement	11
Organizational Charts	12
Principal Officials	14
 FINANCIAL SECTION	
Independent Auditor's Report	15
Management's Discussion and Analysis	18
Basic Financial Statements:	
Government-wide Financial Statements:	
Statement of Net Position	30
Statement of Activities	32
Fund Financial Statements:	
Balance Sheet - Governmental Funds	34
Statement of Revenues, Expenditures, and Changes in Fund Balances - Governmental Funds	36
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities	38
Statement of Net Position - Proprietary Funds	39
Statement of Revenues, Expenses, and Changes in Fund Net Assets - Proprietary Funds	41
Statement of Cash Flows - Proprietary Funds	43
Notes to Financial Statements	45
Required Supplementary Information:	
Budgetary Comparison Schedule - Function Budget	90
Notes to Required Supplementary Information - Budgetary Reporting	92
Schedule of the City's Proportionate Share of the Net Pension Liability - Iowa Public Employees' Retirement System	95
Schedule of City Contributions - Iowa Public Employees' Retirement System	97
Notes to Required Supplementary Information - Pension Liability - Iowa Public Employees' Retirement System	99
Schedule of the City's Proportionate Share of the Net Pension Liability - Municipal Fire and Police Retirement System of Iowa	100
Schedule of City Contributions - Municipal Fire and Police Retirement System of Iowa	102
Notes to Required Supplementary Information - Pension Liability - Municipal Fire and Police Retirement System of Iowa	104
Schedule of Changes in the City's Total OPEB Liability, Related Ratios, and Notes	105

Other Supplementary Information:

Combining Fund Statements and Schedules:

Combining Balance Sheet - Nonmajor Governmental Funds	106
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances - Nonmajor Governmental Funds	110
Combining Statement of Net Position - Internal Service Funds	114
Combining Statement of Revenues, Expenses, and Changes in Fund Net Position - Internal Service Funds	116
Combining Statement of Cash Flows - Internal Service Funds	118
Capital Assets Used in the Operation of Governmental Funds Comparative Schedules by Source	120
Schedule by Function and Activity	121
Schedule of Changes by Function and Activity	123

STATISTICAL SECTION

Financial Trends:

Net Position by Component	125
Changes in Net Position	127
Fund Balances, Governmental Funds	131
Changes in Fund Balances, Governmental Funds	133

Revenue Capacity:

Assessed and Taxable Value of Property	135
Property Tax Rates - Direct and Overlapping Governments	137
Principal Property Taxpayers	139
Property Tax Levies and Collections	141
Property Tax Valuations	143

Debt Capacity:

Ratios of Outstanding Debt by Type	144
Ratios of General Bonded Debt Outstanding	146
Direct and Overlapping Debt	148
Legal Debt Margin Information	149
Revenue Bond Coverage - Sewer Authority	151
Sales History and Total Sewer Charges	153
Water Meters by Rate Class	154
Largest Sewer Customers	155

Demographics on Economic Information:

Demographic and Economic Statistics	156
Principal Employers	157
Full-Time Equivalent City Government Employees by Function/Department	159

Operating Information:

Operating Indicators by Function	161
Capital Asset Statistics by Function	163



DEPARTMENT OF FINANCE AND BUSINESS OPERATIONS

CITY OF CEDAR FALLS, IOWA

220 CLAY STREET

CEDAR FALLS, IOWA 50613

PHONE 319-273-8600

FAX 319-268-5126

www.cedarfalls.com

November 8, 2021

To the Honorable Mayor, Members of the City Council and Citizens of the City of Cedar Falls:

The City of Cedar Falls, Iowa (City) is required by the Code of Iowa to publish a complete set of audited financial statements presented in conformity with generally accepted accounting principles. Pursuant to these requirements, I am pleased to submit to you the Comprehensive Annual Financial Report of the City of Cedar Falls, Iowa, for the year ended June 30, 2021. This is the sixth Comprehensive Annual Financial Report completed in compliance with the Government Standards Board (GASB) Statements No. 68 and No. 71.

Management assumes full responsibility for the completeness and reliability of the information contained in the report, based upon a comprehensive framework of internal control that it has established for this purpose. Because of the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements.

Eide Bailly, LLP, a firm of independent public accountants has issued an unmodified ("clean") opinion on the City's financial statements for the year ended June 30, 2021. Their opinion is included in the Financial Section of this report.

Management's Discussion and Analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. This letter of transmittal is designed to complement MD&A and should be read in conjunction with it.

The City is required to undergo an annual single audit in conformity with the provisions of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Information to comply with the Uniform Guidance and "Government Auditing Standards" is included in another report under a separate cover.

PROFILE OF THE CITY OF CEDAR FALLS

The City, incorporated in 1854, is located in the northeastern part of the state, has a land area of 28.9 square miles and a population of 40,713. The City is empowered to levy a property tax on both real and

personal property located within its boundaries, and has the power by state statute to extend its corporate limits by annexation, which occur periodically when deemed appropriate by the City Council.

The City operates under a mayor-council form of government with an appointed city administrator. Policy-making and legislative authority are vested in the governing council, which consists of seven members. The City Council is responsible, among other things, for passing ordinances, adopting the budget, setting goals, and approving mayor-appointed committees. The mayor is responsible for supervising the City Administrator. The City Administrator is appointed by the Council and serves as the chief administrative officer. The mayor and council members are elected on a nonpartisan basis. The Council consists of two council members elected at large and one council member elected from each of the five wards as established by ordinance, elected for terms of four years. The mayor is elected at large and to a two-year term.

The City of Cedar Falls provides many municipal services including fire and police protection, streets, garbage collection, parks, recreation, cultural arts, planning, zoning, general administration, and sewer and storm water services. For financial reporting purposes, all funds, agencies, boards, commissions, trusts and authorities involved in the provision of these services are included if the City is financially accountable. Financial accountability is determined by several different factors, including fiscal dependence, ability to impose will upon the entity's governing body, provision of specific financial burdens or benefits and separate legal entity status. After careful evaluation of these factors, the City has included in this financial report the Cedar Falls Electric Utility, Gas Utility, Water Utility, and Communications Utility, as well as all funds of the City. The Utilities are each reported as discretely presented component units.

The City Council is required by Chapter 384 of the Code of Iowa to adopt an annual budget on or before March 31 of each year. The annual budget serves as the foundation for the City's financial planning and control and is prepared by function. The adopted budget provides appropriations (authority to spend) for program operations for the fiscal year that begins on July 1 and ends on June 30 of the following year. Budget amendments must be prepared and adopted in the same manner as the original budget.

ECONOMIC CONDITION AND OUTLOOK

The economic condition and outlook of Cedar Falls continues to be strong. The Cedar Falls economy was insulated from many of the impacts created by the recent recession due to the stability of the University of Northern Iowa and a diverse service business sector.

Grow Cedar Valley was formed in the metro area to organize the human resources and generate needed development capital to attract new business and industry to the area and to encourage expansion of businesses already in the area. As a result, many new businesses have located offices and plants in the metro area. Target Corporation constructed a distribution center with an assessed value of approximately \$45 million in FY02 and in FY08 completed a second refrigeration center. The Cedar Falls Industrial and Technology Park continues to show tremendous expansion.

Since the devaluation of property in 1986-1988, Cedar Falls has had steady growth in property values. Assessed values increased in FY22 by \$91 million. With the implementation of the commercial rollback by the State of Iowa, taxable values decreased by approximately \$3 million. (See Attachment A)

The City of Cedar Falls maintains a comparatively low tax rate. Cedar Falls has the seventh lowest tax rate per capita of the twenty largest cities in the state of Iowa for FY21 (See Attachment B). This low rate can be attributed to the efforts of the City to streamline operations over the past twenty two years. This has been accomplished by maintaining the approximate same number of employees, however City Council may need to prioritize services or focus on key services to address the over extension of City staff. Cedar Falls has the lowest numbers of full-time employees per 1,000 residents in FY20. (See Attachment C).

Over the past ten years Cedar Falls' residential housing sales prices have significantly increased. In 2010, the average sales price reported was \$199,318. In 2020, the average sales price was \$245,349, which is a twenty three (23) percent increase in the past ten years (See Attachment D). These statistics indicate that Cedar Falls' local economy is sound and there is a strong market for Cedar Falls homes.

Housing values have surged from the recession and devaluation of the mid-1980's to values that once again place the homeowners living in Cedar Falls in an advantageous market position. This market growth is a credit to businesses, the school system, utilities, and quality of City services in Cedar Falls. Each entity has worked together to strengthen the local economy, create jobs, and improve Cedar Falls' quality of life.

MAJOR INITIATIVES

Street Projects

The City has partnered with the Iowa DOT to substantially upgrade some of the major transportation routes through the City. In 2018, significant improvements to the Highway 58 and Viking Road Intersection corridor began, which will include pedestrian accommodations. The \$32 million project was completed in FY2020 without debt and with the assistance of TIF revenues as well as federal transportation funding. The most recent of these reconstruction projects include Cedar Heights Drive Reconstruction, which began in 2019 with design and right of way acquisition. The reconstruction project will include two roundabouts at Greenhill Road and Huntington Drive. Federal/State funding, Local option sales tax funding, Road Use Tax funding and G.O. Bond funding will be used to fund this project. The Cedar Falls downtown streetscape project and downtown brick replacement project are nearing completion. These projects were funded with downtown tax increment finance funding and Black Hawk Gaming grant funding. These projects started in 2019 and will wrap up in the fall of 2022. West 1st Street Reconstruction project which began in 2018 and will be completed the end of 2021. Local option sales tax funding and G.O. Bond funding will be used along with Federal/State funding to fund the West 1st Street Reconstruction project.

Other Projects

The City has increased the levee to the 500-year flood range protection. This project is funded by a sales tax grant from the state of Iowa and was completed in 2020. The City of Cedar Falls is in the final stages of completing FEMA's 44 CFR 65.10 compliance for Levee Accreditation. The City started a City Hall Repurpose and Remodel project in 2020, which will include the rebuild of offices with the departure of Public Safety Police Operations from the lower level. The project will be funded by capital reserves.

Global Pandemic

In August 2020 the Iowa COVID-19 Local Government Relief Fund provided \$100 million to be divided between eligible cities and counties based on 2019 estimated population. \$25 million will be used to cover the local government portion of the FEMA match through the Iowa Department of Homeland Security and Emergency Management. The City received \$963,401 from the COVID-19 Local Government Relief fund.

Challenges and changes brought about by pandemic were not as severe as the City estimated in spring of 2020 for the road use tax and local option sales tax revenues. Both revenue sources were slightly higher for the year than estimated. However the City did see reduction in hotel/motel tax revenues of 14%. Since hotel/motel tax is distributed quarterly, it is projected we will see the decline in revenue over the long-term. The Waterloo-Cedar Falls Metropolitan area has historically enjoyed a relatively low unemployment rate; however unemployment was up in April 2020 at 11.2% due to the economic impact of the COVID-19 pandemic. As of June 2021 4.9% of the Waterloo-Cedar Falls Metropolitan workforce was unemployed. This is a return to pre-pandemic unemployment rates.

LONG-TERM FINANCIAL PLANNING

The City Council and administration routinely consider the long-term view regarding financial matters. Operating budget decisions are based on the long-term impact of appropriations and funding. A three-year budget financial plan is prepared each year for all funds of the City. The City has a detailed Capital Improvements Plan (CIP) that considers the impact of the investment in infrastructure, the associated debt burden, and any changes in operating costs associated with maintaining new assets.

In addition to the financial plan and CIP, the City Council each year has a goal setting session where they identify goals for the upcoming fiscal year and discuss strategy in dealing with any upcoming financial challenges. Each department prior to the goal setting session prepares a document outlining their accomplishments during the past year and the goals for their department in the upcoming year.

RELEVANT FINANCIAL POLICIES

The City Council through their annual goals and financial plan document has adopted a comprehensive set of budget and fiscal policies relating to financial management.

Budget – Adopt a balanced budget, which is reflective of the community's economic climate and needs. Maintain a stable property tax rate, depositing annually funds in excess of operations expenses in a capital reserve account for one-time expenses as approved by the City Council. Evaluate each newly proposed service to determine cost, relative importance and value of each service. Study methods of saving energy.

Cash Reserves – The City will maintain an unreserved balance at year-end at a level determined to meet cash flow requirements, emergency needs, and bond rating criteria. The minimum criteria shall be:

- General Fund – The City Council has established that the General Fund balance be maintained between 15% and 25% and preferably at the 20-25% level.
- Refuse Fund – 20-30%, but no less than \$500,000.

- Sewer Fund – 65-75%, but no less than \$1,500,000.
- Street Fund – 20-30%, but no less than \$1,000,000.
- Storm Water Fund – 10-20%, but no less than \$200,000.
- Emergency Fund – not less than \$1,500,000.

Economic Development – The City will take active measures to encourage economic development of the community with the intent of increasing jobs and the tax base.

Debt Administration – Long-term debt will fund the design, inspection, and construction of capital improvement projects and will not be used for annual operating expenses. The total general obligation debt will not exceed 5% of the total assessed value of real property as required under the Code of Iowa. The issuance of new debt shall not exceed a replacement debt level. Whenever possible, existing debt should be refinanced to secure the lowest possible interest costs.

Capital Improvement Budget Policies – The City will make all capital improvements in accordance with an adopted capital improvements program and will develop a multi-year plan for capital improvements on an annual basis. The development of the capital improvements program is coordinated with the annual budget process and will determine the least costly financing method for all new projects. The City will maintain all assets at a level adequate to protect the City's capital investment and to minimize future maintenance and replacement costs. A maintenance and replacement schedule for equipment will be developed and followed.

AWARDS

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Cedar Falls for its comprehensive annual financial report for the year ended June 30, 2020. The Certificate of Achievement is a prestigious national award recognizing conformance with the highest standards for preparation of state and local government financial reports.

In order to be awarded a Certificate of Achievement, a government unit must publish an easily readable and efficiently organized comprehensive annual financial report, whose contents conform to program standards. The Comprehensive Annual Financial Report must satisfy both accounting principles generally accepted in the United States of America and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. The City of Cedar Falls has received a Certificate of Achievement for the last thirty one consecutive years (fiscal years ended 1990-2020). We believe our current report continues to conform to the Certificate of Achievement program requirements, and we are submitting it to GFOA.

ACKNOWLEDGMENTS

The preparation of this report could not be accomplished without the efficient and dedicated service of the entire staff of the Financial Services Division, particularly Jennifer Rodenbeck, Director of Finance and Business Operations, Cathy Niebergall, Financial Technician, and Paul Kockler, Accountant. Each member of the division has my sincere appreciation for the contributions made in the preparation of this

report. I would also like to thank the members of the City Council for their continued interest and support in planning and conducting the financial operations of the City in a responsible and prudent manner.

Sincerely,

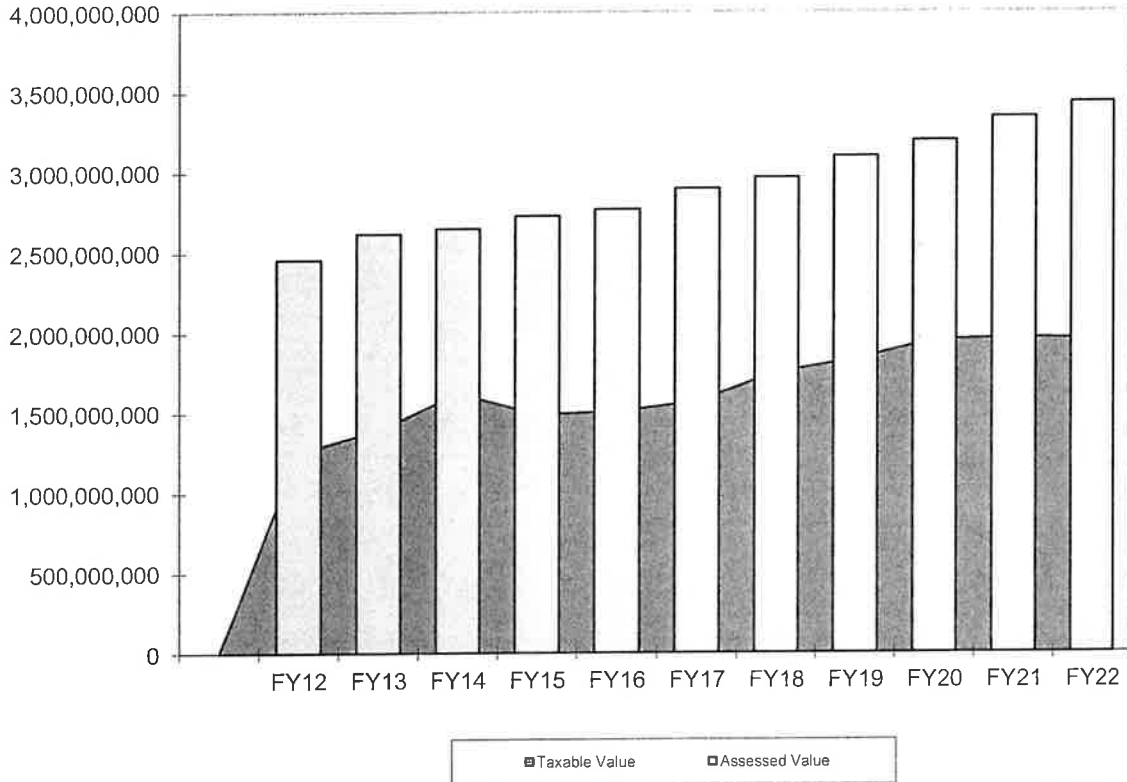


Lisa Roeding, CMFO
Controller/City Treasurer

ATTACHMENT A

taxvalue22

**Taxable Valuations FY12-FY22
City of Cedar Falls**



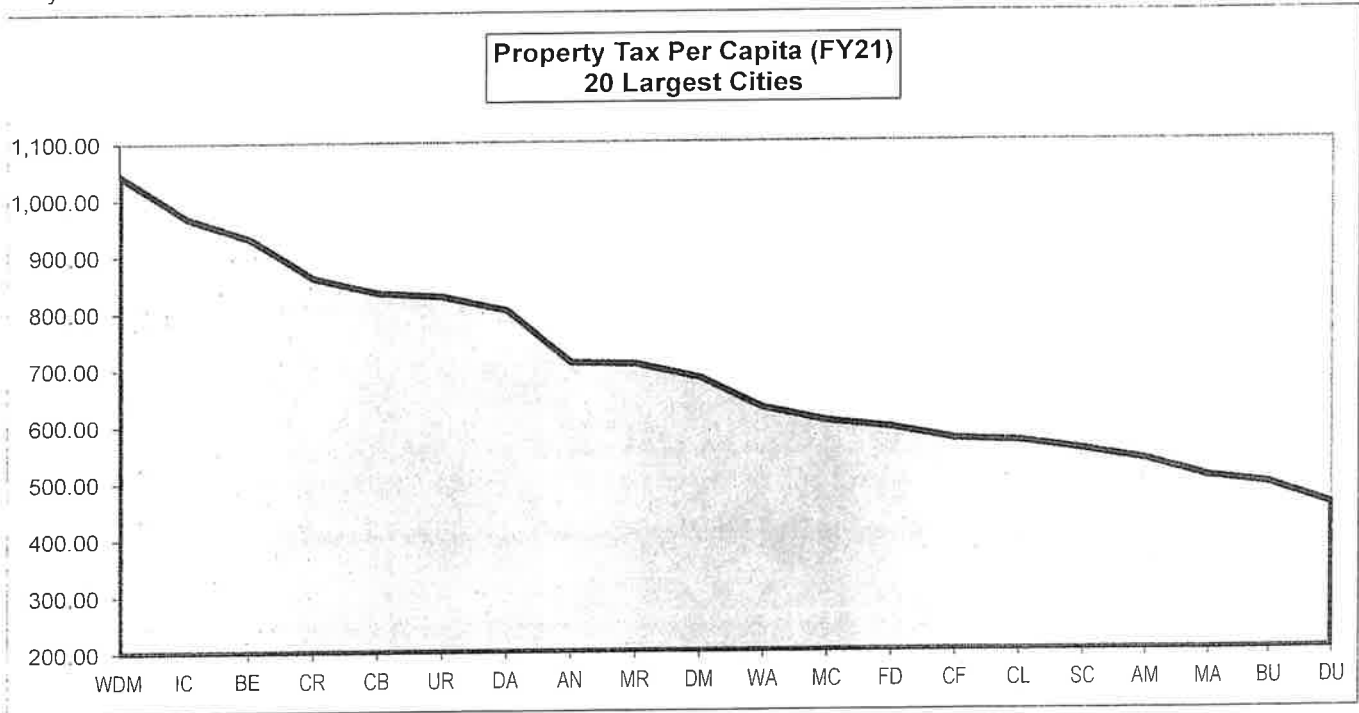
Year	Taxable Value	Assessed Value
FY12	1,254,821,347	2,458,320,459
FY13	1,393,511,204	2,618,319,843
FY14	1,622,862,335	2,650,433,900
FY15	1,490,616,188	2,729,240,639
FY16	1,509,722,828	2,769,405,368
FY17	1,569,292,287	2,897,854,208
FY18	1,750,040,895	2,965,854,183
FY19	1,832,652,499	3,099,765,282
FY20	1,950,451,511	3,195,848,285
FY21	1,963,719,839	3,341,492,657
FY22	1,960,696,679	3,432,518,333

The last ten years have provided a steady growth trend in assessed valuations. In addition, FY19 was the first year that assessed values exceeded \$3 billion.

For FY22, assessed values increased by \$91,025,676. Taxable values decreased by \$3,023,160, due to additional projects in the TIF.

ATTACHMENT B

Citytaxr



**Property Tax Per Capita (FY21)
20 Largest Iowa Cities**

City	FY21 Tax Per Person	2010 Population	Abbreviation
West Des Moines	1,044.15	56,609	WDM
Iowa City	969.85	67,862	IC
Bettendorf	932.10	33,217	BE
Cedar Rapids	861.22	126,326	CR
Council Bluffs	834.76	62,230	CB
Urbandale	827.59	39,463	UR
Davenport	802.86	99,687	DA
Ankeny	710.45	54,598	AN
Marion	707.79	34,768	MR
Des Moines	682.56	204,220	DM
Waterloo	629.17	68,406	WA
Mason City	605.65	28,079	MC
Fort Dodge	593.63	25,206	FD
Cedar Falls	573.18	39,260	CF
Clinton	569.04	26,885	CL
Sioux City	553.76	82,684	SC
Ames	535.57	58,965	AM
Marshalltown	505.12	27,552	MA
Burlington	492.47	25,663	BU
Dubuque	453.96	57,637	DU
Average	694.24		

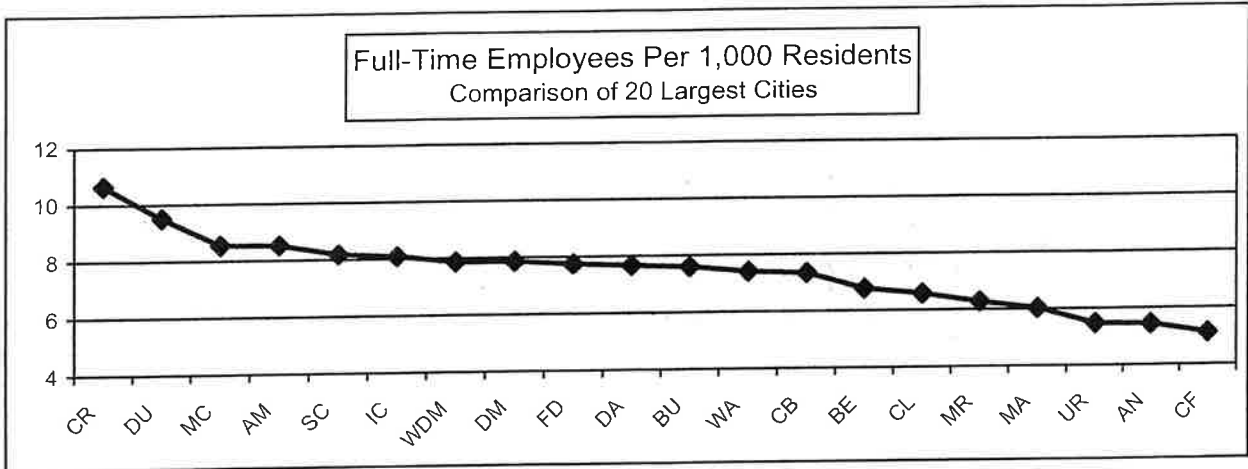
For over two decades Cedar Falls' local government has operated at one of the lowest per capita property tax rates among the 20 largest cities in Iowa.

At a cost of \$573.18 per person, the City is substantially below the average rate of \$694.24. This rate can be attributed to the City's concerted efforts to streamline operations over the past 20 years.

If the City of Cedar Falls operated at the state average property tax per capita, an additional 4.75 million dollars would be devoted to operations. This would be an increase of 21% of taxes levied in FY21.

Source: Department of Management website

ATTACHMENT C



City	FY20 Employees	2010 Population	Employees Per 1,000
Cedar Rapids	1356.0	126,326	10.73
Dubuque	592.0	57,637	10.27
Sioux City	715.0	82,684	8.65
Mason City	242	28,079	8.62
Ames	503.0	58,965	8.53
Iowa City	578.0	67,862	8.52
W. Des Moines	480.0	56,609	8.48
Des Moines	1600.0	203,433	7.86
Fort Dodge	198.0	25,206	7.86
Davenport	771.0	99,685	7.73
Burlington	198.0	25,663	7.72
Waterloo	507.0	68,406	7.41
Council Bluffs	457.0	62,230	7.34
Bettendorf	225.0	33,217	6.77
Clinton	174.0	26,885	6.47
Marion	218.0	34,768	6.27
Marshalltown	162.0	27,552	5.88
Ankeny	261.0	45,582	5.73
Urbandale	216.0	39,463	5.47
Cedar Falls	207.0	39,260	5.27
Average:			7.58

Cedar Falls city government continued to have one of the lowest number of employees per 1,000 capita comparing the top 20 largest cities.

Cedar Falls has 2.31 employees per 1,000 capita less than the state average, which is equivalent to 91 fewer full-time employees.

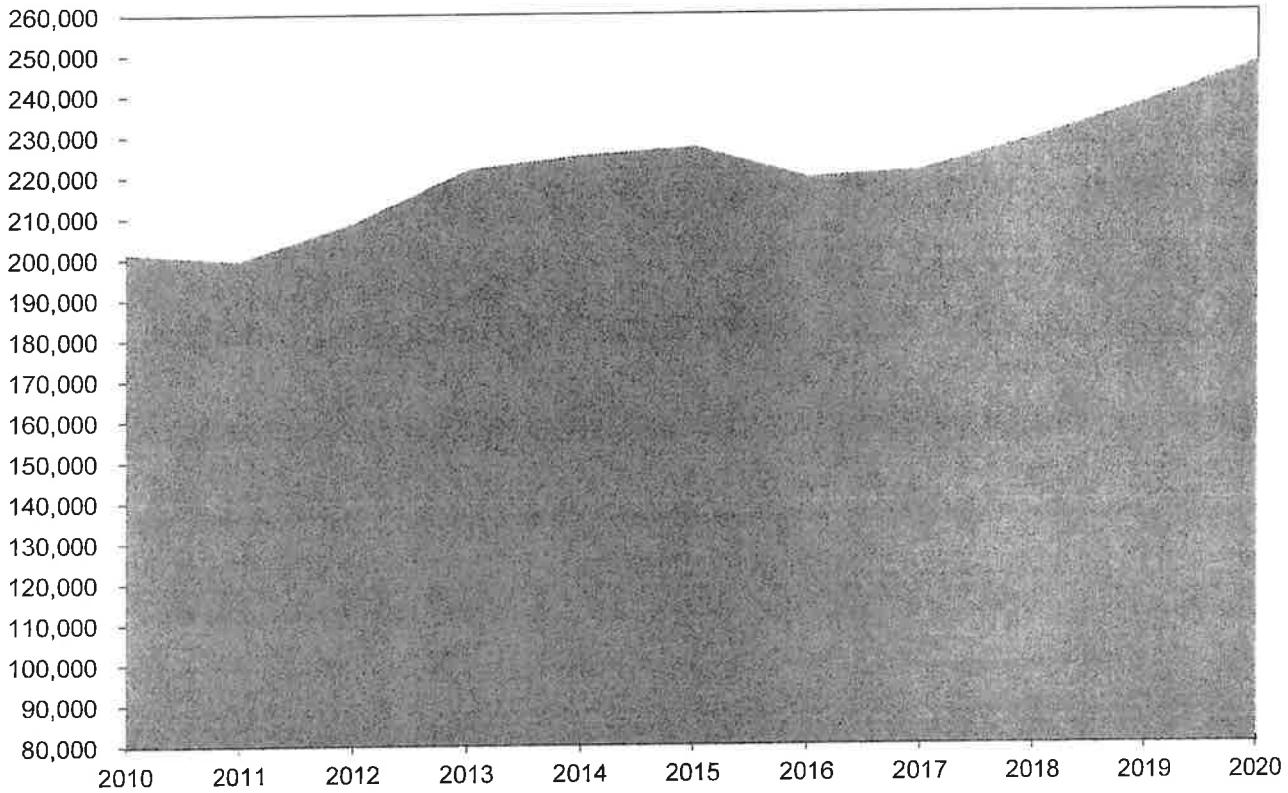
Employment reductions have been implemented over the last 10 years, which has streamlined Cedar Falls' employment.

Among the top twenty largest cities in the State of Iowa, the City of Cedar Falls continues to have one of the lowest number of employees per capita. The pressures of new construction growth, road development, and societal values have placed greater demands on existing staff. In the near future, the City Council will need to prioritize services or focus on key services to address the over extension of City staff. Source: Human Resource staff of the referenced Cities.

ATTACHMENT D

Resale

**Average Residential Sales Price (Annual)
Cedar Falls, Iowa**



Year	Average Sales Price
2010	199,318
2011	197,576
2012	206,773
2013	219,746
2014	223,093
2015	225,048
2016	217,393
2017	219,263
2018	226,890
2019	235,621
2020	245,349
Average	219,643

The average sale price of residential properties in Cedar Falls has grown by 23% between 2010- 2020 from \$199,318 to \$245,349



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**City of Cedar Falls
Iowa**

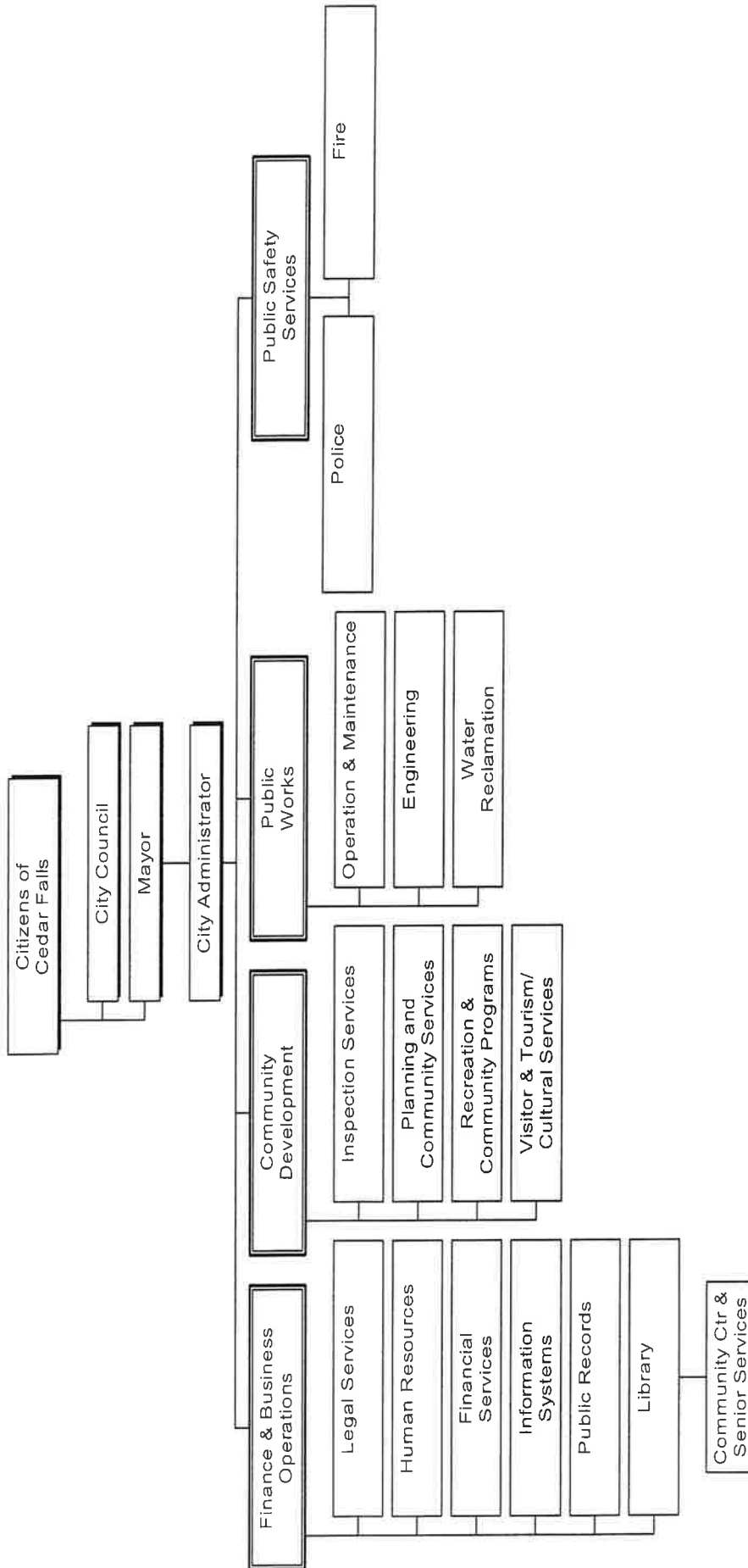
For its Comprehensive Annual
Financial Report
For the Fiscal Year Ended

June 30, 2020

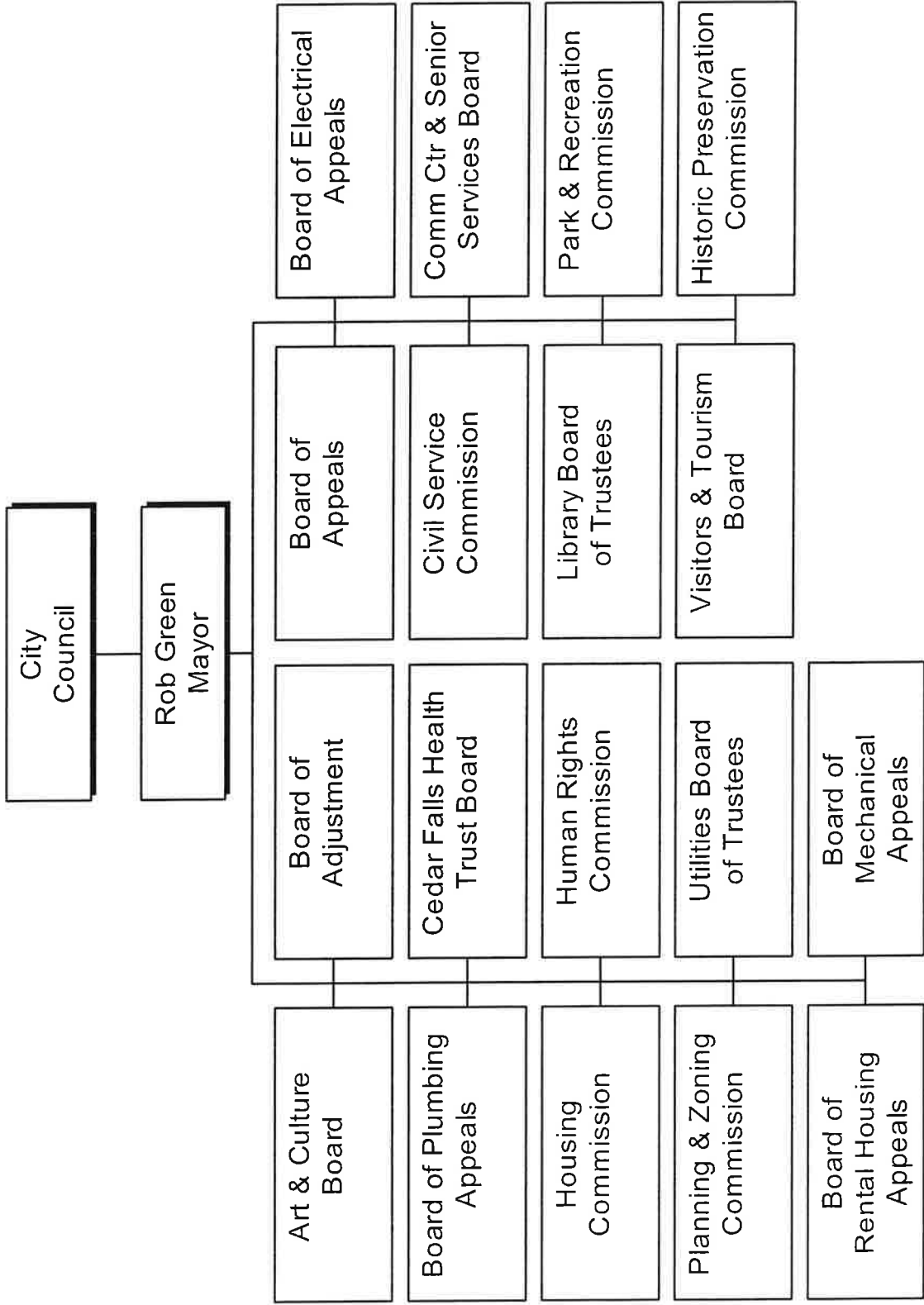
Christopher P. Morill

Executive Director/CEO

**City of Cedar Falls, Iowa
Organizational Chart**



City of Cedar Falls, Iowa Boards and Commissions



CITY OF CEDAR FALLS, IOWA

PRINCIPAL OFFICIALS

June 30, 2021

Title	Name
Mayor	Rob Green
Council Member – 1 st Ward	Mark Miller
Council Member – 2 nd Ward	Susan DeBuhr
Council Member – 3 rd Ward	Daryl Kruse
Council Member – 4 th Ward	Simon Harding
Council Member – 5 th Ward	Frank Darrah
Council Member – At Large	Kelly Dunn
Council Member – At Large	Dave Sires
City Administrator	Ron Gaines
Finance & Business Operations Director	Jennifer Rodenbeck
Community Development Director	Stephanie Houk Sheetz
Public Works Director	Chase Schrage
Public Safety Services Director	Jeff Olson
Asst. Director of Public Safety /Fire Chief	John Bostwick
Asst. Director of Public Safety/Police Chief	Craig Berte
City Attorney	Kevin Rogers
Controller/City Treasurer	Lisa Roeding
Human Resources Manager	Toni Babcock
City Clerk	Jacque Danielsen
Information Systems Manager	Julia Sorensen
Cedar Falls Public Library Director	Kelly Stern
Recreation & Community Programs Manager	James Lillibridge
V&T/Cultural Programs Manager	Kim Manning
Planning & Community Srv. Manager	Karen Howard
Inspection Services Manager	Jamie Castle
City Engineer	David Wicke
Water Reclamation Manager	Mike Nyman
O & M Parks Manager	Brian Heath
Cedar Falls Utilities General Manager	Steve Bernard



Independent Auditor’s Report

To the Honorable Mayor and
Members of the City Council
City of Cedar Falls, Iowa

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Cedar Falls, Iowa, as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the City’s basic financial statements as listed in the table of contents.

Management’s Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor’s Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor’s judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity’s preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity’s internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Cedar Falls, Iowa, as of June 30, 2021, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the other required supplementary information listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Cedar Falls, Iowa's financial statements. The introductory section, combining nonmajor fund financial statements, capital asset schedules, and statistical section are presented for purposes of additional analysis and are not a required part of the financial statements.

The combining nonmajor fund financial statements and capital asset schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining nonmajor fund financial statements and capital asset schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued a report, under separate cover, dated November 1, 2021, on our consideration of the City of Cedar Falls, Iowa's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.



Dubuque, Iowa
November 1, 2021

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of the City of Cedar Falls' financial performance provides an overview of the City's financial activities for the fiscal year ended June 30, 2021. Please read it in conjunction with the transmittal letter found on pages 1 – 10 of this report.

2021 FINANCIAL HIGHLIGHTS

- Revenues of the City's governmental activities increased 8.67%, or \$4,565,560, from fiscal year 2020 to fiscal year 2021, primarily due to the increase in operating grants & property taxes. Property taxes increased \$2.5 million for all activities.
- Program expenses of the City's Governmental activities increased 5.02%, or \$2,313,946 in fiscal year 2021 from fiscal year 2020.
- The City's net position increased 3.08%, or \$12,541,632, over the June 30, 2020 balance. Of this amount, the net position of the governmental activities increased by \$7,548,296 and the net position of the business-type activities increased by \$4,993,336.

USING THIS ANNUAL REPORT

The annual report consists of a series of financial statements and other information as follows:

- Management's Discussion and Analysis introduces the basic financial statements and provides an analytical overview of the City's financial activities.
- Government-wide Financial Statements consist of a Statement of Net Position and a Statement of Activities. These provide information about the activities of the City as a whole and present an overall view of the City's finances.
- The Fund Financial Statements tell how governmental activities were financed in the short term as well as what remains for future spending. Fund financial statements report the City's operations in more detail than the government-wide statements by providing information about the City's most significant funds.
- Notes to Financial Statements provide additional information essential to a full understanding of the data provided in the basic financial statements.
- Required Supplementary Information further explains and supports the financial statements with a comparison of the City's budget for the year, the City's proportionate share of the net pension liability and related contributions, as well as presenting the Schedule of Funding Progress for the Retiree Health Plan.
- Other Supplementary Information provides detailed information about the nonmajor Special Revenue and Capital Projects Funds and the Internal Service Funds.

REPORTING THE CITY'S FINANCIAL ACTIVITIES

Government-wide Financial Statements

One of the most important questions asked about the City's finances is, "Is the City of Cedar Falls in a better financial position at the end of the fiscal year, compared to last year?" The Statement of Net Position and the Statement of Activities report information about the City as a whole and about its activities in a way that helps answer this question.

These statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

The Statement of Net Position presents all of the City's assets, deferred outflows of resources, liabilities, and deferred inflows of resources, with the difference reported as "net position". Over time, increases or decreases in the City's net position are one indicator of whether its financial health is improving or deteriorating. A person will need to consider other non-financial factors, however, such as changes in the City's property tax base and the condition of the City's infrastructure, to assess the overall health of the City.

The Statement of Activities presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will not result in cash flows until future fiscal periods.

The Statement of Net Position and the Statement of Activities report two kinds of activities:

- Governmental activities – Most of the City's basic services are reported here, including the general administration, streets, fire, police, parks, recreation, library, and housing and block grant assistance. Property taxes, local option sales taxes, road use taxes, and federal and state grants finance most of these activities.
- Business-type activities – The City of Cedar Falls charges a fee to customers to help it cover all or most of the cost of certain services it provides. The City's sewer, refuse, and storm water are reported in this section.

The Government-wide financial statements can be found on pages 30 - 33 of this report.

Fund Financial Statements

The Fund financial statements provide detailed information about the most significant funds, not the City as a whole. Some funds are required to be established by State law or by bond requirements. The City has two kinds of funds:

- Governmental Funds – Most of the City's basic services are reported in governmental funds, which focus on how money flows into and out of these funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method called the "modified accrual basis" of accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide a detailed short-term view of the City's general government operations and the basic services it provides. Governmental fund information helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance City programs.

The required financial statements for governmental funds include a balance sheet and a statement of revenues, expenditures, and changes in fund balances. We describe the relationship between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds in a reconciliation at the bottom of the fund financial statements.

The City maintains 21 individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balance for the General Fund, Hospital Fund, TIF Fund, Street Construction Fund, Street Repair Fund, Debt Service Fund, Capital Improvements Fund, and Bond Fund, all of which are considered to be major funds. Data from the other thirteen governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements located in the supplementary information section of this report.

The basic Governmental Fund Financial Statements can be found on pages 34 - 38 of this report.

- Proprietary Funds – When the City charges customers for the service it provides, these services are generally reported in proprietary funds. The City maintains two different types of proprietary funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its sewer, refuse and storm water activities.

Internal Service Funds are used to accumulate and allocate costs internally. The City uses internal service funds for its information systems, vehicle maintenance, and various risk management activities. Because these services predominantly benefit governmental rather than business-type functions, they have been included within governmental activities in the government-wide financial statements.

Proprietary funds provide the same information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the Sewer Fund, Refuse Fund, and Storm Water Fund, all of which are considered major funds. Internal Service Funds are combined into a single, aggregated presentation in the proprietary fund financial statements. Individual fund data for internal service funds is provided in the form of combining statements located in the supplementary information section of this report.

The basic Proprietary Fund Financial Statements can be found on pages 39 - 44 of this report.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of financial position. The analysis that follows focuses on the change in the net position for governmental and business-type activities.

	Governmental activities		Business-type activities		Total	
	2021	2020	2021	2020	2021	2020
Current and						
other assets	\$ 147,417,225	\$ 139,568,960	\$ 14,156,404	\$ 9,748,475	\$ 161,573,629	\$ 149,317,435
Capital assets	242,571,541	237,645,052	92,555,952	93,064,582	335,127,493	330,709,634
Total assets	\$ 389,988,766	\$ 377,214,012	\$ 106,712,356	\$ 102,813,057	\$ 496,701,122	\$ 480,027,069
Deferred Outflows						
of Resources	\$ 8,261,490	\$ 6,968,695	\$ 450,945	\$ 361,688	\$ 8,712,435	\$ 7,330,383
Long-term liabilities	\$ 35,850,885	\$ 28,809,783	\$ 13,985,624	\$ 14,892,088	\$ 49,836,509	\$ 43,701,871
Other liabilities	5,639,540	7,438,930	541,073	457,771	6,180,613	7,896,701
Total liabilities	\$ 41,490,425	\$ 36,248,713	\$ 14,526,697	\$ 15,349,859	\$ 56,017,122	\$ 51,598,572
Deferred Inflows of						
Resources	\$ 29,536,202	\$ 28,258,661	\$ 54,614	\$ 236,232	\$ 29,590,816	\$ 28,494,893
Net position:						
Net investment						
in capital assets	\$ 235,252,432	\$ 233,264,428	\$ 80,744,907	\$ 80,028,959	\$ 315,997,339	\$ 313,293,387
Restricted	37,325,937	34,985,196	29,990	29,990	37,355,927	35,015,186
Unrestricted	54,645,260	51,425,709	11,807,093	7,529,705	66,452,353	58,955,414
Total net position	\$ 327,223,629	\$ 319,675,333	\$ 92,581,990	\$ 87,588,654	\$ 419,805,619	\$ 407,263,987

Net position of governmental activities increased from FY20 by approximately \$7.5 million, or 2.36%. This increase was due primarily to the Downtown Streetscape, Highway 58 intersection, and various street projects. The increase is also due to the continued strength of the property tax base and the small amount of general obligation debt outstanding by the City. Net position of business-type activities increased from FY20 by approximately \$5 million or 5.70%. This increase was due to the reduction in long-term liabilities. The sewer fund continues to pay down outstanding debt, including the internal loans. The largest portion of the City's net position is the net investment in capital assets (e.g., land, infrastructure, buildings, and equipment). The debt related to the investment in capital assets is liquidated with sources other than capital assets. Restricted net position represent resources that are subject to external restrictions, bond covenants, constitutional provisions or enabling legislation on how they can be used. Unrestricted net position, the part of net position that can be used to finance day-to-day operations are approximately \$66 million at the end of the year.

For the year ended June 30, 2021, net position changed as follows:

	Governmental Activities		Business-type Activities		Total	
	2021	2020	2021	2020	2021	2020
Revenues						
Program Revenues						
Charges for services	\$ 3,891,053	\$ 3,545,022	\$ 11,438,963	\$ 10,912,379	\$ 15,330,016	\$ 14,457,401
Operating grants and contributions	3,012,469	1,919,605	-	-	3,012,469	1,919,605
Capital grants and contributions	3,180,994	2,968,418	1,534,377	390,852	4,715,371	3,359,270
General Revenues						
Property taxes	26,903,746	24,367,797	-	-	26,903,746	24,367,797
Local Option Sales Tax	6,043,520	5,190,978	-	-	6,043,520	5,190,978
Hotel/Motel Tax & Other	911,506	915,747	-	-	911,506	915,747
Use of money and property	1,314,163	2,386,435	106,682	380,265	1,420,845	2,766,700
Intergovernmental	7,284,160	6,650,002	-	-	7,284,160	6,650,002
Miscellaneous	1,997,826	1,658,073	-	-	1,997,826	1,658,073
Gain/Loss on Sale of assets	35,225	-	(37,679)	-	(2,454)	-
Utility contribution	2,651,632	3,058,657	-	-	2,651,632	3,058,657
Total revenues	\$ 57,226,294	\$ 52,660,734	\$ 13,042,343	\$ 11,683,496	\$ 70,268,637	\$ 64,344,230
Expenses						
Public safety	\$ 14,443,799	\$ 14,356,978	\$ -	\$ -	\$ 14,443,799	\$ 14,356,978
Public works	15,089,189	14,178,454	-	-	15,089,189	14,178,454
Health and social services	352,735	357,404	-	-	352,735	357,404
Culture and recreation	8,227,093	8,149,827	-	-	8,227,093	8,149,827
Community and economic development	4,741,335	4,226,474	-	-	4,741,335	4,226,474
General government	5,410,951	4,664,011	-	-	5,410,951	4,664,011
Debt service	174,868	192,876	-	-	174,868	192,876
Sewer	-	-	5,001,085	5,162,985	5,001,085	5,162,985
Refuse	-	-	3,235,095	3,134,596	3,235,095	3,134,596
Storm Water	-	-	1,050,855	1,037,946	1,050,855	1,037,946
Total expenses	\$ 48,439,970	\$ 46,126,024	\$ 9,287,035	\$ 9,335,527	\$ 57,727,005	\$ 55,461,551
Increase in net position before transfers	\$ 8,786,324	\$ 6,534,710	\$ 3,755,308	\$ 2,347,969	\$ 12,541,632	\$ 8,882,679
Transfers	(1,238,028)	411,746	1,238,028	(411,746)	-	-
Increase in net position	\$ 7,548,296	\$ 6,946,456	\$ 4,993,336	\$ 1,936,223	\$ 12,541,632	\$ 8,882,679
Net position, beginning	319,675,333	312,728,877	87,588,654	85,652,431	407,263,987	398,381,308
Net position, ending	\$ 327,223,629	\$ 319,675,333	\$ 92,581,990	\$ 87,588,654	\$ 419,805,619	\$ 407,263,987

Operating Grants increased by approximately \$1.1 million for the governmental activities due to COVID-19 relief grants. Revenues increased in business activities due to sewer and storm water charges for services.

The cost of all governmental activities this year was approximately \$48.4 million compared to approximately \$46.1 million last year. However, as shown in the Statement of Activities on pages 32 and 33, the amount taxpayers ultimately financed for these activities was only \$38.4 million because some of the cost was paid by those directly benefiting from the programs or by other governments and organizations which subsidized certain programs with grants and contributions. The City paid the remaining "public benefit" portion of governmental activities with property tax (some of which could only be used for certain programs) and with other receipts, such as interest, local option sales tax and miscellaneous receipts.

INDIVIDUAL MAJOR FUND ANALYSIS

Governmental Fund Highlights

As of the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$93,315,937. \$611,844 is nonspendable for inventory. \$36,954,610 is restricted for TIF, debt service, local option sales tax, employee retirement systems, road use taxes and various grants. \$19,454,123 is committed for the City's health trust fund and parking fund. \$43,360,387 is assigned for recreational capital funds, police forfeiture funds, economic development and capital improvements. This leaves a negative \$7,065,027 for unassigned fund balances in the governmental funds.

The Governmental fund balances increased by \$7,234,567, or 8.40%. This increase was primarily due to increases in property tax revenue, local option sales tax, and operating grants.

The General Fund is the chief operating fund of the City of Cedar Falls. At the end of the current fiscal year, unassigned fund balance of the General Fund was \$9,166,625, while the total fund balance totaled \$12,093,132. As a measure of the General Funds liquidity, it may be useful to compare both unreserved fund balances and total fund balances to total fund expenditures. Unassigned fund balance represents 37.48% of the total General Fund expenditures, while the total fund balance represents 49.44% of that same amount.

The following fund balances in the other major funds, which comprise the Total Governmental Funds are listed below:

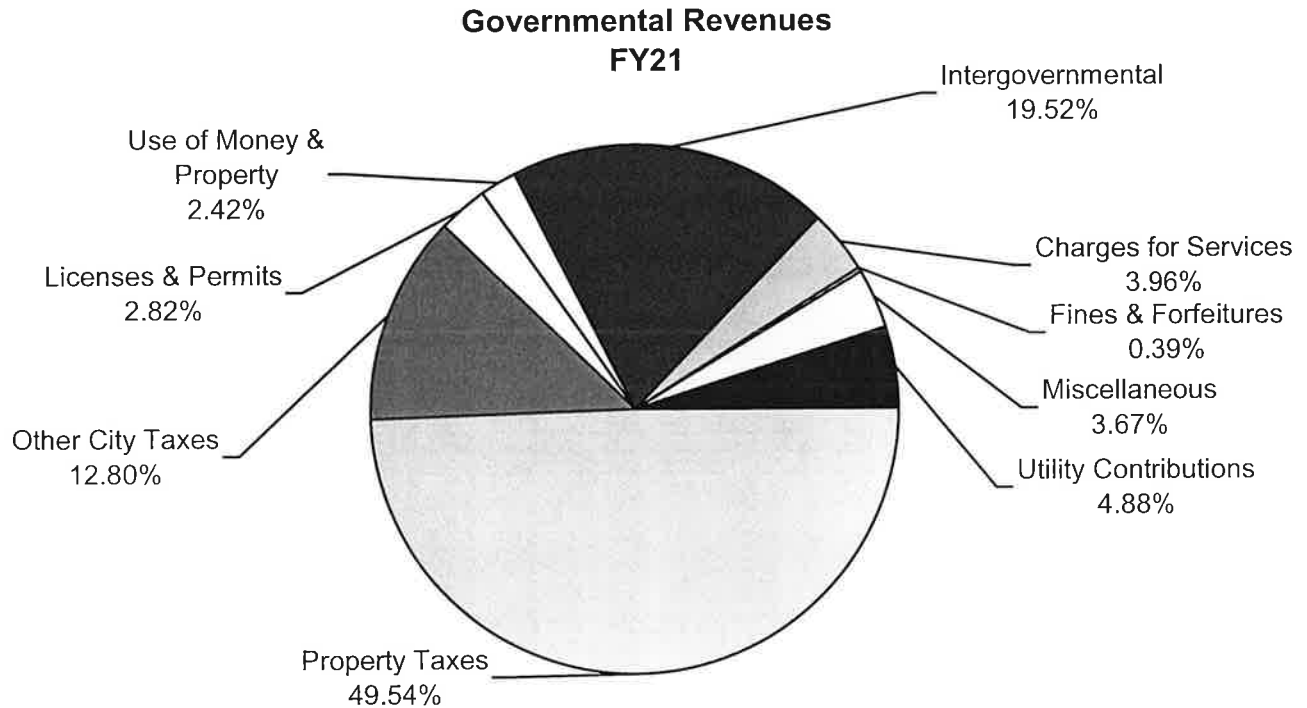
	FY21 Amount	FY20 Amount	Increase (Decrease)
Hospital Fund	\$ 18,829,721	\$ 18,501,400	\$ 328,321
TIF Fund	64,447	66,630	(2,183)
Street Construction Fund	10,879,596	9,570,135	1,309,461
Street Repair Fund	17,530,156	16,389,862	1,140,294
Debt Service Fund	582,696	647,822	(65,126)
Capital Improvements Fund	28,417,695	24,031,089	4,386,606
Bond Fund	(16,212,770)	(15,155,841)	(1,056,929)
Other Governmental Funds	21,131,264	19,437,340	1,693,924

The Hospital Fund had an increase in fund balance due to the repayment of internal financing by the Sewer Fund. The Street Construction Fund had an increase in fund balance due to increased road use taxes. The Street Repair Fund had an increase in fund balance due to increased local option sales tax revenue. The Capital improvements Fund had an increase in fund balance due to fewer projects in FY21. The Bond Fund had the largest decrease in fund balance due to Downtown Streetscape and Highway 58 intersection improvements. The Other Governmental Funds had an increase in fund balance due to the economic development land acquisition and reimbursements in the FEMA fund.

The following schedule presents a summary of the governmental fund revenues for the fiscal year ended June 30, 2021 and June 30, 2020.

Revenues	FY21 Amount	Percent of Total	FY20 Amount	Increase (Decrease) from FY20	Percent of Increase (Decrease)
Property taxes and assessments	\$ 26,907,831	49.54 %	\$ 24,332,248	\$ 2,575,583	(283.74) %
Other city taxes	6,955,026	12.80	6,106,725	848,301	(93.45)
Licenses and permits	1,530,582	2.82	932,121	598,461	(65.93)
Use of money and property	1,314,163	2.42	2,386,435	(1,072,272)	118.13
Intergovernmental	10,605,383	19.52	10,625,228	(19,845)	2.19
Charges for services	2,150,458	3.96	2,296,459	(146,001)	16.08
Fines and forfeitures	209,676	0.39	316,928	(107,252)	11.82
Miscellaneous	1,994,030	3.67	3,356,248	(1,362,218)	150.07
Utility contribution in lieu of taxes	2,651,632	4.88	3,058,657	(407,025)	44.84
	<u>\$ 54,318,781</u>	<u>100.00 %</u>	<u>\$ 53,411,049</u>	<u>\$ 907,732</u>	<u>(100.00) %</u>

The most significant increase in revenues was in property taxes. The increase was due to the timing of property tax revenues received in FY21, due to payments being deferred in FY20 due to COVID relief. One of the largest decreases was in use of money and property due to the significant decline in interest rates.



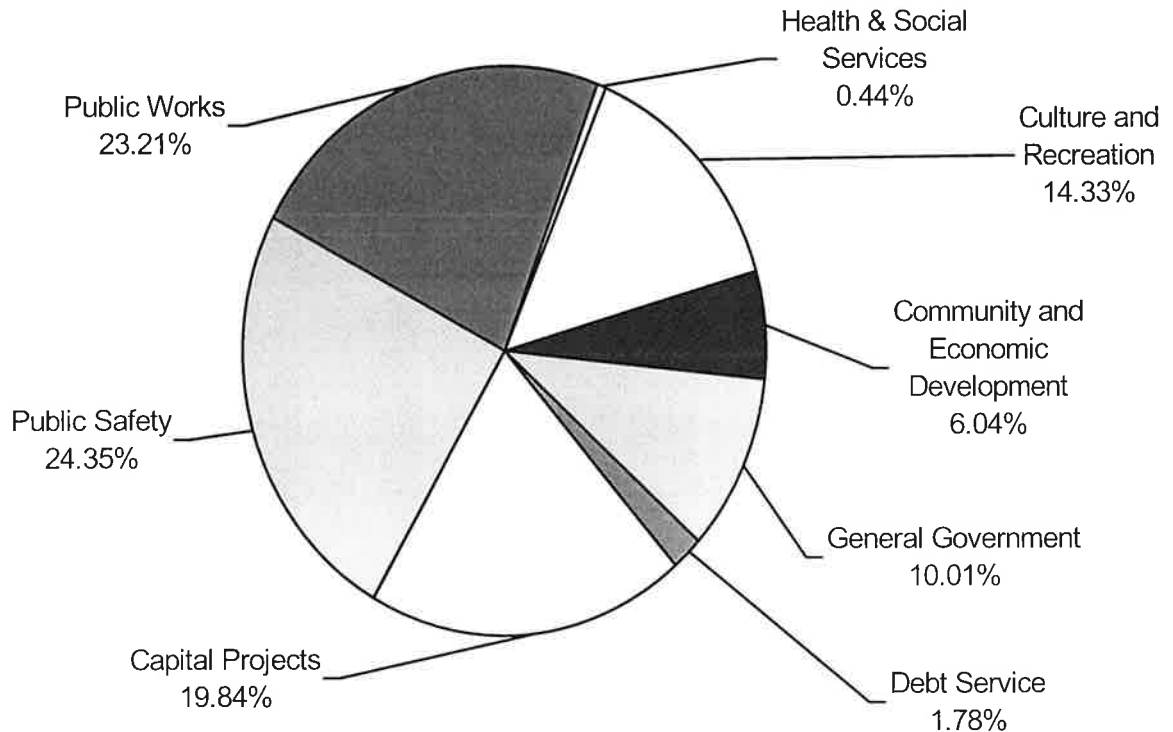
The following schedule presents a summary of governmental expenditures for the fiscal years ended June 30, 2021 and June 30, 2020.

Expenditures	FY21 Amount	Percent of Total	FY20 Amount	Increase (Decrease) from FY20	Percent of Increase (Decrease)
Public Safety	\$ 12,055,532	24.35 %	\$ 12,410,312	\$ (354,780)	7.50 %
Public Works	11,492,908	23.21	13,995,394	(2,502,486)	52.86
Health & Social Services	216,757	0.44	208,424	8,333	(0.18)
Culture & Recreation	7,092,995	14.33	7,030,973	62,022	(1.31)
Community and Economic Development	2,991,681	6.04	2,542,366	449,315	(9.49)
General Government	4,956,324	10.01	4,566,065	390,259	(8.24)
Debt Service	882,344	1.78	1,807,753	(925,409)	19.55
Capital Projects	9,822,160	19.84	11,684,006	(1,861,846)	39.32
	<u>\$ 49,510,701</u>	<u>100.00 %</u>	<u>\$ 54,245,293</u>	<u>\$ (4,734,592)</u>	<u>100.00 %</u>

The most significant increase in expenditures occurred in the Community & Economic Development function. This was due to the timing of planning projects, including the Resilience and visioning projects.

The most significant decrease in expenditures occurred in the Public Works and Capital Projects functions. This was due to several large projects in 2020.

Governmental Expenditures FY21



Proprietary Funds

City of Cedar Falls proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

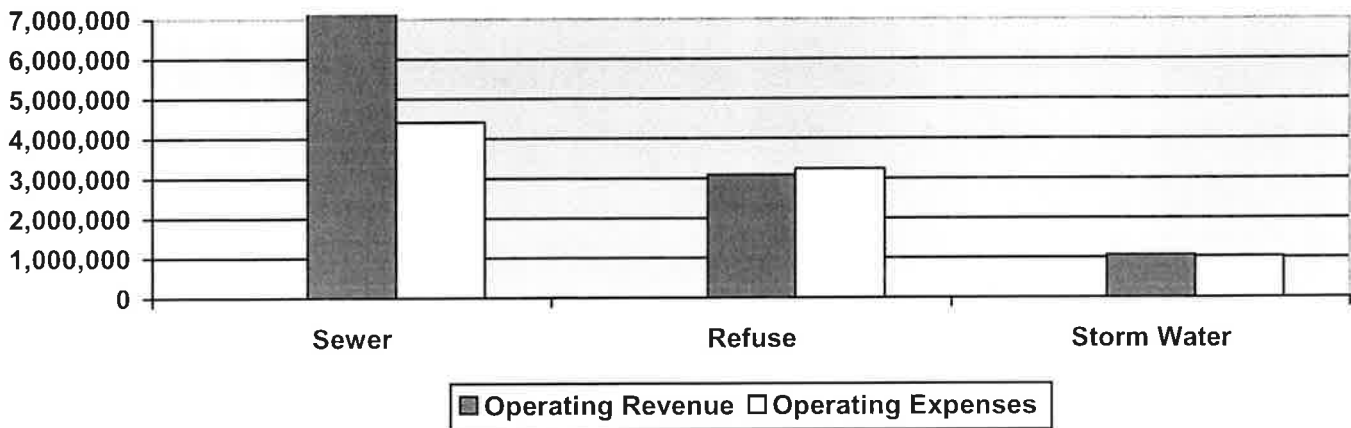
Net position of the Sewer, Refuse and Storm Water funds at the end of the year amounted to \$92,581,990. Net position in the Governmental Activities Internal Service funds was \$14,972,842.

These funds were established for the City operations that are financed and operated in a manner similar to private business enterprises. The cost of providing the services to the general public is recovered, in whole or in part, through user charges.

The City's enterprise operations are comprised of three separate and distinct activities: Sewer, Refuse and Storm Water. Results of operations for these funds for the years ended June 30, 2021 and June 30, 2020 are as follows:

	Sewer		Refuse		Storm Water	
	2021	2020	2021	2020	2021	2020
Operating Revenues	\$ 7,300,595	\$ 6,903,473	\$ 3,086,774	\$ 2,915,458	\$ 1,051,594	\$ 1,093,448
Operating Expenses	4,412,434	4,505,664	3,235,095	3,134,596	1,025,140	1,008,231
Non-Operating Rev (Exp)	(520,979)	(451,094)	(9,111)	105,860	(15,273)	38,463
Capital Contributions	647,193	181,920	-	-	887,184	208,932
Operating Transfers, net	686,345	815,261	133,604	(46,509)	418,079	(1,180,498)
Change in Net Position	3,700,720	2,943,896	(23,828)	(159,787)	1,316,444	(847,886)

**Proprietary Fund Operating Revenues & Expenses
FY21**



BUDGETARY HIGHLIGHTS

Over the course of the year, the City Council revised the budget once in May 2021. The amendment was needed due to several large projects under construction. At the end of the year, the City did not exceed the amended budgeted amounts in any of its functions.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

At the end of June 30, 2021, the City had approximately \$335 million invested in capital assets including police and fire equipment, public buildings, park facilities, roads, bike trails, bridges, water treatment facilities, sanitary sewer lines, and storm water improvements. (See Table following.) This represents a net increase of approximately \$4.4 million or 1.3% over last year.

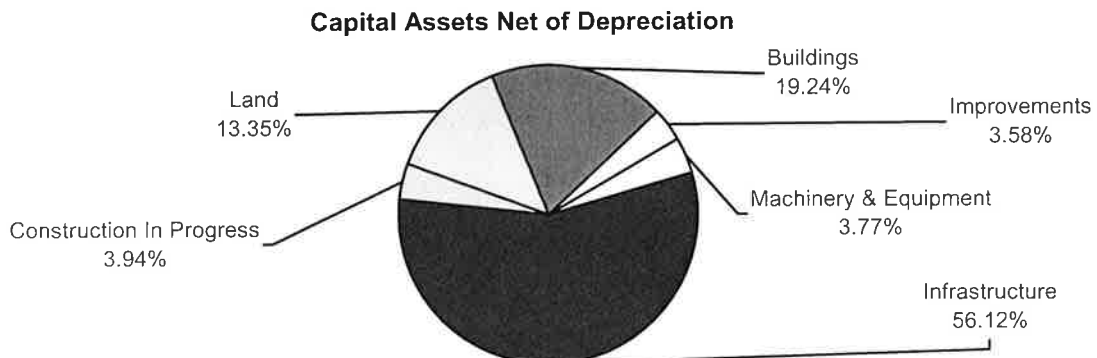
**City of Cedar Falls Capital Assets
(net of depreciation)**

	Governmental activities		Business-type activities		Total	
	2021	2020	2021	2020	2021	2020
Land	\$ 43,116,319	\$ 43,116,319	\$ 1,612,581	\$ 1,612,581	\$ 44,728,900	\$ 44,728,900
Buildings	22,820,752	23,433,047	41,648,387	42,840,263	64,469,139	66,273,310
Improvements other than buildings	11,997,058	12,258,384	-	-	11,997,058	12,258,384
Machinery and equipment	7,515,175	7,334,003	5,119,109	5,334,460	12,634,284	12,668,463
Infrastructure	144,984,626	132,326,642	43,102,118	42,576,371	188,086,744	174,903,013
Construction in progress	12,137,611	19,176,657	1,073,757	700,907	13,211,368	19,877,564
Total	\$ 242,571,541	\$ 237,645,052	\$ 92,555,952	\$ 93,064,582	\$ 335,127,493	\$ 330,709,634

Major capital asset events during the current fiscal year included the following:

- Highway 58 Intersection
- Ridgeway Avenue Reconstruction
- Downtown Streetscape
- Cedar Heights Drive Reconstruction
- 12th Street Reconstruction

More detailed information about the City's capital assets is presented in Note 3 to the financial statements.



Debt

At year-end, the City had \$18,315,000 in outstanding debt compared to \$16,708,000 last year. That is an increase of \$1,607,000 or 9.6%.

**City of Cedar Falls Outstanding Debt
General Obligation Debt and Revenue Debt**

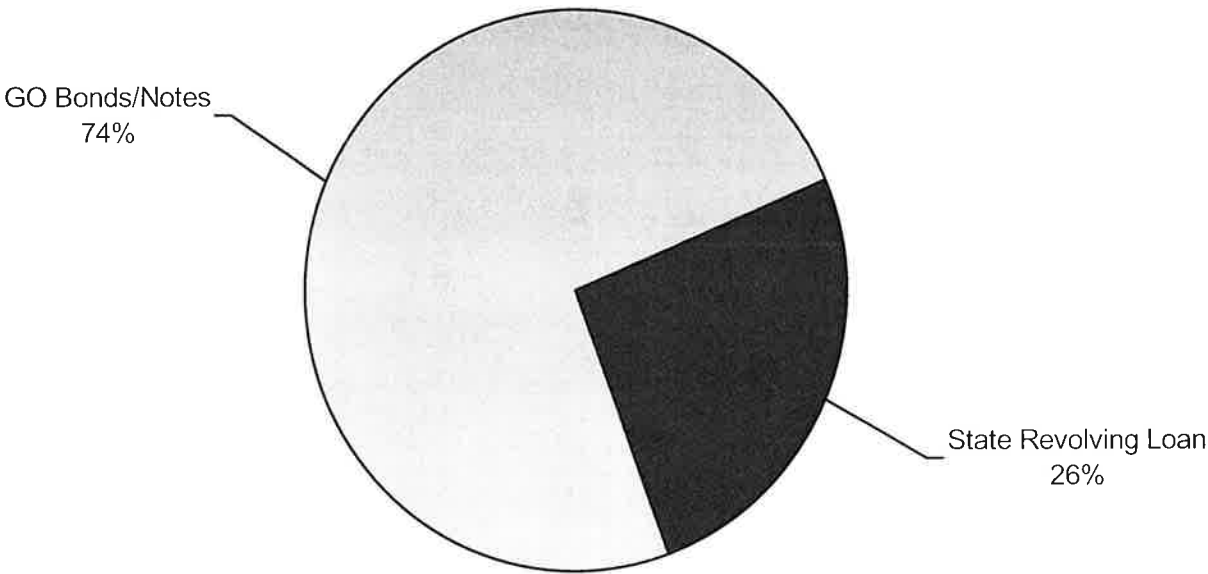
	Governmental activities		Business-type activities		Total	
	2021	2020	2021	2020	2021	2020
General obligation						
bonds/notes	\$ 6,865,000	\$ 4,085,000	\$ 6,730,000	\$ 7,585,000	\$ 13,595,000	\$ 11,670,000
State Revolving Loan	--	--	4,720,000	5,038,000	4,720,000	5,038,000
Total	\$ 6,865,000	\$ 4,085,000	\$ 11,450,000	\$ 12,623,000	\$ 18,315,000	\$ 16,708,000

The City of Cedar Falls received an upgrade to the Aaa rating from Moody's Investor Services in June 2020 for all general obligation issuances. This was a major achievement by the City

State statutes limit the amount of general obligation debt a government entity may issue to 5% of its total assessed valuation. As of June 30, 2021, the City's legal debt margin was \$157,263,420.

More detailed information about the City's long-term debt is presented in Note 3 to the financial statements.

**City of Cedar Falls Outstanding Debt
FY21**



ECONOMIC FACTORS AND NEXT YEAR’S BUDGETS AND RATES

COVID-19 has had a major operational impact on city operations. COVID relief funds, CARES Act funding, and American Rescue Act funding have helped with revenue reductions and future infrastructure improvements. The City will continue to monitor the continued effects of the pandemic and continue to look for grant funding opportunities.

During the state legislative session in 2014, the legislature reduced the taxable valuation of commercial property and created a new class of property for multi-residential. This could greatly affect the City’s general operating fund.

Even with the State reductions, the City Council did establish a balanced budget in the General Fund for FY22. The tax levy rate per \$1,000 of taxable valuation for FY22 is provided below:

General levy	\$ 8.10
Trust and Agency levy	2.13
Debt Service levy	.30
Transit levy	.23
Library levy	.27
Liability Insurance levy	.06
Emergency Management levy	.28
Municipal Band levy	<u>.01</u>
Total levy	\$ 11.38

REQUESTS FOR INFORMATION

This financial report is designed to provide our citizens, taxpayers, customers and creditors with a general overview of the City’s finances and to show the City’s accountability for the money it receives. The City’s discretely presented component units, Cedar Falls Utilities, have separately issued financial statements. If you have questions about this report or need additional information, contact the Department of Finance and Business Operations, 220 Clay Street, Cedar Falls, Iowa 50613.

City of Cedar Falls, Iowa
Statement of Net Position
June 30, 2021

	Primary Government		
	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash	\$ 97,305,095	\$ 22,094,023	\$ 119,399,118
Certificates of deposit	--	--	--
Receivables, net of allowance for uncollectible amounts:			
Property taxes	29,365,446	--	29,365,446
Other city taxes	695,920	--	695,920
Accrued interest	120,366	13,435	133,801
Special assessments	135,909	--	135,909
Customers	--	--	--
Human & leisure services contributions	5,451,530	--	5,451,530
Other	1,513,763	1,740,803	3,254,566
Due from component unit	1,495,429	--	1,495,429
Internal balances	9,820,000	(9,820,000)	--
Due from other governments	845,478	--	845,478
Inventories	668,289	128,143	796,432
Prepays and other assets	--	--	--
Restricted assets:			
Cash	--	--	--
Certificates of deposit	--	--	--
Capital assets:			
Land	43,116,319	1,612,581	44,728,900
Land Rights	--	--	--
Land improvements	21,077,715	--	21,077,715
Buildings	36,936,789	56,337,385	93,274,174
Machinery and equipment	21,936,957	10,284,904	32,221,861
Infrastructure	268,834,004	67,317,517	336,151,521
Construction in progress	12,137,611	1,073,757	13,211,368
Accumulated depreciation	<u>(161,467,854)</u>	<u>(44,070,192)</u>	<u>(205,538,046)</u>
Total assets	<u>\$ 389,988,766</u>	<u>\$ 106,712,356</u>	<u>\$ 496,701,122</u>
DEFERRED OUTFLOWS OF RESOURCES			
Pension related deferred outflows	6,847,790	450,945	7,298,735
OPEB related deferred outflows	1,413,700	--	1,413,700
Total deferred outflows of resources	<u>\$ 8,261,490</u>	<u>\$ 450,945</u>	<u>\$ 8,712,435</u>
LIABILITIES			
Accounts payable	\$ 3,803,044	\$ 367,773	\$ 4,170,817
Grant proceeds received in advance	134,597	--	134,597
Accrued liabilities	1,701,899	173,300	1,875,199
Due to primary government	--	--	--
Long-term liabilities:			
Portion due or payable within one year:			
Bonds payable	870,000	1,203,000	2,073,000
Compensated absences	1,277,414	156,086	1,433,500
Portion due or payable after one year:			
Bonds payable	6,449,109	10,608,045	17,057,154
Compensated absences	1,388,287	224,685	1,612,972
Net OPEB liability	3,560,585	--	3,560,585
Net pension liability	<u>22,305,490</u>	<u>1,793,808</u>	<u>24,099,298</u>
Total liabilities	<u>\$ 41,490,425</u>	<u>\$ 14,526,697</u>	<u>\$ 56,017,122</u>
DEFERRED INFLOWS OF RESOURCES			
Succeeding year property taxes	\$ 29,123,669	\$ --	\$ 29,123,669
TIF related deferred outflows	--	--	--
OPEB related deferred inflows	--	--	--
Pension related deferred inflows	412,533	54,614	467,147
Total deferred inflows of resources	<u>\$ 29,536,202</u>	<u>\$ 54,614</u>	<u>\$ 29,590,816</u>
NET POSITION			
Net investment in capital assets	\$ 235,252,432	\$ 80,744,907	\$ 315,997,339
Restricted:			
Streets	28,280,989	--	28,280,989
Debt service	582,696	--	582,696
Employee retirement system	6,477,025	--	6,477,025
TIF	64,447	--	64,447
Other	1,920,780	29,990	1,950,770
Unrestricted	<u>54,645,260</u>	<u>11,807,093</u>	<u>66,452,353</u>
Total net position	<u>\$ 327,223,629</u>	<u>\$ 92,581,990</u>	<u>\$ 419,805,619</u>

See notes to financial statements

Component Units			
Electric Utility	Gas Utility	Water Utility	Communications Utility
\$ 28,077,023	\$ 8,220,467	\$ 4,928,678	\$ 12,196,242
10,150,000	4,360,000	100,000	2,600,000
--	--	--	--
--	--	--	--
29,017	11,280	38	5,919
--	--	--	--
4,550,730	2,043,337	671,345	2,404,773
--	--	--	--
10,921,869	1,710,686	886,972	464,779
--	--	--	--
--	--	--	--
5,720,476	313,443	127,673	1,498,828
778,255	127,617	57,972	228,924
--	--	--	--
2,721,027	462,689	334,518	598,483
2,874,000	40,000	20,000	40,000
--	--	--	--
1,878,208	25,617	63,466	2,177
255,094	--	--	--
--	--	--	--
42,162,262	4,291,890	2,744,137	--
21,054,934	512,408	1,372,468	22,825,078
203,712,916	25,241,005	43,410,716	20,594,870
3,968,161	135,746	14,360	976,119
<u>(106,006,918)</u>	<u>(15,072,931)</u>	<u>(13,835,525)</u>	<u>(19,592,363)</u>
\$ 232,847,054	\$ 32,423,254	\$ 40,896,818	\$ 44,843,829
1,059,513	367,995	246,892	509,217
263,564	57,106	39,534	79,067
\$ 1,323,077	\$ 425,101	\$ 286,426	\$ 588,284
\$ 2,664,735	\$ 1,321,432	\$ 798,674	\$ 982,276
--	--	--	--
6,089,904	642,306	188,720	498,887
2,637,314	--	--	--
--	--	--	--
2,760,000	--	--	--
--	--	--	--
13,461,539	--	--	--
749,279	162,344	112,392	224,784
1,012,843	200,660	149,630	299,436
6,084,396	2,090,749	1,439,658	2,926,363
\$ 35,460,010	\$ 4,417,491	\$ 2,689,074	\$ 4,931,746
\$ --	\$ --	\$ --	\$ --
10,580,830	137,524	882,310	96,990
34,111	7,734	5,135	10,075
227,359	78,128	53,797	109,350
\$ 10,842,300	\$ 223,386	\$ 941,242	\$ 216,415
\$ 151,076,957	\$ 15,133,735	\$ 33,769,623	\$ 24,805,880
--	--	--	--
4,014,976	--	--	--
--	--	--	--
--	--	--	--
1,203,582	446,089	312,118	560,683
31,572,306	12,627,654	3,471,187	14,917,389
\$ 187,867,821	\$ 28,207,478	\$ 37,552,928	\$ 40,283,952

City of Cedar Falls, Iowa
Statement of Activities
For the Year Ended June 30, 2021

Functions/Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Primary government:				
Governmental activities:				
Public safety	\$ 14,443,799	\$ 516,198	\$ 1,058,438	\$ --
Public works	15,089,189	105,769	--	2,118,372
Health and social services	352,735	--	--	--
Culture and recreation	8,227,093	1,176,045	--	1,062,622
Community and economic development	4,741,335	--	1,954,031	--
General government	5,410,951	2,093,041	--	--
Interest on long-term debt and related fees	174,868	--	--	--
Total governmental activities	<u>\$ 48,439,970</u>	<u>\$ 3,891,053</u>	<u>\$ 3,012,469</u>	<u>\$ 3,180,994</u>
Business-type activities:				
Sewer	\$ 5,001,085	\$ 7,300,595	\$ --	\$ 647,193
Refuse	3,235,095	3,086,774	--	--
Storm Water	1,050,855	1,051,594	--	887,184
Total business-type activities	<u>\$ 9,287,035</u>	<u>\$ 11,438,963</u>	<u>\$ --</u>	<u>\$ 1,534,377</u>
Total primary government	<u>\$ 57,727,005</u>	<u>\$ 15,330,016</u>	<u>\$ 3,012,469</u>	<u>\$ 4,715,371</u>
Component units				
Electric Utility	\$ 42,753,258	\$ 45,181,444	\$ --	\$ 825,199
Gas Utility	11,572,511	11,957,715	--	2,048
Water Utility	4,347,039	5,251,783	--	748,137
Communications Utility	17,539,265	22,001,258	--	1,073
Total component units	<u>\$ 76,212,073</u>	<u>\$ 84,392,200</u>	<u>\$ --</u>	<u>\$ 1,576,457</u>
General revenues:				
Property taxes and assessments				
Local option sales tax				
Hotel/motel taxes				
Other city taxes				
Use of money and property				
Intergovernmental, not restricted to specific programs				
Gain/Loss on sale of assets				
Miscellaneous				
Utility contribution in lieu of taxes				
Transfers				
Total general revenues and transfers				
Change in net position				
Net position - beginning				
Net position - ending				

See notes to financial statements

Net (Expense) Revenue and Changes in Net Position

Primary Government			Component Units			
Governmental Activities	Business-type Activities	Total	Electric Utility	Gas Utility	Water Utility	Communications Utility
\$ (12,869,163)	\$ --	\$ (12,869,163)	\$ --	\$ --	\$ --	\$ --
(12,865,048)	--	(12,865,048)	--	--	--	--
(352,735)	--	(352,735)	--	--	--	--
(5,988,426)	--	(5,988,426)	--	--	--	--
(2,787,304)	--	(2,787,304)	--	--	--	--
(3,317,910)	--	(3,317,910)	--	--	--	--
(174,868)	--	(174,868)	--	--	--	--
<u>\$ (38,355,454)</u>	<u>\$ --</u>	<u>\$ (38,355,454)</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>
\$ --	\$ 2,946,703	\$ 2,946,703	\$ --	\$ --	\$ --	\$ --
--	(148,321)	(148,321)	--	--	--	--
--	887,923	887,923	--	--	--	--
<u>\$ --</u>	<u>\$ 3,686,305</u>	<u>\$ 3,686,305</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>
<u>\$ (38,355,454)</u>	<u>\$ 3,686,305</u>	<u>\$ (34,669,149)</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>
\$ --	\$ --	\$ --	\$ 3,253,385	\$ --	\$ --	\$ --
--	--	--	--	387,252	--	--
--	--	--	--	--	1,652,881	--
--	--	--	--	--	--	4,463,066
<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ 3,253,385</u>	<u>\$ 387,252</u>	<u>\$ 1,652,881</u>	<u>\$ 4,463,066</u>
\$ 26,903,746	\$ --	\$ 26,903,746	\$ --	\$ --	\$ --	\$ --
6,043,520	--	6,043,520	--	--	--	--
776,474	--	776,474	--	--	--	--
135,032	--	135,032	--	--	--	--
1,314,163	106,682	1,420,845	332,529	95,008	26,335	56,776
7,284,160	--	7,284,160	--	--	--	--
35,225	(37,679)	(2,454)	--	--	--	--
1,997,826	--	1,997,826	--	--	--	--
2,651,632	--	2,651,632	--	--	--	--
(1,238,028)	1,238,028	--	--	--	--	--
<u>\$ 45,903,750</u>	<u>\$ 1,307,031</u>	<u>\$ 47,210,781</u>	<u>\$ 332,529</u>	<u>\$ 95,008</u>	<u>\$ 26,335</u>	<u>\$ 56,776</u>
\$ 7,548,296	\$ 4,993,336	\$ 12,541,632	\$ 3,585,914	\$ 482,260	\$ 1,679,216	\$ 4,519,842
319,675,333	87,588,654	407,263,987	184,281,907	27,725,218	35,873,712	35,764,110
<u>\$ 327,223,629</u>	<u>\$ 92,581,990</u>	<u>\$ 419,805,619</u>	<u>\$ 187,867,821</u>	<u>\$ 28,207,478</u>	<u>\$ 37,552,928</u>	<u>\$ 40,283,952</u>

City of Cedar Falls, Iowa
Balance Sheet
Governmental Funds
June 30, 2021

	Special Revenue				
	General Fund	Hospital Fund	TIF Fund	Street Construction Fund	Street Repair Fund
ASSETS					
Cash	\$ 11,469,805	\$ 11,338,345	\$ --	\$ 9,984,054	\$ 18,251,006
Receivables, net of allowance for uncollectible amounts:					
Property taxes	20,293,189	--	6,692,539	--	--
Other city taxes	117,384	--	--	--	461,152
Accrued interest	16,941	47,354	--	--	12,187
Special assessments	--	--	--	--	--
Human & leisure services contributions	5,451,530	--	--	--	--
Other	254,434	662,676	--	--	182,337
Due from component unit	1,495,429	--	--	--	--
Due from other funds	--	--	--	--	--
Advance to other funds	--	7,455,000	--	--	--
Due from other governments	6,592	--	--	614,544	--
Inventories	122,733	--	--	447,041	--
Total assets	<u>\$ 39,228,037</u>	<u>\$ 19,503,375</u>	<u>\$ 6,692,539</u>	<u>\$ 11,045,639</u>	<u>\$ 18,906,682</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES					
LIABILITIES					
Accounts payable	\$ 538,344	\$ 20,297	\$ --	\$ 90,131	\$ 1,376,526
Grant proceeds received in advance	--	--	--	--	--
Accrued liabilities	958,475	--	--	75,912	--
Due to other funds	--	--	--	--	--
Total liabilities	<u>\$ 1,496,819</u>	<u>\$ 20,297</u>	<u>\$ --</u>	<u>\$ 166,043</u>	<u>\$ 1,376,526</u>
DEFERRED INFLOWS OF RESOURCES					
Succeeding year property taxes	\$ 20,132,791	\$ --	\$ 6,628,092	\$ --	\$ --
Amounts held in community foundation	5,451,530	--	--	--	--
Amount due at end of lease	--	653,357	--	--	--
Other	53,765	--	--	--	--
Total deferred inflows of resources	<u>\$ 25,638,086</u>	<u>\$ 653,357</u>	<u>\$ 6,628,092</u>	<u>\$ --</u>	<u>\$ --</u>
FUND BALANCES					
Nonspendable	\$ 122,733	\$ --	\$ --	\$ 447,041	\$ --
Restricted	--	--	64,447	10,432,555	17,530,156
Committed	--	18,829,721	--	--	--
Assigned	2,803,774	--	--	--	--
Unassigned	9,166,625	--	--	--	--
Total fund balances	<u>\$ 12,093,132</u>	<u>\$ 18,829,721</u>	<u>\$ 64,447</u>	<u>\$ 10,879,596</u>	<u>\$ 17,530,156</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 39,228,037</u>	<u>\$ 19,503,375</u>	<u>\$ 6,692,539</u>	<u>\$ 11,045,639</u>	<u>\$ 18,906,682</u>

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.

Other long-term assets are not available to pay for current-period expenditures and, therefore, are reported as deferred inflows of resources.

Internal service funds are used by management to charge the costs of fleet management, management information systems and risk management activities to individual funds. The assets and liabilities of the internal service funds are included in governmental activities in the statement of net position.

Accrued interest payable is not due and payable in the current period and, therefore, is not reported in the funds.

Accrued compensated absences, other postemployment benefits and net pension liability are not due and payable in the current period and, therefore, are not reported in the funds.

Bonds payable are not due and payable in the current period and, therefore, are not reported in the funds.

Pension related deferred outflows of resources and deferred inflows of resources, are not due and payable in the current year and, therefore, are not reported in the funds.

Deferred outflows of resources

Deferred inflows of resources

Net position of governmental activities

See notes to financial statements

Debt Service Fund	Capital Projects		Other Governmental Funds	Total Governmental Funds
	Capital Improvements	Bond Fund		
\$ 577,492	\$ 10,494,114	\$ --	\$ 21,124,475	\$ 83,239,291
666,973	--	--	1,712,745	29,365,446
--	--	--	117,384	695,920
--	15,973	--	17,405	109,860
--	91,467	--	44,442	135,909
--	--	--	--	5,451,530
--	45,448	259,073	8,091	1,412,059
--	--	--	--	1,495,429
--	15,857,051	--	19,842	15,876,893
--	2,365,000	--	--	9,820,000
--	--	9,243	215,099	845,478
--	--	--	42,070	611,844
<u>\$ 1,244,465</u>	<u>\$ 28,869,053</u>	<u>\$ 268,316</u>	<u>\$ 23,301,553</u>	<u>\$ 149,059,659</u>
\$ --	\$ 360,389	\$ 521,626	\$ 202,033	\$ 3,109,346
--	--	93,166	41,431	134,597
--	--	--	22,344	1,056,731
--	--	15,857,051	19,842	15,876,893
<u>\$ --</u>	<u>\$ 360,389</u>	<u>\$ 16,471,843</u>	<u>\$ 285,650</u>	<u>\$ 20,177,567</u>
\$ 661,769	\$ --	\$ --	\$ 1,701,017	\$ 29,123,669
--	--	--	--	5,451,530
--	--	--	--	653,357
--	90,969	9,243	183,622	337,599
<u>\$ 661,769</u>	<u>\$ 90,969</u>	<u>\$ 9,243</u>	<u>\$ 1,884,639</u>	<u>\$ 35,566,155</u>
\$ --	\$ --	\$ --	\$ 42,070	\$ 611,844
582,696	--	--	8,344,756	36,954,610
--	--	--	624,402	19,454,123
--	28,417,695	--	12,138,918	43,360,387
--	--	(16,212,770)	(18,882)	(7,065,027)
<u>\$ 582,696</u>	<u>\$ 28,417,695</u>	<u>\$ (16,212,770)</u>	<u>\$ 21,131,264</u>	<u>\$ 93,315,937</u>
<u>\$ 1,244,465</u>	<u>\$ 28,869,053</u>	<u>\$ 268,316</u>	<u>\$ 23,301,553</u>	
				240,055,600
				6,442,486
				14,972,842
				(16,008)
				(27,913,484)
				(7,319,109)
				8,082,471
				<u>(397,106)</u>
				<u>\$ 327,223,629</u>

City of Cedar Falls, Iowa
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Year Ended June 30, 2021

	General Fund	Special Revenue		
		Hospital Fund	TIF Fund	Street Construction Fund
Revenues:				
Property taxes and assessments	\$ 20,617,337	\$ --	\$ 3,979,093	\$ --
Other city taxes	520,114	--	--	--
Licenses and permits	1,530,582	--	--	--
Use of money and property	129,962	532,078	--	--
Intergovernmental	2,472,325	--	58,563	5,833,665
Charges for services	2,130,864	--	--	--
Fines and forfeitures	111,968	--	--	--
Miscellaneous	122,246	--	--	35,424
Utility contribution in lieu of taxes	1,131,632	--	--	--
Total revenues	\$ 28,767,030	\$ 532,078	\$ 4,037,656	\$ 5,869,089
Expenditures:				
Current:				
Public safety	\$ 10,418,960	\$ --	\$ --	\$ --
Public works	1,403,170	--	--	4,095,196
Health and social services	13,000	203,757	--	--
Culture and recreation	6,485,595	--	--	--
Community and economic development	1,183,244	--	--	--
General government	4,956,324	--	--	--
Debt service	--	--	--	--
Capital projects	--	--	--	--
Total expenditures	\$ 24,460,293	\$ 203,757	\$ --	\$ 4,095,196
Excess (deficiency) of revenues over (under) expenditures	\$ 4,306,737	\$ 328,321	\$ 4,037,656	\$ 1,773,893
Other financing sources (uses):				
Transfers:				
Transfers in	\$ 619,217	\$ --	\$ --	\$ 203,081
Transfers out	(5,425,610)	--	(4,039,839)	(704,473)
Proceeds from long-term debt	--	--	--	--
Premium on long-term debt	--	--	--	--
Total other financing sources (uses)	\$ (4,806,393)	\$ --	\$ (4,039,839)	\$ (501,392)
Net change in fund balances	\$ (499,656)	\$ 328,321	\$ (2,183)	\$ 1,272,501
Fund balances, beginning	12,592,933	18,501,400	66,630	9,570,135
Increase (decrease) in reserve for inventories	(145)	--	--	36,960
Fund balances, ending	\$ 12,093,132	\$ 18,829,721	\$ 64,447	\$ 10,879,596

See notes to financial statements

Street Repair Fund	Debt Service Fund	Capital Projects		Other Governmental Funds	Total Governmental Funds
		Capital Improvements	Bond Fund		
\$ --	\$ 666,426	\$ 498	\$ --	\$ 1,644,477	\$ 26,907,831
6,043,520	3,155	--	--	388,237	6,955,026
--	--	--	--	--	1,530,582
116,250	--	287,637	--	248,236	1,314,163
--	17,625	8,618	390,235	1,824,352	10,605,383
--	--	--	--	19,594	2,150,458
--	--	--	--	97,708	209,676
718,164	--	54,579	1,001,631	61,986	1,994,030
--	--	1,490,000	30,000	--	2,651,632
<u>\$ 6,877,934</u>	<u>\$ 687,206</u>	<u>\$ 1,841,332</u>	<u>\$ 1,421,866</u>	<u>\$ 4,284,590</u>	<u>\$ 54,318,781</u>
\$ --	\$ --	\$ --	\$ --	\$ 1,636,572	\$ 12,055,532
5,713,715	--	--	--	280,827	11,492,908
--	--	--	--	--	216,757
--	--	--	--	607,400	7,092,995
--	--	--	--	1,808,437	2,991,681
--	--	--	--	--	4,956,324
--	853,222	--	29,122	--	882,344
--	--	196,283	7,578,489	2,047,388	9,822,160
<u>\$ 5,713,715</u>	<u>\$ 853,222</u>	<u>\$ 196,283</u>	<u>\$ 7,607,611</u>	<u>\$ 6,380,624</u>	<u>\$ 49,510,701</u>
<u>\$ 1,164,219</u>	<u>\$ (166,016)</u>	<u>\$ 1,645,049</u>	<u>\$ (6,185,745)</u>	<u>\$ (2,096,034)</u>	<u>\$ 4,808,080</u>
\$ 849,734	\$ 100,890	\$ 2,763,311	\$ 2,082,061	\$ 3,844,707	\$ 10,463,001
(873,659)	--	(21,754)	(603,202)	(54,869)	(11,723,406)
--	--	--	3,430,000	--	3,430,000
--	--	--	219,957	--	219,957
<u>\$ (23,925)</u>	<u>\$ 100,890</u>	<u>\$ 2,741,557</u>	<u>\$ 5,128,816</u>	<u>\$ 3,789,838</u>	<u>\$ 2,389,552</u>
\$ 1,140,294	\$ (65,126)	\$ 4,386,606	\$ (1,056,929)	\$ 1,693,804	\$ 7,197,632
16,389,862	647,822	24,031,089	(15,155,841)	19,437,340	86,081,370
--	--	--	--	120	36,935
<u>\$ 17,530,156</u>	<u>\$ 582,696</u>	<u>\$ 28,417,695</u>	<u>\$ (16,212,770)</u>	<u>\$ 21,131,264</u>	<u>\$ 93,315,937</u>

City of Cedar Falls, Iowa
Reconciliation of the Statement of Revenues, Expenditures, and
Changes in Fund Balances -
Governmental Funds to the Statement of Activities
For the Year Ended June 30, 2021

Net change in fund balances - total governmental funds \$ 7,197,632

Amounts reported for governmental activities in the statement of activities are different because:

Government funds report capital outlays as expenditures while governmental activities report depreciation expense to allocate those expenditures over the life of the assets. Capital outlay expenditures exceeded depreciation expense in the current year, as follows:

Net acquisition of capital assets	15,080,277	
Depreciation expense	<u>(10,203,264)</u>	
		4,877,013

Because some revenues will not be collected for several months after the City's year end, they are not considered available revenues and are reported as deferred inflows of resources in the governmental funds, as follows:

Property tax	(8,033)	
Other	<u>1,049,390</u>	
		1,041,357

Proceeds from issuing long-term liabilities provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net position. Repayment of long-term liabilities is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position. Current year repayments exceeded issues, as follows:

Proceeds	(3,430,000)	
Premium on general obligation bonds	(158,485)	
Repaid	650,000	
Accrued interest	<u>(3,996)</u>	
		(2,942,481)

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds, as follows:

Compensated absences	76,373	
Other postemployment benefits	(270,281)	
Pension expense	(1,663,904)	
Change in inventory	<u>36,935</u>	
		(1,820,877)

Internal service funds are used by management to charge the costs of fleet management, management information systems and risk management activities to individual funds. The net revenue of certain activities of internal service funds is reported with governmental activities.

		(804,348)
Change in net position of governmental activities	\$	<u><u>7,548,296</u></u>

See notes to financial statements

City of Cedar Falls, Iowa
Statement of Net Position
Proprietary Funds
June 30, 2021

	Business-type Activities - Enterprise Fund	
	Sewer Fund	Refuse Fund
ASSETS		
Current assets:		
Cash	\$ 14,048,792	\$ 5,321,251
Receivables, net of allowance for uncollectible amounts:		
Accrued interest	8,340	3,589
Other	1,281,201	417,575
Inventories	92,906	35,237
Total current assets	<u>\$ 15,431,239</u>	<u>\$ 5,777,652</u>
Noncurrent assets:		
Capital assets:		
Land	\$ 779,878	\$ 204,845
Buildings	43,387,182	12,950,203
Machinery and equipment	6,271,811	4,013,093
Infrastructure	44,349,883	--
Construction in progress	316,196	--
Accumulated depreciation	(29,469,936)	(5,695,367)
Total noncurrent assets	<u>\$ 65,635,014</u>	<u>\$ 11,472,774</u>
Total assets	<u>\$ 81,066,253</u>	<u>\$ 17,250,426</u>
DEFERRED OUTFLOWS OF RESOURCES		
Pension related deferred outflows	\$ 196,024	\$ 192,815
LIABILITIES		
Current liabilities:		
Accounts payable	\$ 258,810	\$ 66,169
Accrued liabilities	93,568	66,099
Bonds payable - due within one year	1,118,000	--
Compensated absences - due within one year	82,406	60,481
Total current liabilities	<u>\$ 1,552,784</u>	<u>\$ 192,749</u>
Noncurrent liabilities:		
Bonds payable- after one year	\$ 9,931,883	\$ --
Advance from other funds	9,820,000	--
Compensated absences - after one year	41,584	142,548
Net pension liability	809,084	778,351
Total noncurrent liabilities	<u>\$ 20,602,551</u>	<u>\$ 920,899</u>
Total liabilities	<u>\$ 22,155,335</u>	<u>\$ 1,113,648</u>
DEFERRED INFLOWS OF RESOURCES		
Pension related deferred inflows	\$ 25,188	\$ 21,257
NET POSITION		
Net investment in capital assets	\$ 54,585,131	\$ 11,472,774
Restricted for post closure costs	--	29,990
Unrestricted	4,496,623	4,805,572
Total net position	<u>\$ 59,081,754</u>	<u>\$ 16,308,336</u>

See notes to financial statements

Business-type Activities - Enterprise Fund		Governmental Activities - Internal Service Funds
Storm Water Fund	Total	
\$ 2,723,980	\$ 22,094,023	\$ 14,065,804
1,506	13,435	10,506
42,027	1,740,803	101,704
--	128,143	56,445
<u>\$ 2,767,513</u>	<u>\$ 23,976,404</u>	<u>\$ 14,234,459</u>
\$ 627,858	\$ 1,612,581	\$ --
--	56,337,385	90,302
--	10,284,904	8,009,683
22,967,634	67,317,517	--
757,561	1,073,757	--
(8,904,889)	(44,070,192)	(5,584,044)
<u>\$ 15,448,164</u>	<u>\$ 92,555,952</u>	<u>\$ 2,515,941</u>
<u>\$ 18,215,677</u>	<u>\$ 116,532,356</u>	<u>\$ 16,750,400</u>
\$ 62,106	\$ 450,945	\$ 179,019
\$ 42,794	\$ 367,773	\$ 693,698
13,633	173,300	629,160
85,000	1,203,000	--
13,199	156,086	41,351
<u>\$ 154,626</u>	<u>\$ 1,900,159</u>	<u>\$ 1,364,209</u>
\$ 676,162	\$ 10,608,045	\$ --
--	9,820,000	--
40,553	224,685	14,264
206,373	1,793,808	562,677
<u>\$ 923,088</u>	<u>\$ 22,446,538</u>	<u>\$ 576,941</u>
<u>\$ 1,077,714</u>	<u>\$ 24,346,697</u>	<u>\$ 1,941,150</u>
\$ 8,169	\$ 54,614	\$ 15,427
\$ 14,687,002	\$ 80,744,907	\$ 2,515,941
--	29,990	--
2,504,898	11,807,093	12,456,901
<u>\$ 17,191,900</u>	<u>\$ 92,581,990</u>	<u>\$ 14,972,842</u>

City of Cedar Falls, Iowa
Statement of Revenues, Expenses, and Changes in Fund Net Position
Proprietary Funds
For the Year Ended June 30, 2021

	Business-type Activities - Enterprise Funds	
	Sewer Fund	Refuse Fund
Operating revenues:		
Charges for services	\$ 7,288,355	\$ 2,865,087
Other	12,240	221,687
Total operating revenues	<u>\$ 7,300,595</u>	<u>\$ 3,086,774</u>
Operating expenses:		
Personal services	\$ 1,267,167	\$ 1,335,626
Contractual services	976,380	1,292,711
Supplies and equipment	300,072	69,075
Depreciation	1,868,815	537,683
Total operating expenses	<u>\$ 4,412,434</u>	<u>\$ 3,235,095</u>
Operating income(loss)	<u>\$ 2,888,161</u>	<u>\$ (148,321)</u>
Nonoperating revenues (expenses):		
Interest revenue	\$ 66,797	\$ 29,443
Interest expense	(588,651)	--
Gain (loss) on disposal of equipment	875	(38,554)
Nonoperating revenues (expenses),net	<u>\$ (520,979)</u>	<u>\$ (9,111)</u>
Income(loss) before contributions and transfers	<u>\$ 2,367,182</u>	<u>\$ (157,432)</u>
Capital contributions	\$ 647,193	\$ --
Transfers in	1,500,000	291,360
Transfers out	(813,655)	(157,756)
Contributions and transfers, net	<u>\$ 1,333,538</u>	<u>\$ 133,604</u>
Change in net position	<u>\$ 3,700,720</u>	<u>\$ (23,828)</u>
Net position, beginning	55,381,034	16,332,164
Net position, ending	<u>\$ 59,081,754</u>	<u>\$ 16,308,336</u>

See notes to financial statements

Business-type Activities - Enterprise Funds		Governmental Activities- Internal Service Funds
Storm Water Fund	Total	
\$ 1,051,594	\$ 11,205,036	\$ 8,013,230
--	233,927	277,404
<u>\$ 1,051,594</u>	<u>\$ 11,438,963</u>	<u>\$ 8,290,634</u>
\$ 277,635	\$ 2,880,428	\$ 1,395,368
109,235	2,378,326	6,308,163
27,797	396,944	1,127,707
610,473	3,016,971	426,107
<u>\$ 1,025,140</u>	<u>\$ 8,672,669</u>	<u>\$ 9,257,345</u>
<u>\$ 26,454</u>	<u>\$ 2,766,294</u>	<u>\$ (966,711)</u>
\$ 10,442	\$ 106,682	\$ 90,704
(25,715)	(614,366)	--
--	(37,679)	49,282
<u>\$ (15,273)</u>	<u>\$ (545,363)</u>	<u>\$ 139,986</u>
<u>\$ 11,181</u>	<u>\$ 2,220,931</u>	<u>\$ (826,725)</u>
\$ 887,184	\$ 1,534,377	\$ --
791,163	2,582,523	30,075
(373,084)	(1,344,495)	(7,698)
<u>\$ 1,305,263</u>	<u>\$ 2,772,405</u>	<u>\$ 22,377</u>
\$ 1,316,444	\$ 4,993,336	\$ (804,348)
15,875,456	87,588,654	15,777,190
<u>\$ 17,191,900</u>	<u>\$ 92,581,990</u>	<u>\$ 14,972,842</u>

City of Cedar Falls, Iowa
Statement of Cash Flows
Proprietary Funds
For the Year Ended June 30, 2021

	Business-type Activities - Enterprise Funds <u>Sewer Fund</u>
CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from customers and users	\$ 7,164,971
Receipts from interfund services	--
Payments to suppliers	(1,107,459)
Payments to employees	(1,240,683)
Net cash provided by operating activities	<u>\$ 4,816,829</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES	
Transfers from other funds	\$ 1,500,000
Transfers to other funds	(813,655)
Net cash provided by (used for) noncapital financing activities	<u>\$ 686,345</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Net acquisition of property and equipment	\$ (938,581)
Capital contributions	647,193
Principal paid on debt maturities	(1,093,000)
Payments on advance from other funds	(855,000)
Interest paid	(645,985)
Net cash (used for) capital and related financing activities	<u>\$ (2,885,373)</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest received on investments	<u>\$ 124,974</u>
Net increase (decrease) in cash	\$ 2,742,775
CASH BALANCES, Beginning	<u>11,306,017</u>
CASH BALANCES, Ending	<u>\$ 14,048,792</u>
Reconciliation of operating income to net cash provided by operating activities:	
Operating income (loss)	\$ 2,888,161
Adjustments to reconcile operating income to net cash provided by operating activities:	
Depreciation	1,868,815
(Increase) decrease in:	
Customer and other receivables	(123,157)
Inventories	(13,878)
Increase (decrease) in accounts payable, accrued and other liabilities	315,554
(Increase) decrease in deferred outflows of resources	(36,955)
Increase (decrease) in deferred inflows of resources	(81,711)
Net cash provided by operating activities	<u>\$ 4,816,829</u>

See notes to financial statements

Business-type Activities - Enterprise Funds			Governmental Activities - Internal Service Funds
Refuse Fund	Storm Water Fund	Total	
\$ 2,854,976	\$ 1,054,249	\$ 11,074,196	\$ --
--	--	--	8,095,613
(1,157,371)	(226,538)	(2,491,368)	(7,143,480)
(1,309,800)	(265,718)	(2,816,201)	(1,584,076)
<u>\$ 387,805</u>	<u>\$ 561,993</u>	<u>\$ 5,766,627</u>	<u>\$ (631,943)</u>
\$ 291,360	\$ 791,163	\$ 2,582,523	\$ 30,075
(157,756)	(373,084)	(1,344,495)	(7,698)
<u>\$ 133,604</u>	<u>\$ 418,079</u>	<u>\$ 1,238,028</u>	<u>\$ 22,377</u>
\$ (160,968)	\$ (1,446,471)	\$ (2,546,020)	\$ (426,305)
--	887,184	1,534,377	--
--	(80,000)	(1,173,000)	--
--	--	(855,000)	--
--	(35,500)	(681,485)	--
<u>\$ (160,968)</u>	<u>\$ (674,787)</u>	<u>\$ (3,721,128)</u>	<u>\$ (426,305)</u>
\$ 58,278	\$ 21,110	\$ 204,362	\$ 175,688
\$ 418,719	\$ 326,395	\$ 3,487,889	\$ (860,183)
4,902,532	2,397,585	18,606,134	14,925,987
<u>\$ 5,321,251</u>	<u>\$ 2,723,980</u>	<u>\$ 22,094,023</u>	<u>\$ 14,065,804</u>
\$ (148,321)	\$ 26,454	\$ 2,766,294	\$ (966,711)
537,683	610,473	3,016,971	426,107
(19,635)	2,654	(140,138)	(6,915)
(8,704)	--	(22,582)	(21,677)
153,279	(51,876)	416,957	40,671
(33,870)	(18,432)	(89,257)	(56,733)
(92,627)	(7,280)	(181,618)	(46,685)
<u>\$ 387,805</u>	<u>\$ 561,993</u>	<u>\$ 5,766,627</u>	<u>\$ (631,943)</u>

**CITY OF CEDAR FALLS, IOWA
NOTES TO FINANCIAL STATEMENTS
INDEX**

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

- A. Reporting Entity
- B. Government-wide and Fund Financial Statements
- C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation
- D. Assets, Liabilities, Deferred Inflows of Resources, and Net position or Equity

NOTE 2. STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

- A. Budgetary Information
- B. Deficit Fund Balances

NOTE 3. DETAIL NOTES ON ALL FUNDS

- A. Deposits and Investments
- B. Receivable
- C. Capital Assets
- D. Lease
- E. Non-Current Liabilities
- F. Pension Plans
- G. Other Postemployment Benefits
- H. Interfund Balances
- I. Interfund Transactions

NOTE 4. OTHER NOTES

- A. Due To/From Component Unit
- B. Risk Management
- C. Commitments and Contingencies
- D. Urban Renewal Development Agreements
- E. COVID-19
- F. New Governmental Accounting Standards Board (GASB) Standards

A. Reporting Entity

The City of Cedar Falls is a municipal corporation governed by an elected mayor and seven-member council. As required by accounting principles generally accepted in the United States of America, these financial statements present the City and its component units, entities for which the City is considered to be financially accountable. The discretely presented component units are reported in a separate column in the combined financial statements to emphasize that they are legally separate from the City. The discretely presented electric, gas, water, and communications utilities each have a December 31 year end.

Discretely Presented Component Units. The electric, gas, water, and communications utilities serve all the citizens of the City and are governed by a five-member board appointed by the mayor of the City of Cedar Falls. The rates for user charges and bond issuance authorizations are approved by the City Council, and the legal liability for the general obligation portion of the Utilities' debt remains with the City.

Complete financial statements for the Utilities may be obtained at the administrative offices.

Cedar Falls Utilities
 Utility Parkway
 Cedar Falls, Iowa 50613

Jointly Governed Organizations. The City also participates in several jointly governed organizations for which the City is not financially accountable or that the nature and significance of the relationship with the City are such that exclusion does not cause the City's financial statements to be misleading or incomplete. City officials are members of the following boards and commissions: Black Hawk County Consolidated Public Safety Communications Center, Black Hawk County Solid Waste Management Commission, Black Hawk County Criminal Justice Information Systems and Metropolitan Transit Authority.

B. Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. Likewise, the primary government is reported separately from certain legally separate component units for which the primary government is financially accountable.

The statement of net position presents the assets, deferred outflows of resources, liabilities, and deferred inflows of resources, with the difference reported as net position. Net position are reported in three categories.

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by outstanding balances for bonds, notes, and other debt that are attributed to the acquisition, construction, or improvement of those assets.

Restricted net position result when constraints placed on net asset use are either externally imposed or imposed by law through constitutional provisions or enabling legislation.

Unrestricted net position consist of net position that do not meet the definition of preceding categories. Unrestricted net position often have constraints on resources that are imposed by management, but can be removed or modified.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual proprietary funds are reported as separate columns in the fund financial statements. All remaining governmental funds are aggregated and reported as other governmental funds.

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period, or if the payments are from the City's component unit. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, franchise taxes, licenses, interest, fines and forfeitures, and special assessments are susceptible to accrual. Sales taxes collected and held by the state at year-end on behalf of the City are also recognized as revenue. Other receipts and taxes become measurable and available when cash is received by the City and are recognized as revenue at that time.

Entitlements and shared revenues are recorded at the time of receipt or earlier if the susceptible to accrual criteria are met. Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred, all other grant requirements have been met, and the criteria for accrual has been met.

The City reports the following major governmental funds:

The *general fund* is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The *hospital fund* accounts for the lease income derived from Sartori Memorial Hospital.

The *TIF fund* accounts for property taxes received through tax increment financing.

The *street construction fund* accounts for the road use tax revenues received to the City by the State of Iowa for the operation and maintenance of the City's streets.

The *street repair fund* accounts for local option sales tax received from the state to be used to repair streets.

The *debt service fund* accounts for the servicing of general long-term debt not being financed by proprietary funds.

The *capital improvements fund* accounts for the acquisition of capital assets or construction of major capital projects not being financed by proprietary funds.

The *bond fund* accounts for all bond proceeds not related to proprietary funds and all the related capital projects associated with the bond sales.

The City reports the following major proprietary funds:

The *sewer fund* accounts for the operations and maintenance of the City's sanitary sewer system.

The *refuse fund* accounts for the operations and maintenance of the City's garbage collection.

The *storm water fund* accounts for the operations and maintenance of the City's storm water system.

Additionally, the City reports the following fund type:

Internal service funds account for operations that provide services to other departments or agencies of the City, or to other governments, on a cost-reimbursement basis. These include data processing, vehicle maintenance, health insurance, health insurance severance, payroll, and risk management activities.

As a general rule the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments between the government's refuse and sewer functions and various other functions of the government. Elimination of the charges would distort the direct costs and program revenues reported for the various functions concerned.

Amounts reported as program revenues include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the refuse fund, sewer fund, and the government's internal service funds are charges to customers for services. Operating expenses for enterprise funds and internal service funds include the cost of services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first, then unrestricted resources as they are needed.

D. Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources, and Net Position or Equity

1. Deposits and Investments

The City's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

State statutes authorize the City and the Utility to invest public funds in obligations of the United States government, its agencies and instrumentalities; certificates of deposit or other evidences of deposit at federally insured depository institutions approved by the City Council; prime eligible bankers acceptances; certain high-rated commercial paper; perfected repurchase agreements; certain registered open-end management investment companies; certain joint investment trusts; and warrants or improvement certificates of a drainage district. Investments of the City and the Utility are reported at fair value. Due to legal and budgetary reasons, the General Fund is assigned a portion of the investment earnings associated with the other funds. These funds are Street Construction, Debt Service, and the Cemetery Perpetual Care Funds.

2. Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the non-current portion of interfund loans).

All trade and property tax receivables are shown net of an allowance for uncollectibles.

The County Treasurer bills and collects taxes for the City. Taxes for the year ended June 30, 2021, were certified with the County during the preceding fiscal year and were due in two equal installments by September 30, 2020 and March 31, 2021. Property tax receivable is recognized on the levy or lien date, which is the date the tax asking is certified by the City to the County Board of Supervisors. Any County collections on the 2020-2021 tax levy remitted to the City within sixty days subsequent to June 30, 2021, are recorded as property tax revenues. Taxes not collected and remitted to the City within sixty days subsequent to June 30, 2021, are delinquent and have been recorded as receivables and unavailable revenues.

By statute, the City is required to certify its budget in March of each year for the subsequent fiscal year. However, by statute, the tax asking and budget certification for the following fiscal year becomes effective on the first day of that year. Although the succeeding year property tax receivable has been recorded, the related revenue is reported as a deferred inflow and will not be recognized as revenue until the year for which it is levied.

3. Inventories and Prepaid Items

Inventories in the governmental fund types are valued at cost using the first-in/first-out method. The costs of governmental fund type inventories are recognized as expenditures when purchased. Inventories in the proprietary fund types are valued at the lower of first-in/first-out cost or market. The inventories for the component unit are valued at the weighted average cost.

The cost of proprietary fund type and component unit inventories are recognized as expense when consumed.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

4. Restricted Assets

Certain assets of the component units are restricted because of applicable bond provisions.

5. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide statement of net position. Capital assets are defined by the government as equipment with initial, individual cost of \$5,000 or greater or a purchase of land, land improvements, building, or infrastructure with a value of \$5,000 or greater and an estimated useful life of greater than one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value. Acquisition value is the price that would have been paid to acquire a capital asset with equivalent service potential.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed.

Capital assets are depreciated using the straight-line method over the following estimated useful lives:

Computer Equipment	5 years	Streets	30 years
Equipment	10-30 years	Buildings	40-50 years
Office Equipment	10-30 years	Land Improvements	20-40 years
Vehicles	10-20 years	Storm Water	40 years
Parking Lots	15 years	Bridges	45 years
Furniture	20 years	Lift Stations	50 years
Large Vehicles	20-40 years	Sewer	50 years
Traffic Signals	20 years	Historic Buildings	100 years

6. Deferred Outflows of Resources

Deferred Outflows of Resources represent a consumption of net position that applies to a future period(s) and will not be recognized as an outflow of resources (expense/expenditure) until then. Deferred outflows of resources consist of unrecognized items not yet charged to pension and OPEB expense and contributions from the employer after the measurement date but before the end of the employer's reporting period.

7. Compensated Absences

City employees accumulate vacation, sick leave, and comp-time hours for subsequent use or for payment upon termination, death, or retirement. Earned vacation pay and a maximum of one-half

of all unused sick leave may be paid upon termination of employment. The compensated absences liability attributable to the governmental activities will be paid primarily by the General Fund.

All severance is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental fund financial statements only for employees that have resigned or retired. The compensated absence liability has been computed based on rates of pay in effect on June 30, 2021.

8. Long-term Obligations

In the government-wide financial statements and proprietary fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premium and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

9. Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Iowa Public Employees' Retirement System and the Municipal Fire and Police Retirement System (Systems') and additions to/deductions from the Systems' fiduciary net position have been determined on the same basis as they are reported by the Systems'. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. The net pension liability attributable to the governmental activities will be paid primarily by the General Fund.

10. Total OPEB Liability

For purposes of measuring the total OPEB liability, deferred outflows of resources related to OPEB and OPEB expense, information has been determined based on the City's actuary report. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms. The total OPEB liability attributable to the governmental activities will be paid primarily by the General Fund.

11. Deferred Inflows of Resources

Deferred inflows of resources represent an acquisition of net position that applies to a future period(s) and will not be recognized as an inflow of resources (revenue) until that time. Although certain revenues are measurable, they are not available. Available means collected within the current year or expected to be collected soon enough thereafter to be used to pay liabilities of the

current year. Deferred inflows of resources in the governmental fund financial statements represent the amount of assets that have been recognized, but the related revenue has not been recognized since the assets are not collected within the current year or expected to be collected soon enough thereafter to be used to pay liabilities of the current year. Deferred inflows of resources consist of property tax receivable and other receivables not collected within sixty days after year end.

Deferred inflows of resources in the Statement of Net Position consist of succeeding year property tax and tax increment financing receivable that will not be recognized as revenue until the year for which they are levied, the unamortized portion of the net difference between projected and actual earnings on pension plan investments and other unrecognized items not yet charged to pension expense.

12. Fund Balance Policies

The following classifications describe the relative strength of the spending constraints:

- Nonspendable fund balance – amounts that are not in spendable form (such as inventory) or are required to be maintained intact.
- Restricted fund balance – amounts constrained to specific purposes by their providers (such as grantors, bondholders, and higher levels of government), through constitutional provisions, or by enabling legislation.
- Committed fund balance – amounts constrained to specific purposes by the City itself, using its highest level of decision-making authority (i.e., City Council by adoption of an ordinance prior to the end of the fiscal year). To be reported as committed, amounts cannot be used for any other purpose unless the City takes the same highest level action to remove or change the constraint.
- Assigned fund balance – amounts the City intends to use for a specific purpose. Intent can be expressed by the City Council or by an official or body to which the City Council delegates the authority. The City Council has by resolution authorized the Finance Manager to assign the fund balance.
- Unassigned fund balance – amounts not included in other spendable classifications reported. The City would typically use Restricted fund balances first, followed by Committed resources, and then Assigned resources, as appropriate opportunities arise, but reserves the right to selectively spend Unassigned resources first to defer the use of these other classified funds. The General Fund is the only fund that reports a positive unassigned fund balance amount.

As of June 30, 2021, fund balances are composed of the following:

<u>Fund Balance Classification</u>	<u>Purpose</u>	<u>Fund</u>	<u>Amount</u>
Nonspendable	Inventory	General	\$ 122,733
	Inventory	Street Construction	447,041
	Inventory	Non-major Governmental Funds	42,070
			<u>\$ 611,844</u>
Restricted	TIF Debt	TIF	\$ 64,447
	Street Construction	Street Construction	10,432,555
	Street Repair	Street Repair	17,530,156
	Debt Service	Debt Service	582,696
	Community Block Grant	Non-major Governmental Funds	47,399
	Housing Assistance	Non-major Governmental Funds	618,296
	Employee Retirement Systems	Non-major Governmental Funds	6,477,025
	Visitors & Tourism	Non-major Governmental Funds	738,858
	Cemetery Perpetual Care	Non-major Governmental Funds	463,178
		<u>\$ 36,954,610</u>	
Committed	Health Services	Hospital	\$ 18,829,721
	Parking	Non-major Governmental Funds	624,402
			<u>\$ 19,454,123</u>
Assigned	Cultural Services	General	\$ 147,774
	Recreational Services	General	2,656,000
	Capital Projects	Capital Improvements	28,417,695
	Capital Projects	Non-major Governmental Funds	12,138,918
		<u>\$ 43,360,387</u>	

The City Council has adopted a minimum cash reserve policy. Those amounts are as follows:

General Fund: 15-25% of next year's expenditures and preferably at the 20-25% level

Refuse Fund: 20-30%, but no less than \$500,000.

Sewer Fund: 65-75%, but no less than \$1,500,000.

Street Fund: 20-30%, but no less than \$1,000,000.

Storm Water Fund: 10-20%, but no less than \$200,000.

Emergency Fund: \$1,500,000 minimum.

13. Fund Balance Flow Assumptions

Sometimes the government will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Note 2. Stewardship, Compliance, and Accountability

A. Budgetary information

The City prepares and adopts an annual budget on a function basis for the City as a whole, rather than at the fund level, as prescribed by Iowa statutes. The state of Iowa mandates that annual budgets for the fiscal year beginning July 1 be certified to the County Auditor no later than March 31 preceding the beginning of the fiscal year. The review and adoption of the budget for the City is in accordance with state laws and City budget procedures as stated in City Code, recodified November 1971, and amended by ordinance adoption thereafter. Budget proposals for all operating department requests are conducted by the Department of Finance and Business Operations who prepares, for the Mayor's consideration, a preliminary budget by January 1 of each year for the coming fiscal year. The budget proposal presented to the City Council by the Mayor, City Administrator, and Director of Finance and Business Operations is a complete financial plan for the upcoming fiscal year. The proposal is submitted on or before the first Monday of February. The City Council holds various budget meetings with the Mayor, City Administrator and department heads as well as holding public hearings prior to adopting the budget. The Council adopts the budget by resolution and certifies it to the County Auditor by the 31st of March preceding the beginning of the fiscal year. This budget becomes the appropriation for operations of the City.

The adopted budget presents expenditures in nine functions- Public Safety, Public Works, Health and Social Services, Culture and Recreation, Community and Economic Development, General Government, Debt Service, Capital Projects, and Business-type Activities. The legal level of control (the level on which expenditures may not legally exceed appropriations) is the function level. Appropriations as adopted lapse at the end of the fiscal year.

Amendments to the City budget are considered annually as funding sources are available. Management is not authorized to amend the budget or to make budgetary transfers between functions without the approval of the City Council. An additional levy of property taxes is not allowed by state law. The City budget for the current year may be amended for any of the following purposes:

- To permit the appropriation and expenditure of unexpended, unencumbered fund balances on hand at the end of the preceding fiscal year.
- To permit the appropriation and expenditure of amounts anticipated being available from sources other than property taxation.
- To permit transfers between funds as prescribed by state law.
- To permit transfers between functions.

The Council adopts the amended budget by resolution and certifies it to the County Auditor by May 31 of the budget year. The amended budget becomes the appropriation for operations of the City. The City Council adopted one budget amendment resolution during the year ended June 30, 2021.

Due to the emphasis placed on monitoring budgets, as a result of limited resources to provide City services, major classifications such as personal services, capital outlays, contractual services, and commodities are monitored throughout the year by the Department of Finance and Business Operations.

Monthly reports are prepared by department and activity. Any major deviations must be approved by the Department of Finance and Business Operations and the Mayor. While the legal level of control is the program level of expenditure, departments are responsible for not expending more than the amount of the appropriation for each activity within their area of responsibility, unless approved by the Department of Finance and Business Operations and the Mayor.

The City budgets all receipts, disbursements, and interfund and intrafund transfers on the cash basis plus recorded accounts payable. The budget amounts included in this report are the final cash basis budget for the year for all funds excluding the fiduciary funds, which are not budgeted for by the City. Budgeted interfund transfers and intrafund transfers have been eliminated in the following statement of program disbursements - budget and actual.

Individual fund budgets are, in all cases where appropriations are required, the same as the appropriation amounts. In the case of the General Fund and most of the special revenue funds, unexpended budgeted amounts lapse at the end of the budget year.

B. Deficit Fund Balances

The Bond Fund, a major fund, had a deficit fund balance as of June 30, 2021 in the amount of \$16,212,770. The Sidewalk Assessment Fund, a non-major capital projects fund, had a deficit fund balance of \$18,882 as of June 30, 2021. These balances are expected to be recovered through future bond proceeds, TIF reimbursements, and assessments.

Note 3. Detailed Notes On All Funds

A. Deposits and Investments

The City's deposits in banks and credit unions at June 30, 2021 were entirely covered by federal depository insurance, collateralized with securities or letters of credit held by the City or the City's agent in the City's name or by the State Sinking Fund in accordance with Chapter 12C of the Code of Iowa. This chapter provides for additional assessments against the depositories to insure there will be no loss of public funds.

The City is authorized by statute to invest public funds in obligations of the United States government, its agencies and instrumentalities; certificates of deposit or other evidences of deposit at federally insured depository institutions approved by the City Council; prime eligible bankers acceptances; certain high rated commercial paper; perfected repurchase agreements; certain registered open-end management investment companies; certain joint investment trusts; and warrants or improvement certificates of a drainage district.

The City has no investments meeting the disclosure requirements of Governmental Accounting Standards Board Statement No. 72.

Cash balances as of June 30, 2021, consist of the following:

Cash – unrestricted	<u>\$ 119,399,118</u>
---------------------	-----------------------

A reconciliation of cash as shown on the combined balance sheet for the primary government follows:

Carrying amount of deposits	<u>\$ 119,399,118</u>
Cash – Governmental Activities	<u>\$ 97,305,095</u>
Cash – Business-type Activities	<u>22,094,023</u>
Total	<u>\$ 119,399,118</u>

Interest Rate Risk: The City's investment policy limits the investments of operating funds (funds expected to be expended in the current budget year or within fifteen months of receipt) in instruments that mature within 397 days. Funds not identified as operating funds may be invested in instruments with maturities longer than 397 days, but the maturities shall be consistent with the needs and use of the City.

Credit Risk: The City's investment policy limits investments in commercial paper and other corporate debt to the top two highest classifications. The City did not invest in any commercial paper or other corporate debt during the year.

Concentration of credit risk: The City's investment policy does not allow for a prime bankers' acceptance or commercial paper and other corporate debt balances to be greater than ten percent of its total deposits and investments. The policy also limits the amount that can be invested in a single issue to five percent of its total deposits and investments. The City held no such investments during the year.

Custodial credit risk – deposits: In the case of deposits, this is the risk that in the event of a bank failure, the government's deposits may not be returned to it. The City's deposits are entirely covered by federal depository insurance or by the State Sinking Fund in accordance with Chapter 12C of the Code of Iowa. This chapter provides for additional assessments against the depositories to insure there will be no loss of public funds.

Custodial credit risk – investments: For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City did not hold any investments during the year.

The component units' deposits were entirely covered by Federal depository insurance, collateralized with securities or letters of credit held by the entity or its agent in the entity's name, or by a multiple financial institution collateral pool in accordance with Chapter 12C of the Code of Iowa. This chapter provides for additional assessments against the depositories to insure there will be no loss of public funds.

Cash balances as of December 31, 2020, consist of the following:

	<u>Electric Utility</u>	<u>Gas Utility</u>	<u>Water Utility</u>	<u>Communications Utility</u>
Cash – unrestricted	\$ 28,077,023	\$ 8,220,467	\$ 4,928,678	\$ 12,196,242
Cash – restricted	<u>2,721,027</u>	<u>462,689</u>	<u>334,518</u>	<u>598,483</u>
	<u>\$ 30,798,050</u>	<u>\$ 8,683,156</u>	<u>\$ 5,263,196</u>	<u>\$ 12,794,725</u>

A reconciliation of cash and investments as shown on the statement of net position for the component units follows:

	<u>Electric Utility</u>	<u>Gas Utility</u>	<u>Water Utility</u>	<u>Communications Utility</u>
Carrying amount of deposits	\$ 30,798,050	\$ 8,683,156	\$ 5,263,196	\$ 12,794,725
Carrying amount of certificates	13,024,000	4,400,000	120,000	2,640,000
Total	<u>\$ 43,822,050</u>	<u>\$ 13,083,156</u>	<u>\$ 5,383,196</u>	<u>\$ 15,434,725</u>
Cash	\$ 28,077,023	\$ 8,220,467	\$ 4,928,678	\$ 12,196,242
Cash - Restricted	2,721,027	462,689	334,518	598,483
Investments:				
Certificates of deposit	10,150,000	4,360,000	100,000	2,600,000
Certificates of deposit - restricted	<u>2,874,000</u>	<u>40,000</u>	<u>20,000</u>	<u>40,000</u>
Total	<u>\$ 43,822,050</u>	<u>\$ 13,083,156</u>	<u>\$ 5,383,196</u>	<u>\$ 15,434,725</u>

B. Receivable

On June 30, 2021, the City has recorded a \$5,451,530 receivable for library, recreation, and cultural contributions held by the Cedar Falls Community Foundation. The funds will be used to support library services, recreation services, and the cultural center, therefore is reported as an asset to the General Fund.

C. Capital Assets

Capital asset activity for the year ended June 30, 2021 was as follows:

Primary Government

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental activities:				
Capital assets, not being depreciated:				
Land	\$ 43,116,319	\$ --	\$ --	\$ 43,116,319
Construction in progress	19,176,657	9,782,448	16,821,494	12,137,611
Total capital assets, not being depreciated	<u>\$ 62,292,976</u>	<u>\$ 9,782,448</u>	<u>\$ 16,821,494</u>	<u>\$ 55,253,930</u>
Capital assets, being depreciated:				
Buildings	\$ 36,660,807	\$ 275,982	\$ --	\$ 36,936,789
Land Improvements	20,632,281	445,434	--	21,077,715
Machinery and equipment	21,566,675	1,347,403	977,121	21,936,957
Infrastructure	248,243,811	20,590,193	--	268,834,004
Total capital assets, being depreciated	<u>\$ 327,103,574</u>	<u>\$ 22,659,012</u>	<u>\$ 977,121</u>	<u>\$ 348,785,465</u>
Less accumulated depreciation for:				
Buildings	\$ 13,227,760	\$ 888,277	\$ --	\$ 14,116,037
Land Improvements	8,373,897	706,760	--	9,080,657
Machinery and equipment	14,232,672	1,102,126	913,016	14,421,782
Infrastructure	115,917,169	7,932,209	--	123,849,378
Total accumulated depreciation	<u>\$ 151,751,498</u>	<u>\$ 10,629,372</u>	<u>\$ 913,016</u>	<u>\$ 161,467,854</u>
Total capital assets, being depreciated, net	<u>\$ 175,352,076</u>	<u>\$ 12,029,640</u>	<u>\$ 64,105</u>	<u>\$ 187,317,611</u>
Governmental activities capital assets, net	<u>\$ 237,645,052</u>	<u>\$ 21,812,088</u>	<u>\$ 16,885,599</u>	<u>\$ 242,571,541</u>

	Beginning Balance	Increases	Decreases	Ending Balance
Business-type activities:				
Capital assets, not being depreciated:				
Land	\$ 1,612,581	\$ --	\$ --	\$ 1,612,581
Construction in progress	700,907	796,601	423,751	1,073,757
Total capital assets, not being depreciated	<u>\$ 2,313,488</u>	<u>\$ 796,601</u>	<u>\$ 423,751</u>	<u>\$ 2,686,338</u>
Capital assets, being depreciated:				
Buildings	\$ 56,337,385	\$ --	\$ --	\$ 56,337,385
Machinery and equipment	10,239,937	227,416	182,449	10,284,904
Infrastructure	65,359,388	1,958,129	--	67,317,517
Total capital assets, being depreciated	<u>\$ 131,936,710</u>	<u>\$ 2,185,545</u>	<u>\$ 182,449</u>	<u>\$ 133,939,806</u>
Less accumulated depreciation for:				
Buildings	\$ 13,497,122	\$ 1,191,876	\$ --	\$ 14,688,998
Machinery and equipment	4,905,477	392,713	132,395	5,165,795
Infrastructure	22,783,018	1,432,381	--	24,215,399
Total accumulated depreciation	<u>\$ 41,185,617</u>	<u>\$ 3,016,970</u>	<u>\$ 132,395</u>	<u>\$ 44,070,192</u>
Total capital assets, being depreciated, net	<u>\$ 90,751,093</u>	<u>\$ (831,425)</u>	<u>\$ 50,054</u>	<u>\$ 89,869,614</u>
Business-type activities capital assets, net	<u>\$ 93,064,581</u>	<u>\$ (34,824)</u>	<u>\$ 473,805</u>	<u>\$ 92,555,952</u>

Depreciation expense was charged to functions/programs of the primary government as follows:

Public safety	\$ 367,432
Public works	8,135,448
Health and social services	148,978
Culture and recreation	1,221,664
Community and economic development	158,903
General government	170,840
Capital assets held by government's internal service funds are charged to the various functions based on their usage of the assets	426,107
Total depreciation expense - governmental activities	<u>\$ 10,629,372</u>

Business-type activities

Sewer	\$ 1,868,815
Refuse	537,683
Storm Water	610,472
Total depreciation expense - business-type activities	<u>\$ 3,016,970</u>

Construction Commitments

The City has active construction projects as of June 30, 2021. At year-end the City's commitments with contractors are as follows:

	<u>Project Authorization</u>	<u>Expended to Date</u>	<u>Remaining Commitment</u>
Cyber Lane	\$ 54,950	\$ 44,500	\$ 10,450
2021 Reconstruction	4,035,251	1,869,141	2,166,110
Ridgeway Ave. Reconstruction	288,455	272,234	16,221
Union Road Reconstruction	516,803	423,125	93,678
West Viking Road Reconstruction	253,100	179,988	73,112
Streetscape Maintenance	3,035,544	1,109,421	1,926,123
Downtown Levee Certification	73,500	53,481	20,019
Dam Safety Improvements	245,560	241,683	3,877
Greenhill Rd. Lighting	7,000	2,883	4,117
Union Rd. Trail	701,149	115,457	585,692
Greenhill Rd. & Main	391,700	335,743	55,957
Slope Repair	156,611	134,399	22,212
Oak Park San Sewer Replace	113,000	95,780	17,220
Olive St. Box Culvert	197,500	158,093	39,407
W. 27 th St. Reconstruction	492,500	388,934	103,566
Resilience Plan	85,500	76,095	9,405
Survey Services	87,000	25,854	61,146
Vision Plans	354,000	314,000	40,000
2020 Seal Coat	219,996	219,915	81
Cedar Heights Drive Reconstruction	992,100	595,900	396,200
Lake Street Trail	59,500	35,279	24,221
City Hall Remodel	292,500	124,312	168,188
West 27 th Sanitary Sewer	265,163	--	265,163
	<u>\$ 12,918,382</u>	<u>\$ 6,816,217</u>	<u>\$ 6,102,165</u>

Discretely Presented Component Units

Activity for the Electric Utility for the year ended December 31, 2020, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Capital assets, not being depreciated:				
Land	\$ 2,133,302	\$ --	255,094	\$ 1,878,208
Construction in progress	2,230,819	7,748,011	6,010,669	3,968,161
Total capital assets, not being depreciated	<u>\$ 4,364,121</u>	<u>\$ 7,748,011</u>	<u>\$ 6,265,763</u>	<u>\$ 5,846,369</u>
Capital assets, being depreciated:				
Buildings	\$ 41,255,246	\$ 1,144,832	\$ 237,816	\$ 42,162,262
Machinery and equipment	20,798,157	805,697	548,920	21,054,934
Land Rights	--	255,094	--	255,094
Infrastructure	200,438,252	4,060,140	785,476	203,712,916
Total capital assets, being depreciated	<u>\$ 262,491,655</u>	<u>\$ 6,265,763</u>	<u>\$ 1,572,212</u>	<u>\$ 267,185,206</u>
Less accumulated depreciation for:				
Buildings	\$ 13,826,556	\$ 1,170,084	\$ 164,016	\$ 14,832,624
Machinery and equipment	9,971,630	1,618,544	547,704	11,042,470
Land Rights	--	17,006	--	17,006
Infrastructure	75,275,372	5,788,981	949,535	80,114,818
	<u>\$ 99,073,558</u>	<u>\$ 8,594,615</u>	<u>\$ 1,661,255</u>	<u>\$ 106,006,918</u>
Total capital assets, being depreciated, net	<u>\$ 163,418,097</u>	<u>\$ (2,328,852)</u>	<u>\$ (89,043)</u>	<u>* \$ 161,178,288</u>
Electric Utility capital assets, net	<u>\$ 167,782,218</u>	<u>\$ 5,419,159</u>	<u>\$ 6,176,720</u>	<u>\$ 167,024,657</u>

*Cedar Falls Utilities uses FERC utility accounting which allows for depreciation calculated using the composite straight-line method. Under this method it is common for accumulated depreciation deletions to exceed the cost removed.

Activity for the Gas Utility for the year ended December 31, 2020 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Capital assets, not being depreciated:				
Land	\$ 25,617	\$ --	\$ --	\$ 25,617
Construction in progress	124,441	1,124,421	1,113,116	135,746
Total capital assets, not being depreciated	<u>\$ 150,058</u>	<u>\$ 1,124,421</u>	<u>\$ 1,113,116</u>	<u>\$ 161,363</u>
Capital assets, being depreciated:				
Buildings	\$ 4,135,082	\$ 171,925	\$ 15,117	\$ 4,291,890
Machinery and equipment	500,528	20,590	8,710	512,408
Infrastructure	24,413,603	920,602	93,200	25,241,005
Total capital assets, being depreciated	<u>\$ 29,049,213</u>	<u>\$ 1,113,117</u>	<u>\$ 117,027</u>	<u>\$ 30,045,303</u>
Less accumulated depreciation				
Buildings	\$ 761,720	\$ 100,154	\$ 15,117	\$ 846,757
Machinery and equipment	262,334	51,708	8,710	305,332
Infrastructure	13,339,294	684,014	102,466	13,920,842
	<u>\$ 14,363,348</u>	<u>\$ 835,876</u>	<u>\$ 126,293</u>	<u>\$ 15,072,931</u>
Total capital assets, being depreciated, net	<u>\$ 14,685,865</u>	<u>\$ 277,241</u>	<u>\$ (9,266) *</u>	<u>\$ 14,972,372</u>
Gas Utility capital assets, net	<u>\$ 14,835,923</u>	<u>\$ 1,401,662</u>	<u>\$ 1,103,850</u>	<u>\$ 15,133,735</u>

*Cedar Falls Utilities uses FERC utility accounting which allows for depreciation calculated using the composite straight-line method. Under this method it is common for accumulated depreciation deletions to exceed the cost removed.

Activity for the Water Utility for the year ended December 31, 2020 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Capital assets, not being depreciated:				
Land	\$ 63,466	\$ --	\$ --	\$ 63,466
Construction in progress	37,243	2,030,046	2,052,929	14,360
Total capital assets, not being depreciated	<u>\$ 100,709</u>	<u>\$ 2,030,046</u>	<u>\$ 2,052,929</u>	<u>\$ 77,826</u>
Capital assets, being depreciated:				
Buildings	\$ 2,627,745	\$ 128,071	\$ 11,679	\$ 2,744,137
Machinery and equipment	1,355,962	26,611	10,105	1,372,468
Infrastructure	41,631,210	1,898,248	118,742	43,410,716
Total capital assets, being depreciated	<u>\$ 45,614,917</u>	<u>\$ 2,052,930</u>	<u>\$ 140,526</u>	<u>\$ 47,527,321</u>
Less accumulated depreciation				
Buildings	\$ 600,263	\$ 59,204	\$ 11,679	\$ 647,788
Machinery and equipment	615,518	38,655	10,106	644,067
Infrastructure	11,877,346	784,778	118,454	12,543,670
Total accumulated depreciation	<u>\$ 13,093,127</u>	<u>\$ 882,637</u>	<u>\$ 140,239</u>	<u>\$ 13,835,525</u>
Total capital assets, being depreciated, net	<u>\$ 32,521,790</u>	<u>\$ 1,170,293</u>	<u>\$ 287 *</u>	<u>\$ 33,691,796</u>
Water Utility capital assets, net	<u>\$ 32,622,499</u>	<u>\$ 3,200,339</u>	<u>\$ 2,053,216</u>	<u>\$ 33,769,622</u>

*Cedar Falls Utilities uses FERC utility accounting which allows for depreciation calculated using the composite straight-line method. Under this method it is common for accumulated depreciation deletions to exceed the cost removed.

Activity for the Communications Utility for the year ended December 31, 2020 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Capital assets, not being depreciated:				
Land	\$ 2,177	\$ --	\$ --	\$ 2,177
Construction in progress	277,761	3,339,352	2,640,994	976,119
Total capital assets, not being depreciated	<u>\$ 279,938</u>	<u>\$ 3,339,352</u>	<u>\$ 2,640,994</u>	<u>\$ 978,296</u>
Capital assets, being depreciated:				
Machinery and equipment	\$ 22,559,125	\$ 1,906,988	\$ 1,641,035	\$ 22,825,078
Infrastructure	19,964,001	734,006	103,137	20,594,870
Total capital assets, being depreciated	<u>\$ 42,523,126</u>	<u>\$ 2,640,994</u>	<u>\$ 1,744,172</u>	<u>\$ 43,419,948</u>
Less accumulated depreciation				
Machinery and equipment	\$ 12,901,331	\$ 2,942,831	\$ 1,640,182	\$ 14,203,980
Infrastructure	4,746,775	750,785	109,177	5,388,383
Total accumulated depreciation	<u>\$ 17,648,106</u>	<u>\$ 3,693,616</u>	<u>\$ 1,749,359</u>	<u>\$ 19,592,363</u>
Total capital assets, being depreciated, net	<u>\$ 24,875,020</u>	<u>\$ (1,052,622)</u>	<u>\$ (5,187) *</u>	<u>\$ 23,827,585</u>
Communications Utility capital assets, net	<u>\$ 25,154,958</u>	<u>\$ 2,286,730</u>	<u>\$ 2,635,807</u>	<u>\$ 24,805,881</u>

*Cedar Falls Utilities uses FERC utility accounting which allows for depreciation calculated using the composite straight-line method. Under this method it is common for accumulated depreciation deletions to exceed the cost removed.

D. Lease

Sartori Memorial Hospital

On January 1, 1997, the operations of Sartori Memorial Hospital (Hospital) were sold to MercyOne Health Systems, Inc. As part of this sale, the City entered into a lease agreement with Sartori Memorial Hospital, Inc. (SMH), whereas the City will lease to SMH the land and buildings owned by the City and used in the Hospital's operations. The initial term of the lease shall be for a period of 25 years, with variable lease payments each year. The lease may be extended for up to three additional terms, with each additional term being for a period of five years. At the termination of this lease, MercyOne Health Systems, Inc. will also pay to the City an amount of \$660,378, which represents the liability arising from accrued vacation of Hospital personnel as of December 31, 1996. The present value of this liability as of June 30, 2021, is recorded as a receivable and deferred inflow of resources in the Hospital Fund in the amount of \$653,357.

The lease for the Hospital was being treated as an operating lease by the City. The lease has been paid in full.

The capital asset being leased through the operating lease is as follows:

	<u>Governmental Activities</u>	
	<u>Hospital</u>	
Land	\$	151,494
Building		5,873,537
Less:		
Accumulated depreciation		<u>(3,385,472)</u>
Total	\$	<u><u>2,639,559</u></u>

E. Non-Current Liabilities

Following is a summary of the City's changes in long-term liabilities for the year-ended June 30, 2021, and the total liability of the City as of that date as reported on the government-wide statement of net position:

	Beginning Balance	Additions	Reductions	Ending Balance	Amounts Due Within One Year
Governmental Activities:					
Capital Loan Notes:					
Series 2016	1,665,000	--	265,000	1,400,000	270,000
Series 2018	2,420,000	--	255,000	2,165,000	265,000
Series 2020	--	3,430,000	130,000	3,300,000	335,000
Total notes	\$ 4,085,000	\$ 3,430,000	\$ 650,000	\$ 6,865,000	\$ 870,000
Add: Unamortized premium	295,624	219,957	61,472	454,109	--
Total long-term debt	\$ 4,380,624	\$ 3,649,957	\$ 711,472	\$ 7,319,109	\$ 870,000
Compensated absences	2,731,231	165,745	231,275	2,665,701	1,277,414
Total non-current liabilities	\$ 7,111,855	\$ 3,815,702	\$ 942,747	\$ 9,984,810	\$ 2,147,414
	Beginning Balance	Additions	Reductions	Ending Balance	Amounts Due Within One Year
Business-Type Activities:					
Capital Loan Notes:					
Series 2016	4,985,000	--	580,000	4,405,000	590,000
Series 2018-Strm Wtr	775,000	--	80,000	695,000	85,000
Series 2018-Sewer	1,825,000	--	195,000	1,630,000	200,000
Total notes	\$ 7,585,000	\$ --	\$ 855,000	\$ 6,730,000	\$ 875,000
State Revolving Loan	5,038,000	--	318,000	4,720,000	328,000
Add: Unamortized premium	412,623	--	51,578	361,045	--
Total long-term debt	\$ 13,035,623	\$ --	\$ 1,224,578	\$ 11,811,045	\$ 1,203,000
Compensated absences	415,217	17,772	52,218	380,771	156,086
Total non-current liabilities	\$ 13,450,840	\$ 17,772	\$ 1,276,796	\$ 12,191,816	\$ 1,359,086

General Obligation Bonds/Notes

Three issues of unmatured general obligation bonds/notes totaling \$14,410,154, net unamortized premium of \$815,154 are outstanding as of June 30, 2021. These notes bear interest at rates of 2.00% to 5.00%; mature in varying annual amounts through June 30, 2030; and were originally issued for \$19,025,000.

Details of general obligation bonds/notes payable at June 30, 2021 are as follows:

	Date of Issue	Interest Rates	Final Due Date	Annual Payments	Amount Originally Issued	Outstanding 30-Jun-20
Governmental Activities:						
General Obligation						
Capital Loan Notes	7/19/2016	2.00%	6/1/2026	245,000-440,000	2,865,000	1,400,000
General Obligation						
Capital Loan Notes	7/19/2018	4.00-5.00%	6/1/2028	200,000-350,000	2,860,000	2,165,000
General Obligation						
Capital Loan Notes	7/21/2020	2.00%	6/1/2030	130,000-405,000	3,430,000	3,300,000
Total Governmental Activities						<u>\$6,865,000</u>
Business Activities:						
General Obligation						
Capital Loan Notes	7/19/2016	2.00%	6/1/2028	125,000-670,000	6,790,000	4,405,000
General Obligation						
Capital Loan Notes-Sewer	7/19/2018	4.00-5.00%	6/1/2028	150,000-260,000	2,160,000	1,630,000
General Obligation						
Capital Loan Notes-Strm. Wtr	7/19/2018	4.00-5.00%	6/1/2028	65,000-110,000	920,000	695,000
Total Business Activities						<u>\$6,730,000</u>

Annual debt service requirements to maturing for general obligation bonds/notes are as follows:

Year Ending June 30,	Governmental Activities		Business-type Activities	
	Principal	Interest	Principal	Interest
2022	\$ 870,000	192,100	\$ 875,000	\$ 193,500
2023	895,000	166,750	900,000	167,450
2024	925,000	140,450	935,000	140,450
2025	950,000	113,100	965,000	112,150
2026	980,000	84,800	995,000	82,800
2027-2030	2,245,000	120,300	2,060,000	84,100
Total	<u>\$ 6,865,000</u>	<u>\$ 817,500</u>	<u>\$ 6,730,000</u>	<u>\$ 780,450</u>

State Revolving Loan

In July 2011, the City entered into a loan and disbursement agreement with the Iowa Finance Authority for the issuance of sewer revenue capital loan notes under the State Revolving Fund Program. These notes financed the major renovation project at the City's water treatment facility related to disinfection compliance. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing. As of June 30, 2021, \$4,720,000 is outstanding. Annual debt service requirements to maturity for this loan are as follows:

Year Ending June 30,	Business-type Activities	
	Principal	Interest
2022	\$ 328,000	\$ 153,400
2023	339,000	142,740
2024	350,000	131,723
2025	361,000	120,348
2026	373,000	108,615
2027-2031	2,052,000	353,307
2032-2035	917,000	44,947
Total	<u>\$ 4,720,000</u>	<u>\$ 1,055,080</u>

In fiscal year ended June 30, 2021, the Sewer Fund had net revenue of \$4,823,777 and the amount of principal and interest due was \$481,735.

Debt Limitation

As of June 30, 2021, the outstanding general obligation debt of the City did not exceed its legal debt margin computed as follows:

Estimated actual valuation of taxable property within the City	<u>\$ 3,417,168,394</u>
Debt limit - 5% of total actual valuation	\$ 170,858,420
Debt applicable to debt limit:	
General obligation bonds/Capital loan notes	<u>13,595,000</u>
Legal debt margin	<u>\$ 157,263,420</u>

All tax-exempt debt issued by the City is subject to IRS arbitrage rebate unless the City meets the \$5 million small issuers exemption in a given year. As of June 30, 2021, the City had no arbitrage liability.

Non-Current Liabilities – Electric Utility

Non-Current liability activity for the year ended December 31, 2020 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Amounts Due Within One Year
Capital Loan Notes:					
Series 2015	\$ 17,145,000	\$ --	\$ 2,625,000	\$ 14,520,000	\$ 2,760,000
Unamortized premium	2,029,905	--	310,790	1,719,115	--
Unamortized discount	(20,753)	--	(3,177)	(17,576)	--
Current installments of long-term debt	<u>(2,625,000)</u>	--	135,000	<u>(2,760,000)</u>	--
Long-term debt	<u>\$ 16,529,152</u>	<u>\$ --</u>	<u>\$ 3,067,613</u>	<u>\$ 13,461,539</u>	<u>\$ 2,760,000</u>
Customer advances					
for construction	206,800	248,600	96,900	358,500	--
Landfill closure	2,866,930	171,259	185,920	2,852,269	--
Other liabilities	1,529,881	98,816	199,461	1,429,236	--
Net pension liability	5,146,692	1,704,649	766,945	6,084,396	--
Accrued severance and OPEB	1,695,469	158,896	92,243	1,762,122	--
Noncurrent liabilities	<u>11,445,772</u>	<u>2,382,220</u>	<u>1,341,469</u>	<u>12,486,523</u>	<u>--</u>
Total	<u>\$ 27,974,924</u>	<u>\$ 2,382,220</u>	<u>\$ 4,409,082</u>	<u>\$ 25,948,062</u>	<u>\$ 2,760,000</u>

Capital Loan Notes – Electric Utility

The 2015 revenue capital loan notes require annual principal payments, due December 1, and semiannual interest payments, due June 1 and December 1. Interest rates are in a range between 2.50% and 5.00%. The capital loan notes are secured by the future net revenues of the Utility.

Component Unit - Capital Loan Notes		
Year	Principal	Interest
2021	\$ 2,760,000	\$ 593,625
2022	2,895,000	455,625
2023	3,045,000	310,875
2024	3,195,000	158,625
2025	1,290,000	78,750
2026	1,335,000	40,050
	<u>\$ 14,520,000</u>	<u>\$ 1,637,550</u>

Non-Current Liabilities – Gas Utility

Non-Current liability activity for the year ended December 31, 2020 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Customer advances for construction	\$ 124,504	\$ 73,516	\$ 53,246	\$ 144,774
Other liabilities	43,713	396,000	218,093	221,620
Net pension liability	1,683,839	639,005	232,095	2,090,749
Accrued severance and OPEB	336,034	74,641	47,671	363,004
Total non-current liabilities	<u>\$ 2,188,090</u>	<u>\$ 1,183,162</u>	<u>\$ 551,105</u>	<u>\$ 2,820,147</u>

Non-Current Liabilities – Water Utility

Non-Current liability activity for the year ended December 31, 2020 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Accounts payable - long term	\$ 226,110	\$ --	\$ 226,110	\$ --
Net pension liability	1,162,652	435,786	158,780	1,439,658
Accrued severance and OPEB	252,026	26,600	16,604	262,022
Total non-current liabilities	<u>\$ 1,640,788</u>	<u>\$ 462,386</u>	<u>\$ 401,494</u>	<u>\$ 1,701,680</u>

Non-Current Liabilities – Communications Utility

Non-Current liability activity for the year ended December 31, 2020 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Customer advances for construction	\$ --	\$ --	\$ --	\$ --
Net pension liability	2,426,561	822,537	322,735	2,926,363
Accrued severance and OPEB	516,754	40,661	33,195	524,220
Total non-current liabilities	<u>\$ 2,943,315</u>	<u>\$ 863,198</u>	<u>\$ 355,930</u>	<u>\$ 3,450,583</u>

F. Pension Plans

The primary government participates in two public pension systems, Iowa Public Employees Retirement System (IPERS) and Municipal Fire and Police Retirement System of Iowa (MFPRS). The aggregate amount of recognized pension expense for the period associated with the net pension liability for all plans is \$4,260,777 for the primary government. Other aggregate amounts related to pension are separately displayed in the financial systems.

IPERS

Plan Description. IPERS membership is mandatory for employees of the City, except for those covered by another retirement system. Employees of the City are provided with pensions through a cost-sharing multiple employer defined benefit pension plan administered by Iowa Public Employees' Retirement System (IPERS). IPERS issues a stand-alone financial report which is available to the public by mail at PO Box 9117, Des Moines, Iowa 50306-9117 or at www.ipers.org.

IPERS benefits are established under Iowa Code chapter 97B and the administrative rules thereunder. Chapter 97B and the administrative rules are the official plan documents. The following brief description is provided for general informational purposes only. Refer to the plan documents for more information.

Pension Benefits – A regular member may retire at normal retirement age and receive monthly benefits without an early-retirement reduction. Normal retirement age is age 65, anytime after reaching age 62 with 20 or more years of covered employment, or when the member's years of service plus the member's age at the last birthday equals or exceeds 88, whichever comes first. (These qualifications must be met on the member's first month of entitlement to benefits.) Members cannot begin receiving retirement benefits before age 55. The formula used to calculate a Regular member's monthly IPERS benefit includes:

- A multiplier (based on years of service).
- The member's highest five-year average salary. (For members with service before June 30, 2012, the highest three-year average salary as of that date will be used if it is greater than the highest five-year average salary.)

Protection occupation members may retire at normal retirement age which is generally at age 55. The formula used to calculate a protection occupation members' monthly IPERS benefit includes:

- 60% of average salary after completion of 22 years of service, plus an additional 1.5% of average salary for years of service greater than 22 but not more than 30 years of service.
- The member's highest three-year average salary.

If a member retires before normal retirement age, the member's monthly retirement benefit will be permanently reduced by an early-retirement reduction. The early-retirement reduction is calculated differently for service earned before and after July 1, 2012. For service earned before July 1, 2012, the reduction is 0.25 percent for each month that the member receives benefits before the member's earliest normal retirement age. For service earned starting July 1, 2012, the reduction is 0.50 percent for each month that the member receives benefits before age 65.

Generally, once a member selects a benefit option, a monthly benefit is calculated and remains the same for the rest of the member's lifetime. However, to combat the effects of inflation, retirees who began receiving benefits prior to July 1990 receive a guaranteed dividend with their regular November benefit payments.

Disability and Death Benefits – A vested member who is awarded federal Social Security disability or Railroad Retirement disability benefits is eligible to claim IPERS benefits regardless of age. Disability benefits are not reduced for early retirement. If a member dies before retirement, the member's beneficiary will receive a lifetime annuity or a lump-sum payment equal to the present actuarial value

of the member's accrued benefit or calculated with a set formula, whichever is greater. member dies after retirement, death benefits depend on the benefit option the member selected at retirement.

Contributions – The Contribution rates are established by IPERS following the annual actuarial valuation, which applies IPERS' Contribution Rate Funding Policy and Actuarial Amortization Method. Statute limits the amount rates can increase or decrease each year to 1 percentage point. IPERS Contribution Rate Funding Policy requires that the actuarial contribution rate be determined using the "entry age normal" actuarial cost method and the actuarial assumptions and methods approved by the IPERS Investment Board. The actuarial contribution rate covers normal cost plus the unfunded actuarial liability payment based on a 30-year amortization period. The payment to amortize the unfunded actuarial liability is determined as a level percentage of payroll, based on the Actuarial Amortization Method adopted by the Investment Board.

In fiscal year 2021, pursuant to the required rate, Regular members contributed 6.29 percent of pay and the City contributed 9.44 percent for a total rate of 15.73 percent. Protective occupation members contributed 6.41 percent of pay and the City contributed 9.61 percent for a total rate of 16.02 percent.

The City's total contributions to IPERS for the year ended June 30, 2021 were \$1,047,351.

Net Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions – At June 30, 2021, the City reported a liability of \$9,264,499 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2020, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions to the pension plan relative to the contributions of all IPERS participating employers. At June 30, 2020, the City's collective proportion was .1318840 percent which was an increase of 0.003809 percent from its proportion measured as of June 30, 2019.

For the year ended June 30, 2021, the City recognized pension expense of \$1,409,436. At June 30, 2021, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 10,263	\$ 219,591
Changes of assumptions	475,623	--
Net difference between projected and actual earnings on pension plan investments	520,951	--
Changes in proportion and differences between City contributions and proportionate share of contributions	327,540	55,014
City contributions subsequent to the measurement date	1,047,351	--
Total	<u>\$ 2,381,728</u>	<u>\$ 274,605</u>

\$1,047,351 reported as deferred outflows of resources related to pensions resulting from the City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2022. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended June 30,	Total
2022	\$ 159,580
2023	253,254
2024	252,393
2025	366,901
2026	27,644
	<u>\$ 1,059,772</u>

There were no non-employer contributing entities at IPERS.

Actuarial Assumptions – The total pension liability in the June 30, 2020 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Rate of Inflation (effective June 30, 2017)	2.60 percent per annum
Rates of salary increase (effective June 30, 2017)	3.25 to 16.25 percent, average, including inflation. Rates vary by membership group.
Long-term investment rate of return (effective June 30, 2017)	7.00 percent, compounded annually, net of investment expense, including inflation
Wage growth (effective June 30, 2017)	3.25 percent per annum based on 2.60% inflation and 0.65% real wage inflation.

The actuarial assumptions used in the June 30, 2020 valuation were based on the results of actuarial experience study dated March 24, 2017 and a demographic assumption study dated June 28, 2018.

Mortality rates used in the 2020 valuation were based on the RP-2014 Employee and Healthy Annuitant Tables, with MP-2017 generational adjustments.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

<u>Asset Class</u>	<u>Asset Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
Domestic equity	22.0 %	4.43 %
International equity	17.5	5.15
Global smart beta equity	6.0	4.87
Core plus fixed income	28.0	(0.29)
Public credit	4.0	2.29
Cash	1.0	(0.78)
Private equity	11.0	6.54
Private real assets	7.5	4.48
Private credit	3.0	3.11
Total	<u>100.0 %</u>	

Discount Rate – The discount rate used to measure the total pension liability was 7.0 percent. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the contractually required rate and that contributions from the City will be made at contractually required rates, actuarially determined. Based on those assumptions, the pension plan’s fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension

plan investments was applied to all periods of projected benefit payments to determine the pension liability.

Sensitivity of the City's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate – The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 7.0 percent, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.0 percent) or 1-percentage-point higher (8.0 percent) than the current rate.

	1% Decrease (6.0%)	Discount Rate (7.0%)	1% Increase (8.0%)
City's proportionate share of the net pension liability:	\$ 15,449,133	\$ 9,264,499	\$ 4,078,779

Pension Plan Fiduciary Net Position – Detailed information about the pension plan's fiduciary net position is available in the separately issued IPERS financial report which is available on IPERS' website at www.ipers.org.

Payables to the Pension Plan – At June 30, 2021, the City reported no payables to the defined benefit pension plan for legally required employer contributions and legally required employee contributions which had been withheld from employee wages but not yet remitted to IPERS.

MFPRSI

Pension Plan Fiduciary Net Position – MFPRSI membership is mandatory for fire fighters and police officers covered by the provisions of Chapter 411 of the Code of Iowa. Employees of the City are provided with pensions through a cost-sharing multiple employer defined benefit pension plan administered by MFPRSI. MFPRSI issues a stand-alone financial report which is available to the public by mail at 7155 Lake Drive, Suite #201, West Des Moines, Iowa 50266 or at www.mfprsi.org.

MFPRSI benefits are established under Chapter 411 of the Code of Iowa and the administrative rules thereunder. Chapter 411 of the Code of Iowa and the administrative rules are the official plan documents. The following brief description is provided for general informational purposes only. Refer to the plan documents for more information.

Pension Benefits - Members with 4 or more years of service are entitled to pension benefits beginning at age 55. Full service retirement benefits are granted to members with 22 years of service, while partial benefits are available to those members with 4 to 22 years of service based on the ratio of years completed to years required (i.e., 22 years). Members with less than 4 years of service are entitled to a refund of their contribution only, with interest, for the period of employment.

Benefits are calculated based upon the member's highest 3 years of compensation. The average of these 3 years becomes the member's average final compensation. The base benefit is 66 percent of the member's average final compensation. Additional benefits are available to members who perform more than 22 years of service (2 percent for each additional year of service, up to a maximum of 8 years). Survivor benefits are available to the beneficiary of a retired member according to the provisions of the benefit option chosen plus an additional benefit for each child. Survivor benefits are subject to a minimum benefit for those members who chose the basic benefit with a 50 percent surviving spouse benefit.

Active members, at least 55 years of age, with 22 or more years of service have the option to participate in the Deferred Retirement Option Program (DROP). The DROP is an arrangement whereby a member who is otherwise eligible to retire and commence benefits opts to continue to work. A member can elect a 3, 4, or 5 year DROP period. By electing to participate in DROP the member is signing a contract indicating the member will retire at the end of the selected DROP period. During the DROP period the member's retirement benefit is frozen and a DROP benefit is credited to a DROP account established for the member. Assuming the member completes the DROP period, the DROP benefit is equal to 52% of the member's retirement benefit at the member's earliest date eligible and 100% if the member delays enrollment for 24 months. At the member's actual date of retirement, the member's DROP account will be distributed to the member in the form of a lump sum or rollover to an eligible plan.

Disability and Death Benefits - Disability coverage is broken down into two types, accidental and ordinary. Accidental disability is defined as permanent disability incurred in the line of duty, with benefits equivalent to the greater of 60 percent of the member's average final compensation or the member's service retirement benefit calculation amount. Ordinary disability occurs outside the call of duty and pays benefits equivalent to the greater of 50 percent of the member's average final compensation, for those with 5 or more years of service, or the member's service retirement benefit calculation amount, and 25 percent of average final compensation for those with less than 5 years of service.

Death benefits are similar to disability benefits. Benefits for accidental death are 50 percent of the average final compensation of the member plus an additional amount for each child, or the provisions for ordinary death. Ordinary death benefits consist of a pension equal to 40 percent of the average final compensation of the member plus an additional amount for each child, or a lump-sum distribution to the designated beneficiary equal to 50 percent of the previous year's earnable compensation of the member or equal to the amount of the member's total contributions plus interest.

Benefits are increased (escalated) annually in accordance with Chapter 411.6 of the Code of Iowa which states a standard formula for the increases.

The surviving spouse or dependents of an active member who dies due to a traumatic personal injury incurred in the line of duty receives a \$100,000 lump-sum payment.

Contributions - Member contribution rates are set by state statute. In accordance with Chapter 411 of the Code of Iowa as modified by act of the 1994 General Assembly, to establish compliance with the Federal Older Workers Benefit Protections Act, the contribution rate was 9.40% of earnable compensation for the year ended June 30, 2021.

Employer contribution rates are based upon an actuarially determined normal contribution rate by state statute. The required actuarially determined contributions are calculated on the basis of the entry age normal method as adopted by the Board of Trustees as permitted under Chapter 411 of the Code of Iowa. The normal contribution rate is provided by state statute to be the actuarial liabilities of the plan less current plan assets, with such total divided by 1 percent of the actuarially determined present value of prospective future compensation of all members, further reduced by member contributions and state appropriations. Under the Code of Iowa the employer's contribution rate cannot be less than 17.00% of earnable compensation. The contribution rate was 25.31% for the year ended June 30, 2021.

The City's contributions to MFPRSI for the year ended June 30, 2021, was \$1,445,236.

If approved by the state legislature, state appropriation may further reduce the employer's contribution rate, but not below the minimum statutory contribution rate of 17.00% of earnable compensation. The State of Iowa therefore is considered to be a nonemployer contributing entity in accordance with the provisions of the Governmental Accounting Standards Board Statement No. 67 – Financial Reporting for Pension Plans, (GASB 67).

There were no state appropriations to MFPRSI during the fiscal year ended June 30, 2021.

Net Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions - At June 30, 2021, the City reported a liability of \$14,834,799 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2020, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions to the pension plan relative to the contributions of all MFPRSI participating employers. At June 30, 2020, the City's proportion was 1.859929% which was a decrease of .00494% from its proportions measured as of June 30, 2019.

For the year ended June 30, 2021, the City recognized pension expense of \$2,851,341. At June 30, 2021, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 407,876	\$ 80,584
Changes of assumptions	367,475	17,699
Net difference between projected and actual earnings on pension plan investments	2,182,374	--
Changes in proportion and differences between City contributions and proportionate share of contributions	514,046	94,259
City contributions subsequent to the measurement date	1,445,236	--
Total	<u>\$ 4,917,007</u>	<u>\$ 192,542</u>

\$1,445,236 reported as deferred outflows of resources related to pensions resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2022. Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended June 30,	Total
2022	\$ 758,870
2023	1,028,881
2024	909,522
2025	572,273
2026	9,683
	<u>\$ 3,279,229</u>

Actuarial Assumptions The total pension liability in the June 30, 2020, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Rate of Inflation	3.0 percent
Salary increases	3.75 to 15.11 percent, including including inflation
Investment rate of return	7.50 percent, net of pension plan investment expense, including inflation

The actuarial assumptions used in the June 30, 2020 valuation were based on the results of an actuarial experience study for the period from July 1, 2007 to June 30, 2017. There were no significant changes of benefit terms.

Mortality rates as of June 30, 2020, were based on RP 2014 Blue Collar Healthy Annuitant table with males set-forward zero years, females set-forward two years and disabled set-forward three years (male only rates), with generational projection of future mortality improvement with 50% of Scale BB beginning in 2017.

The investment policy and decisions are governed by the Board of Trustees. The long-term expected rate of return on pension plan investments was determined using a building block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of geometric real rates of return for each major asset class included in the pension plan's target asset allocation as of December 31, 2018 (see the discussion of the pension plan's investment policy) are summarized in the following table:

<u>Asset Class</u>	<u>Long-Term Expected Real Rate of Return</u>
Large Cap	7.49 %
Small Cap	8.10 %
International Large Cap	7.20 %
Emerging Markets	7.90 %
Global Infrastructure	7.50 %
Private Non-Core Real Estate	11.50 %
Private Credit	6.40 %
Private Equity	10.80 %
Core Plus Fixed Income	4.00 %
Private Core Real Estate	7.20 %

Discount Rate - The discount rate used to measure the total pension liability was 7.5 percent. The projection of cash flows used to determine the discount rate assumed that contributions will be made at 9.40% of covered payroll and the City contributions will be made at rates equal to the difference between actuarially determined rates and the member rate. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of City's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate - The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 7.50 percent, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percent lower (6.50 percent) or 1-percent higher (8.5 percent) than the current rate.

	1% Decrease (6.5%)	Discount Rate (7.5%)	1% Increase (8.5%)
City's proportionate share of the net pension liability:	\$ 22,753,695	\$ 14,834,799	\$ 8,275,437

Pension Plan Fiduciary Net Position - Detailed information about the pension plan's fiduciary net position is available in the separately issued MFPRSI financial report which is available on MFPRSI's website at www.mfprsi.org.

Payables to the Pension Plan – At June 30, 2021, the City reported no payables to the defined benefit pension plan for legally required employer contributions and legally required employee contributions which had been withheld from employee wages but not yet remitted to MFPRSI.

G. Other Postemployment Benefits (OPEB)

Plan Description – The City administers a single-employer benefit plan which provides medical, prescription drug and life benefits for all full-time active employees, retired and their eligible dependants. Group insurance benefits are established under Iowa Code Chapter 509A.13. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75. The Plan does not issue a stand-alone financial report.

OPEB Benefits – Individuals who are employed by the City and are eligible to participate in the group health plan are eligible to continue healthcare benefits upon retirement. Retirees under age 65 pay the same premium for the medical, prescription drug and life benefits as active employees, which results in an implicit rate subsidy and an OPEB liability.

Retired participants must be age 55 or older at retirement. At June 30, 2020, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefit payments	17
Active employees	201
Total	218

Total OPEB Liability – The City’s total OPEB liability of \$3,560,585 as of June 30, 2021 was measured as of June 30, 2020, and was determined by an actuarial valuation as of that date.

Actuarial Assumptions – The total OPEB liability in the June 30, 2020 actuarial valuation was determined using the following actuarial assumptions and the entry age normal actuarial cost method, applied to all periods included in the measurement.

Rate of Inflation (effective June 30, 2020)	3.00% percent per annum
Rates of salary increase (effective June 30, 2020)	3.50% per annum, including inflation.
Discount rate (effective June 30, 2020)	2.21% compounded annually, including inflation.
Healthcare cost trend rate (effective June 30, 2020)	6.00% initial rate decreasing by .5% annually to an ultimate rate of 5.00%.

Discount Rate – The discount rate used to measure the total OPEB liability was 2.21% which reflects the index rate for 20-year tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher as of the measurement date.

Mortality rates are from the RP 2014 annuitant distinct mortality table adjusted to 2006 with MP2019 general projection of future mortality improvement.

The actuarial assumptions used in the June 30, 2020 valuation were based on the results of an actuarial experience study with dates corresponding to those listed above.

Changes in the Total OPEB Liability

	<u>Total OPEB Liability</u>
Total OPEB liability beginning of year	<u>\$ 3,490,632</u>
Changes for year:	
Service cost	208,856
Interest	79,347
Difference between Expected & Actual Experience	--
Change in Assumptions	--
Benefit payments	<u>(218,250)</u>
Net changes	<u>69,953</u>
Total OPEB liability end of year	<u>\$ 3,560,585</u>

Sensitivity of the City's Total OPEB Liability to Changes in the Discount Rate – The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1% lower (1.21%) or 1% higher (3.21%) than the current discount rate.

	<u>1%</u> <u>Decrease</u> <u>(1.21)</u>	<u>Discount</u> <u>Rate</u> <u>(2.21%)</u>	<u>1%</u> <u>Increase</u> <u>(3.21%)</u>
Total OPEB liability	\$ 3,889,249	\$ 3,560,589	\$ 3,267,132

Sensitivity of the City's Total OPEB Liability to Changes in the Healthcare Cost Trend Rates – The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1% lower (5.00%) or 1% higher (7.00%) than the current healthcare cost trend rates.

	<u>1%</u> <u>Decrease</u> <u>(5.00%)</u>	<u>Healthcare</u> <u>Cost Trend</u> <u>Rate</u> <u>(6.00%)</u>	<u>1%</u> <u>Increase</u> <u>(7.00%)</u>
Total OPEB liability	\$ 3,191,160	\$ 3,560,585	\$ 4,000,192

OPEB Expense and Deferred Outflows of Resources Related to OPEB – For the year ended June 30, 2021, the City recognized OPEB expense of \$488,531. At June 30, 2021, the City reported deferred outflows of resources related to OPEB from the following resources:

	<u>Deferred Outflows</u> <u>of Resources</u>
Differences between expected and actual experience	\$ 792,219
Changes in assumptions	<u>621,481</u>
Total	<u>1,413,700</u>

The amount reported as deferred outflows of resources related to OPEB will be recognized as OPEB expense as follows:

Year Ended June 30,	Total
2022	\$ 200,328
2023	200,328
2024	200,328
2025	200,328
2026	200,328
Thereafter	412,060
	<u>\$ 1,413,700</u>

H. Interfund Balances

Individual interfund receivable and payable balances by fund type as of June 30, 2021, were stated in the fund financial statements as follows:

Due to/from other funds:	Total	
	Interfund Receivables	Interfund Payables
Fund		
Nonmajor Governmental Funds	\$ 19,842	\$ 19,842
Capital Improvements Fund	15,857,051	--
Bond Fund	--	15,857,051
Total	<u>\$ 15,876,893</u>	<u>\$ 15,876,893</u>

The balances are due to the elimination of reporting negative cash.

Advances from/to other funds:	Total	
	Advance to Other Funds	Advance from Other Funds
Fund		
Hospital Fund	\$ 7,455,000	\$ --
Capital Improvements Fund	2,365,000	--
Sewer Fund	--	9,820,000
Total	<u>\$ 9,820,000</u>	<u>\$ 9,820,000</u>

The amount payable from the Sewer Fund to the Hospital Fund and the Capital Improvements Fund relates to internal financing for the large disinfection project at the City's water treatment facility and other City Sewer projects.

I. Interfund Transactions

The following transfers represent individual fund interfund transfers as stated in the Fund Financial Statements.

Transfer To	Transfer From	Amount
General Fund	TIF Fund	\$ 50,571
	Street Construction Fund	205,766
	Capital Improvements Fund	5,940
	Non-major Governmental Funds	28,868
	Sewer Fund	141,166
	Refuse Fund	157,756
	Storm Water Fund	29,150
		<u>\$ 619,217</u>
Street Construction Fund	TIF Fund	\$ 17,443
	Storm Water Fund	185,638
		<u>\$ 203,081</u>
Street Repair Fund	Street Construction Fund	\$ 155,127
	Capital Improvement Fund	15,814
	Bond Fund	33,968
	Sewer Fund	486,529
	Storm Water Fund	158,296
		<u>\$ 849,734</u>
Debt Service Fund	General Fund	\$ 100,890
Capital Improvements Fund	General Fund	\$ 2,487,060
	Bond Fund	266,251
	Non-major Governmental Funds	10,000
		<u>\$ 2,763,311</u>
Bond Fund	TIF Fund	\$ 1,458,402
	Street Repair Fund	623,659
		<u>\$ 2,082,061</u>
Non-major Governmental Funds	General Fund	\$ 2,831,284
	TIF Fund	1,013,423
		<u>\$ 3,844,707</u>
Sewer Fund	TIF Fund	\$ 1,500,000
Refuse Fund	Street Construction	\$ 145,680
	Sewer Fund	145,680
		<u>\$ 291,360</u>
Stormwater Fund	Street Construction Fund	\$ 197,900
	Street Repair Fund	250,000
	Bond Fund	302,983
	Sewer Fund	40,280
		<u>\$ 791,163</u>
Internal Service Funds	General Fund	\$ 6,376
	Non-major Governmental Funds	16,001
	Internal Service Funds	7,698
		<u>\$ 30,075</u>
	Total	<u>\$ 13,075,599</u>

Transfers are used to (1) move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them, (2) move debt service payments from proprietary or special revenue funds to the debt service fund as debt service payments come due and, (3) to move receipts from user fee generated funds to the general fund for certain administrative and custodial costs in the general fund.

Note 4. Other Notes

A. Due To/From Component Unit

Amounts due from the component unit to the general fund at June 30, 2021, were as follows:

	Due from
Component Unit:	
Electric utility	\$ 1,231,133
Gas utility	264,296
Total	<u>\$ 1,495,429</u>

This amount differs from the amount reported as due to primary government since the Electric Utility, Gas Utility, and Communications Utility component units have a calendar year end of December 31, 2020.

B. Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters for which the government has established various funds to account for and finance its uninsured risks of loss.

The City has established a Health Insurance Reserve Fund for insuring benefits provided to City employees and covered dependents, which is included in the internal service fund type. Health benefits were self-insured up to a specific stop loss amount of \$85,000 and an aggregate stop loss of approximately \$4,343,866 for 2021. Coverage from a private insurance company is maintained for losses in excess of the stop loss amounts. All claims handling procedures are performed by a third-party claims administrator. Incurred but not reported claims have been accrued as a liability based upon the claims administrator's estimate.

All funds of the City participate in the program and make payments to the Health Insurance Reserve Fund based on actuarial estimates of the amounts needed to pay prior-year and current-year claims. The City has also established reserve funds for insuring workers' compensation, liability, and long-term disability claims which are included in the general fund type. Liability benefits were self-insured up to a specific stop loss amount of \$100,000 and an aggregate stop loss amount of \$260,000. Long-term disability benefits are self funded for the first six months, and the maximum benefit per individual is \$18,000. Workers' compensation benefits were self-insured up to an aggregate stop loss amount of \$350,000 with no specific stop loss amount. Coverage from private insurers is maintained for losses in excess of the stop loss amounts. An independent claims administrator performs all claims handling procedures. Settled claims for the above funds have not exceeded commercial coverage in any of the last three fiscal years.

Liabilities of the fund are reported when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. Liabilities include an amount for claims that have been incurred but not reported (IBNRs). The result of the process to estimate the claims liability is not an exact amount as it depends on many complex factors, such as inflation, changes in legal doctrines, and damage awards. Accordingly, claims are reevaluated periodically to consider the effects of inflation, recent claim settlement trends (including frequency and amount of pay-outs), and other economic and social factors. The estimate of the claims liability also includes amounts for incremental claim adjustment expenses related to specific claims and other claim adjustment expenses regardless of whether allocated to specific claims.

Changes in reported liabilities for the fiscal year ended June 30, 2021, are summarized as follows:

	Risk Management Fund				Total
	Health Insurance Reserve Fund	Workers' Compensation Reserve	Liability Reserve	Long-Term Disability Reserve	
Claim liabilities					
June 30, 2019	\$ 365,000	\$ 247,683	\$ --	\$ --	\$ 612,683
Claims and changes in estimates during fiscal year 2020	3,486,799	158,873	--	--	3,645,672
Claim payments	(3,528,799)	(122,972)	--	--	(3,651,771)
Claim liabilities					
June 30, 2020	\$ 323,000	\$ 283,584	\$ --	\$ --	\$ 606,584
Claims and changes in estimates during fiscal year 2021	4,691,852	54,863	--	--	4,746,715
Claim payments	(4,606,852)	(167,736)	--	--	(4,774,588)
Claim liabilities					
June 30, 2021	\$ 408,000	\$ 170,711	\$ --	\$ --	\$ 578,711

C. Commitments and Contingencies

Legal counsel has reported that as of June 30, 2021, there were claims and losses that are on file against the City. The City has the authority to levy additional taxes outside the regular limit to fund any uninsured judgment against the City. However, it is estimated that all of these claims and losses will be covered by insurance when exceeding stop loss limits, and the amounts prior to reaching these limits would not materially affect future financial statements of the City.

D. Urban Renewal Development Agreements

The City has entered into various development agreements for urban renewal projects. The agreements require the City to rebate portions of the incremental property tax paid by the developer in exchange for infrastructure improvements, rehabilitation and development of commercial projects by the developer.

The agreements are not general obligations of the City and, due to their nature, are not recorded as a liability in the City's financial statements. However, the agreements are subject to the constitutional debt limitation of the City.

Certain agreements include an annual appropriation clause and, accordingly, only the amount payable in the succeeding year on the agreements is subject to the constitutional debt limitation. The entire outstanding principal balance of agreements not including an annual appropriation clause is subject to the constitutional debt limitation.

Governmental Accounting Standards Board Statement No. 77 defines tax abatements as a reduction in tax revenues that results from an agreement between one or more governments and an individual or entity in which (a) one or more governments promise to forgo tax revenues to which they are otherwise entitled and (b) the individual or entity promises to take a specific action after the agreement has been entered into that contributes to economic development or otherwise benefits the governments or the citizens of those governments.

City Tax Abatements

The City provides tax abatements, as defined by Governmental Accounting Standards Board, for urban renewal and economic development projects, with tax increment financing as provided for in Chapters 15A and 403 of the Code of Iowa. For these types of projects, the City enters into agreements with developers which require the City, after developers meet the terms of the agreements, to rebate a portion of the property tax paid by the developers, to pay the developers an economic development grant or to pay the developers a predetermined dollar amount. No other commitments were made by the City as part of these agreements.

For the year ended June 30, 2021, the City rebated \$734,921 of property tax under the urban renewal and economic development projects.

E. COVID-19

On March 2020, the COVID-19 outbreak was declared a global pandemic. The disruption to business across a range of industries in the United States continues to evolve. The full impact to local, regional and national economies, including that of the City, remains uncertain.

To date, the outbreak has not created a material disruption to the operations of the City. However, the extent of the financial impact of COVID-19 will depend on future developments, including the spread of the virus, duration and timing of the economic recovery. Due to these uncertainties, management cannot reasonably estimate the potential impact to the City.

F. New Governmental Accounting Standards Board (GASB) Standards

The Governmental Accounting Standards Board (GASB) has issued the following statements not yet implemented by the City. The Statements, which may impact the City are as follows:

Statement No. 87, *Leases*, will be effective for the fiscal year June 30, 2022. The objective of this Statement is to better meet the information needs of financial statements users by improving accounting and financial reporting for leases by governments.

Statement No. 89, *Accounting for Interest Cost Incurred before the End of a Construction Period*, will be effective for fiscal year June 30, 2022. The objectives of this statement are to enhance the relevance and comparability of information about capital assets and the cost of borrowing for a reporting period and to simplify accounting for interest cost incurred before the end of a construction period.

Statement No. 91, *Conduit Debt Obligations*, will be effective for fiscal year June 30, 2023. The objectives of this statement are to provide a single method of reporting conduit debt obligations by issuers and eliminate diversity in practice associated with (1) commitments extended by issuers, (2) arrangements associated with conduit debt obligations, and (3) related note disclosures.

Statement No. 92, *Omnibus 2020*, will be effective for the fiscal year ended June 30, 2022. The objectives of this statement are to enhance comparability in accounting and financial reporting and to improve the consistency of authoritative literature by addressing practice issues that have been identified during implementation and application of certain GASB Statements.

Statement No. 93, *Replacement of Interbank Offered Rates*, will be effective for the fiscal year ended June 30, 2022. The objective of this statement is to address those and other accounting and financial reporting implications that result from the replacement of an interbank offered rate (IBOR).

Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*, will be effective for the fiscal year ended June 30, 2023. The primary objective of this statement is to improve financial reporting by addressing issues related to public-private and public-public partnership arrangements (PPPs).

Statement No. 96, *Subscription –Based Information Technology Agreements*, will be effective for the fiscal year ended June 30, 2023. This statement provides guidance on the accounting and financial reporting for subscription-based information technology arrangements (SBITAs) for government end users (governments).

Statement No. 97, *Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans—an amendment of GASB Statements No. 14 and No. 84, and a supersession of GASB Statement No. 32*, will be effective for the fiscal year ended June 30, 2022. The primary objectives of this statement are to (1) increase consistency and comparability related to the reporting of fiduciary component units in circumstances in which a potential component unit does not have a governing board and the primary government performs the duties that a governing board typically would perform; (2) mitigate costs associated with the reporting of certain defined contribution pension plans, defined contribution other postemployment benefit (OPEB) plans, and employee benefit plans other than pension plans or OPEB plans (other employee benefit plans) as fiduciary component units in fiduciary fund financial statements; and (3) enhance the relevance, consistency, and comparability of the accounting and financial reporting for Internal Revenue Code (IRC) Section 457 deferred compensation plans (Section 457 plans) that meet the definition of a pension plan and for benefits provided through those plans.

The City's management has not yet determined the effect these statements will have on the City's financial statements.

City of Cedar Falls, Iowa

**Budgetary Comparison Schedule - Function Budget
For the Year Ended June 30, 2021**

	Budgeted Amounts	
	Original	Final
Revenues:		
Property taxes and assessments	\$ 26,580,174	\$ 26,580,174
Other City taxes	6,155,607	6,155,607
Licenses and permits	984,000	984,000
Use of money and property	1,532,880	1,532,880
Intergovernmental	11,988,060	12,552,771
Charges for services	14,432,050	14,650,300
Miscellaneous	1,317,869	1,434,669
Total revenues	<u>\$ 62,990,640</u>	<u>\$ 63,890,401</u>
Expenditures:		
Current:		
Public safety	\$ 12,796,060	\$ 12,922,260
Public works	12,555,450	14,270,450
Health and social services	232,000	232,000
Culture and recreation	8,818,580	9,072,730
Community and economic development	3,591,720	3,894,031
General government	5,974,930	5,974,930
Debt service	955,710	955,710
Capital projects	18,950,900	20,761,100
Business-type	9,508,540	10,324,240
Total expenditures	<u>\$ 73,383,890</u>	<u>\$ 78,407,451</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ (10,393,250)</u>	<u>\$ (14,517,050)</u>
Other financing sources (uses):		
Proceeds from long-term debt	\$ 1,445,000	\$ 2,045,000
Transfers in	13,371,460	13,371,460
Transfers out	(13,371,460)	(13,371,460)
Total other financing sources (uses)	<u>\$ 1,445,000</u>	<u>\$ 2,045,000</u>
Excess (deficiency) of revenue and other financing sources over (under) expenditures and other financing uses	<u>\$ (8,948,250)</u>	<u>\$ (12,472,050)</u>
Fund balances, beginning	85,926,029	85,926,029
Fund balances, ending	<u><u>\$ 76,977,779</u></u>	<u><u>\$ 73,453,979</u></u>

See notes to the required supplementary information.

Actual Amounts	Variance with Final Budget - Positive (Negative)
\$ 27,080,074	\$ 499,900
6,896,975	741,368
1,531,722	547,722
1,710,386	177,506
14,253,458	1,700,687
13,058,871	(1,591,429)
4,063,654	2,628,985
<u>\$ 68,595,140</u>	<u>\$ 4,704,739</u>
\$ 12,015,062	\$ 907,198
11,810,160	2,460,290
216,757	15,243
7,057,247	2,015,483
2,973,143	920,888
4,926,690	1,048,240
853,222	102,488
10,442,871	10,318,229
8,323,157	2,001,083
<u>\$ 58,618,309</u>	<u>\$ 19,789,142</u>
<u>\$ 9,976,831</u>	<u>\$ 24,493,881</u>
\$ 3,602,719	\$ 1,557,719
14,584,111	1,212,651
(14,584,111)	(1,212,651)
<u>\$ 3,602,719</u>	<u>\$ 1,557,719</u>
\$ 13,579,550	\$ 26,051,600
89,441,212	3,515,183
<u>\$ 103,020,762</u>	<u>\$ 29,566,783</u>

City of Cedar Falls, Iowa**Notes to Required Supplementary Information – Budgetary Reporting
For the Year ended June 30, 2021****Note A - Budgetary Reporting**

The budgetary comparison is presented as Required Supplementary Information in accordance with Government Accounting Statement No. 41 for governments with significant budgetary perspective differences resulting from not being able to present budgetary comparisons for the General Fund and each major Special Revenue Fund.

In accordance with the Code of Iowa, the City Council annually adopts a budget on the cash basis plus recorded accounts payable following required public notice and hearing for all funds. The annual budget may be amended during the year utilizing similar statutorily prescribed procedures. Encumbrances are not recognized on the cash basis budget and appropriations lapse at year end.

Formal and legal budgetary control is based upon 9 major classes of disbursements known as functions, not by fund or fund type. These 9 functions are: public safety, public works, health and social services, culture and recreation, community and economic development, general government, debt service, capital projects, and business-type activities. Function disbursements required to be budgeted include disbursements for the General Fund, Special Revenue Funds, Debt Service Fund, Capital Project Funds, and Enterprise Funds. Although the budget document presents function disbursements by fund, the legal level of control is at the aggregated function level, not by fund. During the year, one budget amendment increased budgeted disbursements by \$5,023,561. This budget amendment is reflected in the final budget amounts.

City of Cedar Falls, Iowa
Budgetary Comparison Schedule -
Program Budget
Notes to RSI

Note B - Explanation of Differences between Budgetary Sources and Uses of funds and GAAP Revenues and Expenditures for the GAAP General Fund and Major Special Revenue Funds

	Function Budget
Sources	
Actual amounts (budgetary basis) "total revenues" from the budgetary comparison schedule - function budget	\$ 68,595,140
Adjustments:	
The City budgets for all receipts on the cash basis, rather than the modified accrual or accrual basis	(2,837,396)
Total revenues for the function budget on a GAAP basis of accounting	\$ 65,757,744
Reclassifications:	
The City reports sources of funds in the function budget as revenues in other major and nonmajor funds for GAAP reporting:	
Debt Service Fund	(687,206)
Capital Improvements Fund	(1,841,332)
Bond capital projects Fund	(1,421,866)
Nonmajor governmental GAAP funds	(4,284,590)
Business-type enterprise funds	(11,438,963)
Total revenues for general fund and major special revenue funds	\$ 46,083,787
Total revenues as reported on the statement of revenues, expenditures, and changes in fund balances - governmental funds:	
General Fund	\$ 28,767,030
Hospital Fund	532,078
TIF Fund	4,037,656
Street Construction Fund	5,869,089
Street Repair Fund	6,877,934
Total revenues for general fund and major special revenue funds	\$ 46,083,787

	<u>Function Budget</u>
Uses	
Actual amounts (budgetary basis) "total expenditures" from the budgetary comparison schedule - function budget	\$ 58,618,309
Adjustments	
The City budgets for expenditures on the cash basis, rather than on the modified accrual or accrual basis on all items except payments to suppliers	
The City does not budget for depreciation	(434,939)
Total uses for the function budget on a GAAP basis of accounting	<u>\$ 58,183,370</u>
Reclassifications:	
The City reports uses of funds in the function budget as expenditures in other major and nonmajor funds for GAAP reporting:	
Debt Service Fund	(853,222)
Capital Improvements Fund	(196,283)
Bond capital projects Fund	(7,607,611)
Nonmajor governmental GAAP funds	(6,380,624)
Business-type enterprise funds	(8,672,669)
Total expenditures for general fund and major special revenue funds	<u><u>\$ 34,472,961</u></u>
Total expenditures as reported on the statement of revenues, expenditures, and changes in fund balances - governmental funds:	
General Fund	\$ 24,460,293
Hospital Fund	203,757
TIF Fund	--
Street Construction Fund	4,095,196
Street Repair Fund	5,713,715
Total expenditures for general fund and major special revenue funds	<u><u>\$ 34,472,961</u></u>

City of Cedar Falls, Iowa

Schedule of the City's Proportionate Share of the Net Pension Liability

Iowa Public Employees' Retirement System
June 30, 2021

	<u>2021</u>	<u>2020</u>
City's proportion of the net pension liability (asset)	0.1318840 %	0.1280748 %
City's proportionate share of the net pension liability	\$ 9,264,499	\$ 7,416,373
City's covered payroll	\$ 10,465,436	\$ 9,750,115
City's proportionate share of the net pension liability as a percentage of its covered payroll	88.52 %	76.06 %
Plan fiduciary net position as a percentage of the total pension liability	82.90 %	85.45 %

In accordance with GASB Statement No. 68, the amounts presented for each fiscal year were determined as of June 30 of the preceding fiscal year.

See accompanying independent auditor's report.

Note: GASB Statement No. 68 requires ten years of information to be presented in this table. However, until a full 10-year trend is compiled, the City will present information for those years for which information is available.

	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
	0.1259677 %	0.1246758 %	0.1279990 %	0.1337248 %	0.1421628 %
\$	7,971,544	\$ 8,304,985	\$ 8,055,379	\$ 6,606,653	\$ 5,638,043
\$	9,473,601	\$ 9,302,153	\$ 9,203,649	\$ 9,218,654	\$ 9,346,040
	84.14 %	89.28 %	87.52 %	71.67 %	60.33 %
	83.62 %	82.21 %	81.82 %	85.19 %	87.61 %

City of Cedar Falls, Iowa

Schedule of City Contributions

Iowa Public Employees' Retirement System
Last 10 Fiscal Years

	2021	2020	2019	2018
Statutorily required contribution	\$ 1,047,351	\$ 988,265	\$ 920,276	\$ 846,190
Contributions in relation to the statutorily required contribution	1,047,351	988,265	(920,276)	(846,190)
Contribution deficiency (excess)	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>
City's covered payroll	\$ 11,095,706	\$ 10,465,436	\$ 9,750,115	\$ 9,473,601
Contributions as a percentage of covered payroll	9.44%	9.44%	9.44%	8.93%

See accompanying independent auditor's report.

<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>
\$ 831,947	\$ 821,928	\$ 821,440	\$ 834,065	\$ 823,374	\$ 771,437
(831,947)	(821,928)	(821,440)	(834,065)	(823,374)	(771,437)
<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>
\$ 9,302,153	\$ 9,203,649	\$ 9,218,654	\$ 9,346,040	\$ 9,490,561	\$ 9,560,570
8.94%	8.93%	8.91%	8.92%	8.68%	8.07%

City of Cedar Falls, Iowa

Notes to Required Supplementary Information – Pension Liability

Year ended June 30, 2021

Iowa Public Employees' Retirement System:

Changes of benefit terms:

There were no significant changes of benefit terms.

Changes of assumptions:

The 2018 valuation implemented the following refinements as a result of a demographic assumption study dated June 28, 2018:

- Changed mortality assumptions to the RP-2014 mortality tables with mortality improvements modeled using Scale MP-2017.
- Adjusted retirement rates.
- Lowered disability rates.
- Adjusted the probability of a vested Regular member electing to receive a deferred benefit.
- Adjusted the merit component of the salary increase assumption.

The 2017 valuation implemented the following refinements as a result of an experience study dated March 24, 2017:

- Decreased the inflation assumption from 3.00% to 2.60%.
- Decreased the assumed rate of interest on member accounts from 3.75% to 3.50% per year.
- Decreased the discount rate from 7.50% to 7.00%.
- Decreased the wage growth assumption from 4.00% to 3.25%.
- Decreased the payroll growth assumption from 4.00% to 3.25%.

The 2014 valuation implemented the following refinements as a result of a quadrennial experience study:

- Decreased the inflation assumption from 3.25 percent to 3.00 percent.
- Decreased the assumed rate of interest on member accounts from 4.00 percent to 3.75 percent per year.
- Adjusted male mortality rates for retirees in the Regular membership group.
- Reduced retirement rates for sheriffs and deputies between the ages of 55 and 64.
- Moved from an open 30 year amortization period to a closed 30 year amortization period for the UAL beginning June 30, 2014. Each year thereafter, changes in the UAL from plan experience will be amortized on a separate closed 20 year period.

City of Cedar Falls, Iowa

Schedule of the City's Proportionate Share of the Net Pension Liability

Municipal Fire and Police Retirement System of Iowa
June 30, 2021

	<u>2021</u>	<u>2020</u>
City's proportion of the net pension liability (asset)	1.859929 %	1.864869 %
City's proportionate share of the net pension liability	\$ 14,834,799	\$ 12,232,171
City's covered payroll	\$ 5,907,701	\$ 5,646,572
City's proportionate share of the net pension liability as a percentage of its covered payroll	251.05 %	216.63 %
Plan fiduciary net position as a percentage of the total pension liability	76.47 %	79.94 %

In accordance with GASB Statement No. 68, the amounts presented for each fiscal year were determined as of June 30 of the preceding fiscal year.

See accompanying independent auditor's report.

Note: GASB Statement No. 68 requires ten years of information to be presented in this table. However, until a full 10-year trend is compiled, the City will present information for those years for which information is available.

<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
1.778180 %	1.671545 %	1.727939 %	1.727077 %	1.782771 %
\$ 10,587,346	\$ 9,803,195	\$ 10,804,128	\$ 8,114,055	\$ 6,462,513
\$ 5,168,468	\$ 4,734,184	\$ 4,682,488	\$ 4,529,187	\$ 4,552,662
204.84 %	207.07 %	230.73 %	179.15 %	141.95 %
81.07 %	80.6 %	78.2 %	83.04 %	86.27 %

City of Cedar Falls, Iowa

Schedule of City Contributions

Municipal Fire and Police Retirement System of Iowa
Last 10 Fiscal Years

	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
Statutorily required contribution	\$ 1,445,236	\$ 1,442,048	\$ 1,469,237	\$ 1,327,264
Contributions in relation to the statutorily required contribution	1,445,236	1,442,048	(1,469,237)	(1,327,264)
Contribution deficiency (excess)	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>
City's covered payroll	\$ 5,708,659	\$ 5,907,701	\$ 5,646,572	\$ 5,168,469
Contributions as a percentage of covered payroll	25.32%	24.41%	26.02%	25.68%

See accompanying independent auditor's report.

2017	2016	2015	2014	2013	2012
\$ 1,227,100	\$ 1,300,356	\$ 1,377,326	\$ 1,371,261	\$ 1,144,556	\$ 1,080,516
(1,227,100)	(1,300,356)	(1,377,326)	(1,371,261)	(1,144,556)	(1,080,516)
<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>
\$ 4,734,184	\$ 4,682,488	\$ 4,529,187	\$ 4,552,662	\$ 4,381,915	\$ 4,363,958
25.92%	27.77%	30.41%	30.12%	26.12%	24.76%

City of Cedar Falls, Iowa
Notes to Required Supplementary Information – Pension Liability
Year ended June 30, 2021

Municipal Fire and Police Retirement System of Iowa:

Changes of benefit terms:

There were no significant changes of benefit terms.

Changes of assumptions:

The 2018 valuation changed postretirement mortality rates to the RP-2014 Blue Collar Healthy Annuitant table with males set-forward zero years, females set-forward two years and disabled set-forward three years (male only rates), with generational projection of future mortality improvement with 50% of scale BB.

The 2017 valuation added five years projection of future mortality improvement with Scale BB.

The 2016 valuation changed postretirement mortality rates to the RP-2000 Blue Collar Combined Healthy Mortality Table with males set-back two years, females set-forward one year and disabled individuals set-forward one year (male only rates), with no projection of future mortality improvement.

The 2015 valuation phased in the 1994 Group Annuity Mortality Table for postretirement mortality. This resulted in a weighting of 1/12 of the 1971 Group Annuity Mortality Table and 11/12 of the 1994 Group Annuity Mortality Table.

The 2014 valuation phased in the 1994 Group Annuity Mortality Table for postretirement mortality. This resulted in a weighting of 2/12 of the 1971 Group Annuity Mortality Table and 10/12 of the 1994 Group Annuity Mortality Table.

City of Cedar Falls, Iowa

**Schedule of Changes in the City's
Total OPEB Liability, Related Ratios and Notes**

June 30, 2021

	2021	2020	2019	2018
Service Cost	\$ 208,856	\$ 129,747	\$ 125,359	\$ 55,384
Interest cost	79,347	108,917	105,512	61,468
Difference between expected and actual experiences	--	275,367	--	924,312
Changes in assumptions	--	358,691	--	537,008
Benefit payments	<u>(218,250)</u>	<u>(133,483)</u>	<u>(161,077)</u>	<u>(141,086)</u>
Net change in total OPEB liability	<u>\$ 69,953</u>	<u>\$ 739,239</u>	<u>\$ 69,794</u>	<u>\$ 1,437,086</u>
Total OPEB liability beginning of year	3,490,632	2,751,393	2,681,599	1,244,513
Total OPEB liability end of year	<u>\$ 3,560,585</u>	<u>\$ 3,490,632</u>	<u>\$ 2,751,393</u>	<u>\$ 2,681,599</u>
Covered-employee payroll	14,878,294	14,375,163	13,870,992	13,401,925
Total OPEB liability as a percentage of covered-employee payroll	23.93%	24.28%	19.84%	20.01%

Notes to Schedules of Changes in the GAAP City's Total OPEB Liability and Related Ratios

No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement 75.

Changes in benefit terms:

There were no significant changes in benefit terms.

Changes in assumptions:

Changes in assumptions and other inputs reflect the effects of changes in the discount rate each period. The following are the discount rates used in each period.

Year ended June 30, 2021	2.21%
Year ended June 30, 2020	2.21%
Year ended June 30, 2019	3.87%
Year ended June 30, 2018	3.87%

Note: GASB Statement No. 75 requires ten years of information to be presented in this table. However, until a full 10-year trend is compiled, the City will present information for those years for which information is available.

City of Cedar Falls, Iowa
Combining Balance Sheet
Nonmajor Governmental Funds
June 30, 2021
(Page 1 of 2)

	Community Development Fund	Housing Assistance Fund
ASSETS		
Cash	\$ 74,894	\$ 661,475
Receivables, net of allowance for uncollectible amounts:		
Property taxes	--	--
Other city taxes	--	--
Accrued interest	--	--
Other	--	--
Special assessment	--	--
Due from other funds	--	--
Due from other governments	145,069	--
Inventories	--	--
Total assets	<u>\$ 219,963</u>	<u>\$ 661,475</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES		
LIABILITIES		
Accounts payable	\$ 102,454	\$ --
Grant Proceeds Received in Advance	--	41,431
Accrued liabilities	--	1,748
Due to other funds	--	--
Total liabilities	<u>\$ 102,454</u>	<u>\$ 43,179</u>
DEFERRED INFLOWS OF RESOURCES		
Succeeding year property taxes	\$ --	\$ --
Other	70,110	--
Total deferred inflows of resources	<u>\$ 70,110</u>	<u>\$ --</u>
FUND BALANCES		
Nonspendable	\$ --	\$ --
Restricted	47,399	618,296
Committed	--	--
Assigned	--	--
Unassigned	--	--
Total fund balances	<u>\$ 47,399</u>	<u>\$ 618,296</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 219,963</u>	<u>\$ 661,475</u>

Special Revenue

<u>Parking Fund</u>	<u>Police Retirement</u>	<u>Fire Retirement</u>	<u>Visitor & Tourism</u>
\$ 632,236	\$ 3,256,325	\$ 3,205,593	\$ 709,181
--	1,017,529	695,216	--
--	--	--	117,384
529	4,890	4,485	532
8,091	--	--	--
--	--	--	--
--	--	--	--
--	--	--	--
7,911	--	--	34,159
<u>\$ 648,767</u>	<u>\$ 4,278,744</u>	<u>\$ 3,905,294</u>	<u>\$ 861,256</u>
\$ 11,825	\$ 4,572	\$ 1,424	\$ 72,272
--	--	--	--
4,629	--	--	15,967
--	--	--	--
<u>\$ 16,454</u>	<u>\$ 4,572</u>	<u>\$ 1,424</u>	<u>\$ 88,239</u>
\$ --	\$ 1,010,134	\$ 690,883	\$ --
--	--	--	--
<u>\$ --</u>	<u>\$ 1,010,134</u>	<u>\$ 690,883</u>	<u>\$ --</u>
\$ 7,911	\$ --	\$ --	\$ 34,159
--	3,264,038	3,212,987	738,858
624,402	--	--	--
--	--	--	--
--	--	--	--
<u>\$ 632,313</u>	<u>\$ 3,264,038</u>	<u>\$ 3,212,987</u>	<u>\$ 773,017</u>
<u>\$ 648,767</u>	<u>\$ 4,278,744</u>	<u>\$ 3,905,294</u>	<u>\$ 861,256</u>

City of Cedar Falls, Iowa
Combining Balance Sheet
Nonmajor Governmental Funds
June 30, 2021
(Page 2 of 2)

	Special Revenue		
	Greenwood Perpetual Care	Fairview Perpetual Care	Hillside Perpetual Care
ASSETS			
Cash	\$ 249,692	\$ 163,163	\$ 50,323
Receivables, net of allowance for uncollectible amounts:			
Property taxes	--	--	--
Other city taxes	--	--	--
Accrued interest	--	--	--
Other	--	--	--
Special assessment	--	--	--
Due from other funds	--	--	--
Due from other governments	--	--	--
Inventories	--	--	--
Total assets	<u>\$ 249,692</u>	<u>\$ 163,163</u>	<u>\$ 50,323</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
LIABILITIES			
Accounts payable	\$ --	\$ --	\$ --
Grant Proceeds Received in Advance	--	--	--
Accrued liabilities	--	--	--
Due to other funds	--	--	--
Total liabilities	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>
DEFERRED INFLOWS OF RESOURCES			
Succeeding year property taxes	\$ --	\$ --	\$ --
Other	--	--	--
Total deferred inflows of resources	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>
FUND BALANCES			
Nonspendable	\$ --	\$ --	\$ --
Restricted	249,692	163,163	50,323
Committed	--	--	--
Assigned	--	--	--
Unassigned	--	--	--
Total fund balances	<u>\$ 249,692</u>	<u>\$ 163,163</u>	<u>\$ 50,323</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 249,692</u>	<u>\$ 163,163</u>	<u>\$ 50,323</u>

(continued)

Capital Projects				
Washington Park Renovation	FEMA Fund	Sidewalk Assessment	Economic Development Capital	Total
\$ 33,482	\$ 4,465,812	\$ --	\$ 7,622,299	\$ 21,124,475
--	--	--	--	1,712,745
--	--	--	--	117,384
23	2,347	--	4,599	17,405
--	--	--	--	8,091
--	--	44,442	--	44,442
--	--	--	19,842	19,842
--	70,030	--	--	215,099
--	--	--	--	42,070
<u>\$ 33,505</u>	<u>\$ 4,538,189</u>	<u>\$ 44,442</u>	<u>\$ 7,646,740</u>	<u>\$ 23,301,553</u>
\$ --	\$ 949	\$ --	\$ 8,537	\$ 202,033
--	--	--	--	41,431
--	--	--	--	22,344
--	--	19,842	--	19,842
<u>\$ --</u>	<u>\$ 949</u>	<u>\$ 19,842</u>	<u>\$ 8,537</u>	<u>\$ 285,650</u>
\$ --	\$ --	\$ --	\$ --	\$ 1,701,017
--	70,030	43,482	--	183,622
<u>\$ --</u>	<u>\$ 70,030</u>	<u>\$ 43,482</u>	<u>\$ --</u>	<u>\$ 1,884,639</u>
\$ --	\$ --	\$ --	\$ --	\$ 42,070
--	--	--	--	8,344,756
--	--	--	--	624,402
33,505	4,467,210	--	7,638,203	12,138,918
--	--	(18,882)	--	(18,882)
<u>\$ 33,505</u>	<u>\$ 4,467,210</u>	<u>\$ (18,882)</u>	<u>\$ 7,638,203</u>	<u>\$ 21,131,264</u>
<u>\$ 33,505</u>	<u>\$ 4,538,189</u>	<u>\$ 44,442</u>	<u>\$ 7,646,740</u>	<u>\$ 23,301,553</u>

City of Cedar Falls, Iowa
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Nonmajor Governmental Funds
For the Year Ended June 30, 2021
(Page 1 of 2)

	Community Development Fund	Housing Assistance Fund	Parking Fund
Revenues:			
Property taxes and assessments	\$ --	\$ --	\$ --
Other city taxes	--	--	--
Use of money and property	--	3,386	4,093
Intergovernmental	350,105	1,434,962	--
Charges for services	--	--	7,724
Fines and forfeitures	--	--	97,708
Miscellaneous	--	7,421	--
Total revenues	<u>\$ 350,105</u>	<u>\$ 1,445,769</u>	<u>\$ 109,525</u>
Expenditures:			
Current:			
Public safety	\$ --	\$ --	\$ --
Public works	--	--	280,827
Culture and recreation	--	--	--
Community and economic development	397,372	1,411,065	--
Capital projects	--	--	--
Total expenditures	<u>\$ 397,372</u>	<u>\$ 1,411,065</u>	<u>\$ 280,827</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ (47,267)</u>	<u>\$ 34,704</u>	<u>\$ (171,302)</u>
Other financing sources (uses):			
Transfers in	\$ --	\$ --	\$ --
Transfers out	(16,001)	--	(21,380)
Total other financing sources (uses)	<u>\$ (16,001)</u>	<u>\$ --</u>	<u>\$ (21,380)</u>
Net change in fund balances	\$ (63,268)	\$ 34,704	\$ (192,682)
Fund balances, beginning	110,667	583,592	825,050
Increase (decrease) in reserve for inventories	--	--	(55)
Fund balances, ending	<u>\$ 47,399</u>	<u>\$ 618,296</u>	<u>\$ 632,313</u>

Special Revenue		
<u>Police Retirement</u>	<u>Fire Retirement</u>	<u>Visitor & Tourism</u>
\$ 1,025,067	\$ 600,316	\$ --
--	--	388,237
60,076	59,114	4,247
--	--	--
--	--	--
--	--	5,972
<u>\$ 1,085,143</u>	<u>\$ 659,430</u>	<u>\$ 398,456</u>
\$ 1,023,576	\$ 612,996	\$ --
--	--	--
--	--	607,400
--	--	--
--	--	--
<u>\$ 1,023,576</u>	<u>\$ 612,996</u>	<u>\$ 607,400</u>
<u>\$ 61,567</u>	<u>\$ 46,434</u>	<u>\$ (208,944)</u>
\$ --	\$ --	\$ 67,883
--	--	(17,488)
<u>\$ --</u>	<u>\$ --</u>	<u>\$ 50,395</u>
\$ 61,567	\$ 46,434	\$ (158,549)
3,202,471	3,166,553	931,391
--	--	175
<u>\$ 3,264,038</u>	<u>\$ 3,212,987</u>	<u>\$ 773,017</u>

(continued)

City of Cedar Falls, Iowa
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Nonmajor Governmental Funds
For the Year Ended June 30, 2021
(Page 2 of 2)

	Special Revenue		
	Greenwood Perpetual Care	Fairview Perpetual Care	Hillside Perpetual Care
Revenues:			
Property taxes and assessments	\$ --	\$ --	\$ --
Other city taxes	--	--	--
Use of money and property	--	--	--
Intergovernmental	--	--	--
Charges for services	5,780	4,170	1,920
Fines and forfeitures	--	--	--
Miscellaneous	--	--	--
Total revenues	<u>\$ 5,780</u>	<u>\$ 4,170</u>	<u>\$ 1,920</u>
Expenditures:			
Current:			
Public safety	\$ --	\$ --	\$ --
Public works	--	--	--
Culture and recreation	--	--	--
Community and economic development	--	--	--
Capital projects	--	--	--
Total expenditures	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ 5,780</u>	<u>\$ 4,170</u>	<u>\$ 1,920</u>
Other financing sources (uses):			
Transfers in	\$ --	\$ --	\$ --
Transfers out	--	--	--
Total other financing sources (uses)	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>
Net change in fund balances	\$ 5,780	\$ 4,170	\$ 1,920
Fund balances, beginning	243,912	158,993	48,403
Increase (decrease) in reserve for inventories	--	--	--
Fund balances, ending	<u>\$ 249,692</u>	<u>\$ 163,163</u>	<u>\$ 50,323</u>

(continued)

Capital Projects				
Washington Park Renovation	FEMA Fund	Sidewalk Assessment	Economic Development Capital	Total
\$ --	\$ --	\$ 19,094	\$ --	\$ 1,644,477
--	--	--	--	388,237
203	19,136	--	97,981	248,236
--	39,285	--	--	1,824,352
--	--	--	--	19,594
--	--	--	--	97,708
--	--	22,186	26,407	61,986
<u>\$ 203</u>	<u>\$ 58,421</u>	<u>\$ 41,280</u>	<u>\$ 124,388</u>	<u>\$ 4,284,590</u>
\$ --	\$ --	\$ --	\$ --	\$ 1,636,572
--	--	--	--	280,827
--	--	--	--	607,400
--	--	--	--	1,808,437
--	76,499	36,779	1,934,110	2,047,388
<u>\$ --</u>	<u>\$ 76,499</u>	<u>\$ 36,779</u>	<u>\$ 1,934,110</u>	<u>\$ 6,380,624</u>
<u>\$ 203</u>	<u>\$ (18,078)</u>	<u>\$ 4,501</u>	<u>\$ (1,809,722)</u>	<u>\$ (2,096,034)</u>
\$ --	\$ 1,463,401	\$ --	\$ 2,313,423	\$ 3,844,707
--	--	--	--	(54,869)
<u>\$ --</u>	<u>\$ 1,463,401</u>	<u>\$ --</u>	<u>\$ 2,313,423</u>	<u>\$ 3,789,838</u>
\$ 203	\$ 1,445,323	\$ 4,501	\$ 503,701	\$ 1,693,804
33,302	3,021,887	(23,383)	7,134,502	19,437,340
--	--	--	--	120
<u>\$ 33,505</u>	<u>\$ 4,467,210</u>	<u>\$ (18,882)</u>	<u>\$ 7,638,203</u>	<u>\$ 21,131,264</u>

City of Cedar Falls, Iowa
Combining Statement of Net Position
Internal Service Funds
June 30, 2021

	<u>Health Insurance</u>	<u>Health Insurance Severance</u>	<u>Payroll</u>
ASSETS			
Current assets:			
Cash	\$ 3,296,559	\$ 361,567	\$ 2,664,017
Receivables, net of allowance for uncollectible amounts:			
Accrued interest	2,718	--	2,290
Other	76,357	--	--
Inventories	--	--	--
Total current assets	<u>\$ 3,375,634</u>	<u>\$ 361,567</u>	<u>\$ 2,666,307</u>
Noncurrent assets:			
Capital assets:			
Buildings	\$ --	\$ --	\$ --
Machinery and equipment	--	--	--
Accumulated depreciation	--	--	--
Total noncurrent assets	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>
Total assets	<u>\$ 3,375,634</u>	<u>\$ 361,567</u>	<u>\$ 2,666,307</u>
DEFERRED OUTFLOWS OF RESOURCES			
Pension related deferred outflows	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>
LIABILITIES			
Current liabilities:			
Accounts payable	\$ 68,300	\$ 361,567	\$ --
Accrued liabilities	408,000	--	--
Compensated absences due within one year	--	--	--
Total current liabilities	<u>\$ 476,300</u>	<u>\$ 361,567</u>	<u>\$ --</u>
Noncurrent liabilities:			
Compensated absences after one year	\$ --	\$ --	\$ --
Net pension liability	--	--	--
Total noncurrent liabilities	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>
Total liabilities	<u>\$ 476,300</u>	<u>\$ 361,567</u>	<u>\$ --</u>
DEFERRED INFLOWS OF RESOURCES			
Pension related deferred inflows	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>
NET POSITION			
Investment in capital assets	\$ --	\$ --	\$ --
Unrestricted	2,899,334	--	2,666,307
Total net position	<u>\$ 2,899,334</u>	<u>\$ --</u>	<u>\$ 2,666,307</u>

<u>Risk Management</u>	<u>Data Processing</u>	<u>Vehicle Maintenance</u>	<u>Total</u>
\$ 3,195,611	\$ 1,359,872	\$ 3,188,178	\$ 14,065,804
2,233	981	2,284	10,506
22,223	--	3,124	101,704
--	2,397	54,048	56,445
<u>\$ 3,220,067</u>	<u>\$ 1,363,250</u>	<u>\$ 3,247,634</u>	<u>\$ 14,234,459</u>
\$ --	\$ --	\$ 90,302	\$ 90,302
--	1,529,861	6,479,822	8,009,683
--	(1,263,150)	(4,320,894)	(5,584,044)
<u>\$ --</u>	<u>\$ 266,711</u>	<u>\$ 2,249,230</u>	<u>\$ 2,515,941</u>
<u>\$ 3,220,067</u>	<u>\$ 1,629,961</u>	<u>\$ 5,496,864</u>	<u>\$ 16,750,400</u>
\$ --	\$ 86,271	\$ 92,748	\$ 179,019
\$ 24,284	\$ 51,603	\$ 187,944	\$ 693,698
170,711	25,509	24,940	629,160
--	22,035	19,316	41,351
<u>\$ 194,995</u>	<u>\$ 99,147</u>	<u>\$ 232,200</u>	<u>\$ 1,364,209</u>
\$ --	\$ 14,264	\$ --	\$ 14,264
--	287,284	275,393	562,677
<u>\$ --</u>	<u>\$ 301,548</u>	<u>\$ 275,393</u>	<u>\$ 576,941</u>
<u>\$ 194,995</u>	<u>\$ 400,695</u>	<u>\$ 507,593</u>	<u>\$ 1,941,150</u>
\$ --	\$ 6,738	\$ 8,689	\$ 15,427
\$ --	\$ 266,711	\$ 2,249,230	\$ 2,515,941
3,025,072	1,042,088	2,824,100	12,456,901
<u>\$ 3,025,072</u>	<u>\$ 1,308,799</u>	<u>\$ 5,073,330</u>	<u>\$ 14,972,842</u>

City of Cedar Falls, Iowa
Combining Statement of Revenues, Expenses,
and Changes in Fund Net Position
Internal Service Funds
For the Year Ended June 30, 2021

	Health Insurance	Health Insurance Severance	Payroll
Operating revenues:			
Charges for services	\$ 3,845,375	\$ --	\$ 372,915
Other	--	--	--
Total operating revenues	<u>\$ 3,845,375</u>	<u>\$ --</u>	<u>\$ 372,915</u>
Operating expenses:			
Personal services	\$ --	\$ --	\$ 304,975
Contractual services	4,810,302	--	--
Supplies and equipment	--	--	--
Depreciation	--	--	--
Total operating expenses	<u>\$ 4,810,302</u>	<u>\$ --</u>	<u>\$ 304,975</u>
Operating income (loss)	<u>\$ (964,927)</u>	<u>\$ --</u>	<u>\$ 67,940</u>
Nonoperating revenues (expenses):			
Use of money and property	\$ 24,064	\$ --	\$ 20,729
Gain on disposal of capital assets	--	--	--
Loss on disposal of equipment	--	--	--
Nonoperating revenues (expenses)	<u>\$ 24,064</u>	<u>\$ --</u>	<u>\$ 20,729</u>
Income (loss) before transfers	<u>\$ (940,863)</u>	<u>\$ --</u>	<u>\$ 88,669</u>
Transfers in	\$ --	\$ --	\$ --
Transfers out	--	--	--
Transfers, net	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>
Change in net position	\$ (940,863)	\$ --	\$ 88,669
Net position, beginning	3,840,197	--	2,577,638
Net position, ending	<u><u>\$ 2,899,334</u></u>	<u><u>\$ --</u></u>	<u><u>\$ 2,666,307</u></u>

<u>Risk Management</u>	<u>Data Processing</u>	<u>Vehicle Maintenance</u>	<u>Total</u>
\$ 758,360	\$ 989,300	\$ 2,047,280	\$ 8,013,230
221,960	--	55,444	277,404
<u>\$ 980,320</u>	<u>\$ 989,300</u>	<u>\$ 2,102,724</u>	<u>\$ 8,290,634</u>
\$ --	\$ 552,235	\$ 538,158	\$ 1,395,368
940,292	353,159	204,410	6,308,163
--	169,078	958,629	1,127,707
--	122,904	303,203	426,107
<u>\$ 940,292</u>	<u>\$ 1,197,376</u>	<u>\$ 2,004,400</u>	<u>\$ 9,257,345</u>
<u>\$ 40,028</u>	<u>\$ (208,076)</u>	<u>\$ 98,324</u>	<u>\$ (966,711)</u>
\$ 17,502	\$ 8,502	\$ 19,907	\$ 90,704
--	--	62,235	62,235
--	--	(12,953)	(12,953)
<u>\$ 17,502</u>	<u>\$ 8,502</u>	<u>\$ 69,189</u>	<u>\$ 139,986</u>
<u>\$ 57,530</u>	<u>\$ (199,574)</u>	<u>\$ 167,513</u>	<u>\$ (826,725)</u>
\$ --	\$ 16,001	\$ 14,074	\$ 30,075
(7,698)	--	--	(7,698)
<u>\$ (7,698)</u>	<u>\$ 16,001</u>	<u>\$ 14,074</u>	<u>\$ 22,377</u>
\$ 49,832	\$ (183,573)	\$ 181,587	\$ (804,348)
2,975,240	1,492,372	4,891,743	15,777,190
<u>\$ 3,025,072</u>	<u>\$ 1,308,799</u>	<u>\$ 5,073,330</u>	<u>\$ 14,972,842</u>

City of Cedar Falls, Iowa
Combining Statement of Cash Flows
Internal Service Funds
For the Year Ended June 30, 2021

	<u>Health Insurance</u>	<u>Health Insurance Severance</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from interfund services	\$ 3,845,375	\$ 82,383
Payments to suppliers	(4,732,660)	--
Payments to employees	--	(60,321)
Net cash provided by (used for) operating activities	<u>\$ (887,285)</u>	<u>\$ 22,062</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES		
Transfers from other funds	\$ --	\$ --
Transfers to other funds	--	--
Net cash provided by (used for) financing activities	<u>\$ --</u>	<u>\$ --</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Net acquisition of property and equipment	<u>\$ --</u>	<u>\$ --</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest received on investments	<u>\$ 47,240</u>	<u>\$ --</u>
Net increase (decrease) in cash	<u>\$ (840,045)</u>	<u>\$ 22,062</u>
CASH BALANCES, Beginning	4,136,604	339,505
CASH BALANCES, Ending	<u>\$ 3,296,559</u>	<u>\$ 361,567</u>
Reconciliation of operating income (loss) to net cash provided by (used for) operating activities:		
Operating income (loss)	\$ (964,927)	\$ --
Adjustments to reconcile operating income (loss) to net cash provided by (used for) operating activities:		
Depreciation	--	--
(Increase) decrease in:		
Other receivables	15,703	--
Inventories	--	--
Increase (decrease) in accounts payable, accrued and other liabilities	61,939	22,062
(Increase) decrease in deferred outflows of resources	--	--
Increase (decrease) in deferred inflows of resources	--	--
Net cash provided by (used for) operating activities	<u>\$ (887,285)</u>	<u>\$ 22,062</u>

<u>Payroll</u>	<u>Risk Management</u>	<u>Data Processing</u>	<u>Vehicle Maintenance</u>	<u>Total</u>
\$ 372,915	\$ 758,360	\$ 989,300	\$ 2,047,280	\$ 8,095,613
--	(862,868)	(500,191)	(1,047,761)	(7,143,480)
(463,029)	--	(531,191)	(529,535)	(1,584,076)
<u>\$ (90,114)</u>	<u>\$ (104,508)</u>	<u>\$ (42,082)</u>	<u>\$ 469,984</u>	<u>\$ (631,943)</u>
\$ --	\$ --	\$ 16,001	\$ 14,074	\$ 30,075
--	(7,698)	--	--	(7,698)
<u>\$ --</u>	<u>\$ (7,698)</u>	<u>\$ 16,001</u>	<u>\$ 14,074</u>	<u>\$ 22,377</u>
\$ --	\$ --	\$ (95,709)	\$ (330,596)	\$ (426,305)
\$ 37,780	\$ 37,118	\$ 16,743	\$ 36,807	\$ 175,688
\$ (52,334)	\$ (75,088)	\$ (105,047)	\$ 190,269	\$ (860,183)
2,716,351	3,270,699	1,464,919	2,997,909	14,925,987
<u>\$ 2,664,017</u>	<u>\$ 3,195,611</u>	<u>\$ 1,359,872</u>	<u>\$ 3,188,178</u>	<u>\$ 14,065,804</u>
\$ 67,940	\$ 40,028	\$ (208,076)	\$ 98,324	\$ (966,711)
--	--	122,904	303,203	426,107
--	(22,223)	--	(395)	(6,915)
--	--	970	(22,647)	(21,677)
(158,054)	(122,313)	95,771	141,266	40,671
--	--	(22,742)	(33,991)	(56,733)
--	--	(30,909)	(15,776)	(46,685)
<u>\$ (90,114)</u>	<u>\$ (104,508)</u>	<u>\$ (42,082)</u>	<u>\$ 469,984</u>	<u>\$ (631,943)</u>

City of Cedar Falls, Iowa
Capital Assets Used in the Operation of Governmental Funds
Comparative Schedules by Source*
June 30, 2021 and 2020

	2021	2020
Governmental fund capital assets:		
Land	\$ 43,116,319	\$ 43,116,319
Land improvements	21,077,715	20,632,281
Buildings	36,846,487	36,570,505
Machinery and equipment	13,927,274	13,322,649
Infrastructure	268,834,004	248,243,811
Construction in progress	12,137,611	19,176,657
Total governmental funds capital assets	\$ 395,939,410	\$ 381,062,222
Investments in governmental funds capital assets by source:		
General fund	\$ 23,481,862	\$ 22,814,493
Special revenue funds	85,701,611	81,616,831
Capital projects funds	241,581,300	233,325,432
Internal service	238,913	238,913
Donations	44,935,724	43,066,553
Total governmental funds capital assets	\$ 395,939,410	\$ 381,062,222

* This schedule presents only the capital asset balances related to governmental funds. Accordingly, the capital assets reported in internal service funds are excluded from the above amounts. Generally, the capital assets of internal service funds are included as governmental activities in the statement of net position.

City of Cedar Falls, Iowa
Capital Assets Used in the Operation of Governmental Funds
Schedule by Function and Activity *
June 30, 2021

Function and Activity	Land	Land Improvements	Buildings
Public Safety	\$ 12,500	\$ --	\$ 10,521,665
Public Works	751,051	2,801,887	1,582,334
Health & Social Services	151,494	89,596	5,873,537
Culture and Recreation	2,923,734	12,055,727	14,598,975
Community and Economic Development	39,223,639	6,130,505	11,500
General Government	53,901	--	4,258,476
	<u>\$ 43,116,319</u>	<u>\$ 21,077,715</u>	<u>\$ 36,846,487</u>

* This schedule presents only the capital asset balances related to governmental funds. Accordingly, the capital assets reported in internal service funds are excluded from the above amounts. Generally, the capital assets of internal service funds are included as governmental activities in the statement of net position.

<u>Machinery and Equipment</u>	<u>Infrastructure</u>	<u>Construction in Progress</u>	<u>Total</u>
\$ 2,558,257	\$ --	\$ --	\$ 13,092,422
5,884,320	262,010,315	10,488,413	283,518,320
--	--	--	6,114,627
3,883,305	6,823,689	948,380	41,233,810
108,477	--	561,200	46,035,321
1,492,915	--	139,618	5,944,910
<u>\$ 13,927,274</u>	<u>\$ 268,834,004</u>	<u>\$ 12,137,611</u>	<u>\$ 395,939,410</u>

City of Cedar Falls, Iowa
Capital Assets Used in the Operation of Governmental Funds
Schedule of Changes by Function and Activity *
For the Fiscal Year Ended June 30, 2021

	Governmental Funds Capital Assets July 1, 2020	Additions	Deletions	Governmental Funds Capital Assets June 30, 2021
Public Safety	\$ 12,824,115	\$ 312,567	\$ 44,260	\$ 13,092,422
Public Works	269,876,889	29,976,061	16,334,630	283,518,320
Health & Social Services	6,114,627	--	--	6,114,627
Culture and Recreation	41,013,682	890,868	670,740	41,233,810
Community and Economic Development	45,474,121	561,200	--	46,035,321
General Government	5,758,788	196,674	10,552	5,944,910
	<u>\$ 381,062,222</u>	<u>\$ 31,937,370</u>	<u>\$ 17,060,182</u>	<u>\$ 395,939,410</u>

* This schedule presents only the capital asset balances related to governmental funds. Accordingly, the capital assets reported in internal service funds are excluded from the above amounts. Generally, the capital assets of internal service funds are included as governmental activities in the statement of net position.

**City of Cedar Falls, Iowa
Statistical Section**

This part of the City's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the city's overall financial health.

<u>Contents</u>	<u>Page</u>
Financial Trends	
These schedules contain trend information to help the reader understand how the city's financial performance and well-being have changed over time.	125
Revenue Capacity	
These schedules contain information to help the reader assess the city's most significant local revenue source, the property tax.	135
Debt Capacity	
These schedules present information to help the reader assess the affordability of the city's current levels of outstanding debt and the city's ability to issue additional debt in the future.	144
Demographic and Economic Information	
These schedules offer demographic and economic indicators to help the reader understand the environment within which the city's financial activities take place.	156
Operating Information	
These schedules contain service and infrastructure data to help the reader understand how the information in the city's financial report relates to the services the city provides and the activities it performs.	161

Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant year.

City of Cedar Falls, Iowa
Net Position by Component
Last Ten Fiscal Years
(Accrual basis of accounting)

	Fiscal Year			
	2012	2013	2014	2015
Governmental activities				
Net investment in capital assets	\$ 151,130,097	\$ 155,314,591	\$ 162,409,906	\$ 165,448,958
Restricted	24,405,828	24,150,307	25,300,988	28,349,177
Unrestricted	50,704,056	54,888,657	57,227,282	66,476,930
Total governmental activities net position	\$ 226,239,981	\$ 234,353,555	\$ 244,938,176	\$ 260,275,065
Business-type activities				
Net investment in capital assets	\$ 70,328,202	\$ 79,677,940	\$ 77,467,033	\$ 79,444,948
Restricted	9,500	9,500	9,500	9,500
Unrestricted	(76,329)	(5,621,533)	(4,218,827)	(6,100,653)
Total business-type activities net position	\$ 70,261,373	\$ 74,065,907	\$ 73,257,706	\$ 73,353,795
Primary government				
Net investment in capital assets	\$ 221,458,299	\$ 234,992,531	\$ 239,876,939	\$ 244,893,906
Restricted	24,415,328	24,159,807	25,310,488	28,358,677
Unrestricted	50,627,727	49,267,124	53,008,455	60,376,277
Total primary government net position	\$ 296,501,354	\$ 308,419,462	\$ 318,195,882	\$ 333,628,860

Fiscal Year					
2016	2017	2018	2019	2020	2021
\$ 177,078,562	\$ 185,440,156	\$ 206,505,683	\$ 222,380,958	\$ 233,264,428	\$ 235,252,432
30,021,985	33,221,194	32,833,649	33,108,311	34,985,196	37,325,937
67,625,175	66,287,368	62,952,964	57,239,608	51,425,709	54,645,260
<u>\$ 274,725,722</u>	<u>\$ 284,948,718</u>	<u>\$ 302,292,296</u>	<u>\$ 312,728,877</u>	<u>\$ 319,675,333</u>	<u>\$ 327,223,629</u>
\$ 80,717,535	\$ 79,810,012	\$ 83,110,200	\$ 79,531,920	\$ 80,028,959	\$ 80,744,907
9,500	9,500	9,500	29,990	29,990	29,990
(4,631,127)	(2,265,218)	(1,699,735)	6,090,521	7,529,705	11,807,093
<u>\$ 76,095,908</u>	<u>\$ 77,554,294</u>	<u>\$ 81,419,965</u>	<u>\$ 85,652,431</u>	<u>\$ 87,588,654</u>	<u>\$ 92,581,990</u>
\$ 257,796,097	\$ 265,250,168	\$ 289,615,883	\$ 301,912,878	\$ 313,293,387	\$ 315,997,339
30,031,485	33,230,694	32,843,149	33,138,301	35,015,186	37,355,927
62,994,048	64,022,150	61,253,229	63,330,129	58,955,414	66,452,353
<u>\$ 350,821,630</u>	<u>\$ 362,503,012</u>	<u>\$ 383,712,261</u>	<u>\$ 398,381,308</u>	<u>\$ 407,263,987</u>	<u>\$ 419,805,619</u>

City of Cedar Falls, Iowa
Changes in Net Position
Last Ten Fiscal Years
(Accrual basis of accounting)
(Page 1 of 2)

	Fiscal Year			
	2012	2013	2014	2015
Expenses				
Governmental activities:				
Public safety	\$ 8,462,143	\$ 9,491,677	\$ 9,293,710	\$ 9,285,835
Public works	12,971,278	11,909,568	12,086,420	12,301,197
Health and social services	316,339	320,864	166,764	279,734
Culture and recreation	7,098,908	7,262,110	7,135,841	7,560,018
Community and economic development	7,815,848	8,357,058	5,134,158	5,661,653
General government	4,333,403	4,890,409	4,684,649	4,319,945
Debt service	452,378	228,173	183,339	166,377
Total governmental activities expenses	<u>41,450,297</u>	<u>42,459,859</u>	<u>38,684,881</u>	<u>39,574,759</u>
Business-type activities:				
Sewer	3,336,990	3,617,688	3,971,854	4,702,339
Refuse	2,492,305	2,770,264	2,960,082	2,744,057
Storm Water	722,991	728,713	835,029	1,000,434
Total business-type activities expenses	<u>6,552,286</u>	<u>7,116,665</u>	<u>7,766,965</u>	<u>8,446,830</u>
Total primary government expenses	<u>\$ 48,002,583</u>	<u>\$ 49,576,524</u>	<u>\$ 46,451,846</u>	<u>\$ 48,021,589</u>
Program Revenues				
Governmental activities:				
Charges for services:				
Public Safety	\$ 748,246	\$ 673,860	\$ 661,382	\$ 640,025
Public Works	199,648	204,592	179,494	174,750
Culture and Recreation	2,469,465	2,400,747	2,518,347	2,226,514
General Government	1,682,397	1,632,567	1,773,501	1,547,812
Operating grants and contributions	1,695,117	2,098,639	1,818,312	1,502,835
Capital grants and contributions	11,529,905	6,479,932	3,576,733	1,628,293
Total governmental activities program revenues	<u>18,324,778</u>	<u>13,490,337</u>	<u>10,527,769</u>	<u>7,720,229</u>
Business-type activities:				
Charges for services:				
Sewer	4,313,923	4,574,181	4,837,116	5,067,148
Refuse	3,328,306	2,996,396	3,139,016	2,855,267
Storm Water	826,986	890,893	831,083	830,501
Capital grants and contributions: sewer and storm water	140,450	577,411	689,285	731,471
Total business-type activities program revenues	<u>8,609,665</u>	<u>9,038,881</u>	<u>9,496,500</u>	<u>9,484,387</u>
Total primary government program revenues	<u>\$ 26,934,443</u>	<u>\$ 22,529,218</u>	<u>\$ 20,024,269</u>	<u>\$ 17,204,616</u>
Net (Expense)/Revenues				
Governmental activities	(23,125,519)	(28,969,522)	(28,157,112)	(31,854,530)
Business-type activities	2,057,379	1,922,216	1,729,535	1,037,557
Total primary government net expense	<u>\$ (21,068,140)</u>	<u>\$ (27,047,306)</u>	<u>\$ (26,427,577)</u>	<u>\$ (30,816,973)</u>

Fiscal Year					
2016	2017	2018	2019	2020	2021
\$ 9,720,423	\$ 10,499,099	\$ 11,516,205	\$ 12,234,454	\$ 14,356,978	\$ 14,443,799
11,782,921	12,901,482	11,932,088	16,064,779	14,178,454	15,089,189
276,202	308,406	273,186	173,198	357,404	352,735
7,679,626	7,751,904	8,726,607	7,852,080	8,149,827	8,227,093
5,747,990	7,625,932	4,033,621	4,443,144	4,226,474	4,741,335
3,855,419	3,924,362	4,049,880	4,333,051	4,664,011	5,410,951
157,356	178,344	135,621	180,268	192,876	174,868
<u>39,219,937</u>	<u>43,189,529</u>	<u>40,667,208</u>	<u>45,280,974</u>	<u>46,126,024</u>	<u>48,439,970</u>
4,822,038	4,613,456	4,653,292	4,816,390	5,162,985	5,001,085
2,829,990	2,876,394	2,972,968	3,052,989	3,134,596	3,235,095
925,595	866,931	946,045	983,487	1,037,946	1,050,855
<u>8,577,623</u>	<u>8,356,781</u>	<u>8,572,305</u>	<u>8,852,866</u>	<u>9,335,527</u>	<u>9,287,035</u>
<u>\$ 47,797,560</u>	<u>\$ 51,546,310</u>	<u>\$ 49,239,513</u>	<u>\$ 54,133,840</u>	<u>\$ 55,461,551</u>	<u>\$ 57,727,005</u>
\$ 620,779	\$ 607,903	\$ 640,663	\$ 655,542	\$ 577,351	\$ 516,198
179,815	168,952	171,855	165,923	161,405	105,769
2,501,785	2,197,303	1,919,584	1,929,337	1,296,689	1,176,045
2,009,261	1,750,177	1,893,538	1,680,208	1,509,577	2,093,041
1,911,261	2,136,947	2,714,799	1,607,195	1,919,605	3,012,469
3,055,296	1,652,967	7,928,276	5,583,625	2,968,418	3,180,994
<u>10,278,197</u>	<u>8,514,249</u>	<u>15,268,715</u>	<u>11,621,830</u>	<u>8,433,045</u>	<u>10,084,516</u>
5,279,521	5,629,724	6,272,882	6,625,335	6,903,473	7,300,595
2,910,356	2,899,428	3,031,163	2,930,917	2,915,458	3,086,774
937,310	883,849	1,037,731	947,035	1,093,448	1,051,594
1,034,068	897,429	1,173,269	259,676	390,852	1,534,377
<u>10,161,255</u>	<u>10,310,430</u>	<u>11,515,045</u>	<u>10,762,963</u>	<u>11,303,231</u>	<u>12,973,340</u>
<u>\$ 20,439,452</u>	<u>\$ 18,824,679</u>	<u>\$ 26,783,760</u>	<u>\$ 22,384,793</u>	<u>\$ 19,736,276</u>	<u>\$ 23,057,856</u>
(28,941,740)	(34,675,280)	(25,398,493)	(33,659,144)	(37,692,979)	(38,355,454)
1,583,632	1,953,649	2,942,740	1,910,097	1,967,704	3,686,305
<u>\$ (27,358,108)</u>	<u>\$ (32,721,631)</u>	<u>\$ (22,455,753)</u>	<u>\$ (31,749,047)</u>	<u>\$ (35,725,275)</u>	<u>\$ (34,669,149)</u>

(continued)

City of Cedar Falls, Iowa
Changes in Net Position
Last Ten Fiscal Years
(Accrual basis of accounting)
(Page 2 of 2)

	Fiscal Year			
	2012	2013	2014	2015
General Revenues and Other Changes in Net Position				
Governmental activities:				
General revenues:				
Property taxes and assessments	\$ 23,802,124	\$ 24,695,940	\$ 21,248,529	\$ 25,096,699
Other city taxes	5,754,706	5,544,604	6,036,891	5,935,675
Use of money and property	1,275,402	1,268,202	1,120,041	1,187,617
Intergovernmental	4,296,073	4,405,345	4,545,694	25,400,155
Miscellaneous	1,014,890	1,375,437	1,389,109	844,766
Gain on sale of assets	6,606	--	--	--
Utility contribution in lieu of taxes	1,625,000	1,637,000	1,725,000	3,402,949
Transfers	<u>(8,919,154)</u>	<u>(1,843,432)</u>	<u>2,676,469</u>	<u>(356,735)</u>
Total governmental activities	<u>28,855,647</u>	<u>37,083,096</u>	<u>38,741,733</u>	<u>61,511,126</u>
Business-type activities:				
General revenues:				
Use of money and property	36,137	38,886	44,547	50,802
Gain on Sale	--	--	--	--
Intergovernmental	--	--	94,186	88,596
Transfers	<u>8,919,154</u>	<u>1,843,432</u>	<u>(2,676,469)</u>	<u>356,735</u>
Total business-type activities	<u>8,955,291</u>	<u>1,882,318</u>	<u>(2,537,736)</u>	<u>496,133</u>
Total primary government	<u>\$ 37,810,938</u>	<u>\$ 38,965,414</u>	<u>\$ 36,203,997</u>	<u>\$ 62,007,259</u>
Change in Net Position				
Governmental activities	\$ 5,730,128	\$ 8,113,574	\$ 10,584,621	\$ 29,656,596
Business-type activities	11,012,670	3,804,534	(808,201)	1,533,690
Total primary government	<u>\$ 16,742,798</u>	<u>\$ 11,918,108</u>	<u>\$ 9,776,420</u>	<u>\$ 31,190,286</u>

(continued)

		Fiscal Year									
		2016	2017	2018	2019	2020	2021				
\$	24,991,769	\$	25,646,096	\$	24,249,414	\$	24,620,658	\$	24,367,797	\$	26,903,746
	5,820,244		5,931,730		5,709,246		6,115,363		6,106,725		6,955,026
	1,252,423		1,302,082		1,743,242		2,491,989		2,386,435		1,314,163
	6,503,056		6,386,056		6,208,882		6,493,435		6,650,002		7,284,160
	1,616,773		1,538,658		2,802,838		3,021,477		1,658,073		1,997,826
	3,864		2,615		878		--		--		35,225
	4,175,000		3,402,500		3,430,000		3,296,714		3,058,657		2,651,632
	(970,732)		688,539		(546,193)		(1,943,911)		411,746		(1,238,028)
	<u>43,392,397</u>		<u>44,898,276</u>		<u>43,598,307</u>		<u>44,095,725</u>		<u>44,639,435</u>		<u>45,903,750</u>
	69,673		111,583		208,958		383,387		380,265		106,682
	--		--		--		(4,929)		--		(37,679)
	118,076		81,693		167,780		--		--		--
	970,732		(688,539)		546,193		1,943,911		(411,746)		1,238,028
	<u>1,158,481</u>		<u>(495,263)</u>		<u>922,931</u>		<u>2,322,369</u>		<u>(31,481)</u>		<u>1,307,031</u>
\$	<u>44,550,878</u>	\$	<u>44,403,013</u>	\$	<u>44,521,238</u>	\$	<u>46,418,094</u>	\$	<u>44,607,954</u>	\$	<u>47,210,781</u>
\$	14,450,657	\$	10,222,996	\$	18,199,814	\$	10,436,581	\$	6,946,456	\$	7,548,296
	2,742,113		1,458,386		3,865,671		4,232,466		1,936,223		4,993,336
\$	<u>17,192,770</u>	\$	<u>11,681,382</u>	\$	<u>22,065,485</u>	\$	<u>14,669,047</u>	\$	<u>8,882,679</u>	\$	<u>12,541,632</u>

City of Cedar Falls, Iowa
Fund Balances, Governmental Funds,
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year			
	2012	2013	2014	2015
General Fund				
Nonspendable	\$ 180,689	\$ 241,612	\$ 195,196	\$ 183,922
Assigned	1,722,948	1,817,084	2,205,244	2,277,562
Unassigned	7,045,817	6,978,807	7,333,349	7,603,109
Total general fund	<u>\$ 8,949,454</u>	<u>\$ 9,037,503</u>	<u>\$ 9,733,789</u>	<u>\$ 10,064,593</u>
All Other Governmental Funds				
Nonspendable	\$ 256,912	\$ 306,613	\$ 257,741	\$ 562,516
Restricted	25,892,197	25,435,109	26,920,959	28,101,815
Committed	16,145,534	16,551,115	17,029,200	17,408,842
Assigned	12,916,571	14,559,803	19,036,386	42,072,607
Unassigned	(4,343,889)	(1,193,291)	(5,580,797)	(5,289,619)
Total all other governmental funds	<u>\$ 50,867,325</u>	<u>\$ 55,659,349</u>	<u>\$ 57,663,489</u>	<u>\$ 82,856,161</u>

Fiscal Year					
2016	2017	2018	2019	2020	2021
\$ 164,808	\$ 119,165	\$ 100,909	\$ 93,692	\$ 122,878	\$ 122,733
2,589,832	2,909,366	2,904,712	3,124,973	3,002,643	2,803,774
8,401,303	8,672,595	9,105,204	9,359,241	9,467,412	9,166,625
<u>\$ 11,155,943</u>	<u>\$ 11,701,126</u>	<u>\$ 12,110,825</u>	<u>\$ 12,577,906</u>	<u>\$ 12,592,933</u>	<u>\$ 12,093,132</u>
\$ 678,404	\$ 441,642	\$ 338,774	\$ 275,261	\$ 452,032	\$ 489,111
29,490,897	34,254,079	32,228,803	32,919,628	34,676,365	36,954,610
17,820,657	18,129,245	18,514,062	19,013,400	19,318,484	19,454,123
37,461,720	33,011,377	35,726,036	31,223,347	34,220,780	40,556,613
(2,044,819)	--	(6,525,598)	(9,215,142)	(15,179,224)	(16,231,652)
<u>\$ 83,406,859</u>	<u>\$ 85,836,343</u>	<u>\$ 80,282,077</u>	<u>\$ 74,216,494</u>	<u>\$ 73,488,437</u>	<u>\$ 81,222,805</u>

City of Cedar Falls, Iowa
Changes in Fund Balances, Governmental Funds,
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year			
	2012	2013	2014	2015
Revenues:				
Property taxes and assessments	\$ 23,766,846	\$ 24,696,783	\$ 21,244,190	\$ 25,099,620
Other city taxes	5,755,920	5,519,022	5,995,505	6,156,049
Licenses and permits	1,162,401	1,076,186	1,197,723	967,488
Use of money and property	1,275,402	1,268,202	1,120,040	1,187,617
Intergovernmental	18,920,930	12,599,954	8,688,760	27,494,197
Charges for services	3,507,339	3,386,415	3,542,072	3,329,061
Fines and forfeitures	430,016	449,165	392,928	292,551
Miscellaneous	1,052,265	1,358,192	1,400,551	1,154,586
Utility contribution in lieu of taxes	1,625,000	1,637,000	1,725,000	3,402,949
Total revenues	<u>\$ 57,496,119</u>	<u>\$ 51,990,919</u>	<u>\$ 45,306,769</u>	<u>\$ 69,084,118</u>
Expenditures:				
Current:				
Public safety	\$ 8,375,158	\$ 8,999,942	\$ 9,188,529	\$ 9,736,872
Public works	10,810,336	10,089,252	9,325,749	10,078,273
Health and social services	167,759	172,284	18,184	150,853
Culture and recreation	6,410,049	6,449,626	6,130,462	6,949,450
Community and economic development	2,447,212	2,646,490	2,351,253	2,529,858
General government	4,775,981	4,684,063	4,592,138	3,376,609
Debt service				
Principal	3,415,000	2,685,000	2,775,000	1,040,000
Interest	503,383	271,009	216,208	156,875
Capital projects	11,390,660	9,544,629	10,593,247	9,106,571
Total expenditures	<u>\$ 48,295,538</u>	<u>\$ 45,542,295</u>	<u>\$ 45,190,770</u>	<u>\$ 43,125,361</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ 9,200,581</u>	<u>\$ 6,448,624</u>	<u>\$ 115,999</u>	<u>\$ 25,958,757</u>
Other financing sources (uses):				
Issuance of refunding debt	\$ 3,320,000	\$ --	\$ --	\$ --
Discount on long-term debt	(8,300)	--	--	--
Payments on refunding bonds	(3,285,000)	--	--	--
Transfers in	11,275,219	13,297,694	12,547,589	10,234,634
Transfers out	(19,720,563)	(14,976,869)	(9,867,874)	(10,863,417)
Proceeds from long-term debt	--	--	--	--
Premium on long-term debt	--	--	--	--
Total other financing sources (uses)	<u>\$ (8,418,644)</u>	<u>\$ (1,679,175)</u>	<u>\$ 2,679,715</u>	<u>\$ (628,783)</u>
Net change in fund balances	<u>\$ 781,937</u>	<u>\$ 4,769,449</u>	<u>\$ 2,795,714</u>	<u>\$ 25,329,974</u>
Debt service as a percentage of noncapital expenditures				
	10.2%	8.0%	8.9%	3.5%

Fiscal Year					
2016	2017	2018	2019	2020	2021
\$ 24,996,361	\$ 25,647,323	\$ 24,193,934	\$ 24,602,616	\$ 24,332,248	\$ 26,907,831
5,574,659	6,177,313	5,709,246	6,115,363	6,106,725	6,955,026
1,413,196	1,164,442	1,302,864	1,089,244	932,121	1,530,582
1,252,423	1,302,082	1,743,242	2,491,989	2,386,435	1,314,163
9,556,156	8,383,167	13,890,953	13,389,635	10,625,228	10,605,383
3,613,510	3,286,820	3,008,403	3,043,384	2,296,459	2,150,458
284,934	273,073	314,373	297,455	316,928	209,676
1,598,216	1,533,555	2,813,716	3,025,774	3,356,248	1,994,030
4,175,000	3,402,500	3,430,000	3,296,714	3,058,657	2,651,632
<u>\$ 52,464,455</u>	<u>\$ 51,170,275</u>	<u>\$ 56,406,731</u>	<u>\$ 57,352,174</u>	<u>\$ 53,411,049</u>	<u>\$ 54,318,781</u>
\$ 9,888,523	\$ 9,916,019	\$ 10,903,573	\$ 11,815,792	\$ 12,410,312	\$ 12,055,532
9,762,190	8,526,896	8,454,750	12,705,220	13,995,394	11,492,908
127,222	159,428	124,208	24,220	208,424	216,757
6,868,429	6,735,547	7,340,139	7,070,254	7,030,973	7,092,995
2,486,183	2,462,130	2,428,537	2,641,619	2,542,366	2,991,681
3,700,513	3,720,389	3,914,637	4,053,737	4,566,065	4,956,324
1,070,000	1,585,000	1,420,000	820,000	1,580,000	650,000
148,071	175,387	138,445	208,823	227,753	232,344
15,604,458	18,103,067	26,142,521	24,723,513	11,684,006	9,822,160
<u>\$ 49,655,589</u>	<u>\$ 51,383,863</u>	<u>\$ 60,866,810</u>	<u>\$ 64,063,178</u>	<u>\$ 54,245,293</u>	<u>\$ 49,510,701</u>
<u>\$ 2,808,866</u>	<u>\$ (213,588)</u>	<u>\$ (4,460,079)</u>	<u>\$ (6,711,004)</u>	<u>\$ (834,244)</u>	<u>\$ 4,808,080</u>
\$ --	\$ --	\$ --	\$ --	\$ --	\$ --
--	--	--	--	--	--
--	--	--	--	--	--
11,283,281	12,904,934	12,436,705	6,216,554	9,944,010	10,463,001
(12,571,873)	(12,415,212)	(13,060,066)	(8,187,149)	(10,028,753)	(11,723,406)
--	2,865,000	--	2,860,000	--	3,430,000
--	100,938	--	293,827	--	219,957
<u>\$ (1,288,592)</u>	<u>\$ 3,455,660</u>	<u>\$ (623,361)</u>	<u>\$ 1,183,232</u>	<u>\$ (84,743)</u>	<u>\$ 2,389,552</u>
<u>\$ 1,520,274</u>	<u>\$ 3,242,072</u>	<u>\$ (5,083,440)</u>	<u>\$ (5,527,772)</u>	<u>\$ (918,987)</u>	<u>\$ 7,197,632</u>
3.9%	5.0%	4.9%	2.7%	5.0%	2.6%

City of Cedar Falls, Iowa
Assessed and Taxable Value of Property
Last Ten Fiscal Years
(Unaudited)

Levy Year	For Fiscal Year Ending June 30,	Real and Personal Property			
		Regular		Agricultural Land	
		Taxable Value	Assessed Value	Taxable Value	Assessed Value
2011	2012	\$ 1,254,821,347	\$ 2,450,027,899	\$ 5,572,605	\$ 8,292,560
2012	2013	1,393,511,204	2,608,407,333	5,671,067	9,912,510
2013	2014	1,622,862,335	2,640,558,870	5,918,449	9,875,030
2014	2015	1,490,616,188	2,715,410,009	6,002,443	13,830,630
2015	2016	1,509,722,828	2,756,113,698	5,886,712	13,291,670
2016	2017	1,569,292,287	2,885,206,578	5,807,960	12,647,630
2017	2018	1,750,040,895	2,953,263,263	5,934,726	12,590,920
2018	2019	1,832,652,499	3,088,676,312	6,010,597	11,088,970
2019	2020	1,950,451,511	3,185,180,555	5,961,927	10,667,730
2020	2021	1,963,719,839	3,334,174,827	5,962,806	7,317,830

Source: Black Hawk County Auditor's Office.

Note: Property in the city is reassessed every other year. Tax rates are per \$1,000 of assessed value.

	Total		Total Taxable Value as a Percentage of Assessed Value	Total Direct Tax Rate
	Taxable Value	Assessed Value		
\$	1,260,393,952	\$ 2,458,320,459	51.27 %	\$ 12.86369
	1,399,182,271	2,618,319,843	53.44	12.20300
	1,628,780,784	2,650,433,900	61.45	12.02123
	1,496,618,631	2,729,240,639	54.84	11.81029
	1,515,609,540	2,769,405,368	54.73	11.52796
	1,575,100,247	2,897,854,208	54.35	11.21967
	1,755,975,621	2,965,854,183	59.21	11.13476
	1,838,663,096	3,099,765,282	59.32	11.22169
	1,956,413,438	3,195,848,285	61.22	10.95250
	1,969,682,645	3,341,492,657	58.95	11.43408

**City of Cedar Falls, Iowa
Property Tax Rates
Direct and Overlapping Governments
Last Ten Fiscal Years
(Unaudited)**

Fiscal Year	City of Cedar Falls			Overlapping Rates Black Hawk County		
	Operating Millage	Debt Service	Total City Millage	Operating Millage	Debt Service	Total County Millage
2012	\$ 11.79924	\$ 1.06445	\$ 12.86369	\$ 5.92415	\$ 0.67322	\$ 6.59737
2013	11.68479	0.51821	12.20300	5.59849	0.64144	6.23993
2014	11.45923	0.56200	12.02123	5.39234	0.62882	6.02116
2015	11.21478	0.59551	11.81029	5.52447	0.59472	6.11919
2016	10.93601	0.59195	11.52796	5.43985	1.30832	6.74817
2017	10.64440	0.57527	11.21967	5.48507	0.9607	6.44577
2018	10.57557	0.55919	11.13476	5.60805	0.80702	6.41507
2019	10.95686	0.26483	11.22169	5.96158	0.73145	6.69303
2020	10.52103	0.43147	10.95250	5.72918	0.57445	6.30363
2021	11.11885	0.31523	11.43408	5.94328	0.39297	6.33625

Source: Department of Management website

Note: The city's general fund maximum property tax rate may only be \$8.10 per \$1,000 of valuation. The remaining portion of the operating rate and the rate for debt service are set based on each year's requirements.

Overlapping Rates

Schools				
Operating Millage	Debt Service	Total School Millage	Other	Total
\$ 13.78651	\$ --	\$ 13.78651	\$ 1.28109	\$ 34.52866
13.37802	--	13.37802	1.33770	33.15865
12.82531	--	12.82531	1.36950	32.23720
12.78447	--	12.78447	1.35851	32.07246
12.44447	--	12.44447	1.34988	32.07048
12.76973	--	12.76973	1.33315	31.76832
13.08480	1.18791	14.27271	1.33495	33.15749
12.78534	1.16160	13.94694	1.36344	33.22510
12.72483	1.12129	13.84612	1.43491	32.53716
12.81068	1.08246	13.84612	1.47747	33.09392

**City of Cedar Falls, Iowa
Principal Property Taxpayers
Current Year and Nine Years Ago**

Taxpayer	2012		
	Assessed Valuation for Fiscal Year 2011 - 2012	Rank	Percentage of Total Assessed Valuation
Target Corporation	\$ 81,092,590	1	3.30 %
Goldenstar Apartments, LLP	--	--	--
Midland Tarkenton, LLC	--	--	--
Tailwind Cedar Falls, LLC	--	--	--
WB CF Assoc LTD Partners	10,682,000	5	0.43
Vereit Real Estate LP	--	--	--
Walmart Re Business Trust	9,690,220	8	0.39
Prime RE 2, LLC	--	--	--
Martin Realty Company, LLC	--	--	--
Menard, Inc.	--	--	--
Gold Falls Villa Apart LLC	7,582,600	10	0.31
College Square Mall Assoc. LLC	30,335,750	2	1.23
R and N Investments	14,050,940	3	0.57
Standard Distribution Co.	10,180,480	6	0.41
Cedar Properties	7,733,930	9	0.31
Twenty Seventh Street Assoc, LLC	11,300,000	4	0.46
Cedar Falls Investments, LLC	9,825,000	7	0.40
	<u>\$ 192,473,510</u>		<u>7.81 %</u>

Source: Black Hawk County

2021

	Assessed Valuation for Fiscal Year 2020 - 2021	Rank	Percentage of Total Assessed Valuation
\$	76,821,060	1	2.30 %
	17,630,420	2	0.53
	15,659,380	3	0.47
	15,566,400	4	0.47
	15,475,490	5	0.46
	14,603,690	6	0.44
	14,046,930	7	0.42
	13,748,500	8	0.41
	12,497,580	9	0.37
	11,808,760	10	0.35
	--	--	--
	--	--	--
	--	--	--
	--	--	--
	--	--	--
	--	--	--
	--	--	--
\$	<u>207,858,210</u>		<u>6.22 %</u>

City of Cedar Falls, Iowa
Property Tax Levies and Collections
Last Ten Fiscal Years
(Unaudited)

Levy Year	For Fiscal Year Ending June 30,	Total Tax Levy	Current Tax Collection	Percentage of Current Taxes Collected	Delinquent Tax Collections
2011	2012	\$ 16,552,835	\$ 16,576,996	100.15 %	\$ 15,223
2012	2013	17,287,168	17,091,764	98.87	3,967
2013	2014	19,694,615	19,537,939	99.20	16,281
2014	2015	17,900,282	17,785,682	99.36	14,266
2015	2016	17,701,404	17,595,907	99.40	18,813
2016	2017	17,905,235	17,845,396	99.67	16,461
2017	2018	19,754,527	19,692,802	99.69	31,669
2018	2019	20,871,551	20,801,947	99.67	18,133
2019	2020	21,678,667	21,252,580	98.03	5,148
2020	2021	22,778,011	23,178,399	101.76	8,525

Source: Black Hawk County Auditor's Office.

Total Tax Collections	Total Tax Collections as a Percentage of Total Tax Levy	Outstanding Delinquent & Deferred Taxes	Delinquent Taxes as a Percentage of Total Tax Levy
\$ 16,592,219	100.24 %	\$ 22,693	0.14 %
17,095,731	98.89	25,924	0.15
19,554,220	99.29	14,435	0.07
17,799,948	99.44	18,813	0.11
17,614,720	99.51	16,461	0.09
17,861,857	99.76	31,669	0.18
19,724,471	99.85	18,133	0.09
20,820,080	99.75	21,886	0.10
21,257,728	98.06	426,609	1.97
23,186,924	101.80	189,911	0.83

City of Cedar Falls, Iowa
1/1/2020 VALUATIONS (Taxes Payable July 1, 2021 to June 30, 2022)

	<u>100% Actual Value</u>	<u>Taxable Value (with Rollback)</u>
Residential	\$ 2,590,601,036	\$ 1,453,871,296
Commercial	487,628,495	424,169,063
Industrial	32,200,720	26,524,529
Multi-Residential	86,423,276	54,155,214
Railroad	2,124,334	1,911,900
Utilities	2,875,140	2,833,417
Gross Valuation	\$ <u>3,201,853,001</u>	\$ <u>1,963,465,419</u>
Less military exemption	(2,768,740)	(2,768,740)
Net Valuation	\$ <u>3,199,084,261</u>	\$ <u>1,960,696,679</u>
TIF increment (used to compute debt services levies and constitutional debt limit)	\$ 228,520,133 ¹	\$ 225,821,072 ¹
Taxes separately		
Ag. Land	\$ 7,212,180	\$ 6,060,439
Ag. Buildings	\$ 400,820	\$ 336,813
Utilities - Gas & Electric	\$ 55,775,136	\$ 3,603,833

¹ TIF Increment is reduced by \$55,560 of military exemption

2020 GROSS TAXABLE VALUATION BY CLASS OF PROPERTY¹

	<u>Taxable Valuation</u>	<u>Percent Total</u>
Residential	\$ 1,453,871,296	73.91%
Commercial, Industrial & Utility	453,527,009	23.06%
Multi-Residential	54,155,214	2.75%
Gas & Electric Utilities	3,603,833	0.18%
Railroad	1,911,900	0.10%
Total Gross Taxable Valuation	\$ <u>1,967,069,252</u>	<u>100.00%</u>

¹Excludes Taxable TIF Increment, Ag. Land and Ag. Buildings

City of Cedar Falls, Iowa
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

Fiscal Year	Governmental Activities		Business-Type Activities		Total Primary Government
	General Obligation Bonds/Notes	Tax Increment Financing Bonds/Notes General Obligation	General Obligation Bonds/Notes	Revenue Debt	
2012	\$ 10,168,719	\$ 1,176,781	\$ 3,553,231	210,640	\$ 15,109,371
2013	8,024,356	597,880	2,942,333	210,640	11,775,209
2014	5,819,312	--	2,311,436	6,744,000	14,874,748
2015	4,790,677	--	1,650,539	6,482,000	12,923,216
2016	3,732,042	--	979,548	6,211,000	10,922,590
2017	5,114,251	--	7,381,807	5,932,000	18,428,058
2018	3,694,466	--	6,314,350	5,644,000	15,652,816
2019	5,990,868	--	8,884,201	5,346,000	20,221,069
2020	4,380,624	--	7,997,623	5,038,000	17,416,247
2021	7,319,109	--	7,091,045	4,720,000	19,130,154

Note: Details regarding the city's outstanding debt can be found in the notes to the financial statements.

Amounts presented are net of discounts, premiums, and adjustments.

¹ Population and personal income data can be found on page 156.

<u>Percentage of Personal Income¹</u>	<u>Per Capita¹</u>
1.04 %	\$ 385
0.77	300
0.92	379
0.79	329
0.68	278
1.13	469
0.95	399
1.19	515
0.96	444
1.35	470

City of Cedar Falls, Iowa
Ratios of General Bonded Debt Outstanding
Last Ten Fiscal Years

Fiscal Year	General Obligation Debt ¹	Less: Amount Available in Debt Service Fund ²	Total	Taxable Value of Property
2012	\$ 14,898,731	\$ 261,876	\$ 14,636,855	\$ 1,260,393,952
2013	11,564,569	318,846	11,245,723	1,399,182,271
2014	8,130,748	416,912	7,713,836	1,628,780,784
2015	6,441,216	431,704	6,009,512	1,496,618,631
2016	4,711,590	466,400	4,245,190	1,515,609,540
2017	12,496,058	496,385	11,999,673	1,575,100,247
2018	10,008,816	538,318	9,470,498	1,755,975,621
2019	14,875,069	530,935	14,344,134	1,838,663,096
2020	12,378,247	647,822	11,730,425	1,956,413,438
2021	14,410,154	582,697	13,827,457	1,969,682,645

Note: Details regarding the city's outstanding debt can be found in the notes to the financial statements.

¹ Includes only general obligation debt supported by property tax dollars.

² This is the amount restricted for debt service payments.

<u>Percentage Taxable Value of Property</u>	<u>Assessed Value of Property</u>	<u>Percentage Assessed Value of Property</u>	<u>Per Capita</u>
1.16 %	\$ 2,458,320,459	0.60 %	\$ 372.82
0.80	2,618,319,843	0.43	286.44
0.47	2,650,433,900	0.29	196.48
0.40	2,729,240,639	0.22	153.07
0.28	2,769,405,368	0.15	108.13
0.76	2,897,854,208	0.41	305.65
0.54	2,965,854,183	0.32	241.23
0.78	3,099,765,282	0.46	365.36
0.60	3,195,848,285	0.37	298.79
0.70	3,341,492,657	0.41	339.63

**City of Cedar Falls, Iowa
Direct and Overlapping Debt
As of June 30, 2021**

<u>Jurisdiction</u>	<u>Net General Obligation Debt Outstanding</u>	<u>Percentage Applicable to City ¹</u>	<u>Amount Applicable to Government</u>
Direct, City of Cedar Falls, Iowa	\$ <u>7,319,109</u>	100.00 %	\$ <u>7,319,109</u>
Overlapping:			
Black Hawk County	\$ 22,350,000	35.14	\$ 7,853,790
Cedar Falls Public School District	26,795,000	92.52	24,790,734
Area VII Hawkeye Community College	<u>11,560,000</u>	19.99	<u>2,310,844</u>
Total Overlapping	\$ <u>60,705,000</u>		\$ <u>34,955,368</u>
Total	\$ <u><u>68,024,109</u></u>		\$ <u><u>42,274,477</u></u>

Source: Black Hawk County Auditor

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the city. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of Cedar Falls. This process recognizes that, when considering the city's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

¹ The percentage of overlapping debt applicable is estimated using net taxable property values. Applicable percentages were estimated by determining the portion of the County's net value that is within the government's boundaries and dividing it by the county's total value.

City of Cedar Falls, Iowa
Legal Debt Margin Information
Last Ten Fiscal Years

	2013	2014	2015	2016	2017
Debt Limit	\$ 132,967,511	\$ 134,876,517	\$ 134,876,517	\$ 139,586,122	\$ 142,421,126
Total net debt applicable to limit	13,205,000	9,640,000	9,640,000	7,770,000	5,920,000
Legal debt margin	<u>\$ 119,762,511</u>	<u>\$ 125,236,517</u>	<u>\$ 125,236,517</u>	<u>\$ 131,816,122</u>	<u>\$ 136,501,126</u>
Total net debt applicable to the limit as a percentage of of debt limit	9.93%	7.15%	7.15%	5.57%	4.16%

Note: Under Iowa code, the city's outstanding general obligation debt should not exceed 5 percent of total assessed property value.

**City of Cedar Falls, Iowa
Revenue Bond Coverage
Sewer Authority
Last Ten Fiscal Years**

Fiscal Year	Gross Revenues	Less: Operating Expenses ¹	Net Revenue Available for Debt Service	Debt Service Requirements ²	
				Principal	Interest
2012	\$ 4,333,859	\$ 1,902,799	\$ 2,431,060	\$ --	\$ 5,108
2013	4,596,372	2,254,091	2,342,281	--	6,319
2014	4,859,057	2,364,332	2,494,725	254,104	83,016
2015	5,092,146	2,415,557	2,676,589	262,000	219,180
2016	5,314,436	2,532,407	2,782,029	271,000	210,665
2017	5,684,591	2,350,527	3,334,064	279,000	201,858
2018	6,388,963	2,449,219	3,939,744	288,000	192,790
2019	6,834,297	2,449,833	4,384,464	298,000	183,430
2020	7,109,700	2,709,620	4,400,080	308,000	173,745
2021	7,367,392	2,543,615	4,823,777	318,000	163,735

Note: Details regarding the city's outstanding debt can be found in the notes to the financial statements.

¹ Net of depreciation, interest, and debt service transfers.

² Includes principal and interest of revenue bonds only.

Debt Service
Requirements²

	<u>Total</u>	<u>Coverage</u>
\$	5,108	475.93
	6,319	370.67
	337,120	7.40
	481,180	5.56
	481,665	5.78
	480,858	6.93
	480,790	8.19
	481,430	9.11
	481,745	9.13
	481,735	10.01

City of Cedar Falls, Iowa
Sales History and Total Sewer Charges
Last Ten Fiscal Years

<u>Fiscal Year</u>	<u>Water Sales (CCF)</u>	<u>Sewer Charges</u>
2011 - 12	1,750,015	4,953,584
2012 - 13	1,826,789	5,238,056
2013 - 14	1,759,171	5,501,090
2014 - 15	1,615,619	5,714,250
2015 - 16	1,611,698	5,916,770
2016 - 17	1,586,115	6,405,359
2017 - 18	1,689,591	6,917,743
2018 - 19	1,480,978	7,412,276
2019 - 20	1,505,465	7,712,692
2020 - 21	1,655,287	7,916,423

Source: Cedar Falls Utilities

**City of Cedar Falls, Iowa
Water Meter by Rate Class
Last Ten Fiscal Years**

<u>Fiscal Year</u>	<u>Residential</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Government</u>	<u>Other</u>	<u>Total</u>
2012	11,957	995	33	208	3	13,196
2013	12,328	1,002	32	211	3	13,576
2014	12,313	1,024	33	213	3	13,586
2015	12,154	1,403	33	173	3	13,766
2016	12,238	1,423	31	206	3	13,901
2017	12,453	1,454	35	209	3	14,154
2018	12,702	1,460	36	211	3	14,412
2019	12,983	1,528	36	194	3	14,744
2020	13,042	1,525	36	193	3	14,799
2021	13,277	1,536	36	191	3	15,043

Source: Cedar Falls Utilities

**City of Cedar Falls, Iowa
Largest Sewer Customers
Fiscal Year 2021**

<u>Customer</u>		<u>Water Sales (CCF)</u>	<u>Percent of Total Water Sales</u>		<u>Sewer Charges</u>	<u>Percent of Total Sewer Charges</u>
University of Northern Iowa	1	47,575	2.87 %	\$	219,925	2.78 %
Western Home Communities	2	23,099	1.40		156,162	1.97
Country Terrace MHP LLC-700 W Ridgeway	3	16,842	1.02		119,424	1.51
Target Corporation	4	18,342	1.11		96,313	1.22
Gold Falls Villa Apts.	5	7,582	0.46		70,303	0.89
CF Schools	6	12,561	0.76		59,584	0.75
Clark Enterprises, LLC	7	4,299	0.26		52,489	0.66
Kwik Trip, Inc.	8	11,835	0.71		49,153	0.62
Metokote Corporation	9	10,423	0.63		42,785	0.54
Newaldaya Lifescapes	10	7,099	0.43		42,474	0.54
Park @ Nine23 Apts II	11	5,069	0.31		41,366	0.52
Happy Hippo Car Wash, LLC	12	9,910	0.60		40,116	0.51
Total 2021 CCF		1,655,287				
Total 2021 Sewer Billings		\$7,916,423				

Source: Cedar Falls Utilities, Finance Dept. special IS report

**City of Cedar Falls, Iowa
Demographic and Economic Statistics
Last Ten Calendar Years**

<u>Year</u>	<u>Population</u>	<u>Personal Income</u>	<u>Per Capita Personal Income¹</u>	<u>Median Age</u>	<u>School Enrollment</u>	<u>Unemployment Rate</u>
2012	39,260	\$ 1,448,811,780	\$ 36,903	26.8	5,068	3.8
2013	39,260	1,538,795,700	39,195	26.8	5,121	3.5
2014	39,260	1,622,969,140	41,339	26.8	5,151	3.1
2015	39,260	1,639,850,940	41,769	26.5	5,151	4.8
2016	39,260	1,617,197,920	41,192	26.5	5,300	4.9
2017	39,260	1,628,426,280	41,478	27.1	5,486	4.0
2018	39,260	1,648,213,320	41,982	26.9	5,479	2.0
2019	39,260	1,705,925,520	43,452	26.6	5,320	2.3
2020	39,260	1,808,433,380	46,063	26.9	5,451	1.9
2021	40,713	1,419,133,041	34,857	27.2	5,542	3.3

Sources: Population provided by the US Census Bureau. School enrollment is supplied by the Cedar Falls Board of Education. Unemployment data provided by the Iowa Workforce.

Note: Population and median age information are based on surveys conducted during the last quarter of the calendar year. Personal income information is a total for the year. Unemployment rate information is an adjusted yearly average. School enrollment is based on the census at the start of the school year.

¹ Per Capita Income is based on Metropolitan Waterloo/Cedar Falls and based on figures from Bureau of Economic Analysis.

Beginning in 2015 the Unemployment rate is based on the Metropolitan Waterloo/Cedar Falls area.

**City of Cedar Falls, Iowa
Principal Employers
Current Year and Nine Years Ago**

Employees	2012		
	Number of Employees ¹	Rank	Percentage of Total City Employment
John Deere Product Engineer Center ²	6,739	1	28.92%
Mercy One Medical	2,700	2	11.59%
University of Northern Iowa	2,586	3	11.10%
Hy-Vee Food Stores ²	1,231	4	5.28%
Omega Cabinetry, LTD	--	--	--
Target Distribution	475	10	2.04%
Cedar Falls Community School District	688	7	2.95%
The Western Home	--	--	--
Area Education Agency 267	1,150	5	4.94%
Martin Brothers Distributing Co., Inc	--	--	--
Viking Pump Inc, Unit of Index Corp.	505	9	2.17%
City of Cedar Falls/Municipal Utilities	540	8	2.32%
Wal-Mart Super Center ²	758	6	3.25%
Total	17,372		74.56%

Source: Cedar Valley Alliance website

¹ Number of employees includes all full-time, part-time and seasonal employees.

² Number of employees includes multiple locations in both Cedar Falls and Waterloo.

2021		
<u>Number of Employees¹</u>	<u>Rank</u>	<u>Percentage of Total City Employment</u>
5,000	1	12.28%
2,893	2	7.11%
1,819	3	4.47%
1,719	4	4.22%
994	5	2.44%
840	6	2.06%
775	7	1.90%
668	8	1.64%
650	6	1.60%
600	10	1.47%
--	--	--
--	--	--
--	--	--
15,958		40.65%

City of Cedar Falls, Iowa
Full-Time Equivalent City Government Employees by Function/Department
Last Ten Fiscal Years

	Full-Time Equivalent Employees as of June 30			
	2012	2013	2014	2015
Public Safety				
Police	50.87	50.77	49.03	46.75
Fire	33.80	35.20	35.83	34.86
Inspection Services	7.40	9.30	8.23	7.50
Public Works				
Streets	22.26	22.06	22.32	24.10
Parking	3.61	3.81	2.14	1.97
Engineering	11.42	11.52	10.52	10.45
Culture and Recreation				
Municipal Operations & Programs Admin.	2.25	2.25	2.25	1.75
Cultural Services	8.50	8.52	8.37	8.85
Cemetery	4.60	4.60	4.45	4.45
Golf	5.00	5.00	4.93	4.93
Parks	20.65	21.45	17.66	17.41
Recreation	35.26	35.26	35.59	34.59
Library	18.56	19.84	20.76	20.96
Senior Services	0.78	0.78	0.15	0.15
Visitor & Tourism	3.20	3.20	3.18	3.28
Community & Economic Development				
Community Development Admin.	1.50	1.50	1.50	1.25
Economic Development	2.12	2.02	2.09	0.00
Planning & Community Services	3.68	3.68	3.67	6.08
Block Grant	1.69	1.79	1.40	1.13
Housing Vouchers	1.92	1.93	1.49	1.13
General Government				
Mayor's Office	1.50	1.50	1.10	1.10
Administration	1.50	1.50	1.00	1.00
Finance & Business Operations Admin	0.00	0.00	0.00	0.00
Financial Services	6.45	5.95	5.58	6.58
Legal Services	3.00	3.00	2.00	2.00
Public Records	3.70	4.10	3.95	3.73
Cable TV	4.50	4.50	5.00	5.00
Print Shop	1.00	1.00	1.00	0.00
Public Buildings	15.84	15.84	14.61	1.73
Internal Service				
Information Systems	4.00	4.00	4.00	4.00
Vehicle Maintenance	6.10	6.10	7.68	7.68
Sewer	18.38	18.38	17.98	18.27
Refuse	21.35	21.35	19.41	18.79
Storm Water	4.30	4.30	4.30	4.30
Total	330.69	335.98	323.17	305.77

Source: City's Financial Plans

Full-Time Equivalent Employees as of June 30

2016	2017	2018	2019	2020	2021
47.19	47.19	48.22	55.72	61.43	61.73
34.86	33.06	30.41	28.51	25.51	25.83
7.50	7.50	7.50	8.84	10.05	9.41
24.10	24.10	24.10	24.10	24.65	24.37
1.97	1.97	2.00	2.05	3.55	4.44
10.45	10.45	12.73	14.07	13.08	14.76
1.75	1.65	1.65	1.65	1.65	0.00
8.85	7.61	7.36	6.70	7.43	8.08
4.45	4.45	4.45	6.45	5.45	5.50
4.93	4.93	0.75	0.38	0.00	0.00
17.41	17.41	16.61	17.11	16.98	17.71
34.59	34.59	33.96	33.96	34.23	34.96
20.96	21.74	21.48	22.93	23.97	25.46
0.15	0.15	0.15	0.15	1.40	1.40
3.28	3.28	3.28	3.91	4.91	4.91
1.25	1.25	1.17	1.17	1.16	1.05
0.00	0.00	0.00	0.00	0.00	0.00
6.08	6.08	5.98	5.93	4.55	5.65
1.13	1.13	0.43	0.45	0.15	0.15
1.12	1.12	1.54	1.47	1.08	2.59
1.10	1.10	1.08	1.08	1.08	1.08
1.00	1.00	1.02	1.02	3.02	3.02
0.00	0.00	0.00	0.00	0.00	1.73
6.58	6.31	6.32	7.42	7.06	6.71
2.00	2.00	2.10	2.10	2.10	2.10
3.73	3.73	3.71	3.86	3.83	4.24
5.00	5.50	5.30	5.55	5.43	4.10
0.00	0.00	0.00	0.00	0.00	0.00
1.73	1.73	1.73	1.73	1.50	1.50
4.00	4.73	4.73	5.73	5.73	5.83
7.68	6.68	7.35	7.38	7.38	7.23
18.27	17.72	17.82	17.82	17.37	17.27
18.79	17.79	17.74	17.74	16.41	16.65
4.30	4.30	4.30	3.30	3.60	3.30
306.20	302.25	296.97	310.28	315.74	322.76

**City of Cedar Falls, Iowa
Operating Indicators by Function
Last Ten Fiscal Years**

	Fiscal Year		
	2012	2013	2014
Public Safety			
Police			
Physical arrests	1,088	1,178	1,057
Traffic violations	2,938	5,554	5,095
Parking violations	18,619	20,889	14,780
Cars Booted ²	--	--	--
Fire			
Number of calls answered	2,166	2,190	2,113
Inspections conducted	1,929	2,843	2,318
Sewer			
Sewage System			
Daily average treatment in gallons	4,100,000	4,100,000	4,930,000
Maximum daily capacity of treatment plant in gallons	21,600,000	21,600,000	21,600,000
Water System			
Daily average consumption in gallons	3,400,000	3,400,000	4,090,000
Maximum daily capacity of plant in gallons	23,400,000	23,400,000	23,400,000
Refuse¹			
Solid Waste			
35 Gallon Containers	4,572	4,600	4,905
64 Gallon Containers	6,990	6,899	7,165
96 Gallon Containers	2,301	2,307	2,398
Yard Waste			
96 Gallon Containers	6,741	6,916	7,155

Sources: Various city departments

¹ Statistics begin in FY04

² Statistics begin in FY15

Fiscal Year						
2015	2016	2017	2018	2019	2020	2021
1,029	912	839	1,003	911	345	792
5,405	4,172	3,645	4,066	1,784	2,624	2,343
13,493	13,364	12,350	11,206	11,076	10,948	10,939
184	252	243	187	196	174	33
2,037	2,257	2,200	2,343	1,387	2,079	2,218
1,214	2,681	1,492	427	1,925	1,167	955
4,520,000	5,790,000	6,729,000	6,729,000	7,408,000	5,695,000	4,482,000
21,600,000	21,600,000	21,600,000	21,600,000	21,600,000	21,600,000	21,600,000
3,380,000	3,276,000	3,267,000	3,417,000	3,178,000	3,121,000	3,141,000
23,400,000	23,400,000	23,400,000	23,400,000	23,400,000	23,400,000	23,400,000
4,347	4,659	4,963	5,199	5,437	5,548	4,383
6,305	6,610	6,850	7,182	7,443	7,690	6,512
1,638	1,777	1,950	2,047	2,143	2,263	1,931
7,239	7,419	7,555	7,752	7,869	7,977	8,091

**City of Cedar Falls, Iowa
Capital Asset Statistics by Function
Last Ten Fiscal Years**

	Fiscal Year			
	2012	2013	2014	2015
Public safety				
Public Safety Building	--	--	--	--
Patrol Units	10	10	10	10
Fire apparatus	8	8	8	8
Public works				
Streets				
Miles	217	217	217	217
Street lights	3,088	3,104	3,109	3,116
Health and social services				
Hospital	1	1	1	1
Number of patient beds	101	101	101	101
Cultural and Recreation				
Hearst Center for the Arts	1	1	1	1
Library	1	1	1	1
Cemeteries	3	3	3	3
Acreage	56.9	56.9	56.9	56.9
Golf	2	2	2	2
Parks	33	34	35	35
Acreage	1,131	1,132	1,148	1,148
Recreation				
Recreation Center	1	1	1	1
Swimming pools	3	3	3	3
Softball fields	9	9	9	9
Baseball fields	2	2	2	2
Pickleball courts	--	--	--	--
Tennis courts	6	6	6	6
Sewer				
Sewage System				
Miles of sanitary sewer	180.47	185.94	187.4	187.57
Miles of storm sewers	172.33	176.18	177.6	181.41
Number of treatment plants	1	1	1	1
Number of service connectors	12,544	12,544	12,826	12,826
Water Systems				
Miles of water mains	199.00	201.50	201.70	203.92
Number of service connectors	12,544	11,996	12,071	12,208
Number of city owned fire hydrants	2,067	2,011	2,038	2,044

Sources: Various city departments

Fiscal Year					
2016	2017	2018	2019	2020	2021
--	--	--	1	1	1
10	10	11	11	11	12
8	8	8	9	9	9
218	219	222	222	222	224
3,178	3,185	3,282	3,346	3,346	3,458
1	1	1	1	1	1
101	101	101	101	101	101
1	1	1	1	1	1
1	1	1	1	1	1
3	3	3	3	3	3
56.9	56.9	56.9	56.9	56.9	56.9
2	2	2	2	2	2
35	35	35	35	35	35
1,148	1,148	1,148	1,148	1,148	1,148
1	1	1	1	1	1
3	3	3	3	3	3
9	9	9	9	9	9
2	2	2	2	2	2
--	--	8	8	8	8
6	6	6	6	6	6
188.5	190.28	192.46	193.07	194.15	195.56
182.9	185.64	188.1	188.52	189.04	190.4
1	1	1	1	1	1
13,099	13,142	13,142	13,184	13,233	13,393
206.12	207.61	210.06	211.47	211.51	212.80
12,322	12,425	12,682	12,452	12,590	12,884
2,088	2,151	2,172	2,274	2,270	2,270



November 1, 2021

To the Honorable Mayor and
Members of the City Council
City of Cedar Falls, Iowa

We have audited the financial statements of the City of Cedar Falls, Iowa (City) as of and for the year ended June 30, 2021, and have issued our report thereon dated November 1, 2021. Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility in Relation to the Financial Statement Audit under Generally Accepted Auditing Standards and *Government Auditing Standards* and our Compliance Audit under the Uniform Guidance

As communicated in our letter dated June 2, 2021, our responsibility, as described by professional standards, is to form and express an opinion about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America and to express an opinion on whether the City complied with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on the City's major federal program. Our audit of the financial statements and major program compliance does not relieve you or management of its respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the City solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

Our responsibility, as prescribed by professional standards as it relates to the audit of the City's major federal program compliance, is to express an opinion on the compliance for the City's major federal program based on our audit of the types of compliance requirements referred to above. An audit of major program compliance includes consideration of internal control over compliance with the types of compliance requirements referred to above as a basis for designing audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, as a part of our major program compliance audit, we considered internal control over compliance for these purposes and not to provide any assurance on the effectiveness of the City's internal control over compliance.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

We have provided our comments regarding internal controls during our audit in our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* dated November 1, 2021. We have also provided our comments regarding compliance with the types of compliance requirements referred to above and internal controls over compliance during our audit in our Independent Auditor's Report on Compliance with the Major Federal Program; Report on Internal Control Over Compliance; and Report on the Schedule of Expenditures of Federal Awards Required by the Uniform Guidance dated November 1, 2021.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, our firm, and other firms utilized in the engagement, if applicable, have complied with all relevant ethical requirements regarding independence.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the City is included in Note 1 to the financial statements. There have been no initial selection of accounting policies and no changes in significant accounting policies or their application during year ended June 30, 2021. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments.

The most sensitive accounting estimates affecting the financial statements are the incurred but not reported health and workers' compensation liabilities, other postemployment benefits liability, and net pension liability.

Management's estimates of the incurred but not reported health and workers' compensation liabilities are based on third-party administrator's calculations and estimates. We evaluated the key factors and assumptions used to develop the incurred but not reported liabilities in determining that they are reasonable in relation to the financial statements taken as a whole.

Management's estimate of the other postemployment benefits liability, OPEB related deferred outflows of resources and deferred inflows of resources, and OPEB expense are based on a calculation of actuarially determined contributions for health insurance benefits. We evaluated the key factors and assumptions used to develop the other postemployment benefits balances in determining that they are reasonable in relation to the financial statements taken as a whole.

Management's estimate of the net pension liability, pension related deferred outflows of resources and deferred inflows of resources, and pension expense are based on plan level actuarial reports, allocated to the City using annual employer contributions. We evaluated the key factors and assumptions used to develop the pension related balances in determining that they are reasonable in relation to the financial statements taken as a whole.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the City's financial statements relate to the net pension liability and the other postemployment benefits liability.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole. There were no corrected or uncorrected misstatements noted in performing the audit.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the City's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

We have requested certain written representations from management that are included in the management representation letter dated November 1, 2021.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the City, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, business conditions affecting the entity, and business plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the City's auditors.

This report is intended solely for the information and use of the Mayor, City Council, and management of the City of Cedar Falls, Iowa, and is not intended to be and should not be used by anyone other than these specified parties.

Sincerely,

EIDE BAILLY LLP

A handwritten signature in cursive script that reads "Eide Bailly LLP".

Dubuque, Iowa



Information to Comply with Government Auditing Standards
and Uniform Guidance

June 30, 2021

City of Cedar Falls, Iowa

City of Cedar Falls, Iowa
Table of Contents
June 30, 2021

Independent Auditor’s Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* 1

Independent Auditor’s Report on Compliance for the Major Federal Program; Report on Internal Control over Compliance; and Report on the Schedule of Expenditures of Federal Awards Required by Uniform Guidance 3

Schedule of Expenditures of Federal Awards 6

Notes to the Schedule of Expenditures of Federal Awards 8

Schedule of Findings and Questioned Costs 9

Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

To the Honorable Mayor and
Members of the City Council
City of Cedar Falls, Iowa

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Cedar Falls, Iowa, (City) as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated November 1, 2021.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that have not been identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Comments involving statutory and other legal matters about the City's operations for the year ended June 30, 2021, are based exclusively on knowledge obtained from procedures performed during our audit of the financial statements of the City and are reported in Part IV of the accompanying Schedule of Findings and Questioned Costs. Since our audit was based on tests and samples, not all transactions that might have had an impact on the comments were necessarily audited. The comments involving statutory and other legal matters are not intended to constitute legal interpretations of those statutes.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Dubuque, Iowa
November 1, 2021

Independent Auditor's Report on Compliance for the Major Federal Program; Report on Internal Control over Compliance; and Report on the Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

To the Honorable Mayor and
Members of the City Council
City of Cedar Falls, Iowa

Report on Compliance for the Major Federal Program

We have audited the City of Cedar Falls, Iowa's (City) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on the City's major federal program for the year ended June 30, 2021. The City's major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on the compliance for the City's major federal program based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for the major federal program. However, our audit does not provide a legal determination of the City of Cedar Falls, Iowa's compliance.

Opinion on the Major Federal Program

In our opinion, the City of Cedar Falls, Iowa, complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major Federal program for the year ended June 30, 2021.

Report on Internal Control over Compliance

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City's internal control over compliance with the types of requirements that could have a direct and material effect on the major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for the major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Report on the Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

We have audited the financial statements of the City of Cedar Falls, Iowa, as of and for the year ended June 30, 2021, and have issued our report thereon dated November 1, 2021, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the financial statements as a whole.



Dubuque, Iowa
November 1, 2021

City of Cedar Falls, Iowa
Schedule of Expenditures of Federal Awards
Year Ended June 30, 2021

Federal Grantor/Pass-Through Grantor/Program or Cluster Title	Federal Financial Assistance Listing	Pass-through Entity Identifying Number	Expenditures	Amounts Passed- Through to Subrecipients
U.S. Department of Housing and Urban Development				
CDBG - Entitlement Grants Cluster				
Community Development Block Grants/Entitlement Grants	14.218		\$ 156,397	\$ 31,500
COVID-19 - Community Development Block Grants/Entitlement Grants	14.218		<u>148,500</u>	<u>80,272</u>
			<u>304,897</u>	<u>111,772</u>
Passed through Iowa Economic Development Authority				
COVID-19 - Community Development Block Grants/Entitlement Grants	14.228	20-CVE-009	<u>86,581</u>	<u>49,778</u>
Passed through City of Waterloo, Iowa				
Home Investment Partnerships Program	14.239	M01DC190206	<u>21,896</u>	<u>-</u>
Housing Voucher Cluster				
Section 8 Housing Choice Vouchers	14.871		1,404,230	-
COVID-19 - Section 8 Housing Choice Vouchers	14.871		<u>30,732</u>	<u>-</u>
			<u>1,434,962</u>	<u>-</u>
Total U.S. Department of Housing and Urban Development			<u>1,848,336</u>	<u>161,550</u>
U.S. Department of Justice				
Joint Law Enforcement Operations	16.111		1,372	-
Joint Law Enforcement Operations	16.111		2,208	-
Passed through City of Waterloo, Iowa				
Joint Law Enforcement Operations	16.111	IA0070300	<u>11,308</u>	<u>-</u>
			14,888	-
Bulletproof Vest Partnership Program	16.607		<u>3,108</u>	<u>-</u>
Total U.S. Department of Justice			<u>17,996</u>	<u>-</u>

City of Cedar Falls, Iowa
Schedule of Expenditures of Federal Awards
Year Ended June 30, 2021

Federal Grantor/Pass-Through Grantor/Program or Cluster Title	Federal Financial Assistance Listing	Pass-through Entity Identifying Number	Expenditures	Amounts Passed- Through to Subrecipients
U.S. Department of Transportation				
Passed through Iowa Department of Transportation				
Highway Planning and Construction Cluster				
Highway Planning and Construction	20.205	STP-57-2 (28)--2C-07	\$ 17,109	\$ -
Highway Planning and Construction	20.205	TAP-U-1185 (654)-8I-07	7,224	-
			<u>24,333</u>	<u>-</u>
Passed through Iowa Department of Public Safety				
Highway Safety Cluster				
State and Community Highway Safety	20.600	21-405d	2,281	-
Total U.S. Department of Transportation			<u>26,614</u>	<u>-</u>
U.S. Treasury				
Passed through Iowa Department of Revenue				
COVID-19 - Coronavirus Relief Fund	21.019	00116	963,401	-
U.S. Department of Homeland Security				
Passed through Iowa Department of Homeland Security				
COVID-19 - Disaster Grants - Public Assistance	97.036	DR-4483-IA	52,380	-
Total Federal Financial Assistance			<u>\$ 2,908,727</u>	<u>\$ 161,550</u>

Note 1 - Basis of Presentation

The accompanying schedule of expenditures of federal awards (the schedule) includes the federal award activity of the City of Cedar Falls, Iowa, (the City) under programs of the federal government for the year ended June 30, 2021. The information is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the schedule presents only a selected portion of the operations of the City, it is not intended to and does not present the financial position, changes in net position, or cash flows of the City.

Note 2 - Significant Accounting Policies

Expenditures reported in the schedule are reported on the modified accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. Federal financial assistance provided to a subrecipient is treated as an expenditure when it is paid to the subrecipient.

Note 3 - Indirect Cost Rate

The City has not elected to use the 10% de minimis cost rate.

City of Cedar Falls, Iowa
Schedule of Findings and Questioned Costs
Year Ended June 30, 2021

Part I: Summary of the Auditor's Results:

FINANCIAL STATEMENTS

Type of auditor's report issued	Unmodified
Internal control over financial reporting:	
Material weaknesses identified	No
Significant deficiencies identified not considered to be material weaknesses	None Reported
Noncompliance material to financial statements noted?	No

FEDERAL AWARDS

Internal control over major program:	
Material weaknesses identified	No
Significant deficiencies identified not considered to be material weaknesses	None Reported
Type of auditor's report issued on compliance for major programs:	Unmodified
Any audit findings disclosed that are required to be reported in accordance with Uniform Guidance 2 CFR 200.516:	No

Identification of major programs:

<u>Name of Federal Program</u>	<u>CFDA Number</u>
COVID-19 - Coronavirus Relief Fund	21.019
Dollar threshold used to distinguish between type A and type B programs:	\$750,000
Auditee qualified as low-risk auditee?	Yes

City of Cedar Falls, Iowa
Schedule of Findings and Questioned Costs
Year Ended June 30, 2021

Part II: Financial Statement Findings:

There were no findings to report.

Part III: Federal Award Findings and Questioned Costs:

There were no findings and questioned costs to report.

Part IV: Other Findings Related to Required Statutory Reporting:

- 2021-IA-A Certified Budget** - Disbursements during the year ended June 30, 2021, did not exceed the amount budgeted.
- 2021-IA-B Questionable Expenditures** - We noted no expenditures that we believe may fail to meet the requirements of public purpose as defined in an Attorney General's opinion dated April 25, 1979.
- 2021-IA-C Travel Expense** - No expenditures of City money for travel expenses of spouses of City officials or employees were noted.
- 2021-IA-D Business Transactions** – No business transactions between the City and City officials or employees were noted.
- 2021-IA-E Restricted Donor Activity** – No transactions were noted between the City, City officials, City employees and restricted donors in compliance with Chapter 68B of the Code of Iowa.
- 2021-IA-F Bond Coverage** - Surety bond coverage of City officials and employees is in accordance with statutory provisions. The amount of coverage should be reviewed annually to ensure that the coverage is adequate for current operations.
- 2021-IA-G Council Minutes** - No transactions were found that we believe should have been approved in the Council minutes but were not.
- 2021-IA-H Deposits and Investments** - No instances of non-compliance with the deposit and investment provisions of Chapters 12B and 12C of the Code of Iowa and the City's investment policy were noted.
- 2021-IA-I Revenue Loan** – No instances of non-compliance with the sewer state revolving loan revenue debt provisions were noted.
- 2021-IA-J Annual Urban Renewal Report** – The annual urban renewal report was properly approved and certified to the Iowa Department of Management on or before December 1.
- 2021-IA-K Tax Increment Financing** – The Special Revenue Tax Increment Financing Fund properly disbursed payments for TIF loans and rebates. Also, the City properly completed the Tax Increment Debt Certificate forms to request TIF property taxes.

**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: Jeff Olson, Public Safety Services Director
Craig Berte, Police Chief
Date: November 8, 2021
Re: Beer/Liquor License Applications

Police Operations has received applications for liquor licenses and/ or wine or beer permits. We find no records that would prohibit these license and permits and recommend approval.

Name of Applicants:

- a) Hansen's Dairy, 123 East 18th Street, Class C beer & Class B native wine - renewal.
- b) Lifestyle Inn, 5826 University Avenue, Class B liquor - renewal.
- c) Five Corners Liquor & Wine, 809 East 18th Street, Class E liquor - renewal.
- d) Aldi Inc., 315 Brandilynn Boulevard, Class C beer & Class B wine – permanent transfer.
- e) Alist Nails, 6015 University Avenue, Special Class C liquor – new.



DEPARTMENT OF FINANCE & BUSINESS OPERATIONS

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

INTEROFFICE MEMORANDUM

TO: Mayor Green & City Council Members
FROM: Jennifer Rodenbeck, Director of Finance & Business Operations
DATE: November 4, 2021
SUBJECT: Tax Increment Financing (TIF) Certification

Certification: Attached is a resolution authorizing the certification of the City's five active TIF districts. Also attached are the required state forms for each district that will need to be filed with Black Hawk County. The certification is for expenses incurred in the College Hill, Downtown, Pinnacle Prairie, Southern, and Unified urban renewal areas.

Inter-fund Loans: You will also note that attached to this information are several resolutions creating inter-fund loans between various funds in the city that have cash flowed these TIF projects. We learned from the State a few years ago that we are required to pass these resolutions in order to create a formal "debt" agreement that can allow these TIF expenses to be reimbursed from the TIF district.

If you have any questions regarding the certification or TIF information, please feel free to contact me.

RESOLUTION NO. _____**RESOLUTION AUTHORIZING CERTIFICATION OF ELIGIBLE EXPENSES FOR REIMBURSEMENT FROM THE COLLEGE HILL, DOWNTOWN, PINNACLE PRAIRIE, SOUTH CEDAR FALLS, AND UNIFIED TAX INCREMENT FINANCING REVENUES**

WHEREAS, the City of Cedar Falls has legally created Tax Increment Financing Districts in its College Hill, Downtown, Pinnacle Prairie, South Cedar Falls, and Unified areas; and

WHEREAS, the City of Cedar Falls including the Cedar Falls Utilities have expended funds to construct infrastructure improvements within and benefiting each of the Tax Increment Districts; and

WHEREAS, the City Council intends to certify to Black Hawk County and the State of Iowa that the attached expenses have been incurred and are legally eligible to be reimbursed from revenues generated by each respective Tax Increment Financing District;

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

1. That the City Council of the City of Cedar Falls, Iowa, finds that the attached listing of expenses are eligible to be reimbursed from Tax Increment Financing District (TIF) revenues.
2. That the City of Cedar Falls and the Cedar Falls Utilities (a legal entity of the City of Cedar Falls as provided by State Code) have financed the cost of the listed expenditures which have paid for land, loans, services or infrastructure from various revenue sources.
3. All infrastructure construction, land acquisition, professional services (legal, financial, inspection, survey and engineering), financing expenses, economic development loan and incentive expenditures certified for reimbursement are eligible activities cited by the City's respective Urban Renewal Area Plans for the Cedar Falls College Hill, Downtown, Pinnacle Prairie, South Cedar Falls, and Unified areas. The eligible activities are specifically noted in each plan within the "Type of Proposed Renewal Actions" section.
4. The City Council and the Utilities Trustees authorized the advancing of these financial resources to construct the necessary infrastructure, purchase land, design & inspect public improvements, extend economic development loans & incentives, incur interest expenses on advances and professional fees (legal, financial and engineering) that enhance development within each of the respective TIF districts.
5. The City's Director of Finance & Business Operations is directed to file the appropriate forms with Black Hawk County and the State of Iowa that duly certify the attached list of improvements as TIF district obligations that are to be repaid from TIF revenues from the respective district for which the obligation was incurred.

6. Upon receipt of the TIF property tax reimbursement annually from Black Hawk County for financing the TIF improvements, which were duly certified; the Director of Finance & Business Operations is directed to deposit the funds reimbursed into the accounts that advanced the financing for the initial expenditure.

ADOPTED this 15th day of November 2021.

Robert M. Green, Mayor

ATTEST:

Jacqueline Daniels, MMC, City Clerk

**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS
CERTIFICATION TO COUNTY AUDITOR**

**Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area**

City: Cedar Falls County: Black Hawk

Urban Renewal Area Name: Cedar Falls College Hill

Urban Renewal Area Number: 07042 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: \$ 75,183

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Dated this 15th day of November, 2021

Signature of Authorized Official Telephone 319-273-8600

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Cedar Falls County: Black Hawk

Urban Renewal Area Name: Cedar Falls College Hill

Urban Renewal Area Number: 07042 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. Parking Lot Signage	11/15/21	5,000
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
2. 2215 College Street Project Rebate to CV Commercial	04/22/13	19,333
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
3. 917 W 23rd Street Project Rebate to CV Commercial	05/02/16	36,860
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4. 2125 College Street Project Rebate to Zheng Development	12/08/17	13,990
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5.		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: 75,183

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

CITY OF CEDAR FALLS COLLEGE HILL TIF PROJECT CERTIFIED WITH THE COUNTY		
PROJECT	DATE CERTIFIED	AMOUNT CERTIFIED
Legal Fees	11/11	\$8,158.68
Legal Fees	11/12	\$6,539.28
Legal Fees	11/13	\$1,294.96
Legal Fees	11/15	\$5,355.01
Administrative Costs	11/15	\$7,462.24
Legal Fees	11/16	\$296.00
Administrative Costs	11/16	\$3,321.13
Administrative Costs	11/17	\$2,852.43
CV Commercial	11/17	\$12,363.00
CV Commercial	11/17	\$16,374.93
CV Commercial	11/19	\$33,912.22
CV Commercial	11/19	\$25,352.06
CV Commercial	11/20	\$29,400.95
CV Commercial	11/20	\$18,375.29
CV Commercial	11/20	\$13,436.40
Zheng Development	11/20	\$12,618.66
Legal Fees	11/20	\$2,134.11
College Hill Visioning	11/20	\$5,000.00
Surveillance Cameras	11/20	\$98,141.80
CV Commercial	11/21	\$36,859.61
CV Commercial	11/21	\$19,332.58
Zheng Development	11/21	\$13,990.55
Parking Lot Signage	11/21	\$5,000.00
TOTAL		\$377,571.89

COLLEGE HILL TIF REVENUES RECEIVED	
TIF REVENUES - OCT., 2021	\$175,012.10

COLLEGE HILL TIF REVENUES - ESTIMATED	
TIF REVENUES - NOV., 2021 - JUNE, 2022	\$108,042.08

COLLEGE HILL TIF BALANCE	
COLLEGE HILL TIF BALANCE	\$94,517.71

**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS
CERTIFICATION TO COUNTY AUDITOR**

**Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area**

City: Cedar Falls County: Black Hawk

Urban Renewal Area Name: Cedar Falls Urban TIF

Urban Renewal Area Number: 07019 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: \$ 3,527,798

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Dated this 15th day of November, 2021

Signature of Authorized Official Telephone 319-273-8600

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Cedar Falls County: Black Hawk

Urban Renewal Area Name: Cedar Falls Urban TIF

Urban Renewal Area Number: 07019 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. <u>River Place Development</u> <u>Property Tax Rebate in accordance with developmental agreement</u>	<u>07/16/12</u>	<u>591,218</u>
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
2. <u>Cedar Falls Development Group - Annex</u> <u>Property Tax Rebate in accordance with developmental agreement</u>	<u>03/07/14</u>	<u>10,168</u>
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
3. <u>Linderbaum - 115 E 2nd Street</u> <u>Property Tax Rebate in accordance with developmental agreement</u>	<u>08/01/16</u>	<u>3,881</u>
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4. <u>Legal Fees</u> <u>Legal Fees associated with Downtown Urban Renewal Area</u>	<u>11/15/21</u>	<u>2,393</u>
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5. <u>Downtown</u> <u>Legal Fees associated with River Place development project</u>	<u>11/15/21</u>	<u>1,251</u>
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: 608,911

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Cedar Falls County: Black Hawk

Urban Renewal Area Name: Cedar Falls Urban TIF

Urban Renewal Area Number: 07019 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
6. <u>Cameras</u> <u>Costs associated with installation of downtown cameras.</u> <hr/> <hr/>	<u>01/01/20</u>	<u>122,063</u>
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
7. <u>Streetscape</u> <u>Costs associated with the new streetscape and brick replacement project</u> <hr/> <hr/>	<u>05/06/19</u>	<u>1,563,159</u>
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
8. <u>Peter Melendy Park</u> <u>Costs associated with Peter Melendy Park improvements</u> <hr/> <hr/>	<u>09/03/19</u>	<u>274,945</u>
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
9. <u>Alley</u> <u>Costs associated with 100 Block Alley</u> <hr/> <hr/>	<u>06/03/19</u>	<u>229,831</u>
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
10. <u>Parking Lot</u> <u>Costs associated with 100 Block Parking Lot</u> <hr/> <hr/>	<u>02/17/20</u>	<u>728,889</u>
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 3.

Total For City TIF Form 1.1 Page 2: 2,918,887

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

CITY OF CEDAR FALLS DOWNTOWN TIF PROJECTS CERTIFIED WITH THE COUNTY		
PROJECT	DATE CERTIFIED	AMOUNT CERTIFIED
Flood Levy	11/00	\$0.00
State Street Land Acquisition	11/01	\$161,234.00
Community Center	11/02	\$92,650.80
Community Center	11/03	\$726,800.16
Acquisition Costs	11/03	\$12,112.41
Black Hawk Hotel	11/03	\$117,000.00
Electric Transformers	11/03	\$184,682.77
Electric Line Extensions	11/03	\$296,183.62
Street Lighting	11/03	\$8,551.00
Communication Service	11/03	\$58,449.21
Gas Service	11/03	\$601,750.78
Water Service	11/03	\$68,317.75
State Street Land Acquisition	11/04	\$1,200.00
Community Center	11/04	(\$54,607.51)
Community Center	11/05	(\$16,435.54)
State Street Land Acquisition	11/05	\$74,507.90
Electrical Line Extensions	11/05	\$14,042.00
Water Service	11/05	\$84,458.00
Communication Service	11/06	\$12,927.50
State Street Development	11/07	\$35,015.04
Electric Line Extensions	11/07	\$8,230.05
Electric Transformers	11/07	\$9,462.66
Gas Main & Services	11/07	\$289.66
Water Mains	11/07	\$3,498.92
Railroad Crossings	11/07	\$408,903.91
Downtown Streetscape	11/08	\$1,338,166.43
Electric Line Extensions	11/08	\$98,048.45
Electric Transformers	11/08	\$18,013.24
Gas Main & Services	11/08	\$443.97
Communication Service	11/08	\$7,448.12
Railroad Crossings	11/08	(\$26,189.72)
Washington Street	11/10	\$498,793.86
State Street	11/10	\$329,502.30
Downtown Streetscape	11/10	\$31,937.70
Electric Line Extensions	11/10	\$244,156.67
Gas Main & Services	11/10	\$4,605.66
Communication Service	11/10	\$33,823.35
Streetscape Maintenance	11/11	\$1,535.18
State Street	11/11	\$468,223.48
Broom Factory	11/11	\$4,092.63
Treatment Facility	11/11	\$244,967.00

Electric Transformers	11/11	\$17,577.66
Gas Main & Services	11/11	\$212.77
Water Mains	11/11	\$181,620.14
Communication Service	11/11	\$24,058.62
State Street	11/12	(\$42,223.13)
River Place Development	11/12	\$74,679.21
Treatment Facility	11/12	\$3,755,033.00
Street Lighting	11/12	\$21,406.50
Electric Transformers	11/12	\$80,369.00
Communication Fiber	11/12	\$96,599.77
River Place Development	11/13	\$4,560.78
Administrative Costs	11/13	\$5,526.00
Electric Transformers	11/13	\$35,725.27
Electric Line Extensions	11/13	\$43,346.56
Communication Service	11/13	\$5,362.68
River Place Development	11/14	\$78.00
Annex	11/14	\$737.00
Legal Fees	11/14	\$11,203.60
Electric Line Extensions	11/14	\$30,808.84
Administrative Costs	11/14	\$26,133.19
River Place Development	11/15	\$1,927.50
Annex	11/15	\$395.00
Administrative Costs	11/15	\$18,679.32
Legal Fees - River Place Dev	11/16	\$6,288.66
River Place Rebate	11/16	\$43,791.91
Legal Fees	11/16	\$1,908.11
Miscellaneous	11/16	\$154.03
Administrative Costs	11/16	\$8,920.89
Gas Main & Services	11/16	\$13,501.79
Electric Line Extensions	11/16	\$29,531.66
Water Mains	11/16	\$190,952.78
River Place Rebate	11/17	\$148,981.04
Legal Fees	11/17	\$277.00
Administrative Costs	11/17	\$4,651.28
Electric Line Extensions	11/17	\$103,940.10
River Place Rebate	11/18	\$164,642.73
Annex Rebate	11/18	\$7,320.26
Administrative Costs	11/18	\$1,262.50
River Place	11/18	\$3,282.22
Mill Race	11/18	\$37,879.36
River Place Rebate	11/19	\$243,819.63
Annex Rebate	11/19	\$9,089.60
Administrative Costs	11/19	\$872.29
Mill Race	11/19	\$33,000.00
Peter Melendy Park	11/19	\$16,729.81
100 Block Alley	11/19	\$71,476.18
Streetscape	11/19	\$173,579.68
Downtown Visioning	11/19	\$45,962.69
River Place Rebate	11/20	\$404,663.00
Annex Rebate	11/20	\$8,887.32

Legal Fees - River Place Dev	11/20	\$15,259.00
Mill Race	11/20	\$33,000.00
Streetscape	11/20	\$2,279,799.47
Downtown Visioning	11/20	\$18,985.00
Parking Improvements	11/20	\$12,258.98
115 E 2nd St. Rebate	11/20	\$3,755.31
River Place Rebate	11/21	\$591,217.50
Annex Rebate	11/21	\$10,167.50
Legal Fees - River Place Dev	11/21	\$1,251.00
Alley	11/21	\$229,831.00
Streetscape	11/21	\$1,563,159.16
Peter Melendy Park	11/21	\$274,944.99
Parking Improvements	11/21	\$728,889.48
115 E 2nd St. Rebate	11/21	\$3,880.76
Cameras	11/21	\$122,063.35
Legal Fees	11/21	\$2,393.36
TOTAL		\$18,266,833.07

CITY OF CEDAR FALLS DOWNTOWN TIF DEBT CERTIFIED WITH THE COUNTY		
DEBT OBLIGATION	DATE CERTIFIED	AMOUNT CERTIFIED
1997 GO Bonds	11/00	\$496,726.00
1998 GO Bonds	11/00	\$1,363,226.00
2004 GO Bonds	11/05	\$88,836.91
2004 GO Bonds - Additional	11/06	\$7,177.87
Refunding of 97 & 98	11/06	(\$1,859,952.00)
2006A Bonds Refunded 97 & 98	11/06	\$1,556,392.07
Refunding of 04 Bonds	11/10	(\$96,014.78)
2010 Bonds	11/10	\$95,439.91
Refunding of 06 Bonds	11/12	(\$1,556,392.07)
2012 Notes	11/12	\$1,518,880.17
TOTAL		\$1,614,320.08

DOWNTOWN TIF REVENUES RECEIVED	
TIF REVENUES - OCT., 2021	\$14,540,153.62

DOWNTOWN TIF REVENUES - ESTIMATED	
TIF REVENUES - NOV., 2021 - JUNE, 2022	\$1,538,059.95

DOWNTOWN TIF BALANCE	
DOWNTOWN TIF BALANCE	\$3,802,939.58

**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS
CERTIFICATION TO COUNTY AUDITOR**

**Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area**

City: Cedar Falls County: Black Hawk

Urban Renewal Area Name: Cedar Falls Pinnacle Prairie

Urban Renewal Area Number: 07039 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: \$ 7,900

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Dated this 15th day of November, 2021

Signature of Authorized Official Telephone 319-273-8600

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Cedar Falls County: Black Hawk

Urban Renewal Area Name: Cedar Falls Pinnacle Prairie

Urban Renewal Area Number: 07039 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. Landscaping Designs RAB Landscaping Designs	11/15/21	7,900
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
2.		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
3.		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4.		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5.		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: 7,900

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

CITY OF CEDAR FALLS PINNACLE PRAIRIE TIF PROJECT CERTIFIED WITH THE COUNTY		
PROJECT	DATE CERTIFIED	AMOUNT CERTIFIED
Legal Fees	11/10	\$3,079.90
Adjustment per BHC not to collect small amount		(\$79.13)
Water Mains	11/12	\$4,747.79
Prairie Parkway Extension	11/13	\$113,342.11
Legal Fees	11/13	\$2,539.44
Prairie Parkway Extension	11/14	\$1,750,949.77
Project Staff Costs	11/14	\$12,995.87
Legal Fees	11/14	\$12,980.63
Prairie Parkway Extension	11/15	\$448,303.90
Project Staff Costs	11/15	\$5,073.56
Legal Fees	11/15	\$1,151.26
Administrative Costs	11/15	\$3,054.48
Prairie Parkway Extension	11/16	\$726.00
Prairie Parkway Viking	11/16	\$771.17
Legal Fees	11/16	\$944.50
Administrative Costs	11/16	\$3,810.33
Gas Mains	11/16	\$29,951.73
Prairie Parkway Viking	11/17	\$6,334.72
Legal Fees	11/17	\$1,013.50
Administrative Costs	11/17	\$1,283.47
Gas Mains	11/17	\$19,681.59
Electric Lines	11/17	\$60,865.48
Prairie Parkway Viking	11/18	\$2,321.04
Electric Lines	11/18	\$34,317.08
Prairie Parkway Viking	11/19	\$1,464.63
Electric Lines	11/19	\$110,556.77
Prairie Parkway Landscaping	11/20	\$24,858.62
Landscaping Designs	11/21	\$7,900.00
TOTAL		\$2,664,940.21

PINNACLE PRAIRIE TIF REVENUES RECEIVED	
TIF REVENUES - OCT., 2021	\$2,644,148.38

PINNACLE PRAIRIE TIF REVENUES - ESTIMATED	
TIF REVENUES - NOV., 2021 - JUNE, 2022	\$11,998.94

PINNACLE PRAIRIE TIF BALANCE	
PINNACLE PRAIRIE TIF BALANCE	\$8,792.89

**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS
CERTIFICATION TO COUNTY AUDITOR**

**Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area**

City: Cedar Falls County: Black Hawk

Urban Renewal Area Name: Cedar Falls South Cedar Falls

Urban Renewal Area Number: 07048 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: \$ **143,844**

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Dated this 15th day of November, 2021

Signature of Authorized Official 319-273-8600
Telephone

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Cedar Falls County: Black Hawk

Urban Renewal Area Name: Cedar Falls South Cedar Falls

Urban Renewal Area Number: 07048 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. <u>Miscellaneous</u> <u>Miscellaneous costs related to urban renewal area</u> <hr/> <hr/> <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>11/15/21</u>	<u>5,006</u>
2. <u>Cyber Lane Extension</u> <u>Costs associated with infrastructure</u> <hr/> <hr/> <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>02/01/21</u>	<u>45,616</u>
3. <u>Ridgeway Avenue</u> <u>Reconstruction of Ridgeway Avenue</u> <hr/> <hr/> <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>12/03/18</u>	<u>93,222</u>
4. _____ <hr/> <hr/> <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	_____	_____
5. _____ <hr/> <hr/> <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	_____	_____

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: 143,844

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

CITY OF CEDAR FALLS SOUTH CEDAR FALLS TIF PROJECTS CERTIFIED WITH THE COUNTY		
PROJECT	DATE CERTIFIED	AMOUNT CERTIFIED
Master Plan	11/19	\$130,265.70
Miscellaneous	11/19	\$7,885.92
Master Plan	11/20	\$6,654.30
Ridgeway Avenue	11/20	\$290,326.77
Gateway Business Park	11/20	\$156,950.95
Cyber Lane	11/20	\$116,566.62
Miscellaneous	11/20	\$4,860.00
Ridgeway Avenue	11/21	\$93,221.60
Cyber Lane	11/21	\$45,616.61
Miscellaneous	11/21	\$5,006.00
TOTAL		\$857,354.47

SOUTH CEDAR FALLS TIF REVENUES RECEIVED	
TIF REVENUES - OCT., 2021	\$400,991.82

SOUTH CEDAR FALLS TIF REVENUES - ESTIMATED	
TIF REVENUES - NOV., 2021 - JUNE, 2022	\$312,424.45

SOUTH CEDAR FALLS TIF BALANCE	
SOUTH CEDAR FALLS TIF BALANCE	\$143,938.20

**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS
CERTIFICATION TO COUNTY AUDITOR**

**Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area**

City: Cedar Falls County: Black Hawk

Urban Renewal Area Name: Cedar Falls Unified

Urban Renewal Area Number: 07043 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: \$ 776,408

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Dated this 15th day of November, 2021

Signature of Authorized Official 319-273-8600
Telephone

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Cedar Falls County: Black Hawk

Urban Renewal Area Name: Cedar Falls Unified

Urban Renewal Area Number: 07043 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. <u>Legal Fees</u> Legal fees, appraisals, recording, & abstract fees associated with Unified urban renewal area, including annexed area.	<u>11/15/21</u>	<u>20,126</u>
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
2. <u>Six Kids</u> Property tax rebate to Six Kids - 1304 Technology Parkway	<u>06/20/16</u>	<u>26,629</u>
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
3. <u>Martin Reality</u> Property tax rebate to Martin Reality - 6623 Chancellor Drive	<u>03/18/18</u>	<u>8,538</u>
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4. <u>RBJB</u> Property tax rebate to RBJB - 1024 Nordic Drive	<u>08/03/15</u>	<u>24,306</u>
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5. <u>Industrial Park Expansion</u> Street infrastructure design and construction	<u>03/18/19</u>	<u>62,183</u>
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: 141,782

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Cedar Falls County: Black Hawk

Urban Renewal Area Name: Cedar Falls Unified

Urban Renewal Area Number: 07043 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
6. <u>Land Acquisition</u> <u>Purchase of land and costs associated with the land acquisition</u> <hr/> <hr/> <hr/> <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>11/5/18 & 11/19/18</u>	<u>6,622</u>
7. <u>West Viking Road Reconstruction</u> <u>Street infrastructure - Design and construction costs</u> <hr/> <hr/> <hr/> <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>12/02/19</u>	<u>42,934</u>
8. <u>Rural Water Rights</u> <u>Costs associated with water rights in annexed area located in urban renewal area.</u> <hr/> <hr/> <hr/> <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>10/19/20</u>	<u>561,200</u>
9. <u>North Industrial Park Miscellaneous</u> <u>Railroad insurance</u> <hr/> <hr/> <hr/> <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>05/24/10</u>	<u>23,870</u>
10. _____ <hr/> <hr/> <hr/> <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 3.

Total For City TIF Form 1.1 Page 2: 634,626

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

CITY OF CEDAR FALLS UNIFIED TIF PROJECTS CERTIFIED WITH THE COUNTY		
PROJECT	DATE CERTIFIED	AMOUNT CERTIFIED
TOTAL - Industrial Park	Pre 2013	\$40,961,748.13
TOTAL - Northern	Pre 2013	\$1,973,814.94
Northern Industrial Park	11/13	\$283,653.46
Hwy 58 Corridor Improvements	11/13	\$14,450.48
Hwy 58 Pedestrian Bridge	11/13	\$1,006,903.87
West Viking Road	11/13	\$1,032,453.36
Miscellaneous & Legal	11/13	\$39,394.43
Bluff St. Lift Station	11/13	\$1,040,000.00
Public Works Complex	11/13	(\$964,579.39)
Commerce Drive	11/13	\$27,579.98
Kaplan University	11/13	\$80,569.00
Reel Deal	11/13	\$68,758.00
Aerial Services	11/13	\$12,705.00
Universal Industries	11/13	\$19,200.00
Target	11/13	\$623,000.00
Lot Sales	11/13	(\$166,750.00)
Electric Line Extensions	11/13	\$352,175.97
Electric Transformers	11/13	\$1,421,525.86
Gas Main & Services	11/13	\$43,686.33
Communication Fiber	11/13	\$25,700.81
Generation	11/13	\$10,226,298.17
Northern Miscellaneous	11/14	\$19,290.00
Northern LOMR	11/14	\$3,793.79
Northern Signage	11/14	\$34,050.00
Northern Industrial Park	11/14	(\$136,629.17)
West Viking Road	11/14	\$1,107,945.67
Viking Road Reconstruction	11/14	\$1,232,706.53
Hwy 58 Corridor Improvements	11/14	\$40,110.22
Hwy 58 Pedestrian Bridge	11/14	\$58,556.97
Legal Fees	11/14	\$3,674.57
EIC	11/14	\$108,801.00
Reel Deal	11/14	\$66,848.00
Aerial Services	11/14	\$12,705.00

Universal Industries	11/14	\$14,400.00
Target	11/14	\$467,000.00
Water Main & Services	11/14	\$174,969.57
Generation	11/14	\$8,254,927.46
Administrative Costs	11/14	\$40,799.73
Lot Sales	11/14	(\$76,750.00)
Northern Miscellaneous	11/15	\$40,930.00
Northern LOMR/Map	11/15	\$6,394.75
Greenhill Road	11/15	\$228,465.97
Street Restoration - Ind Park	11/15	\$356,244.93
West Viking Road	11/15	\$190,933.35
Viking Road Reconstruction	11/15	\$96,365.83
Hwy 58 Corridor Improvements	11/15	\$40,087.98
Hwy 58 Pedestrian Bridge	11/15	(\$17,765.89)
Legal Fees	11/15	\$15,243.44
EIC	11/15	\$81,806.40
Reel Deal	11/15	\$62,793.00
Aerial Services	11/15	\$12,705.00
Universal Industries	11/15	\$9,600.00
Target	11/15	\$300,877.80
Principal	11/15	\$140,871.00
Administrative Costs	11/15	\$36,457.96
Lot Sales	11/15	(\$327,020.00)
Northern Miscellaneous	11/16	\$20,755.50
Street Restoration - Ind Park	11/16	\$284,598.65
West Viking Road	11/16	\$389.30
Viking Road Reconstruction	11/16	\$81,783.51
Hwy 58 Corridor Improvements	11/16	\$17,863.73
Ind. Park Patching & Maint	11/16	\$344,160.79
Legal Fees	11/16	\$8,453.45
Miscellaneous	11/16	\$3,500.00
EIC	11/16	\$57,538.80
Reel Deal	11/16	\$132,019.99
Aerial Services	11/16	\$23,912.00
Universal Industries	11/16	\$4,800.00
Target	11/16	\$142,419.90
Principal	11/16	\$105,986.40
Administrative Costs	11/16	\$39,575.67
Land Acquisition	11/16	\$1,043,704.00
Lot Sales	11/16	\$0.00
Gas Main & Services	11/16	\$42,545.77

Electric Line Extensions	11/16	\$24,987.15
Northern Miscellaneous	11/17	\$20,905.50
University Avenue Phase III	11/17	\$145,022.53
Hwy 58 Corridor Improvements	11/17	\$4,095.49
Ind. Park Patching & Maint	11/17	\$9,525.46
Legal Fees	11/17	\$469.50
Miscellaneous	11/17	\$175.00
EIC	11/17	\$37,760.40
Reel Deal	11/17	\$130,308.07
Aerial Services	11/17	\$22,894.00
Principal	11/17	\$78,383.70
Dry Run Creek Sanitary Sewer	11/17	\$4,500,000.00
Administrative Costs	11/17	\$28,450.86
Land Acquisition	11/17	\$4,868.00
Northern Miscellaneous	11/18	\$20,755.50
University Avenue Phase III	11/18	\$3,361,595.85
Hwy 58 Corridor Improvements	11/18	\$3,896,134.23
Ind. Park Patching & Maint	11/18	\$18,914.15
Legal Fees	11/18	\$11,909.70
Land Acquisition	11/18	\$4,810.00
EIC	11/18	\$19,705.20
Reel Deal	11/18	\$14,644.80
Principal	11/18	\$54,540.00
Administrative Costs	11/18	\$14,330.36
Lot Sales	11/18	(\$88,013.00)
Northern Miscellaneous	11/19	\$20,755.50
University Avenue Phase III	11/19	(\$50,000.00)
Hwy 58 Corridor Improvements	11/19	\$3,748,333.33
Legal Fees	11/19	\$11,841.85
Principal	11/19	\$27,350.00
Industrial Park Expansion	11/19	\$61,961.35
Land Acquisition	11/19	\$4,197,445.97
Gas Main & Services	11/19	\$87,773.18
Electric Services	11/19	\$259,806.07
Water Main & Services	11/19	\$707,340.35
Communication Services	11/19	\$92,730.57
Industrial Park Expansion	11/20	\$97,905.68
University Avenue Phase III	11/20	\$89,340.91
Hwy 58 Corridor Improvements	11/20	\$3,748,333.34
Legal Fees	11/20	\$6,392.00
Six Kids	11/20	\$32,210.35

RBJB	11/20	\$71,453.07
Land Acquisition	11/20	\$6,754.00
West Viking Road	11/20	\$137,054.00
Industrial Park Expansion	11/21	\$62,182.97
Northern Miscellaneous	11/21	\$23,870.34
Legal Fees	11/21	\$20,125.91
Martin Reality	11/21	\$8,537.48
Six Kids	11/21	\$26,629.11
RBJB	11/21	\$24,306.02
Land Acquisition	11/21	\$567,822.00
West Viking Road	11/21	\$42,933.73
TOTAL		\$99,646,848.25

CITY OF CEDAR FALLS UNIFIED TIF DEBT CERTIFIED WITH THE COUNTY		
DEBT OBLIGATION	DATE CERTIFIED	AMOUNT CERTIFIED
TOTAL - Industrial Park	Pre 2013	\$14,566,806.26
TOTAL - Northern	Pre 2013	\$2,094,273.29
Debt Called In		(\$268,095.79)
TOTAL		\$16,392,983.76

UNIFIED TIF REVENUES RECEIVED	
TIF REVENUES - SEPT., 1992 - OCT., 2021 - TOTAL	\$87,056,112.42

UNIFIED TIF REVENUES - ESTIMATED	
TIF REVENUES - NOV., 2021 - JUNE, 2022	\$2,109,892.30

UNIFIED TIF BALANCE	
UNIFIED TIF BALANCE	\$26,873,827.29

RESOLUTION NO. _____

RESOLUTION APPROVING AND AUTHORIZING AN INTER-FUND LOAN FROM THE TIF BOND FUND OF THE CITY OF CEDAR FALLS TO THE TAX INCREMENT FINANCING (TIF) FUND OF THE CITY OF CEDAR FALLS

WHEREAS, the TIF Bond Fund has cash flowed parking lot signage project costs in the College Hill Urban Renewal Area; and

WHEREAS, the City has determined that the aforementioned project is an eligible TIF expenditures in the College Hill Urban Renewal area; and

WHEREAS, the City Council desires to reimburse the TIF Bond Fund for TIF revenues collected in the College Hill Urban Renewal area in the amount of Five Thousand Dollars (\$5,000.00) for this project; and

NOW THEREFORE, be it resolved by the City Council of the City of Cedar Falls, Iowa, that a TIF inter-fund loan in an amount of Five Thousand Dollars (\$5,000.00) for assisting in the completion of the this project is hereby approved and authorized in accordance with the criteria stated above; and

BE IT FURTHER RESOLVED that this amount loaned from the TIF Bond Fund to the TIF Fund shall be repaid as the TIF revenues are collected.

ADOPTED this 15th day of November 2021.

Robert M. Green, Mayor

ATTEST:

Jacqueline Danielsen, MMC, City Clerk

RESOLUTION NO. _____

RESOLUTION APPROVING AND AUTHORIZING AN INTER-FUND LOAN FROM THE TIF BOND FUND OF THE CITY OF CEDAR FALLS TO THE TAX INCREMENT FINANCING (TIF) FUND OF THE CITY OF CEDAR FALLS

WHEREAS, the TIF Bond Fund has cash flowed legal fees, construction costs, design costs, brick costs, utility costs, reimbursement payments, landscaping costs, easement costs, and other various project costs related to Peter Melendy Park, Downtown Alley, Downtown Parking Lot, and the Downtown Streetscape all in the Downtown Urban Renewal area; and

WHEREAS, the City has determined that the aforementioned fees, payments, and project costs are eligible TIF expenditures in the Downtown Urban Renewal area; and

WHEREAS, the City Council desires to reimburse the TIF Bond Fund for TIF revenues collected in the Downtown Urban Renewal area in the amount of Two Million, Eight Hundred Thousand, Four Hundred, and Sixty-Eight Dollars and Ninety-Nine Cents (\$2,800,468.99) for these projects; and

NOW THEREFORE, be it resolved by the City Council of the City of Cedar Falls, Iowa, that a TIF inter-fund loan in an amount of Two Million, Eight Hundred Thousand, Four Hundred, and Sixty-Eight Dollars and Ninety-Nine Cents (\$2,800,468.99) for assisting in the completion of these projects is hereby approved and authorized in accordance with the criteria stated above; and

BE IT FURTHER RESOLVED that this amount loaned from the TIF Bond Fund to the TIF Fund shall be repaid as the TIF revenues are collected.

ADOPTED this 15th day of November 2021.

ATTEST:

Robert M. Green, Mayor

Jacqueline Danielsen, MMC, City Clerk

RESOLUTION NO. _____

**RESOLUTION APPROVING AND AUTHORIZING AN INTER-FUND LOAN
FROM THE TIF BOND FUND OF THE CITY OF CEDAR FALLS
TO THE TAX INCREMENT FINANCING (TIF) FUND OF THE CITY OF CEDAR FALLS**

WHEREAS, the TIF Bond Fund has cash flowed design, construction, and administrative fees related to the Cyber Lane and Cyber Lane Extension projects in the South Cedar Falls Urban Renewal area; and

WHEREAS, the City has determined that the aforementioned fees, payments, and project costs are eligible TIF expenditures in the South Cedar Falls Urban Renewal area; and

WHEREAS, the City Council desires to reimburse the TIF Bond Fund for TIF revenues collected in the South Cedar Falls Urban Renewal area in the amount of Forty-Five Thousand, Six Hundred, Sixteen Dollars and Sixty-One Cents (\$45,616.61) for these projects; and

NOW THEREFORE, be it resolved by the City Council of the City of Cedar Falls, Iowa, that a TIF inter-fund loan in an amount of Forty-Five Thousand, Six Hundred, Sixteen Dollars and Sixty-One Cents (\$45,616.61) for assisting in the completion of these projects is hereby approved and authorized in accordance with the criteria stated above; and

BE IT FURTHER RESOLVED that this amount loaned from the TIF Bond Fund to the TIF Fund shall be repaid as the TIF revenues are collected.

ADOPTED this 15th day of November 2021.

Robert M. Green, Mayor

ATTEST:

Jacqueline Danielsen, MMC, City Clerk

RESOLUTION NO. _____

**RESOLUTION APPROVING AND AUTHORIZING AN INTER-FUND LOAN
FROM THE TIF BOND FUND OF THE CITY OF CEDAR FALLS
TO THE TAX INCREMENT FINANCING (TIF) FUND OF THE CITY OF CEDAR FALLS**

WHEREAS, the TIF Bond Fund has cash flowed the West Viking Road, Industrial Park Street Expansion, and other administrative and legal fees in the Unified Urban Renewal area; and

WHEREAS, the City has determined that the aforementioned projects are eligible TIF expenditures in the Unified Urban Renewal area; and

WHEREAS, the City Council desires to reimburse the TIF Bond Fund for TIF revenues collected in the Unified Urban Renewal area in the amount of One Hundred and Forty-Nine Thousand, One Hundred, Twelve Dollars and Ninety-Five Cents (\$149,112.95) for these projects; and

NOW THEREFORE, be it resolved by the City Council of the City of Cedar Falls, Iowa, that a TIF inter-fund loan in an amount of One Hundred and Forty-Nine Thousand, One Hundred, Twelve Dollars and Ninety-Five Cents (\$149,112.95) for assisting in the completion of these projects is hereby approved and authorized in accordance with the criteria stated above; and

BE IT FURTHER RESOLVED that this amount loaned from the TIF Bond Fund to the TIF Fund shall be repaid as the TIF revenues are collected.

ADOPTED this 15th day of November 2021.

Robert M. Green, Mayor

ATTEST:

Jacqueline Danielsen, MMC, City Clerk

RESOLUTION NO. _____

**RESOLUTION APPROVING AND AUTHORIZING AN INTER-FUND LOAN
FROM THE CAPITAL IMPROVEMENTS FUND OF THE CITY OF CEDAR FALLS
TO THE TAX INCREMENT FINANCING (TIF) FUND OF THE CITY OF CEDAR FALLS**

WHEREAS, the Capital Improvements Fund has cash flowed camera costs in the Downtown Urban Renewal area; and

WHEREAS, the City has determined that the aforementioned fees, payments, and project costs are eligible TIF expenditures in the Downtown Urban Renewal area; and

WHEREAS, the City Council desires to reimburse the Capital Improvements Fund for TIF revenues collected in the Downtown Urban Renewal area in the amount of One Hundred and Twenty-Two Thousand, Sixty-Three Dollars and Thirty-Five Cents (\$122,063.35) for this project; and

NOW THEREFORE, be it resolved by the City Council of the City of Cedar Falls, Iowa, that a TIF inter-fund loan in an amount of One Hundred and Twenty-Two Thousand, Sixty-Three Dollars and Thirty-Five Cents (\$122,063.35) for assisting in the completion of this project is hereby approved and authorized in accordance with the criteria stated above; and

BE IT FURTHER RESOLVED, that this amount loaned from the Capital Improvements Fund to the TIF Fund shall be repaid as the TIF revenues are collected.

ADOPTED this 15th day of November 2021.

Robert M. Green, Mayor

ATTEST:

Jacqueline Danielsen, MMC, City Clerk

RESOLUTION NO. _____

RESOLUTION APPROVING AND AUTHORIZING AN INTER-FUND LOAN FROM THE ECONOMIC DEVELOPMENT FUND OF THE CITY OF CEDAR FALLS TO THE TAX INCREMENT FINANCING (TIF) FUND OF THE CITY OF CEDAR FALLS

WHEREAS, the Economic Development Fund has cash flowed the purchase of land and related expenses in the South Cedar Falls Urban Renewal area; and

WHEREAS, the City has determined that the aforementioned project and the related legal and administrative fees associated with the land purchase are eligible TIF expenditures in the South Cedar Falls Urban Renewal area; and

WHEREAS, the City Council desires to reimburse the Economic Development Fund for TIF revenues collected in the South Cedar Falls Urban Renewal area in the amount of Five Thousand and Six Dollars (\$5,006.00) for this project; and

NOW THEREFORE, be it resolved by the City Council of the City of Cedar Falls, Iowa, that a TIF inter-fund loan in an amount of Five Thousand and Six Dollars (\$5,006.00) for assisting in the completion of this project is hereby approved and authorized in accordance with the criteria stated above; and

BE IT FURTHER RESOLVED that this amount loaned from the Economic Development Fund to the TIF Fund shall be repaid as the TIF revenues are collected.

ADOPTED this 15th day of November 2021.

Robert M. Green, Mayor

ATTEST:

Jacqueline Danielsen, MMC, City Clerk

RESOLUTION NO. _____

RESOLUTION APPROVING AND AUTHORIZING AN INTER-FUND LOAN FROM THE ECONOMIC DEVELOPMENT FUND OF THE CITY OF CEDAR FALLS TO THE TAX INCREMENT FINANCING (TIF) FUND OF THE CITY OF CEDAR FALLS

WHEREAS, the Economic Development Fund has cash flowed the purchase of land and water rights in the urban renewal area; and

WHEREAS, the City has determined that the aforementioned project and the related legal and administrative fees associated with the land purchase and water rights is an eligible TIF expenditure in the Unified Urban Renewal area; and

WHEREAS, the City Council desires to reimburse the Economic Development Fund for TIF revenues collected in the Unified Urban Renewal area in the amount of Five Hundred and Sixty-Seven Thousand, Eight Hundred, and Twenty-Two Dollars (\$567,822.00) for this project; and

NOW THEREFORE, be it resolved by the City Council of the City of Cedar Falls, Iowa, that a TIF inter-fund loan in an amount of Five Hundred and Sixty-Seven Thousand, Eight Hundred, and Twenty-Two Dollars (\$567,822.00) for assisting in the completion of this project is hereby approved and authorized in accordance with the criteria stated above; and

BE IT FURTHER RESOLVED that this amount loaned from the Economic Development Fund to the TIF Fund shall be repaid as the TIF revenues are collected.

ADOPTED this 15th day of November 2021.

Robert M. Green, Mayor

ATTEST:

Jacqueline Danielsen, MMC, City Clerk

RESOLUTION NO. _____

RESOLUTION APPROVING AND AUTHORIZING AN INTER-FUND LOAN FROM THE LOCAL OPTION SALES TAX (LOST) FUND OF THE CITY OF CEDAR FALLS TO THE TAX INCREMENT FINANCING (TIF) FUND OF THE CITY OF CEDAR FALLS

WHEREAS, the LOST Fund has cash flowed legal, engineering, construction, and administrative fees related to the Ridgeway Avenue project in the South Cedar Falls Urban Renewal area; and

WHEREAS, the City has determined that the aforementioned fees, payments, and project costs are eligible TIF expenditures in the South Cedar Falls Urban Renewal area; and

WHEREAS, the City Council desires to reimburse the LOST Fund for TIF revenues collected in the South Cedar Falls Urban Renewal area in the amount of Ninety-Three Thousand, Two Hundred, Twenty-One Dollars and Sixty Cents (\$93,221.60) for this project; and

NOW THEREFORE, be it resolved by the City Council of the City of Cedar Falls, Iowa, that a TIF inter-fund loan in an amount of Ninety-Three Thousand, Two Hundred, Twenty-One Dollars and Sixty Cents (\$93,221.60) for assisting in the completion of this project is hereby approved and authorized in accordance with the criteria stated above; and

BE IT FURTHER RESOLVED that this amount loaned from the LOST Fund to the TIF Fund shall be repaid as the TIF revenues are collected.

ADOPTED this 15th day of November 2021.

Robert M. Green, Mayor

ATTEST:

Jacqueline Danielsen, MMC, City Clerk

RESOLUTION NO. _____

RESOLUTION APPROVING AND AUTHORIZING AN INTER-FUND LOAN FROM THE VISITORS & TOURISM FUND OF THE CITY OF CEDAR FALLS TO THE TAX INCREMENT FINANCING (TIF) FUND OF THE CITY OF CEDAR FALLS

WHEREAS, the Visitors & Tourism Fund has cash flowed the landscaping design project; and

WHEREAS, the City has determined that the aforementioned project is an eligible TIF expenditures in the Pinnacle Prairie Urban Renewal area; and

WHEREAS, the City Council desires to reimburse the Visitors & Tourism Fund for TIF revenues collected in the Pinnacle Prairie Urban Renewal area in the amount of Seven Thousand and Nine Hundred Dollars (\$7,900.00) for this project; and

NOW THEREFORE, be it resolved by the City Council of the City of Cedar Falls, Iowa, that a TIF inter-fund loan in an amount of Seven Thousand and Nine Hundred Dollars (\$7,900.00) for assisting in the completion of the project is hereby approved and authorized in accordance with the criteria stated above; and

BE IT FURTHER RESOLVED that this amount loaned from the Visitors & Tourism Fund to the TIF Fund shall be repaid as the TIF revenues are collected.

ADOPTED this 15th day of November 2021.

Robert M. Green, Mayor

ATTEST:

Jacqueline Danielsen, MMC, City Clerk

RESOLUTION NO. _____

RESOLUTION APPROVING AND AUTHORIZING THE TRANSFER OF FUNDS RELATIVE TO TIF REVENUES TO BE RECEIVED FOR THE FISCAL YEAR ENDED JUNE 30, 2022

WHEREAS, each year the city receives tax increment financing revenues to pay for costs related to the City’s five urban renewal districts; and

WHEREAS, the City transfers these funds when received to various funds of the City to reimburse these funds for costs and debt associated with expenditures in those specific urban renewal areas; and

WHEREAS, the City is projected to receive \$6,646,260 in tax increment financing revenues during the fiscal year ending June 30, 2022 as outlined in the City’s annual budget document; and

WHEREAS, the City Council has approved through various resolutions the internal financing costs associated with each urban renewal area; and

WHEREAS, the City Council of the City of Cedar Falls, Iowa, deems it in the best interest of the City of Cedar Falls, Iowa, to approve and authorize said transfers to reimburse the various funds for these costs, the following estimated transfers will occur during the fiscal year ended June 30, 2022:

Capital Improvements Fund	\$ 73,808
Cedar Falls Utilities	\$ 503,871
Economic Development Fund	\$ 599,877
Sewer Fund	\$ 534,040
Street Repair Fund	\$ 290,237
TIF Bond Fund	\$ 4,644,427

NOW THEREFORE, be it resolved by the City Council of the City of Cedar Falls, Iowa, that said transfers from the TIF Fund to the various funds of the City of Cedar Falls, Iowa, are hereby approved and authorized.

ADOPTED this 15th day of November, 2021

Robert Green, Mayor

ATTEST:

Jacqueline Danielsens, MMC, City Clerk



DEPARTMENT OF FINANCE & BUSINESS OPERATIONS

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

INTEROFFICE MEMORANDUM

TO: Mayor Green & City Council Members
FROM: Jennifer Rodenbeck, Director of Finance & Business Operations
DATE: November 4, 2021
SUBJECT: State TIF Report

As you are aware, HF 2460 was passed a few years back that requires cities with active Urban Renewal Areas to provide specified information concerning active Urban Renewal Areas and any associated Tax Increment Financing Districts. Attached for your review is the annual report that the City is required to complete. The report does require approval by Council and is due December 1, 2021. After approval, the report will be filed with the Department of Management through their on-line reporting system.

The report takes into account the TIF activities during the fiscal year ended June 30, 2021. The report includes the following TIF districts that were active during FY21:

- College Hill
- Downtown
- Pinnacle Prairie
- Southern
- Unified Highway 58 Corridor

If you have any questions, please feel free to contact me.

Levy Authority Summary

Local Government Name: CEDAR FALLS
 Local Government Number: 07G046

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
CEDAR FALLS URBAN RENEWAL	07019	3
CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL	07039	4
CEDAR FALLS COLLEGE HILL TIF	07042	2
CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR	07043	10
SOUTH CEDAR FALLS UR	07048	4

TIF Debt Outstanding: 37,078,981

TIF Sp. Rev. Fund Cash Balance as of 07-01-2020: 0 0 **Amount of 07-01-2020 Cash Balance Restricted for LMI**

TIF Revenue: 4,039,839
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 4,039,839

Rebate Expenditures: 400,174
 Non-Rebate Expenditures: 3,639,665
 Returned to County Treasurer: 0
Total Expenditures: 4,039,839

TIF Sp. Rev. Fund Cash Balance as of 06-30-2021: 0 0 **Amount of 06-30-2021 Cash Balance Restricted for LMI**

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 33,039,142

Urban Renewal Area Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS URBAN RENEWAL
 UR Area Number: 07019

UR Area Creation Date: 11/1986

UR Area Purpose: This urban renewal area was created to revitalize and redevelop the City's central business district (Downtown).

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS UR TIF INCR	070105	070106	0
CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS TIF SSMID INCR	070177	070178	19,392,443
CEDAR FALLS CITY/CEDAR FALLS SCH CEDAR FALLS UR DOWNTOWN TIF AMD3 INCR	070313	070314	0

Urban Renewal Area Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	22,557,590	61,401,234	2,031,490	0	-7,408	97,447,192	0	97,447,192
Taxable	0	12,423,441	55,261,115	1,828,341	0	-7,408	77,673,795	0	77,673,795
Homestead Credits									29

TIF Sp. Rev. Fund Cash Balance as of 07-01-2020: 0 0 **Amount of 07-01-2020 Cash Balance Restricted for LMI**

TIF Revenue: 584,193
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 584,193

Rebate Expenditures: 314,285
 Non-Rebate Expenditures: 269,908
 Returned to County Treasurer: 0
Total Expenditures: 584,193

TIF Sp. Rev. Fund Cash Balance as of 06-30-2021: 0 0 **Amount of 06-30-2021 Cash Balance Restricted for LMI**

Projects For CEDAR FALLS URBAN RENEWAL

Waste Water Treatment Facility

Description:	Disinfection Project at Wastewater Treatment Facility
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	Yes

Electric Extensions

Description:	Electrical Upgrades in Downtown
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Gas Services

Description:	Gas Services in Downtown
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Water Extensions

Description:	Water Extensions in Downtown
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Communication Services

Description:	Communication Services in Downtown
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

River Place Development

Description:	River Place Development
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

Administrative Fees

Description:	Staff costs related to urban renewal area
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Street Lighting

Description:	Street Lighting
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes

Payments Complete: Yes

Item 29.

State Street Development

Description: State Street Development
Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Classification:
Physically Complete: Yes
Payments Complete: Yes

Annex

Description: Annex Development Group
Classification: Commercial - office properties
Physically Complete: Yes
Payments Complete: No

Mill Race

Description: Mill Race Incentives
Classification: Administrative expenses
Physically Complete: Yes
Payments Complete: No

Downtown Visioning

Description: Downtown Vision Plan
Classification: Administrative expenses
Physically Complete: No
Payments Complete: No

Parking Improvements

Description: Downtown Parking Improvements
Classification: Roads, Bridges & Utilities
Physically Complete: No
Payments Complete: No

115 E 2nd Street

Description: 115 E 2nd Street
Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Classification:
Physically Complete: Yes
Payments Complete: No

Peter Melendy Park

Description: Peter Melendy Park
Recreational facilities (lake development, parks, ball fields, trails)
Classification:
Physically Complete: Yes
Payments Complete: No

100 Block Alley

Description: 100 Block Alley
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

Downtown Streetscape

Item 29.

Description:	Downtown Streetscape
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For CEDAR FALLS URBAN RENEWAL

Bond Fund

Debt/Obligation Type:	Internal Loans
Principal:	2,587,170
Interest:	0
Total:	2,587,170
Annual Appropriation?:	No
Date Incurred:	11/26/2012
FY of Last Payment:	2022

CFU-Electric Utility

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/26/2012
FY of Last Payment:	2020

General Fund

Debt/Obligation Type:	Internal Loans
Principal:	45,963
Interest:	0
Total:	45,963
Annual Appropriation?:	No
Date Incurred:	11/25/2013
FY of Last Payment:	2021

Property Tax Rebates

Debt/Obligation Type:	Internal Loans
Principal:	731,591
Interest:	0
Total:	731,591
Annual Appropriation?:	No
Date Incurred:	06/06/2016
FY of Last Payment:	2027

Parking Fund

Debt/Obligation Type:	Internal Loans
Principal:	12,259
Interest:	0
Total:	12,259
Annual Appropriation?:	No
Date Incurred:	12/13/2019
FY of Last Payment:	2022

Street Construction Fund

Debt/Obligation Type:	Internal Loans
Principal:	17,443
Interest:	0

Total: 17,443
Annual Appropriation?: No
Date Incurred: 11/18/2019
FY of Last Payment: 2021

Item 29.

Non-Rebates For CEDAR FALLS URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Bond Fund
Tied To Project:	River Place Development
TIF Expenditure Amount:	0
Tied To Debt:	CFU-Electric Utility
Tied To Project:	Waste Water Treatment Facility
TIF Expenditure Amount:	0
Tied To Debt:	General Fund
Tied To Project:	Administrative Fees
TIF Expenditure Amount:	0
Tied To Debt:	CFU-Electric Utility
Tied To Project:	Gas Services
TIF Expenditure Amount:	0
Tied To Debt:	CFU-Electric Utility
Tied To Project:	Water Extensions
TIF Expenditure Amount:	0
Tied To Debt:	CFU-Electric Utility
Tied To Project:	Communication Services
TIF Expenditure Amount:	0
Tied To Debt:	CFU-Electric Utility
Tied To Project:	Electric Extensions
TIF Expenditure Amount:	0
Tied To Debt:	Bond Fund
Tied To Project:	Annex
TIF Expenditure Amount:	872
Tied To Debt:	Bond Fund
Tied To Project:	Administrative Fees
TIF Expenditure Amount:	33,000
Tied To Debt:	Bond Fund
Tied To Project:	Mill Race
TIF Expenditure Amount:	45,963
Tied To Debt:	General Fund
Tied To Project:	Downtown Visioning
TIF Expenditure Amount:	16,730
Tied To Debt:	Bond Fund
Tied To Project:	Peter Melendy Park
TIF Expenditure Amount:	71,476
Tied To Debt:	Bond Fund
Tied To Project:	100 Block Alley
TIF Expenditure Amount:	101,867
Tied To Debt:	Bond Fund
Tied To Project:	Downtown Streetscape

Rebates For CEDAR FALLS URBAN RENEWAL

River Place Properties

TIF Expenditure Amount:	305,195
Rebate Paid To:	River Place Properties LLC
Tied To Debt:	Property Tax Rebates
Tied To Project:	River Place Development
Projected Final FY of Rebate:	2027

Annex

TIF Expenditure Amount:	9,090
Rebate Paid To:	Cedar Falls Development Group
Tied To Debt:	Property Tax Rebates
Tied To Project:	Annex
Projected Final FY of Rebate:	2023

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS URBAN RENEWAL (07019)
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS UR TIF INCR
 TIF Taxing District Inc. Number: 070106
 TIF Taxing District Base Year: 1983
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	11/1986
Economic Development	No

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	13,718,200	3,057,359	0	0	-7,408	16,866,862	0	16,866,862
Taxable	0	7,555,217	2,751,623	0	0	-7,408	10,369,764	0	10,369,764
Homestead Credits									23

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	1,833,420	10,369,764	0	10,369,764	291,770

FY 2021 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS URBAN RENEWAL (07019)
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS TIF SSMID INCR
 TIF Taxing District Inc. Number: 070178
 TIF Taxing District Base Year: 1983
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	11/1986
Economic Development	No

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	8,839,390	58,343,875	2,031,490	0	0	80,580,330	0	80,580,330
Taxable	0	4,868,224	52,509,492	1,828,341	0	0	67,304,031	0	67,304,031
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	12,414,280	67,304,031	19,392,443	47,911,588	1,534,444

FY 2021 TIF Revenue Received: 584,193

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS URBAN RENEWAL (07019)
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH CEDAR FALLS UR DOWNTOWN TIF
 AMD3 INCR
 TIF Taxing District Inc. Number: 070314
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	0	0	0	0	0

FY 2021 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL
 UR Area Number: 07039

UR Area Creation Date: 01/2007

The purpose of this urban renewal area is for economic development in the Pinnacle Prairie development. The area is to promote large-scale, well-planned, land use compatible, mixed-use commercially taxed construction activity.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CEDAR FALLS CITY/CEDAR FALLS SCH/PINNACLE PRAIRIE COMMERCIAL UR TIF INCR	070281	070282	0
CEDAR FALLS CITY AG/CEDAR FALLS SCH/PINNACLE PRAIRIE COMMERCIAL UR TIF INCR	070283	070284	0
CEDAR FALLS CITY/WATERLOO SCH/PINNACLE PRAIRIE COMMERCIAL UR TIF INCR	070285	070286	3,624,833
CEDAR FALLS CITY AG/WATERLOO SCH/PINNACLE PRAIRIE COMMERCIAL UR TIF INCR	070287	070288	0

Urban Renewal Area Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	480,860	79,907,490	44,889,170	0	0	-92,600	125,184,920	0	125,184,920
Taxable	391,819	44,008,502	40,400,253	0	0	-92,600	84,707,974	0	84,707,974
Homestead Credits									188

TIF Sp. Rev. Fund Cash Balance as of 07-01-2020: 0 0 **Amount of 07-01-2020 Cash Balance Restricted for LMI**

TIF Revenue: 108,376
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 108,376

Rebate Expenditures: 0
 Non-Rebate Expenditures: 108,376
 Returned to County Treasurer: 0
Total Expenditures: 108,376

TIF Sp. Rev. Fund Cash Balance as of 06-30-2021: 0 0 **Amount of 06-30-2021 Cash Balance Restricted for LMI**

Projects For CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL

Water Mains

Description:	Water mains installed in Pinnacle Prairie
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	Yes

Prairie Parkway Extension

Description:	Prairie Parkway Extension
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Legal Fees

Description:	Legal Fees
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	Yes

Administrative Costs

Description:	Staff Administrative Costs
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Gas Mains

Description:	Gas mains installed in Pinnacle Prairie
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	Yes

Electrical Lines

Description:	Electrical Lines installed as part of Prairie Parkway
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

Prairie Parkway & Viking

Description:	Prairie Parkway & Viking
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL

Bond Fund

Debt/Obligation Type:	Internal Loans
Principal:	18,891
Interest:	0
Total:	18,891
Annual Appropriation?:	No
Date Incurred:	12/08/2012
FY of Last Payment:	2019

Electrical Lines

Debt/Obligation Type:	Internal Loans
Principal:	112,247
Interest:	0
Total:	112,247
Annual Appropriation?:	No
Date Incurred:	04/20/2015
FY of Last Payment:	2021

Non-Rebates For CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Bond Fund
Tied To Project:	Legal Fees
TIF Expenditure Amount:	0
Tied To Debt:	Bond Fund
Tied To Project:	Water Mains
TIF Expenditure Amount:	0
Tied To Debt:	Bond Fund
Tied To Project:	Prairie Parkway Extension
TIF Expenditure Amount:	0
Tied To Debt:	Electrical Lines
Tied To Project:	Administrative Costs
TIF Expenditure Amount:	0
Tied To Debt:	Electrical Lines
Tied To Project:	Gas Mains
TIF Expenditure Amount:	0
Tied To Debt:	Bond Fund
Tied To Project:	Prairie Parkway & Viking
TIF Expenditure Amount:	108,376
Tied To Debt:	Electrical Lines
Tied To Project:	Electrical Lines

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL (07039)
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH/PINNACLE PRAIRIE COMMERCIAL
 UR TIF INCR
 TIF Taxing District Inc. Number: 070282
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2012
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2007

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	52,694,210	27,601,010	0	0	-55,560	80,239,660	0	80,239,660
Taxable	0	29,020,973	24,840,909	0	0	-55,560	53,806,322	0	53,806,322
Homestead Credits									115

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	11,295,180	53,806,322	0	53,806,322	1,513,926

FY 2021 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL (07039)
 TIF Taxing District Name: CEDAR FALLS CITY AG/CEDAR FALLS SCH/PINNACLE PRAIRIE
 COMMERCIAL UR TIF INCR
 TIF Taxing District Inc. Number: 070284
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2012
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2007

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	29,970	0	0	0	0	0	29,970	0	29,970
Taxable	24,420	0	0	0	0	0	24,420	0	24,420
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	277,040	0	0	0	0

FY 2021 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL (07039)
 TIF Taxing District Name: CEDAR FALLS CITY/WATERLOO SCH/PINNACLE PRAIRIE COMMERCIAL UR
 TIF INCR
 TIF Taxing District Inc. Number: 070286
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2012
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2007

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	27,213,280	17,288,160	0	0	-37,040	44,464,400	0	44,464,400
Taxable	0	14,987,529	15,559,344	0	0	-37,040	30,509,833	0	30,509,833
Homestead Credits									73

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	38,430	30,509,833	3,624,833	26,885,000	804,497

FY 2021 TIF Revenue Received: 108,376

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL (07039)
 TIF Taxing District Name: CEDAR FALLS CITY AG/WATERLOO SCH/PINNACLE PRAIRIE COMMERCIAL
 UR TIF INCR
 TIF Taxing District Inc. Number: 070288
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2012
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2007

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	450,890	0	0	0	0	0	450,890	0	450,890
Taxable	367,399	0	0	0	0	0	367,399	0	367,399
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	991,100	0	0	0	0

FY 2021 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS COLLEGE HILL TIF
 UR Area Number: 07042

UR Area Creation Date: 02/2011

UR Area Purpose: The purpose of this urban renewal area is for economic development in the area locally known as "College Hill" and to alleviate and remediate conditions of blight.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CEDAR FALLS CITY/CEDAR FALLS SCH/COLLEGE HILL TIF INCR	070299	070300	2,159,380
CEDAR FALLS CITY/CEDAR FALLS SCH CEDAR FALLS COLLEGE HILL TIF SSMID INCR	070315	070316	0

Urban Renewal Area Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	14,670,670	9,253,727	0	0	-1,852	28,000,168	0	28,000,168
Taxable	0	8,079,771	8,328,355	0	0	-1,852	19,311,581	0	19,311,581
Homestead Credits									5

TIF Sp. Rev. Fund Cash Balance as of 07-01-2020: 0 0 **Amount of 07-01-2020 Cash Balance Restricted for LMI**

TIF Revenue: 58,539
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 58,539

Rebate Expenditures: 58,539
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 58,539

TIF Sp. Rev. Fund Cash Balance as of 06-30-2021: 0 0 **Amount of 06-30-2021 Cash Balance Restricted for LMI**

Projects For CEDAR FALLS COLLEGE HILL TIF

Legal Fees

Description:	Legal Fees Associated with creation of Urban Renewal Area
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

2215 College St

Description:	New mixed use facility Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

2024 College St

Description:	New mixed use facility Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

Cameras

Description:	Cameras on College Hill
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Visioning

Description:	College Hill Vision Plan
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For CEDAR FALLS COLLEGE HILL TIF

Legal Fees

Debt/Obligation Type:	Internal Loans
Principal:	2,134
Interest:	0
Total:	2,134
Annual Appropriation?:	No
Date Incurred:	11/26/2019
FY of Last Payment:	2022

Staff Administrative Costs

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/21/2016
FY of Last Payment:	2019

Property Tax Rebates

Debt/Obligation Type:	Internal Loans
Principal:	132,587
Interest:	0
Total:	132,587
Annual Appropriation?:	No
Date Incurred:	04/10/2017
FY of Last Payment:	2023

Cameras

Debt/Obligation Type:	Internal Loans
Principal:	98,142
Interest:	0
Total:	98,142
Annual Appropriation?:	No
Date Incurred:	08/08/2019
FY of Last Payment:	2023

College Hill Visioning

Debt/Obligation Type:	Internal Loans
Principal:	5,000
Interest:	0
Total:	5,000
Annual Appropriation?:	No
Date Incurred:	03/05/2020
FY of Last Payment:	2023

Non-Rebates For CEDAR FALLS COLLEGE HILL TIF

TIF Expenditure Amount: 0

Tied To Debt: Legal Fees

Tied To Project: Legal Fees

TIF Expenditure Amount: 0

Tied To Debt: Staff Administrative Costs

Tied To Project: Legal Fees

Rebates For CEDAR FALLS COLLEGE HILL TIF

2215 College Street

TIF Expenditure Amount:	33,912
Rebate Paid To:	CV Commercial
Tied To Debt:	Property Tax Rebates
Tied To Project:	2215 College St
Projected Final FY of Rebate:	2022

2024 College Street

TIF Expenditure Amount:	24,627
Rebate Paid To:	CV Commercial
Tied To Debt:	Property Tax Rebates
Tied To Project:	2024 College St
Projected Final FY of Rebate:	2022

Jobs For CEDAR FALLS COLLEGE HILL TIF

Project:	2215 College St
Company Name:	CV Commercial
Date Agreement Began:	04/22/2013
Date Agreement Ends:	06/01/2021
Number of Jobs Created or Retained:	2
Total Annual Wages of Required Jobs:	49,980
Total Estimated Private Capital Investment:	750,000
Total Estimated Cost of Public Infrastructure:	0

Project:	2024 College St
Company Name:	CV Commercial
Date Agreement Began:	08/12/2013
Date Agreement Ends:	06/02/2021
Number of Jobs Created or Retained:	2
Total Annual Wages of Required Jobs:	49,980
Total Estimated Private Capital Investment:	300,000
Total Estimated Cost of Public Infrastructure:	0

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS COLLEGE HILL TIF (07042)
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH/COLLEGE HILL TIF INCR
 TIF Taxing District Inc. Number: 070300
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	02/2011
Economic Development	02/2011

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	14,670,670	0	0	0	-1,852	16,639,838	0	16,639,838
Taxable	0	8,079,771	0	0	0	-1,852	9,482,271	0	9,482,271
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	13,759,100	2,882,590	2,159,380	723,210	20,349

FY 2021 TIF Revenue Received: 58,539

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS COLLEGE HILL TIF (07042)
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH CEDAR FALLS COLLEGE HILL TIF SSMID INCR
 TIF Taxing District Inc. Number: 070316
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	9,253,727	0	0	0	11,360,330	0	11,360,330
Taxable	0	0	8,328,355	0	0	0	9,829,310	0	9,829,310
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	8,870,800	2,489,530	0	2,489,530	76,893

FY 2021 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR
 UR Area Number: 07043

UR Area Creation Date: 11/1990

This urban renewal area is intended to foster economic development through new public improvements and land acquisition. This urban renewal plan provides a mechanism for the incremental and gradual development and redevelopment of this area.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS IND PARK UR TIF INCR	070153	070154	79,056,459
CEDAR FALLS CITY AG/CEDAR FALLS SCH/CEDAR FALLS IND PARK UR TIF INCR	070155	070156	0
CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS IND PARK II AMD 1 INCR	070243	070244	22,877,748
CEDAR FALLS CITY/CEDAR FALLS SCH/NORTHERN CEDAR FALLS INDUSTRIAL PARK UR INCR	070293	070294	7,534,059
CEDAR FALLS CITY AG/CEDAR FALLS SCH/NORTHERN CEDAR FALLS INDUSTRIAL PARK UR INCR	070295	070296	0
CEDAR FALLS CITY/CEDAR FALLS SCH CEDAR FALLS IND PKS AMD 5-UNIF HWY 58 TIF INCR	070309	070310	348,990
CEDAR FALLS CITY/CEDAR FALLS SCH CEDAR FALLS AG IND PKS AMD 5-UNIF HWY 58 TIF INCR	070311	070312	0
CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS UNIF HWY 58 AMD4 INCR	070371	070372	0
CEDAR FALLS TWP/CEDAR FALLS SCH/CEDAR FALLS IND PKS UNIF HWY 58 AMD5 INCR	070395	070396	0
CEDAR FALLS TWP/DIKE-NEW HARTFORD SCH/CEDAR FALLS IND PKS UNIF HWY 58 AMD5 INCR	070397	070398	0

Urban Renewal Area Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	492,070	4,991,440	100,056,260	31,856,310	0	-3,704	137,768,406	0	137,768,406
Taxable	400,955	2,749,005	90,050,634	28,670,679	0	-3,704	122,135,490	0	122,135,490
Homestead Credits									24

TIF Sp. Rev. Fund Cash Balance as of 07-01-2020: 0 0 **Amount of 07-01-2020 Cash Balance Restricted for LMI**

TIF Revenue: 3,179,651
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 3,179,651

Rebate Expenditures: 27,350
 Non-Rebate Expenditures: 3,152,301
 Returned to County Treasurer: 0
Total Expenditures: 3,179,651

TIF Sp. Rev. Fund Cash Balance as of 06-30-2021: 0 0 **Amount of 06-30-2021 Cash Balance Restricted for LMI**

Projects For CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR

Electrical Extensions

Description:	Electrical Upgrades - Industrial Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Gas Services

Description:	Gas Services - Industrial Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Water Extensions

Description:	Water Extensions - Industrial Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Communication Services

Description:	Communication Services - Industrial Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Electric Generation

Description:	Electric Generation - Walter Scott #4
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Bluff St. Lift Station

Description:	Bluff St. Lift Station
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Reel Deal

Description:	Property Tax Rebates to Reel Deal
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

Aerial Services

Description:	Property Tax Rebates to Aerial Services
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

Universal Industries

Item 29.

Description:	Property Tax Rebates to Universal Industries
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

Target Corporation

Description:	Property Tax Rebates to Target Corporation
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	Yes

East Central Iowa Coop

Description:	Property Tax Rebates to East Central Iowa Coop
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

Principal Life Insurance

Description:	Property Tax Rebates to Principal Life Insurance
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Highway 58 Pedestrian Bridge

Description:	Pedestrian Bridge
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Highway 58 Intersection Improvements

Description:	Highway 58 Intersectoin Study
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

West Viking Road

Description:	West Viking Road
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Staff Administrative Costs

Description:	Staff Administrative Costs
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Northern Industrial Park

Description:	Northern Industrial Park Infrastructure
Classification:	Roads, Bridges & Utilities

388

Physically Complete: Yes
Payments Complete: No

Item 29.

Street Improvements

Description: Street improvements in Industrial Park
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

Legal Fees

Description: Legal Fees
Classification: Administrative expenses
Physically Complete: Yes
Payments Complete: No

Lot Sales

Description: Lot Sales
Classification: Acquisition of property
Physically Complete: Yes
Payments Complete: No

University Avenue Ph III

Description: University Avenue Ph III
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

Dry Run Creek Sanitary Sewer

Description: Dry Run Creek Sanitary Sewer Improvements
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

Land Acquisition

Description: Industrial Park Land Acquisition
Classification: Industrial/manufacturing property
Physically Complete: Yes
Payments Complete: No

Industrial Park Patching

Description: Industrial Park Patching
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: Yes

Industrial Park Expansion

Description: Industrial Park Expansion
Classification: Roads, Bridges & Utilities
Physically Complete: No
Payments Complete: No

Debts/Obligations For CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR

CFU-Electric Utility

Debt/Obligation Type:	Internal Loans
Principal:	613,087
Interest:	0
Total:	613,087
Annual Appropriation?:	No
Date Incurred:	11/11/2008
FY of Last Payment:	2031

CFU-Electric Utility-Generation

Debt/Obligation Type:	Internal Loans
Principal:	10,148,003
Interest:	0
Total:	10,148,003
Annual Appropriation?:	No
Date Incurred:	11/11/2008
FY of Last Payment:	2031

CFU-Gas Utility

Debt/Obligation Type:	Internal Loans
Principal:	138,431
Interest:	0
Total:	138,431
Annual Appropriation?:	No
Date Incurred:	11/11/2008
FY of Last Payment:	2031

CFU-Water Utility

Debt/Obligation Type:	Internal Loans
Principal:	882,310
Interest:	0
Total:	882,310
Annual Appropriation?:	No
Date Incurred:	11/11/2008
FY of Last Payment:	2031

CFU-Communication Utility

Debt/Obligation Type:	Internal Loans
Principal:	97,526
Interest:	0
Total:	97,526
Annual Appropriation?:	No
Date Incurred:	11/11/2008
FY of Last Payment:	2031

Northern 2009 GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0

Total: 0
Annual Appropriation?: No
Date Incurred: 11/21/2009
FY of Last Payment: 2019

Item 29.

General Fund

Debt/Obligation Type: Internal Loans
Principal: 4,608
Interest: 0
Total: 4,608
Annual Appropriation?: No
Date Incurred: 11/17/2014
FY of Last Payment: 2021

Bond Fund

Debt/Obligation Type: Internal Loans
Principal: 11,390,880
Interest: 0
Total: 11,390,880
Annual Appropriation?: No
Date Incurred: 11/08/2012
FY of Last Payment: 2023

Sewer Fund

Debt/Obligation Type: Internal Loans
Principal: 2,034,040
Interest: 0
Total: 2,034,040
Annual Appropriation?: No
Date Incurred: 11/17/2014
FY of Last Payment: 2022

Aerial Services

Debt/Obligation Type: Rebates
Principal: 0
Interest: 0
Total: 0
Annual Appropriation?: Yes
Date Incurred: 04/11/2009
FY of Last Payment: 2019

Reel Deal

Debt/Obligation Type: Rebates
Principal: 0
Interest: 0
Total: 0
Annual Appropriation?: Yes
Date Incurred: 09/20/2008
FY of Last Payment: 2020

Universal Industries

Debt/Obligation Type: Rebates
Principal: 0
Interest: 0
Total: 0

391

Annual Appropriation?: Yes
Date Incurred: 04/07/2012
FY of Last Payment: 2019

Item 29.

Target Corporation

Debt/Obligation Type: Rebates
Principal: 0
Interest: 0
Total: 0
Annual Appropriation?: Yes
Date Incurred: 12/24/2012
FY of Last Payment: 2019

Principal Life Insurance

Debt/Obligation Type: Rebates
Principal: 27,350
Interest: 0
Total: 27,350
Annual Appropriation?: Yes
Date Incurred: 07/25/2011
FY of Last Payment: 2021

East Central Iowa Coop

Debt/Obligation Type: Rebates
Principal: 0
Interest: 0
Total: 0
Annual Appropriation?: Yes
Date Incurred: 11/14/2011
FY of Last Payment: 2020

Street Repair Fund

Debt/Obligation Type: Internal Loans
Principal: 3,045,959
Interest: 0
Total: 3,045,959
Annual Appropriation?: No
Date Incurred: 02/16/2015
FY of Last Payment: 2023

Street Improvement Fund

Debt/Obligation Type: Internal Loans
Principal: 0
Interest: 0
Total: 0
Annual Appropriation?: No
Date Incurred: 04/18/2016
FY of Last Payment: 2028

Economic Development Fund

Debt/Obligation Type: Internal Loans
Principal: 4,116,187
Interest: 0
Total: 4,116,187
Annual Appropriation?: No

Date Incurred: 11/16/2015
FY of Last Payment: 2023

Item 29.

Six Kids

Debt/Obligation Type: Rebates
Principal: 32,210
Interest: 0
Total: 32,210
Annual Appropriation?: No
Date Incurred: 04/21/2020
FY of Last Payment: 2023

RBJB

Debt/Obligation Type: Rebates
Principal: 71,453
Interest: 0
Total: 71,453
Annual Appropriation?: No
Date Incurred: 05/08/2020
FY of Last Payment: 2023

Non-Rebates For CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR

TIF Expenditure Amount: 1,500,000
 Tied To Debt: Sewer Fund
 Tied To Project: Dry Run Creek Sanitary Sewer

TIF Expenditure Amount: 0
 Tied To Debt: Northern 2009 GO Bonds
 Tied To Project: Northern Industrial Park

TIF Expenditure Amount: 423,644
 Tied To Debt: CFU-Electric Utility-Generation
 Tied To Project: Electric Generation

TIF Expenditure Amount: 73,468
 Tied To Debt: CFU-Electric Utility
 Tied To Project: Electrical Extensions

TIF Expenditure Amount: 1,815
 Tied To Debt: CFU-Gas Utility
 Tied To Project: Gas Services

TIF Expenditure Amount: 0
 Tied To Debt: CFU-Water Utility
 Tied To Project: Water Extensions

TIF Expenditure Amount: 1,073
 Tied To Debt: CFU-Communication Utility
 Tied To Project: Communication Services

TIF Expenditure Amount: 500,000
 Tied To Debt: Street Improvement Fund
 Tied To Project: University Avenue Ph III

TIF Expenditure Amount: 0
 Tied To Debt: Bond Fund
 Tied To Project: Highway 58 Pedestrian Bridge

TIF Expenditure Amount: 557,742
 Tied To Debt: Bond Fund
 Tied To Project: Highway 58 Intersection Improvements

TIF Expenditure Amount: 4,608
 Tied To Debt: General Fund
 Tied To Project: Staff Administrative Costs

TIF Expenditure Amount: 20,756
 Tied To Debt: Bond Fund
 Tied To Project: Northern Industrial Park

TIF Expenditure Amount: 7,234
 Tied To Debt: Bond Fund
 Tied To Project: Legal Fees

TIF Expenditure Amount: 0
 Tied To Debt: Street Repair Fund
 Tied To Project: Street Improvements

TIF Expenditure Amount:	0
Tied To Debt:	Bond Fund
Tied To Project:	Land Acquisition

Item 29.

TIF Expenditure Amount:	0
Tied To Debt:	Bond Fund
Tied To Project:	Industrial Park Patching

TIF Expenditure Amount:	0
Tied To Debt:	Economic Development Fund
Tied To Project:	Land Acquisition

TIF Expenditure Amount:	61,961
Tied To Debt:	Bond Fund
Tied To Project:	Industrial Park Expansion

Rebates For CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR

Aerial Services

TIF Expenditure Amount: 0
 Rebate Paid To: Aerial Services
 Tied To Debt: Aerial Services
 Tied To Project: Aerial Services
 Projected Final FY of Rebate: 2017

Reel Deal

TIF Expenditure Amount: 0
 Rebate Paid To: Reel Deal
 Tied To Debt: Reel Deal
 Tied To Project: Reel Deal
 Projected Final FY of Rebate: 2017

Universal Industries

TIF Expenditure Amount: 0
 Rebate Paid To: Universal Industries
 Tied To Debt: Universal Industries
 Tied To Project: Universal Industries
 Projected Final FY of Rebate: 2016

Target Corporation

TIF Expenditure Amount: 0
 Rebate Paid To: Target Corporation
 Tied To Debt: Target Corporation
 Tied To Project: Target Corporation
 Projected Final FY of Rebate: 2016

Principal Life Insurance

TIF Expenditure Amount: 27,350
 Rebate Paid To: Jones Lang LaSalle
 Tied To Debt: Principal Life Insurance
 Tied To Project: Principal Life Insurance
 Projected Final FY of Rebate: 2021

East Central Iowa Coop

TIF Expenditure Amount: 0
 Rebate Paid To: East Central Iowa Coop
 Tied To Debt: East Central Iowa Coop
 Tied To Project: East Central Iowa Coop
 Projected Final FY of Rebate: 2018

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS IND PARK UR TIF INCR
 TIF Taxing District Inc. Number: 070154
 TIF Taxing District Base Year: 1989
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1990

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	69,640,710	21,732,230	0	0	91,372,940	0	91,372,940
Taxable	0	0	62,676,639	19,559,007	0	0	82,235,646	0	82,235,646
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	7,489,820	82,235,646	79,056,459	3,179,187	89,451

FY 2021 TIF Revenue Received: 2,298,234

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)
 TIF Taxing District Name: CEDAR FALLS CITY AG/CEDAR FALLS SCH/CEDAR FALLS IND PARK UR TIF INCR
 TIF Taxing District Inc. Number: 070156
 TIF Taxing District Base Year: 1989
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1990

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	163,850	0	0	0	0

FY 2021 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS IND PARK II AMD 1 INCR
 TIF Taxing District Inc. Number: 070244
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2003

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	20,384,640	5,035,080	0	0	25,419,720	0	25,419,720
Taxable	0	0	18,346,176	4,531,572	0	0	22,877,748	0	22,877,748
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	0	22,877,748	22,877,748	0	0

FY 2021 TIF Revenue Received: 658,014

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH/NORTHERN CEDAR FALLS INDUSTRIAL PARK UR INCR
 TIF Taxing District Inc. Number: 070294
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received:
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2009

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,333,510	4,757,800	4,500,000	0	-1,852	11,965,488	0	11,965,488
Taxable	0	1,285,167	4,282,020	4,050,000	0	-1,852	9,883,256	0	9,883,256
Homestead Credits									14

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	4,077,890	7,889,450	7,534,059	355,391	9,999

FY 2021 TIF Revenue Received: 213,584

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)
 TIF Taxing District Name: CEDAR FALLS CITY AG/CEDAR FALLS SCH/NORTHERN CEDAR FALLS INDUSTRIAL PARK UR INCR
 TIF Taxing District Inc. Number: 070296
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2009

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	137,170	0	0	0	0	0	137,170	0	137,170
Taxable	111,771	0	0	0	0	0	111,771	0	111,771
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	384,430	0	0	0	0

FY 2021 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH CEDAR FALLS IND PKS AMD 5-UNIF HWY 58 TIF INCR
 TIF Taxing District Inc. Number: 070310
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	435,670	5,273,110	589,000	0	0	6,297,780	0	6,297,780
Taxable	0	239,944	4,745,799	530,100	0	0	5,515,843	0	5,515,843
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	5,948,790	348,990	348,990	0	0

FY 2021 TIF Revenue Received: 9,819

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH CEDAR FALLS AG IND PKS AMD 5-UNIF HWY 58 TIF INCR
 TIF Taxing District Inc. Number: 070312
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	0	0	0	0	0

FY 2021 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS UNIF HWY 58 AMD4 INCR
 TIF Taxing District Inc. Number: 070372
 TIF Taxing District Base Year: 2017
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	0	0	0	0	0

FY 2021 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)
TIF Taxing District Name:	CEDAR FALLS TWP/CEDAR FALLS SCH/CEDAR FALLS IND PKS UNIF HWY 58 AMD5 INCR
TIF Taxing District Inc. Number:	070396
TIF Taxing District Base Year:	2018
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	239,480	1,819,690	0	0	0	-1,852	2,057,318	0	2,057,318
Taxable	195,136	1,002,182	0	0	0	-1,852	1,195,466	0	1,195,466
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	1,953,490	105,680	0	105,680	2,245

FY 2021 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)
TIF Taxing District Name:	CEDAR FALLS TWP/DIKE-NEW HARTFORD SCH/CEDAR FALLS IND PKS UNIF HWY 58 AMD5 INCR
TIF Taxing District Inc. Number:	070398
TIF Taxing District Base Year:	2018
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	115,420	402,570	0	0	0	0	517,990	0	517,990
Taxable	94,048	221,712	0	0	0	0	315,760	0	315,760
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	525,650	0	0	0	0

FY 2021 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: SOUTH CEDAR FALLS UR
 UR Area Number: 07048

UR Area Creation Date: 06/2018

The purpose of this urban renewal area is to provide opportunities, incentives, and sites to promote economic development, including new and expanded industrial and commercial development.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CEDAR FALLS CITY/CEDAR FALLS SCH/SOUTH CEDAR FALLS URBAN RENEWAL TIF INCR	070373	070374	2,533,220
CEDAR FALLS CITY AG/CEDAR FALLS SCH/SOUTH CEDAR FALLS UR INCR	070375	070376	0
CEDAR FALLS CITY/HUDSON SCH/SOUTH CEDAR FALLS URBAN RENEWAL TIF INCR	070377	070378	1,279,043
CEDAR FALLS CITY AG/HUDSON SCH/SOUTH CEDAR FALLS UR INCR	070379	070380	0

Urban Renewal Area Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	365,430	947,330	6,230,030	0	0	-1,852	11,837,468	0	11,837,468
Taxable	297,763	521,735	5,607,027	0	0	-1,852	9,485,951	0	9,485,951
Homestead Credits									2

TIF Sp. Rev. Fund Cash Balance as of 07-01-2020: 0 0 **Amount of 07-01-2020 Cash Balance Restricted for LMI**

TIF Revenue: 109,080
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 109,080

Rebate Expenditures: 0
 Non-Rebate Expenditures: 109,080
 Returned to County Treasurer: 0
Total Expenditures: 109,080

TIF Sp. Rev. Fund Cash Balance as of 06-30-2021: 0 0 **Amount of 06-30-2021 Cash Balance Restricted for LMI**

Projects For SOUTH CEDAR FALLS UR

Ridgeway Reconstruction

Description:	Ridgeway Reconstruction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Gibson Property

Description:	Master Plan Gibson Property
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Gateway Business Park

Description:	Gateway Business Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Cyber Lane

Description:	Cyber Lane
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Miscellaneous

Description:	Miscellaneous
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For SOUTH CEDAR FALLS UR**Bond Fund**

Debt/Obligation Type:	Internal Loans
Principal:	418,309
Interest:	0
Total:	418,309
Annual Appropriation?:	No
Date Incurred:	03/14/2019
FY of Last Payment:	2023

Street Repair Fund

Debt/Obligation Type:	Internal Loans
Principal:	290,327
Interest:	0
Total:	290,327
Annual Appropriation?:	No
Date Incurred:	02/06/2020
FY of Last Payment:	2023

Economic Development Fund

Debt/Obligation Type:	Internal Loans
Principal:	4,874
Interest:	0
Total:	4,874
Annual Appropriation?:	No
Date Incurred:	03/14/2019
FY of Last Payment:	2021

Non-Rebates For SOUTH CEDAR FALLS UR

TIF Expenditure Amount:	104,206
Tied To Debt:	Bond Fund
Tied To Project:	Gibson Property

TIF Expenditure Amount:	4,874
Tied To Debt:	Economic Development Fund
Tied To Project:	Miscellaneous

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: SOUTH CEDAR FALLS UR (07048)
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH/SOUTH CEDAR FALLS URBAN RENEWAL TIF INCR
 TIF Taxing District Inc. Number: 070374
 TIF Taxing District Base Year: 2018
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	859,450	4,825,380	0	0	0	5,684,830	0	5,684,830
Taxable	0	473,336	4,342,842	0	0	0	4,816,178	0	4,816,178
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	2,835,940	2,848,890	2,533,220	315,670	8,882

FY 2021 TIF Revenue Received: 71,276

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: SOUTH CEDAR FALLS UR (07048)
 TIF Taxing District Name: CEDAR FALLS CITY AG/CEDAR FALLS SCH/SOUTH CEDAR FALLS UR INCR
 TIF Taxing District Inc. Number: 070376
 TIF Taxing District Base Year: 2018
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	113,650	0	0	0	0	0	113,650	0	113,650
Taxable	92,605	0	0	0	0	0	92,605	0	92,605
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	586,840	0	0	0	0

FY 2021 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	SOUTH CEDAR FALLS UR (07048)
TIF Taxing District Name:	CEDAR FALLS CITY/HUDSON SCH/SOUTH CEDAR FALLS URBAN RENEWAL TIF INCR
TIF Taxing District Inc. Number:	070378
TIF Taxing District Base Year:	2018
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	87,880	1,404,650	0	0	-1,852	5,787,208	0	5,787,208
Taxable	0	48,399	1,264,185	0	0	-1,852	4,372,010	0	4,372,010
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	4,367,700	1,421,360	1,279,043	142,317	4,217

FY 2021 TIF Revenue Received: 37,804

TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	SOUTH CEDAR FALLS UR (07048)
TIF Taxing District Name:	CEDAR FALLS CITY AG/HUDSON SCH/SOUTH CEDAR FALLS UR INCR
TIF Taxing District Inc. Number:	070380
TIF Taxing District Base Year:	2018
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

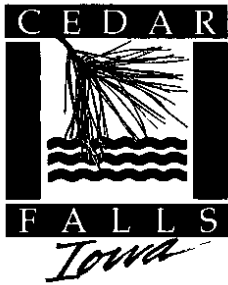
UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	251,780	0	0	0	0	0	251,780	0	251,780
Taxable	205,158	0	0	0	0	0	205,158	0	205,158
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	479,850	0	0	0	0

FY 2021 TIF Revenue Received: 0



ADMINISTRATION

City of Cedar Falls
 220 Clay Street
 Cedar Falls, Iowa 50613
 Phone: 319-273-8600
 Fax: 319-273-8610
www.cedarfalls.com

MEMORANDUM

TO: Honorable Mayor Robert M. Green and City Council
FROM: Shane Graham, Economic Development Coordinator
DATE: November 3, 2021
SUBJECT: Tax Increment Financing (TIF) Project Resolution: Cedar Falls Utilities

On the agenda is a Resolution Approving a Cedar Falls Utilities Communication Utility Installation Project in the Cedar Falls Unified Highway 58 Urban Renewal Area. The proposed CFU utility project is a core router upgrade to increase broadband bandwidth for CFU businesses within the Urban Renewal Area.

As Council may recall, a process has been established whereby any potential CFU project seeking TIF reimbursement must first be approved by the CFU Board of Trustees and then submitted to City Council for review and approval. Any proposed CFU projects are reviewed by staff to insure that they are included in the Unified Highway 58 Corridor Urban Renewal Plan.

The proposed CFU communications project has been approved and is included in the Unified Highway 58 Urban Renewal Plan (updated by Amendment #5 in December 2018). Staff has reviewed Exhibit B (Project Description) attached and finds the project to be in compliance with the existing Urban Renewal Plan.

The CFU Board of Trustees approved this project at their September 8, 2021 meeting and City staff is recommending that City Council approve and adopt the following:

1. Resolution Approving a Cedar Falls Utilities Electric, Gas, Water, and Communications Utility Installation or Relocation Project in the Cedar Falls Unified Highway 58 Corridor Urban Renewal Area.

If you have any questions, please let me know.

Xc: Ron Gaines, P.E., City Administrator
 Jennifer Rodenbeck, Director of Finance & Business Operations
 Wynette Froehner, CFU Director of Finance and Organizational Services

URBAN RENEWAL PROJECT RESOLUTION

(Cedar Falls Utilities Electric, Gas, Water, and Communications Utility Installation or Relocation-Unified Highway 58 Corridor Urban Renewal Area Project)

Council Member _____ introduced the following Resolution entitled "RESOLUTION APPROVING A CEDAR FALLS UTILITIES ELECTRIC, GAS, WATER, AND COMMUNICATIONS UTILITY INSTALLATION OR RELOCATION PROJECT IN THE CEDAR FALLS UNIFIED HIGHWAY 58 CORRIDOR URBAN RENEWAL AREA" and moved its adoption. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

RESOLUTION NO. _____

RESOLUTION APPROVING A CEDAR FALLS UTILITIES ELECTRIC, GAS, WATER, AND COMMUNICATIONS UTILITY INSTALLATION OR RELOCATION PROJECT IN THE CEDAR FALLS UNIFIED HIGHWAY 58 CORRIDOR URBAN RENEWAL AREA

WHEREAS, the City of Cedar Falls, Iowa has established the Cedar Falls Unified Highway 58 Corridor Urban Renewal Area (the "Urban Renewal Area") and has adopted an urban renewal plan and amendments thereto for undertaking urban renewal projects, as more fully described on Exhibit A attached hereto, (the "Projects") within the Urban Renewal Area; and

WHEREAS, before approving an urban renewal project, it is necessary to make certain findings under Chapter 403; and

WHEREAS, it is the intention of the City to certify the amount of funds advanced for reimbursement under Iowa Code Section 403.19 prior to December 1, 2022; and

WHEREAS, the amount of funds to be advanced for the Project is up to \$231,000 for Communications.

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Cedar Falls, Iowa, as follows:

Section 1. Pursuant to Ordinance No. 2785, there has been established the Cedar Falls Unified Highway 58 Corridor Urban Renewal Area Tax Increment Revenue Fund (the "Tax Increment Fund"), into which all incremental property tax revenues received from the Urban Renewal Area, as amended, are deposited. The Council finds the Project described on Exhibit A hereto to be an Urban Renewal Project as defined in Iowa Code Chapter 403, and further finds that said Project is included in the Plan, as amended, for the Urban Renewal Area.

Section 2. It is hereby directed that the total costs for the Project be advanced from time to time from the TIF Project Fund in order to pay the costs of the Project. The advance shall be treated as an internal loan (the "Loan") from the TIF Project Fund to the Cedar Falls Utilities and the TIF Project Fund shall reimburse Cedar Falls Utilities the total actual Project costs from the Tax Increment Fund.

Section 3. All Project costs to be incurred for the Projects are approved, to be advanced as described in Section 2. The estimated cost for the Project is \$231,000 for Communications.

Section 4. Certification for reimbursement under Iowa Code Section 403.19 shall be made by the Council prior to December 1, 2022.

ADOPTED AND PASSED BY THE CITY COUNCIL OF THE CITY OF CEDAR FALLS, STATE OF IOWA, this ____ day of _____, 2021.

Robert M. Green, Mayor

ATTEST:

Jacqueline Danielsen, CMC, City Clerk

EXHIBIT A

- Project Name:** Communication services core router upgrade to increase bandwidth for businesses within the Unified Highway 58 Corridor Urban Renewal Area.
- Urban Renewal Plan/Project:** Additional Communication Utility installations and relocations necessary to accommodate future economic development and growth within the Urban Renewal Area (Project #5).
- Contractor/Amount:** Cedar Falls Utilities (CFU) total budgeted amount for Communications projects within the Urban Renewal Area: \$2,800,000.

EXHIBIT B
Schedule for Urban Renewal Projects (CFU-related)
Eligible for Proposed TIF Reimbursement

Unified Hwy 58 UR Area

Cedar Falls Utilities

Name of Project: CFU Head End Equipment 100G Upgrade

Location: 1 Utility Parkway

Narrative Describing Project: Communications Services core router upgrade to increase bandwidth for customers throughout the district.

How does the proposed Urban Renewal Project (CFU-related) address promotion of economic development (commercial and/or industrial) within the Urban Renewal Area?

These upgrades will allow capacity for increased broadband bandwidth usage by CFU business and residential customers throughout the district.

When will construction start? 2022

Finish? End of year 2023

Estimated cost? \$231,000

City

Where is this Urban Renewal Project (CFU-related) described in the Unified Hwy 58 Urban Renewal Plan?
Page 7 CFU TIF Expenses - Communication utility installations + relocations.

Amendment Number: #1 ongoing

Paragraph of Amendment: Item #5 CFU TIF Expenses

Amount Authorized in Plan: \$2,800,000

City Staff Recommendation: (indicate whether the Project is expected to promote economic development)

Core router upgrade project will increase broadband bandwidth to businesses within the Urban Renewal Area, which will help to promote economic development within the urban renewal area.

Reviewed By: *[Signature]*
11/3/21

Approved by Council Resolution No. _____

Date: _____

Attached to this Agreement are the following:

1. Mutually Agreeable terms for the specific Urban Renewal Project (CFU-related)
2. Construction Schedule

Note: Principal and Interest Schedules for debt related to each Urban Renewal Project (CFU-related) should be added when available.

RESOLUTION NO. 6352

RESOLUTION APPROVING REQUEST TO THE CITY OF CEDAR FALLS FOR APPROVAL OF URBAN RENEWAL PROJECTS PRIOR TO COMMENCEMENT OF PROJECTS

[UNIFIED HIGHWAY 58 CORRIDOR URBAN RENEWAL AREA]

Whereas, the City of Cedar Falls, Iowa (the "City") has established the Unified Highway 58 Corridor Urban Renewal Area (the "Unified Urban Renewal Area" or "Urban Renewal Area") and has adopted a Unified Highway 58 Corridor Urban Renewal Plan ("Urban Renewal Plan") and amendments thereto for undertaking urban renewal projects in the Urban Renewal Area; and

Whereas, the City and the Cedar Falls Municipal Electric, Gas, Water and Communications Utilities ("CFU") have entered into a Development Agreement for the Unified Urban Renewal Area dated November 13, 2013, wherein CFU agreed to construct various projects within the Urban Renewal Area ("CFU Projects") to provide electrical, gas, water and communications services that are critical to furthering the purposes of the Urban Renewal Plan; and

Whereas, CFU agreed to construct the CFU Projects in return for Economic Development Grants funded by incremental tax revenues within the Urban Renewal Area to reimburse CFU for the costs associated with the CFU Projects; and

Whereas, prior to commencing work on the CFU Projects, the Development Agreement states that CFU shall submit written schedules to, and obtain approval from, the City regarding the CFU Projects for which it intends to request reimbursement from the City when the CFU Projects are completed in the form of Exhibit B; and

Whereas, the CFU Project for the Communications Utility is described on the attached Exhibit B, with a projected cost of \$231,000.

Now, Therefore, Be It Resolved by the Board of Trustees of the Municipal Communications Utility of the City of Cedar Falls, Iowa, as follows:

1. The CFU Project described in Exhibit B for the Unified Highway 58 UR Area attached hereto is a project within the scope of the urban renewal projects to be undertaken by Cedar Falls Municipal Utilities pursuant to the Development Agreement.
2. The CFU Project described in Exhibit B for the Unified Highway 58 UR Area shall be presented to the City in order to obtain approval from the City that the CFU Project will be eligible for reimbursement under the terms of the Development Agreement.

Introduced and Adopted this 8th day of September, 2021.

MaraBeth K. Soneson
MaraBeth K. Soneson – Chair

Attest:

Richard L. McAlister
Richard L. McAlister – Secretary

The above Resolution was moved by Trustee McAlister and seconded by Trustee lehl. Upon call of the roll, the following Trustees voted:

Aye: Soneson, lehl, McAlister
Nay: None
Absent: Engel

Attachment: Exhibit B – Unified Highway 58 UR Area



DEPARTMENT OF COMMUNITY DEVELOPMENT

VISITORS, TOURISM AND CULTURAL PROGRAMS
 6510 HUDSON ROAD
 CEDAR FALLS, IOWA 50613
 PH: 319-268-4266
 FAX: 319-277-9707

MEMORANDUM

TO: Stephanie Sheetz, Community Development Director
FROM: Heather Skeens, Cultural Programs Supervisor
DATE: November 15, 2021
SUBJECT: Iowa Arts & Culture Marketing Grant

On October 27, the Hearst Center was awarded \$17,770 from the Iowa Arts Council through the Iowa Arts & Culture Marketing Grant opportunity. Our request focused on supporting a series of new and continuing marketing initiatives for the Hearst Center.

The grant does not have a match requirement. Funds must be spent by December 31, 2021.

The Iowa Arts & Culture Marketing Grant was announced by the Iowa Arts Council on Friday, September 24. The program was established using \$1 million of Coronavirus Relief Funds from the federal CARES Act, designated by Governor Kim Reynolds to the Iowa Department of Cultural Affairs, and consistent with the Office of the Governor of Iowa's authority to provide economic relief to small businesses impacted by the public health emergency.

Our award of an Iowa Arts & Culture Marketing Grant does not affect any pending grant applications we (the City or the Hearst) have on file, either at the state or federal level.

Grant applications were required to propose new or existing marketing initiatives that address efforts to market arts and culture venue reopenings, or to publicize the resumption of activities and steps taken to ensure a safe experience re-engaging in creative and cultural experiences.

Our application included: Two direct mail pieces and postage, a series of six billboards that will run December 2021 through June 2022, six months of Iowa Public Radio ads, a ½ page ad in the CF/Waterloo Visitors Guide, boosted ads for social media, and design fees for the production of the message and assets.

These grants recognize the vital role of arts and culture in strengthening local economies and communities.

Please reach out if you have any questions.

CC: Jennifer Pickar, Tourism and Cultural Programs Manager



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

Planning & Community Services Division

TO: Honorable Mayor Robert M. Green and City Council
FROM: Michelle Pezley, Planner III
DATE: November 5, 2021
SUBJECT: Community Development Block Grant Funds (CDBG) Service Agency Contract: Exceptional Persons.

The City of Cedar Falls is committed to obtaining funds every year through federal programs like CDBG, HOME, and Section 8 to help serve the needs of low and moderate income families and individuals living in Cedar Falls. The City may use up to 15% of our CDBG to fund local service agencies.

As listed in the Annual Action Plan for this year, the City designed \$37,960 to Prevent Homelessness through Agency and Organizational Support. Staff has been working with the service agencies that have responded to the Request for Proposals to complete the contracts. Staff anticipates a total of five contracts. Attached is the contract with the Exceptional Persons for \$9,500. The Exceptional Persons Inc. proposes the funds for rent assistance up to three months to support Cedar Falls residences that are low to moderate income.

At their November 10, 2020 meeting, the Housing Commission reviewed the recommended allocation of funds to these agencies and recommends approval.

Xc: Stephanie Houk-Sheetz, AICP, Director of Community Development
 Karen Howard, AICP, Planning & Community Services Manager

AGREEMENT FOR PROFESSIONAL SERVICES

PART I - TERMS AND CONDITIONS

This Agreement, made this _____ day of _____, 2021, by and between the City of Cedar Falls, Iowa, hereinafter called the CITY, and **Exceptional Persons, Inc** hereinafter called the AGENCY.

WHEREAS, the City of Cedar of Cedar Falls has received approval from the Secretary of Housing and Urban Development (HUD) of an application for funds under Title I of the Housing and Community Development Act of 1974, as amended, and approval of implementation of activities.

WHEREAS, the City of Cedar Falls has allocated funds as part of the Community Development Block Grant (CDBG) Program, for the purpose of aiding homebound, elderly, disabled, and/or low- and moderate-income citizens, as defined by HUD's Section 8 Income Limits, and handicapped residents.

WHEREAS, a Statement of Work for FY20-21 has been prepared by the AGENCY and has been incorporated into this Agreement as Section 3.

WHEREAS, the AGENCY is comprised of professional staff and will carry out the Statement of Work by providing assistance to eligible Cedar Falls citizens, as defined by HUD's Section 8 Income Limits, herein attached as Exhibit A.

The CITY shall compensate the AGENCY in accordance with the terms and conditions of the Agreement.

1. THE WORKING RELATIONSHIP WITH THE CITY

The AGENCY shall work with and through the Department of Community Development of Cedar Falls, Iowa, for the purpose of performing the services as hereinafter defined.

2. SERVICES TO BE PROVIDED BY THE CITY

- A. The CITY shall furnish to the AGENCY at no cost, available general information and records which pertain to the project.
- B. The CITY shall be responsible for monitoring the AGENCY for HUD compliance and the keeping of the project CDBG account.

3. AGENCY STATEMENT OF WORK/SCOPE OF SERVICES

CDBG funds provided through the City of Cedar Falls will be used exclusively to provide services to low- and moderate-income residents of Cedar Falls. The Statement of Work/Scope of Services of the AGENCY for FY21-22 are as follows:

Exceptional Persons provides rent assistance for vulnerable populations within the Cedar Valley area. The funds will be for individuals to receive up to three months of rental assistance based on need including deposits for Cedar Falls residents.

4. COMPLETION DATE

The aforementioned services shall be accomplished during the fiscal year beginning November 1, 2021 and ending July 30, 2022. This agreement will be valid upon execution by the CITY and AGENCY.

5. BUDGET

The FY20-21 budget for the AGENCY is herein attached as Exhibit B.

6. AGREEMENT SUM

The AGENCY shall be compensated for the scope of its services under this contract according to the annual appropriation by the CITY not to exceed \$9,500.00 of CDBG funds.

7. METHOD OF PAYMENT

The method of payment shall be on a quarterly reimbursable basis. Each quarterly request by the AGENCY for reimbursement shall be supported by a completed "Direct Benefit Activity" form herein attached as Exhibit C, bills, invoices, and/or other appropriate documentation. The AGENCY shall submit requests for payment and maintain adequate source documentation in accordance with the applicable provisions as specified in this Agreement.

8. RECORDS AND REPORTS

A. The AGENCY will maintain a list of all citizens assisted with CDBG funds. Each agency, as a condition of resident participation, shall supply complete information regarding head of household's name, race, ethnicity, address, age, sex, household size, household income and date(s) of service. This information will be made available to the CITY upon request. If the AGENCY is unable to provide the client's name and address due to the confidential nature of the project, an identifying code number will be substituted for the name and address.

- B. The AGENCY will submit quarterly progress reports providing all information requested on Exhibit C. Quarterly reports will be due January 15, 2022; April 15, 2022; and July 15, 2022 and shall be submitted to:

Karen Howard
 City Hall
 220 Clay Street
 Cedar Falls, Iowa 50613

- C. The AGENCY will submit to the CITY the names and job descriptions for project managers that clearly set out responsibilities for control and compliance.
- D. The AGENCY will maintain all applicable project documentation for a period of three (3) years following completion of this project. This documentation will include but not be limited to: eligibility verification information, intake and application files, job site time sheets, schedules, and work performance logs.

9. MONITORING PROCEDURES

The Cedar Falls Department of Community Development will be responsible for the administration of this Agreement to ascertain whether the AGENCY is complying substantially with the CDBG Agreement, regulations and provisions.

- A. On-site monitoring visits may be conducted by the City at City's discretion to verify Agreement compliance.
- B. The CITY will review AGENCY files to determine if adequate information is being maintained to be in compliance with Section 8 of this Agreement. The CITY will provide the AGENCY with a monitoring report outlining any deficiencies in record keeping procedures and any corrective action to be implemented after any on-site monitoring visit.

10. EXTENT OF STATEMENT

This AGREEMENT, composed of Part I, Part II and Exhibits A, B, and C hereby incorporated by this reference, represents the entire and integrated AGREEMENT between the CITY and the AGENCY and supersedes all prior negotiations, representations or agreements, either written or oral. This AGREEMENT may be amended only by written instrument signed by both CITY and the AGENCY. Said amendments shall be executed following approval by City Council and the Agency's governing board, and both CITY and AGENCY shall retain an original executed copy.

11. DISPOSITION

When original or replacement equipment acquired under a grant or subgrant is no longer needed for the original project or program or for other activities currently or

previously supported by a Federal agency, disposition of the equipment will be made as follows:

- A. Items of equipment with a current per-unit market value of less than \$500 may be retained, sold or otherwise disposed of with no further obligation to the awarding party.
- B. Items of equipment with a current per unit fair market value in excess of \$500 may be retained or sold and the awarding agency shall have a right to an amount calculated by multiplying the current market value or proceeds from sale by the awarding agency's share of the equipment. In cases where a grantee or subgrantee fails to take appropriate disposition actions, the awarding agency may direct the grantee or subgrantee to take disposition actions.

12. APPLICABLE LAW

This AGREEMENT shall be governed by the laws of the State of Iowa. IN WITNESS WHEREOF they have executed this AGREEMENT, the day and year first above mentioned.

AGENCY:

CITY:

EXCEPTIONAL PERSONS, INC

CITY OF CEDAR FALLS, IOWA

BY: Debra [Signature] BY: _____

ATTEST: Christopher [Signature] ATTEST: _____

DATE: 10-22-2021 DATE: _____

**AGREEMENT FOR PROFESSIONAL SERVICES
PART II - TERMS AND CONDITIONS**

1. TERMINATION OF CONTRACT FOR CAUSE

If, through any cause, the AGENCY shall fail to fulfill in timely and proper manner their obligations under this contract, or if the AGENCY shall violate any of the covenants, agreements or stipulations of this contract, the CITY shall thereupon have the right to terminate this Contract by given written notice to the AGENCY of such termination and specifying the effective date thereof, at least five (5) days before the effective date of such termination. In such event, all finished and unfinished documents, data, studies, surveys, drawings, maps, models, photographs, and reports prepared by the AGENCY under this Contract shall, at the option of the CITY, become its property and the AGENCY shall be entitled to receive just and equitable compensation for any work satisfactorily completed hereunder.

Notwithstanding the above, the AGENCY shall not be relieved of liability to the CITY for damages sustained by the CITY by virtue of any breach of the Contract by the AGENCY, and the CITY may withhold any payments to the AGENCY for the purpose of set-off until such time as the exact amount of damages due the CITY from the AGENCY is determined.

2. TERMINATION FOR CONVENIENCE OF THE CITY

The CITY may terminate this Contract at any time by giving at least ten (10) days notice in writing to the AGENCY. If the Contract is terminated by the CITY as provided herein, the AGENCY will be paid for the time provided and expenses incurred up to the termination date. If this Contract is terminated due to the fault of the AGENCY, Paragraph 1 hereof relative to termination shall apply.

3. CHANGES

The CITY may, from time to time, request changes in the scope of the services of the AGENCY to be performed hereunder. Such changes, including any increase or decrease in the amount of the AGENCY'S compensation, which are mutually agreed upon by and between the CITY and the AGENCY, shall be incorporated in written amendments to this Contract.

4. PERSONNEL

A. The AGENCY represents that they have, or will hire at their own expense, all personnel required in performing the services under this Contract. Such personnel shall not be employees of or have any contractual relationship with the CITY.

B. All of the services required hereunder will be performed by the AGENCY or under their supervision and all personnel engaged in the work shall be fully

qualified and shall be authorized or permitted under State and local law to perform such services.

- C. None of the work or services covered by this contract shall be subcontracted without the prior written approval of the CITY. Any work or services subcontracted hereunder shall be specified by written contract or agreement and shall be subject to each provision of this Contract.

5. ASSIGNABILITY

The AGENCY shall not assign any interest on this Contract, and shall not transfer or assign any interest in the same without the prior written consent of the CITY, provided, however, that claims for money by the AGENCY from the CITY under this Contract may be assigned to a bank, trust company or other financial institution without such approval. Written notice of any such assignment or transfer shall be furnished to the CITY.

6. REPORTS AND INFORMATION

The AGENCY, at such times and in such forms as the CITY may require, shall furnish the CITY such periodic reports as it may request pertaining to the work or services undertaken pursuant to this Contract, the costs and obligations incurred or to be incurred in connection therewith, and any other matters covered by this contract.

7. RECORDS AND AUDITS

The AGENCY shall maintain accounts and records, including personnel, property and financial records, adequate to identify and account for all costs pertaining to the Contract and such other records as may be deemed necessary by the CITY to assure proper accounting for all project funds, both Federal and nonfederal shares. These records will be made available for audit purposes to the CITY or any authorized representative and will be retained for three years after the expiration of this Contract unless permission to destroy them is granted by the CITY.

8. FINDINGS CONFIDENTIAL

All of the reports, information, data, etc., prepared or assembled by the AGENCY under this Contract are confidential and the AGENCY agrees that they shall not be made available to any individual or organization without the prior written approval of the CITY.

9. COPYRIGHT

No report, maps or other documents produced in whole or in part under this Contract shall be the subject of an application for copyright by or on behalf of the AGENCY.

10. COMPLIANCE WITH LOCAL LAWS

The AGENCY shall comply with all applicable laws, ordinances and codes of the State of Iowa and the City of Cedar Falls, and the AGENCY shall save the CITY harmless with respect to any damages arising from any tort done in performing any of the work embraced by this Contract.

11. EQUAL OPPORTUNITY EMPLOYMENT

During the performance of this Contract, the AGENCY agrees as follows:

- A. The AGENCY will not discriminate against any employee or applicant for employment because of age, race, creed, sex, sexual orientation, gender identity, religion, color, disability, or national origin. The AGENCY will take affirmative action to ensure that applicants are employed, and that employees are treated equally during employment, without regard to their age, race, creed, sex, sexual orientation, gender identity, religion, color, disability, or national origin. Such action shall include, but not be limited to, the following: Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The AGENCY agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the CITY setting forth the provisions of this non-discrimination clause.
- B. The AGENCY will, in all solicitation or advertisements for employees placed by or on behalf of the AGENCY, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, sex, sexual orientation, gender identity, religion, color, disability, or national origin.
- C. The AGENCY will, cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Contract so that such provisions will be binding upon each subcontractor, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.
- D. The AGENCY will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations and relevant orders of the Secretary of Labor.
- E. The AGENCY will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records and accounts by the CITY'S Department of Community Development and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations and orders.

- F. In the event of the AGENCY'S noncompliance with the noncompliance clauses of this Agreement or with any of such rules, regulations or orders, this Agreement may be canceled, terminated or suspended in whole or in part and the AGENCY may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation or order of the Secretary of Labor, or as otherwise provided by law.
- G. The AGENCY will include the provisions of paragraphs 11(1) through 11(7) in every subcontract or purchase order unless exempted by rules, regulations or orders of the Secretary of Labor issued pursuant to Section 204 of Executive 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The AGENCY will take such action with respect to any subcontract or purchase order as the CITY'S Department of Community Development may direct as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that in the event the AGENCY becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the CITY'S Department of Community Development, the AGENCY may request the United States to enter into such litigation to protect the interests of the United States.

12. CIVIL RIGHTS ACTS OF 1964

Under Title VI of the Civil Rights Act of 1964, no person shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.

13. SECTION 309 OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974

No person in the United States shall on the grounds of race, color, national origin, or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with funds made available under this title.

14. "SECTION 3" COMPLIANCE IN THE PROVISION OF TRAINING, EMPLOYMENT AND BUSINESS OPPORTUNITIES

- A. The work to be performed under this contract is on a project assisted under a program providing direct Federal financial assistance from the Department of Housing and Urban Development and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u. Section 3 requires that to the greatest extent feasible opportunities for training and employment be given lower income residents of

the project area and contracts for work in connection with the project be awarded to business concerns which are located in, or owned in substantial part by persons residing in the area of the project.

- B. The parties to this contract will comply with the provisions of said Section 3 and the regulations issued pursuant thereto by the Secretary of Housing and Urban Development set forth in 24 CFR 135 and all applicable rules and orders of the Department issued thereunder prior the execution of this contract. The parties to this contract certify and agree that they are under no contractual or other disability which would prevent them from complying with these requirements.
- C. The contractor will send to each labor organization or representative of workers with which he has a collective bargaining agreement or other contract or understanding, if any, a notice advising the said labor organization or workers' representative of his commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.
- D. The contractor will include this Section 3 clause in every subcontract for work in connection with the project and will, at the direction of the applicant for or recipient of Federal financial assistance, take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulations issued by the Secretary of Housing and Urban Development, 24 CFR Part 135. The contractor will not subcontract with any subcontractor where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR Part 135 and will not let any subcontract unless the subcontractor has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.
- E. Compliance with the provisions of Section 3, the regulations set forth in 24 CFR Part 135, and all applicable rules and orders of the Department issued hereunder prior to the execution of the contract, shall be a condition of Federal financial assistance provided to the project, binding upon the applicant or recipient for such assistance, its successors and assigns. Failure to fulfill these requirements shall subject the applicant or recipient, its contractors and subcontractors, its successors and assigns to those sanctions specified by the grant or loan agreement or contract through which Federal assistance is provided, and to such sanctions as are specified by 24 CFR Part 135.

15. INTEREST OF MEMBERS OF A CITY

No member of the governing body of the City and no other officer, employee, or agent of the CITY who exercises any functions or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this Contract; and the AGENCY shall take appropriate steps to assure compliance.

16. INTEREST OF OTHER LOCAL PUBLIC OFFICIALS

No member of the governing body of the locality and no other public official of such locality, who exercises any functions or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this Contract; and the AGENCY shall take appropriate steps to assure compliance.

17. INTEREST OF AGENCY AND EMPLOYEES

The AGENCY covenants that they presently have no interest and shall not acquire interest, direct or indirect, in the study area or any parcels therein or any other interest which would conflict in any manner or degree with the performance of their services hereunder. The AGENCY further covenants that in the performance of this Contract, no person having any such interest shall be employed.

CONTRACTOR

SECTION 3 PLAN FORMAT

The AGENCY agrees to implement the following specific affirmative action steps directed at increasing the utilization of lower income residents and businesses within the Waterloo-Cedar Falls SMA.

1. To ascertain from the locality's CDBG program official the exact boundaries of the Section 3 covered project area and where advantageous, seek the assistance of local officials in preparing and implementing the affirmative action plan.
2. To attempt to recruit from within the necessary number of lower income residents through: Local advertising media, signs placed at the proposed site for the project, and community organizations and public or private institutions operating within or serving the project area such as Service Employment and Redevelopment (SER), Opportunities Industrialization Center (OIC), Urban League, Concentrated Employment Program, Hometown Plan, or U.S. Employment Service.
3. To maintain a list of all lower income area residents who have applied either on their own or on referral from any source, and to employ such persons, if otherwise eligible and if a vacancy exists.
- *4. To insert this Section 3 plan in all bid documents, and to require all bidders on subcontractors to submit a Section 3 affirmative action plan including utilization goals and the specific steps planned to accomplish these goals.
- *5. To ensure that subcontractors which are typically let on a negotiated rather than a bid basis in areas other than Section 3 covered project areas, are also let on a negotiated basis, whenever feasible, when let in a Section 3 covered project area.

- 6. To formally contact union, subcontractors and trade associations to secure their cooperation for this program.
- 7. To ensure that all appropriate project area business concerns are notified of pending subcontractual opportunities.
- 8. To maintain records, including copies of correspondence, memoranda, etc., which document that all of the above affirmative action steps have been taken.

*Loans, grants, contracts and subsidies for less than \$10,000 will be exempt.

- 9. To appoint or recruit an executive official of the company or agency as an Equal Opportunity Officer to coordinate the implementation of the Section 3 plan.
- 10. To list all projected work force needs for all phases of this project by occupation, trade, skill level, and number of positions.

As officers and representatives of the AGENCY we, the undersigned, have read and fully agree to this Affirmative Action Plan, and become a party to the full implementation of this program.

Exceptional Persons, Inc.
Agency


Signature

CFO
Title

10-22-2021
Date

ATTEST:


Signature

Executive Director
Title

October 22, 2021
Date

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
CERTIFICATION OF AGENCY REGARDING EQUAL EMPLOYMENT
OPPORTUNITY INSTRUCTIONS**

This certification is required pursuant of Executive Order 11246(30 F.R. 12319-25). The implementing rules and regulations provide that any bidder or prospective contractor, or any of their proposed subcontractors, shall state as an initial part of the bid or negotiations of the contract whether it has participated in any previous contract or subcontract subject to the Equal Opportunity clause; and if so, whether it has filed all compliance reports due under applicable instructions.

Where the certification indicates that the AGENCY has not filed a compliance report due under applicable instructions, such AGENCY shall be required to submit a compliance report within seven calendar days after bid opening. No contract shall be awarded unless such report is submitted.

CERTIFICATION BY AGENCY

NAME AND ADDRESS OF AGENCY: Exceptional Persons, Inc,
PO Box 4090 Waterloo IA
50704

- 1. Agency has participated in a previous contract or subcontract subject to the Equal Opportunity clause.
 Yes ___ No
- 2. Compliance reports were required to be filed in connection with such contract or subcontract.
 Yes ___ No
- 3. Agency has filed all compliance reports due under applicable instructions, including SF-100.
 Yes ___ No
- 4. Have you ever been or are you being considered for sanction due to violation of Executive Order 11246, as amended?
___ Yes No

PRINTED NAME: Debra M Jungling

TITLE: CFO

SIGNATURE: 

DATE: 10-22-2021

Exhibit A:

CDBG Annual Income Limits Effective June 1, 2021								
	1	2	3	4	5	6	7	8
Extremely Low Income	\$15,600	\$17,800	\$20,050	\$22,250	\$24,050	\$25,850	\$27,600	\$29,400
Very Low Income	\$25,950	\$29,650	\$33,350	\$37,050	\$40,050	\$43,000	\$45,950	\$48,950
Low Income	\$41,550	\$47,450	\$53,400	\$59,300	\$64,050	\$68,800	\$73,550	\$78,300

July 1, 2021 – June 30, 2022

Income		Expense	
CDBG Award	\$9,500	1 mo. Rent Assistance – 3 people	\$1,350
		3 mo. Rent Assistance – 5 persons in daily site	\$4,750
		3 mo. Rent Assistance – 2 persons in single apartment	\$3,400
Total Income	\$9,500	Total Expense	\$9,500

**CITY OF CEDAR FALLS, IOWA
 FY 21-22 CDBG SUB-RECIPIENT
 QUARTERLY PERFORMANCE REPORT
 DIRECT BENEFIT TO LOW INCOME PERSONS**

AGENCY NAME: _____

QUARTER #: _____

NUMBER OF FEMALE-HEADED HOUSEHOLDS: _____

TOTAL NUMBER OF PERSONS BENEFITTING FROM ACTIVITY: _____

TOTAL NUMBER OF HOUSEHOLDS BENEFITTING FROM ACTIVITY: _____

	<u>Households</u>	<u># Hispanic</u>	<u>Persons</u>	<u># Hispanic</u>
White	_____	_____	_____	_____
Black/African American	_____	_____	_____	_____
Asian	_____	_____	_____	_____
American Indian/Alaskan	_____	_____	_____	_____
Hawaiian/Pacific Islander	_____	_____	_____	_____
American Indian/Alaskan & White	_____	_____	_____	_____
Asian & White	_____	_____	_____	_____
Black/African American & White	_____	_____	_____	_____
American Indian/Alaskan & Black/African American	_____	_____	_____	_____
Other Multi-Racial	_____	_____	_____	_____
TOTAL	_____	_____	_____	_____

Exhibit C

*This refers to ethnicity rather than race; the number in this column should also be included in the column for total served. A client must identify their race, and then indicate Hispanic or non-Hispanic.

TOTAL NUMBER OF PERSONS SERVED:	<u>Households</u>	<u>Persons</u>
# of Extremely Low Income: (at or below 30% of Area Median Income)		
# of Very Low Income: (between 31 - 50% of Area Median Income)		
# of Low Income: (between 51 - 80% of Area Median Income)		

CDBG Annual Income Limits Effective June 1, 2021S								
	1	2	3	4	5	6	7	8
Extremely Low Income	\$15,600	\$17,800	\$20,050	\$22,250	\$24,050	\$25,850	\$27,600	\$29,400
Very Low Income	\$25,950	\$29,650	\$33,350	\$37,050	\$40,050	\$43,000	\$45,950	\$48,950
Low Income	\$41,550	\$47,450	\$53,400	\$59,300	\$64,050	\$68,800	\$73,550	\$78,300

NARRATIVE DESCRIPTION OF QUARTERLY ACTIVITIES USING CDBG FUNDS:

LINE ITEM EXPENSES FOR REIMBURSEMENT:

--

AGENCY: _____

ADDRESS: _____

SUBMITTED BY: _____

TITLE: _____

DATE: _____

TELEPHONE: _____

AMOUNT REQUESTING: _____

QUARTER NO: _____



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

Planning & Community Services Division

TO: Honorable Mayor Robert M. Green and City Council
FROM: Michelle Pezley, Planner III
DATE: November 5, 2021
SUBJECT: Community Development Block Grant Funds (CDBG) Service Agency
 Contract: Northeast Iowa Food Bank.

The City of Cedar Falls is committed to obtaining funds every year through federal programs like CDBG, HOME, and Section 8 to help serve the needs of low and moderate income families and individuals living in Cedar Falls. The City may use up to 15% of our CDBG to fund local service agencies.

As listed in the Annual Action Plan for this year, the City designed \$37,960 to Prevent Homelessness through Agency and Organizational Support. Staff has been working with the service agencies that have responded to the Request for Proposals to complete the contracts. Staff anticipates a total of five contracts. Attached is the contract with the Northeast Iowa Food Bank for \$9,500. The Food Bank proposes the funds to support their staff who distributes food to Cedar Falls residences that are low to moderate income.

At their November 10, 2020 meeting, the Housing Commission reviewed the recommended allocation of funds to these agencies and recommends approval.

Xc: Stephanie Houk-Sheetz, AICP, Director of Community Development
 Karen Howard, AICP, Planning & Community Services Manager

AGREEMENT FOR PROFESSIONAL SERVICES

PART I - TERMS AND CONDITIONS

This Agreement, made this 11/11 day of November, 2021, by and between the City of Cedar Falls, Iowa, hereinafter called the CITY, and Northeast Iowa Food Bank hereinafter called the AGENCY.

WHEREAS, the City of Cedar of Cedar Falls has received approval from the Secretary of Housing and Urban Development (HUD) of an application for funds under Title I of the Housing and Community Development Act of 1974, as amended, and approval of implementation of activities.

WHEREAS, the City of Cedar Falls has allocated funds as part of the Community Development Block Grant (CDBG) Program, for the purpose of aiding homebound, elderly, disabled, and/or low- and moderate-income citizens, as defined by HUD's Section 8 Income Limits, and handicapped residents.

WHEREAS, a Statement of Work for FY20-21 has been prepared by the AGENCY and has been incorporated into this Agreement as Section 3.

WHEREAS, the AGENCY is comprised of professional staff and will carry out the Statement of Work by providing assistance to eligible Cedar Falls citizens, as defined by HUD's Section 8 Income Limits, herein attached as Exhibit A.

The CITY shall compensate the AGENCY in accordance with the terms and conditions of the Agreement.

1. THE WORKING RELATIONSHIP WITH THE CITY

The AGENCY shall work with and through the Department of Community Development of Cedar Falls, Iowa, for the purpose of performing the services as hereinafter defined.

2. SERVICES TO BE PROVIDED BY THE CITY

- A. The CITY shall furnish to the AGENCY at no cost, available general information and records which pertain to the project.
- B. The CITY shall be responsible for monitoring the AGENCY for HUD compliance and the keeping of the project CDBG account.

3. AGENCY STATEMENT OF WORK/SCOPE OF SERVICES

CDBG funds provided through the City of Cedar Falls will be used exclusively to provide services to low- and moderate-income residents of Cedar Falls. The Statement of Work/Scope of Services of the AGENCY for FY21-22 are as follows:

Funds will be used to support the three staff members at the Cedar Valley Food Pantry at the Northeast Iowa Food Bank, which will provide emergency and supplemental food for Cedar Falls residents.

4. COMPLETION DATE

The aforementioned services shall be accomplished during the fiscal year beginning November 1, 2021 and ending July 30, 2022. This agreement will be valid upon execution by the CITY and AGENCY.

5. BUDGET

The FY20-21 budget for the AGENCY is herein attached as Exhibit B.

6. AGREEMENT SUM

The AGENCY shall be compensated for the scope of its services under this contract according to the annual appropriation by the CITY not to exceed \$9,500.00 of CDBG funds.

7. METHOD OF PAYMENT

The method of payment shall be on a quarterly reimbursable basis. Each quarterly request by the AGENCY for reimbursement shall be supported by a completed "Direct Benefit Activity" form herein attached as Exhibit C, bills, invoices, and/or other appropriate documentation. The AGENCY shall submit requests for payment and maintain adequate source documentation in accordance with the applicable provisions as specified in this Agreement.

8. RECORDS AND REPORTS

A. The AGENCY will maintain a list of all citizens assisted with CDBG funds. Each agency, as a condition of resident participation, shall supply complete information regarding head of household's name, race, ethnicity, address, age, sex, household size, household income and date(s) of service. This information will be made available to the CITY upon request. If the AGENCY is unable to provide the client's name and address due to the confidential nature of the project, an identifying code number will be substituted for the name and address.

- B. The AGENCY will submit quarterly progress reports providing all information requested on Exhibit C. Quarterly reports will be due January 15, 2022; April 15, 2022; and July 15, 2022 and shall be submitted to:

Karen Howard
 City Hall
 220 Clay Street
 Cedar Falls, Iowa 50613

- C. The AGENCY will submit to the CITY the names and job descriptions for project managers that clearly set out responsibilities for control and compliance.
- D. The AGENCY will maintain all applicable project documentation for a period of three (3) years following completion of this project. This documentation will include but not be limited to: eligibility verification information, intake and application files, job site time sheets, schedules, and work performance logs.

9. MONITORING PROCEDURES

The Cedar Falls Department of Community Development will be responsible for the administration of this Agreement to ascertain whether the AGENCY is complying substantially with the CDBG Agreement, regulations and provisions.

- A. On-site monitoring visits may be conducted by the City at City's discretion to verify Agreement compliance.
- B. The CITY will review AGENCY files to determine if adequate information is being maintained to be in compliance with Section 8 of this Agreement. The CITY will provide the AGENCY with a monitoring report outlining any deficiencies in record keeping procedures and any corrective action to be implemented after any on-site monitoring visit.

10. EXTENT OF STATEMENT

This AGREEMENT, composed of Part I, Part II and Exhibits A, B, and C hereby incorporated by this reference, represents the entire and integrated AGREEMENT between the CITY and the AGENCY and supersedes all prior negotiations, representations or agreements, either written or oral. This AGREEMENT may be amended only by written instrument signed by both CITY and the AGENCY. Said amendments shall be executed following approval by City Council and the Agency's governing board, and both CITY and AGENCY shall retain an original executed copy.

11. DISPOSITION

When original or replacement equipment acquired under a grant or subgrant is no longer needed for the original project or program or for other activities currently or

previously supported by a Federal agency, disposition of the equipment will be made as follows:

- A. Items of equipment with a current per-unit market value of less than \$500 may be retained, sold or otherwise disposed of with no further obligation to the awarding party.
- B. Items of equipment with a current per unit fair market value in excess of \$500 may be retained or sold and the awarding agency shall have a right to an amount calculated by multiplying the current market value or proceeds from sale by the awarding agency's share of the equipment. In cases where a grantee or subgrantee fails to take appropriate disposition actions, the awarding agency may direct the grantee or subgrantee to take disposition actions.

12. APPLICABLE LAW

This AGREEMENT shall be governed by the laws of the State of Iowa. IN WITNESS WHEREOF they have executed this AGREEMENT, the day and year first above mentioned.

AGENCY:

CITY:

NORTHEAST IOWA FOOD BANK

CITY OF CEDAR FALLS, IOWA

BY: *Zachary Luther*

BY: _____

ATTEST: *[Signature]*

ATTEST: _____

DATE: 10/22/21

DATE: _____

**AGREEMENT FOR PROFESSIONAL SERVICES
PART II - TERMS AND CONDITIONS**

1. TERMINATION OF CONTRACT FOR CAUSE

If, through any cause, the AGENCY shall fail to fulfill in timely and proper manner their obligations under this contract, or if the AGENCY shall violate any of the covenants, agreements or stipulations of this contract, the CITY shall thereupon have the right to terminate this Contract by given written notice to the AGENCY of such termination and specifying the effective date thereof, at least five (5) days before the effective date of such termination. In such event, all finished and unfinished documents, data, studies, surveys, drawings, maps, models, photographs, and reports prepared by the AGENCY under this Contract shall, at the option of the CITY, become its property and the AGENCY shall be entitled to receive just and equitable compensation for any work satisfactorily completed hereunder.

Notwithstanding the above, the AGENCY shall not be relieved of liability to the CITY for damages sustained by the CITY by virtue of any breach of the Contract by the AGENCY, and the CITY may withhold any payments to the AGENCY for the purpose of set-off until such time as the exact amount of damages due the CITY from the AGENCY is determined.

2. TERMINATION FOR CONVENIENCE OF THE CITY

The CITY may terminate this Contract at any time by giving at least ten (10) days notice in writing to the AGENCY. If the Contract is terminated by the CITY as provided herein, the AGENCY will be paid for the time provided and expenses incurred up to the termination date. If this Contract is terminated due to the fault of the AGENCY, Paragraph 1 hereof relative to termination shall apply.

3. CHANGES

The CITY may, from time to time, request changes in the scope of the services of the AGENCY to be performed hereunder. Such changes, including any increase or decrease in the amount of the AGENCY'S compensation, which are mutually agreed upon by and between the CITY and the AGENCY, shall be incorporated in written amendments to this Contract.

4. PERSONNEL

A. The AGENCY represents that they have, or will hire at their own expense, all personnel required in performing the services under this Contract. Such personnel shall not be employees of or have any contractual relationship with the CITY.

B. All of the services required hereunder will be performed by the AGENCY or under their supervision and all personnel engaged in the work shall be fully

qualified and shall be authorized or permitted under State and local law to perform such services.

- C. None of the work or services covered by this contract shall be subcontracted without the prior written approval of the CITY. Any work or services subcontracted hereunder shall be specified by written contract or agreement and shall be subject to each provision of this Contract.

5. ASSIGNABILITY

The AGENCY shall not assign any interest on this Contract, and shall not transfer or assign any interest in the same without the prior written consent of the CITY, provided, however, that claims for money by the AGENCY from the CITY under this Contract may be assigned to a bank, trust company or other financial institution without such approval. Written notice of any such assignment or transfer shall be furnished to the CITY.

6. REPORTS AND INFORMATION

The AGENCY, at such times and in such forms as the CITY may require, shall furnish the CITY such periodic reports as it may request pertaining to the work or services undertaken pursuant to this Contract, the costs and obligations incurred or to be incurred in connection therewith, and any other matters covered by this contract.

7. RECORDS AND AUDITS

The AGENCY shall maintain accounts and records, including personnel, property and financial records, adequate to identify and account for all costs pertaining to the Contract and such other records as may be deemed necessary by the CITY to assure proper accounting for all project funds, both Federal and nonfederal shares. These records will be made available for audit purposes to the CITY or any authorized representative and will be retained for three years after the expiration of this Contract unless permission to destroy them is granted by the CITY.

8. FINDINGS CONFIDENTIAL

All of the reports, information, data, etc., prepared or assembled by the AGENCY under this Contract are confidential and the AGENCY agrees that they shall not be made available to any individual or organization without the prior written approval of the CITY.

9. COPYRIGHT

No report, maps or other documents produced in whole or in part under this Contract shall be the subject of an application for copyright by or on behalf of the AGENCY.

10. COMPLIANCE WITH LOCAL LAWS

The AGENCY shall comply with all applicable laws, ordinances and codes of the State of Iowa and the City of Cedar Falls, and the AGENCY shall save the CITY harmless with respect to any damages arising from any tort done in performing any of the work embraced by this Contract.

11. EQUAL OPPORTUNITY EMPLOYMENT

During the performance of this Contract, the AGENCY agrees as follows:

- A. The AGENCY will not discriminate against any employee or applicant for employment because of age, race, creed, sex, sexual orientation, gender identity, religion, color, disability, or national origin. The AGENCY will take affirmative action to ensure that applicants are employed, and that employees are treated equally during employment, without regard to their age, race, creed, sex, sexual orientation, gender identity, religion, color, disability, or national origin. Such action shall include, but not be limited to, the following: Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The AGENCY agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the CITY setting forth the provisions of this non-discrimination clause.
- B. The AGENCY will, in all solicitation or advertisements for employees placed by or on behalf of the AGENCY, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, sex, sexual orientation, gender identity, religion, color, disability, or national origin.
- C. The AGENCY will, cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Contract so that such provisions will be binding upon each subcontractor, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.
- D. The AGENCY will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations and relevant orders of the Secretary of Labor.
- E. The AGENCY will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records and accounts by the CITY'S Department of Community Development and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations and orders.
- F. In the event of the AGENCY'S noncompliance with the noncompliance

clauses of this Agreement or with any of such rules, regulations or orders, this Agreement may be canceled, terminated or suspended in whole or in part and the AGENCY may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation or order of the Secretary of Labor, or as otherwise provided by law.

- G. The AGENCY will include the provisions of paragraphs 11(1) through 11(7) in every subcontract or purchase order unless exempted by rules, regulations or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The AGENCY will take such action with respect to any subcontract or purchase order as the CITY'S Department of Community Development may direct as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that in the event the AGENCY becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the CITY'S Department of Community Development, the AGENCY may request the United States to enter into such litigation to protect the interests of the United States.

12. CIVIL RIGHTS ACTS OF 1964

Under Title VI of the Civil Rights Act of 1964, no person shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.

13. SECTION 309 OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974

No person in the United States shall on the grounds of race, color, national origin, or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with funds made available under this title.

14. "SECTION 3" COMPLIANCE IN THE PROVISION OF TRAINING, EMPLOYMENT AND BUSINESS OPPORTUNITIES

- A. The work to be performed under this contract is on a project assisted under a program providing direct Federal financial assistance from the Department of Housing and Urban Development and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u. Section 3 requires that to the greatest extent feasible opportunities for training and employment be given lower income residents of the project area and contracts for work in connection with the project be

awarded to business concerns which are located in, or owned in substantial part by persons residing in the area of the project.

- B. The parties to this contract will comply with the provisions of said Section 3 and the regulations issued pursuant thereto by the Secretary of Housing and Urban Development set forth in 24 CFR 135 and all applicable rules and orders of the Department issued thereunder prior the execution of this contract. The parties to this contract certify and agree that they are under no contractual or other disability which would prevent them from complying with these requirements.
- C. The contractor will send to each labor organization or representative of workers with which he has a collective bargaining agreement or other contract or understanding, if any, a notice advising the said labor organization or workers' representative of his commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.
- D. The contractor will include this Section 3 clause in every subcontract for work in connection with the project and will, at the direction of the applicant for or recipient of Federal financial assistance, take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulations issued by the Secretary of Housing and Urban Development, 24 CFR Part 135. The contractor will not subcontract with any subcontractor where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR Part 135 and will not let any subcontract unless the subcontractor has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.
- E. Compliance with the provisions of Section 3, the regulations set forth in 24 CFR Part 135, and all applicable rules and orders of the Department issued hereunder prior to the execution of the contract, shall be a condition of Federal financial assistance provided to the project, binding upon the applicant or recipient for such assistance, its successors and assigns. Failure to fulfill these requirements shall subject the applicant or recipient, its contractors and subcontractors, its successors and assigns to those sanctions specified by the grant or loan agreement or contract through which Federal assistance is provided, and to such sanctions as are specified by 24 CFR Part 135.

15. INTEREST OF MEMBERS OF A CITY

No member of the governing body of the City and no other officer, employee, or agent of the CITY who exercises any functions or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this Contract; and the AGENCY shall take appropriate steps to assure compliance.

16. INTEREST OF OTHER LOCAL PUBLIC OFFICIALS

No member of the governing body of the locality and no other public official of such locality, who exercises any functions or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this Contract; and the AGENCY shall take appropriate steps to assure compliance.

17. INTEREST OF AGENCY AND EMPLOYEES

The AGENCY covenants that they presently have no interest and shall not acquire interest, direct or indirect, in the study area or any parcels therein or any other interest which would conflict in any manner or degree with the performance of their services hereunder. The AGENCY further covenants that in the performance of this Contract, no person having any such interest shall be employed.

CONTRACTOR

SECTION 3 PLAN FORMAT

The AGENCY agrees to implement the following specific affirmative action steps directed at increasing the utilization of lower income residents and businesses within the Waterloo-Cedar Falls SMA.

1. To ascertain from the locality's CDBG program official the exact boundaries of the Section 3 covered project area and where advantageous, seek the assistance of local officials in preparing and implementing the affirmative action plan.
2. To attempt to recruit from within the necessary number of lower income residents through: Local advertising media, signs placed at the proposed site for the project, and community organizations and public or private institutions operating within or serving the project area such as Service Employment and Redevelopment (SER), Opportunities Industrialization Center (OIC), Urban League, Concentrated Employment Program, Hometown Plan, or U.S. Employment Service.
3. To maintain a list of all lower income area residents who have applied either on their own or on referral from any source, and to employ such persons, if otherwise eligible and if a vacancy exists.
- *4. To insert this Section 3 plan in all bid documents, and to require all bidders on subcontractors to submit a Section 3 affirmative action plan including utilization goals and the specific steps planned to accomplish these goals.
- *5. To ensure that subcontractors which are typically let on a negotiated rather than a bid basis in areas other than Section 3 covered project areas, are also let on a negotiated basis, whenever feasible, when let in a Section 3 covered project area.

- 6. To formally contact union, subcontractors and trade associations to secure their cooperation for this program.
 - 7. To ensure that all appropriate project area business concerns are notified of pending subcontractual opportunities.
 - 8. To maintain records, including copies of correspondence, memoranda, etc., which document that all of the above affirmative action steps have been taken.
- *Loans, grants, contracts and subsidies for less than \$10,000 will be exempt.
- 9. To appoint or recruit an executive official of the company or agency as an Equal Opportunity Officer to coordinate the implementation of the Section 3 plan.
 - 10. To list all projected work force needs for all phases of this project by occupation, trade, skill level, and number of positions.

As officers and representatives of the AGENCY we, the undersigned, have read and fully agree to this Affirmative Action Plan, and become a party to the full implementation of this program.

Northeast Iowa Food Bank
Agency

Ruthann Reed
Signature

Executive Director
Title

10/22/21
Date

ATTEST:

[Signature]
Signature

Community Outreach Manager
Title

10/22/21
Date

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
CERTIFICATION OF AGENCY REGARDING EQUAL EMPLOYMENT
OPPORTUNITY INSTRUCTIONS**

This certification is required pursuant of Executive Order 11246(30 F.R. 12319-25). The implementing rules and regulations provide that any bidder or prospective contractor, or any of their proposed subcontractors, shall state as an initial part of the bid or negotiations of the contract whether it has participated in any previous contract or subcontract subject to the Equal Opportunity clause; and if so, whether it has filed all compliance reports due under applicable instructions.

Where the certification indicates that the AGENCY has not filed a compliance report due under applicable instructions, such AGENCY shall be required to submit a compliance report within seven calendar days after bid opening. No contract shall be awarded unless such report is submitted.

CERTIFICATION BY AGENCY

NAME AND ADDRESS OF AGENCY: Northwest Iowa Food Bank
11005 Lafayette St. Waterloo IA 50703

- 1. Agency has participated in a previous contract or subcontract subject to the Equal Opportunity clause.
 Yes No
- 2. Compliance reports were required to be filed in connection with such contract or subcontract.
 Yes No
- 3. Agency has filed all compliance reports due under applicable instructions, including SF-100.
 Yes No
- 4. Have you ever been or are you being considered for sanction due to violation of Executive Order 11246, as amended?
 Yes No

PRINTED NAME: Barbara P Prather

TITLE: Executive Director

SIGNATURE: 

DATE: 10/22/21

Exhibit A:

CDBG Annual Income Limits Effective June 1, 2021								
	1	2	3	4	5	6	7	8
Extremely Low Income	\$15,600	\$17,800	\$20,050	\$22,250	\$24,050	\$25,850	\$27,600	\$29,400
Very Low Income	\$25,950	\$29,650	\$33,350	\$37,050	\$40,050	\$43,000	\$45,950	\$48,950
Low Income	\$41,550	\$47,450	\$53,400	\$59,300	\$64,050	\$68,800	\$73,550	\$78,300

Exhibit B

*Total Pantry Households 33,250
 *Total Cedar Falls Households Served 2,502
 % for Cedar Falls Allocation 7.52%

Program Income	FY22 Projected Income	Cedar Falls Allocation	Grant Ask
Contributions	\$ 441,000.00	\$ 21,259.67	\$ -
Grants & Foundations	\$ 200,000.00	\$ 15,049.62	\$ -
United Way	\$ 38,000.00	\$ 2,859.43	\$ -
Interest Income	\$ 100,000.00	\$ 7,524.81	\$ -
Government	\$ 1,000.00	\$ 12,000.00	\$ 9,500.00
Total Income	\$ 780,000.00	\$ 58,693.53	\$ 9,500.00
Program Expenses	FY22 Projected Expenses	Cedar Falls Allocation	Grant Allocation
Payroll	\$ 390,000.00	\$ 29,346.77	\$ 9,500.00
Financial Fees	\$ 26,000.00	\$ 1,956.45	\$ -
Transportation	\$ 40,000.00	\$ 3,009.92	\$ -
Building Maint.	\$ 55,000.00	\$ 4,138.65	\$ -
Equipment	\$ 7,000.00	\$ 526.74	\$ -
Depreciation	\$ 100,000.00	\$ 7,524.81	\$ -
Development/Marketing	\$ 8,000.00	\$ 601.98	\$ -
Utilities	\$ 28,000.00	\$ 2,106.95	\$ -
Supplies	\$ 21,000.00	\$ 1,580.21	\$ -
Program Expenses	\$ 10,000.00	\$ 752.48	\$ -
Goods Purchased	\$ 95,000.00	\$ 7,148.57	\$ -
Totals:	\$ 780,000.00	\$ 58,693.53	\$ 9,500.00

**CITY OF CEDAR FALLS, IOWA
 FY 21-22 CDBG SUB-RECIPIENT
 QUARTERLY PERFORMANCE REPORT
 DIRECT BENEFIT TO LOW INCOME PERSONS**

AGENCY NAME: _____

QUARTER #: _____

NUMBER OF FEMALE-HEADED HOUSEHOLDS: _____

TOTAL NUMBER OF PERSONS BENEFITTING FROM ACTIVITY: _____

TOTAL NUMBER OF HOUSEHOLDS BENEFITTING FROM ACTIVITY: _____

	<u>Households</u>	<u># Hispanic</u>	<u>Persons</u>	<u># Hispanic</u>
White	_____	_____	_____	_____
Black/African American	_____	_____	_____	_____
Asian	_____	_____	_____	_____
American Indian/Alaskan	_____	_____	_____	_____
Hawaiian/Pacific Islander	_____	_____	_____	_____
American Indian/Alaskan & White	_____	_____	_____	_____
Asian & White	_____	_____	_____	_____
Black/African American & White	_____	_____	_____	_____
American Indian/Alaskan & Black/African American	_____	_____	_____	_____
Other Multi-Racial	_____	_____	_____	_____
TOTAL	_____	_____	_____	_____

Exhibit C

*This refers to ethnicity rather than race; the number in this column should also be included in the column for total served. A client must identify their race, and then indicate Hispanic or non-Hispanic.

TOTAL NUMBER OF PERSONS SERVED:	<u>Households</u>	<u>Persons</u>
# of Extremely Low Income: (at or below 30% of Area Median Income)		
# of Very Low Income: (between 31 - 50% of Area Median Income)		
# of Low Income: (between 51 - 80% of Area Median Income)		

CDBG Annual Income Limits Effective June 1, 2021S								
	1	2	3	4	5	6	7	8
Extremely Low Income	\$15,600	\$17,800	\$20,050	\$22,250	\$24,050	\$25,850	\$27,600	\$29,400
Very Low Income	\$25,950	\$29,650	\$33,350	\$37,050	\$40,050	\$43,000	\$45,950	\$48,950
Low Income	\$41,550	\$47,450	\$53,400	\$59,300	\$64,050	\$68,800	\$73,550	\$78,300

NARRATIVE DESCRIPTION OF QUARTERLY ACTIVITIES USING CDBG FUNDS:



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

Planning & Community Services Division

TO: Honorable Mayor Robert M. Green and City Council
FROM: Michelle Pezley, Planner III
DATE: November 8, 2021
SUBJECT: Community Development Block Grant Funds (CDBG) Service Agency
 Contract: Pathways Behavioral Services, Inc.

The City of Cedar Falls is committed to obtaining funds every year through federal programs like CDBG, HOME, and Section 8 to help serve the needs of low and moderate income families and individuals living in Cedar Falls. The City may use up to 15% of our CDBG to fund local service agencies.

As listed in the Annual Action Plan for this year, the City designed \$37,960 to Prevent Homelessness through Agency and Organizational Support. Staff has been working with the service agencies that have responded to the Request for Proposals to complete the contracts. Staff anticipates a total of five contracts. Attached is the contract with the Pathway Behavioral Services for \$9,500. Pathway Behavioral Services proposed the funds to support professional substance abuse treatment to Cedar Falls residences that are low to moderate income.

At their November 10, 2020 meeting, the Housing Commission reviewed the recommended allocation of funds to these agencies and recommends approval.

Xc: Stephanie Houk-Sheetz, AICP, Director of Community Development
 Karen Howard, AICP, Planning & Community Services Manager

AGREEMENT FOR PROFESSIONAL SERVICES

PART I - TERMS AND CONDITIONS

This Agreement, made this _____ day of _____, 2021, by and between the City of Cedar Falls, Iowa, hereinafter called the CITY, and **Pathways Behavioral Services, Inc** hereinafter called the AGENCY.

WHEREAS, the City of Cedar of Cedar Falls has received approval from the Secretary of Housing and Urban Development (HUD) of an application for funds under Title I of the Housing and Community Development Act of 1974, as amended, and approval of implementation of activities.

WHEREAS, the City of Cedar Falls has allocated funds as part of the Community Development Block Grant (CDBG) Program, for the purpose of aiding homebound, elderly, disabled, and/or low- and moderate-income citizens, as defined by HUD's Section 8 Income Limits, and handicapped residents.

WHEREAS, a Statement of Work for FY20-21 has been prepared by the AGENCY and has been incorporated into this Agreement as Section 3.

WHEREAS, the AGENCY is comprised of professional staff and will carry out the Statement of Work by providing assistance to eligible Cedar Falls citizens, as defined by HUD's Section 8 Income Limits, herein attached as Exhibit A.

The CITY shall compensate the AGENCY in accordance with the terms and conditions of the Agreement.

1. THE WORKING RELATIONSHIP WITH THE CITY

The AGENCY shall work with and through the Department of Community Development of Cedar Falls, Iowa, for the purpose of performing the services as hereinafter defined.

2. SERVICES TO BE PROVIDED BY THE CITY

- A. The CITY shall furnish to the AGENCY at no cost, available general information and records which pertain to the project.
- B. The CITY shall be responsible for monitoring the AGENCY for HUD compliance and the keeping of the project CDBG account.

3. AGENCY STATEMENT OF WORK/SCOPE OF SERVICES

CDBG funds provided through the City of Cedar Falls will be used exclusively to provide services to low- and moderate-income residents of Cedar Falls. The Statement of Work/Scope of Services of the AGENCY for FY21-22 are as follows:

Pathways Behavioral Services, Inc. provides a safe, supportive place for substance abuse treatment services. Funds will be used to support professional residential substance abuse treatment in a Pathways Treatment unit for Cedar Falls residents.

4. COMPLETION DATE

The aforementioned services shall be accomplished during the fiscal year beginning November 1, 2021 and ending July 30, 2022. This agreement will be valid upon execution by the CITY and AGENCY.

5. BUDGET

The FY20-21 budget for the AGENCY is herein attached as Exhibit B.

6. AGREEMENT SUM

The AGENCY shall be compensated for the scope of its services under this contract according to the annual appropriation by the CITY not to exceed \$9,500.00 of CDBG funds.

7. METHOD OF PAYMENT

The method of payment shall be on a quarterly reimbursable basis. Each quarterly request by the AGENCY for reimbursement shall be supported by a completed "Direct Benefit Activity" form herein attached as Exhibit C, bills, invoices, and/or other appropriate documentation. The AGENCY shall submit requests for payment and maintain adequate source documentation in accordance with the applicable provisions as specified in this Agreement.

8. RECORDS AND REPORTS

A. The AGENCY will maintain a list of all citizens assisted with CDBG funds. Each agency, as a condition of resident participation, shall supply complete information regarding head of household's name, race, ethnicity, address, age, sex, household size, household income and date(s) of service. This information will be made available to the CITY upon request. If the AGENCY is unable to provide the client's name and address due to the confidential nature of the project, an identifying code number will be substituted for the name and

address.

- B. The AGENCY will submit quarterly progress reports providing all information requested on Exhibit C. Quarterly reports will be due January 15, 2022; April 15, 2022; and July 15, 2022 and shall be submitted to:

Karen Howard
City Hall
220 Clay Street
Cedar Falls, Iowa 50613

- C. The AGENCY will submit to the CITY the names and job descriptions for project managers that clearly set out responsibilities for control and compliance.
- D. The AGENCY will maintain all applicable project documentation for a period of three (3) years following completion of this project. This documentation will include but not be limited to: eligibility verification information, intake and application files, job site time sheets, schedules, and work performance logs.

9. MONITORING PROCEDURES

The Cedar Falls Department of Community Development will be responsible for the administration of this Agreement to ascertain whether the AGENCY is complying substantially with the CDBG Agreement, regulations and provisions.

- A. On-site monitoring visits may be conducted by the City at City's discretion to verify Agreement compliance.
- B. The CITY will review AGENCY files to determine if adequate information is being maintained to be in compliance with Section 8 of this Agreement. The CITY will provide the AGENCY with a monitoring report outlining any deficiencies in record keeping procedures and any corrective action to be implemented after any on-site monitoring visit.

10. EXTENT OF STATEMENT

This AGREEMENT, composed of Part I, Part II and Exhibits A, B, and C hereby incorporated by this reference, represents the entire and integrated AGREEMENT between the CITY and the AGENCY and supersedes all prior negotiations, representations or agreements, either written or oral. This AGREEMENT may be amended only by written instrument signed by both CITY and the AGENCY. Said amendments shall be executed following approval by City Council and the Agency's governing board, and both CITY and AGENCY shall retain an original executed copy.

11. DISPOSITION

When original or replacement equipment acquired under a grant or subgrant is no longer needed for the original project or program or for other activities currently or previously supported by a Federal agency, disposition of the equipment will be made as follows:

- A. Items of equipment with a current per-unit market value of less than \$500 may be retained, sold or otherwise disposed of with no further obligation to the awarding party.
- B. Items of equipment with a current per unit fair market value in excess of \$500 may be retained or sold and the awarding agency shall have a right to an amount calculated by multiplying the current market value or proceeds from sale by the awarding agency's share of the equipment. In cases where a grantee or subgrantee fails to take appropriate disposition actions, the awarding agency may direct the grantee or subgrantee to take disposition actions.

12. APPLICABLE LAW

This AGREEMENT shall be governed by the laws of the State of Iowa. IN WITNESS WHEREOF they have executed this AGREEMENT, the day and year first above mentioned.

AGENCY:

CITY:

PATHWAYS BEHAVIORAL SERVICES, INC

CITY OF CEDAR FALLS, IOWA

BY: 

BY: _____

ATTEST: 

ATTEST: _____

DATE: 10-21-21

DATE: _____

**AGREEMENT FOR PROFESSIONAL SERVICES
PART II - TERMS AND CONDITIONS**

1. TERMINATION OF CONTRACT FOR CAUSE

If, through any cause, the AGENCY shall fail to fulfill in timely and proper manner their obligations under this contract, or if the AGENCY shall violate any of the covenants, agreements or stipulations of this contract, the CITY shall thereupon have the right to terminate this Contract by given written notice to the AGENCY of such termination and specifying the effective date thereof, at least five (5) days before the effective date of such termination. In such event, all finished and unfinished documents, data, studies, surveys, drawings, maps, models, photographs, and reports prepared by the AGENCY under this Contract shall, at the option of the CITY, become its property and the AGENCY shall be entitled to receive just and equitable compensation for any work satisfactorily completed hereunder.

Notwithstanding the above, the AGENCY shall not be relieved of liability to the CITY for damages sustained by the CITY by virtue of any breach of the Contract by the AGENCY, and the CITY may withhold any payments to the AGENCY for the purpose of set-off until such time as the exact amount of damages due the CITY from the AGENCY is determined.

2. TERMINATION FOR CONVENIENCE OF THE CITY

The CITY may terminate this Contract at any time by giving at least ten (10) days notice in writing to the AGENCY. If the Contract is terminated by the CITY as provided herein, the AGENCY will be paid for the time provided and expenses incurred up to the termination date. If this Contract is terminated due to the fault of the AGENCY, Paragraph 1 hereof relative to termination shall apply.

3. CHANGES

The CITY may, from time to time, request changes in the scope of the services of the AGENCY to be performed hereunder. Such changes, including any increase or decrease in the amount of the AGENCY'S compensation, which are mutually agreed upon by and between the CITY and the AGENCY, shall be incorporated in written amendments to this Contract.

4. PERSONNEL

A. The AGENCY represents that they have, or will hire at their own expense, all personnel required in performing the services under this Contract. Such personnel shall not be employees of or have any contractual relationship with the CITY.

B. All of the services required hereunder will be performed by the AGENCY or under their supervision and all personnel engaged in the work shall be fully

qualified and shall be authorized or permitted under State and local law to perform such services.

- C. None of the work or services covered by this contract shall be subcontracted without the prior written approval of the CITY. Any work or services subcontracted hereunder shall be specified by written contract or agreement and shall be subject to each provision of this Contract.

5. ASSIGNABILITY

The AGENCY shall not assign any interest on this Contract, and shall not transfer or assign any interest in the same without the prior written consent of the CITY, provided, however, that claims for money by the AGENCY from the CITY under this Contract may be assigned to a bank, trust company or other financial institution without such approval. Written notice of any such assignment or transfer shall be furnished to the CITY.

6. REPORTS AND INFORMATION

The AGENCY, at such times and in such forms as the CITY may require, shall furnish the CITY such periodic reports as it may request pertaining to the work or services undertaken pursuant to this Contract, the costs and obligations incurred or to be incurred in connection therewith, and any other matters covered by this contract.

7. RECORDS AND AUDITS

The AGENCY shall maintain accounts and records, including personnel, property and financial records, adequate to identify and account for all costs pertaining to the Contract and such other records as may be deemed necessary by the CITY to assure proper accounting for all project funds, both Federal and nonfederal shares. These records will be made available for audit purposes to the CITY or any authorized representative and will be retained for three years after the expiration of this Contract unless permission to destroy them is granted by the CITY.

8. FINDINGS CONFIDENTIAL

All of the reports, information, data, etc., prepared or assembled by the AGENCY under this Contract are confidential and the AGENCY agrees that they shall not be made available to any individual or organization without the prior written approval of the CITY.

9. COPYRIGHT

No report, maps or other documents produced in whole or in part under this Contract shall be the subject of an application for copyright by or on behalf of the AGENCY.

10. COMPLIANCE WITH LOCAL LAWS

The AGENCY shall comply with all applicable laws, ordinances and codes of the State of Iowa and the City of Cedar Falls, and the AGENCY shall save the CITY harmless with respect to any damages arising from any tort done in performing any of the work embraced by this Contract.

11. EQUAL OPPORTUNITY EMPLOYMENT

During the performance of this Contract, the AGENCY agrees as follows:

- A. The AGENCY will not discriminate against any employee or applicant for employment because of age, race, creed, sex, sexual orientation, gender identity, religion, color, disability, or national origin. The AGENCY will take affirmative action to ensure that applicants are employed, and that employees are treated equally during employment, without regard to their age, race, creed, sex, sexual orientation, gender identity, religion, color, disability, or national origin. Such action shall include, but not be limited to, the following: Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The AGENCY agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the CITY setting forth the provisions of this non-discrimination clause.
- B. The AGENCY will, in all solicitation or advertisements for employees placed by or on behalf of the AGENCY, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, sex, sexual orientation, gender identity, religion, color, disability, or national origin.
- C. The AGENCY will, cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Contract so that such provisions will be binding upon each subcontractor, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.
- D. The AGENCY will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations and relevant orders of the Secretary of Labor.
- E. The AGENCY will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records and accounts by the CITY'S Department of Community Development and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations and orders.
- F. In the event of the AGENCY'S noncompliance with the noncompliance

clauses of this Agreement or with any of such rules, regulations or orders, this Agreement may be canceled, terminated or suspended in whole or in part and the AGENCY may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation or order of the Secretary of Labor, or as otherwise provided by law.

- G. The AGENCY will include the provisions of paragraphs 11(1) through 11(7) in every subcontract or purchase order unless exempted by rules, regulations or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The AGENCY will take such action with respect to any subcontract or purchase order as the CITY'S Department of Community Development may direct as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that in the event the AGENCY becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the CITY'S Department of Community Development, the AGENCY may request the United States to enter into such litigation to protect the interests of the United States.

12. CIVIL RIGHTS ACTS OF 1964

Under Title VI of the Civil Rights Act of 1964, no person shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.

13. SECTION 309 OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974

No person in the United States shall on the grounds of race, color, national origin, or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with funds made available under this title.

14. "SECTION 3" COMPLIANCE IN THE PROVISION OF TRAINING, EMPLOYMENT AND BUSINESS OPPORTUNITIES

- A. The work to be performed under this contract is on a project assisted under a program providing direct Federal financial assistance from the Department of Housing and Urban Development and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u. Section 3 requires that to the greatest extent feasible opportunities for training and employment be given lower income residents of the project area and contracts for work in connection with the project be

awarded to business concerns which are located in, or owned in substantial part by persons residing in the area of the project.

- B. The parties to this contract will comply with the provisions of said Section 3 and the regulations issued pursuant thereto by the Secretary of Housing and Urban Development set forth in 24 CFR 135 and all applicable rules and orders of the Department issued thereunder prior the execution of this contract. The parties to this contract certify and agree that they are under no contractual or other disability which would prevent them from complying with these requirements.
- C. The contractor will send to each labor organization or representative of workers with which he has a collective bargaining agreement or other contract or understanding, if any, a notice advising the said labor organization or workers' representative of his commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.
- D. The contractor will include this Section 3 clause in every subcontract for work in connection with the project and will, at the direction of the applicant for or recipient of Federal financial assistance, take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulations issued by the Secretary of Housing and Urban Development, 24 CFR Part 135. The contractor will not subcontract with any subcontractor where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR Part 135 and will not let any subcontract unless the subcontractor has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.
- E. Compliance with the provisions of Section 3, the regulations set forth in 24 CFR Part 135, and all applicable rules and orders of the Department issued hereunder prior to the execution of the contract, shall be a condition of Federal financial assistance provided to the project, binding upon the applicant or recipient for such assistance, its successors and assigns. Failure to fulfill these requirements shall subject the applicant or recipient, its contractors and subcontractors, its successors and assigns to those sanctions specified by the grant or loan agreement or contract through which Federal assistance is provided, and to such sanctions as are specified by 24 CFR Part 135.

15. INTEREST OF MEMBERS OF A CITY

No member of the governing body of the City and no other officer, employee, or agent of the CITY who exercises any functions or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this Contract; and the AGENCY shall take appropriate steps to assure compliance.

16. INTEREST OF OTHER LOCAL PUBLIC OFFICIALS

No member of the governing body of the locality and no other public official of such locality, who exercises any functions or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this Contract; and the AGENCY shall take appropriate steps to assure compliance.

17. INTEREST OF AGENCY AND EMPLOYEES

The AGENCY covenants that they presently have no interest and shall not acquire interest, direct or indirect, in the study area or any parcels therein or any other interest which would conflict in any manner or degree with the performance of their services hereunder. The AGENCY further covenants that in the performance of this Contract, no person having any such interest shall be employed.

CONTRACTOR

SECTION 3 PLAN FORMAT

The AGENCY agrees to implement the following specific affirmative action steps directed at increasing the utilization of lower income residents and businesses within the Waterloo-Cedar Falls SMA.

1. To ascertain from the locality's CDBG program official the exact boundaries of the Section 3 covered project area and where advantageous, seek the assistance of local officials in preparing and implementing the affirmative action plan.
2. To attempt to recruit from within the necessary number of lower income residents through: Local advertising media, signs placed at the proposed site for the project, and community organizations and public or private institutions operating within or serving the project area such as Service Employment and Redevelopment (SER), Opportunities Industrialization Center (OIC), Urban League, Concentrated Employment Program, Hometown Plan, or U.S. Employment Service.
3. To maintain a list of all lower income area residents who have applied either on their own or on referral from any source, and to employ such persons, if otherwise eligible and if a vacancy exists.
- *4. To insert this Section 3 plan in all bid documents, and to require all bidders on subcontractors to submit a Section 3 affirmative action plan including utilization goals and the specific steps planned to accomplish these goals.
- *5. To ensure that subcontractors which are typically let on a negotiated rather than a bid basis in areas other than Section 3 covered project areas, are also let on a negotiated basis, whenever feasible, when let in a Section 3 covered project area.

- 6. To formally contact union, subcontractors and trade associations to secure their cooperation for this program.
- 7. To ensure that all appropriate project area business concerns are notified of pending subcontractual opportunities.
- 8. To maintain records, including copies of correspondence, memoranda, etc., which document that all of the above affirmative action steps have been taken.

*Loans, grants, contracts and subsidies for less than \$10,000 will be exempt.

- 9. To appoint or recruit an executive official of the company or agency as an Equal Opportunity Officer to coordinate the implementation of the Section 3 plan.
- 10. To list all projected work force needs for all phases of this project by occupation, trade, skill level, and number of positions.

As officers and representatives of the AGENCY we, the undersigned, have read and fully agree to this Affirmative Action Plan, and become a party to the full implementation of this program.

Pathways Behavioral Services Inc
Agency

[Signature]
Signature

Executive Director
Title

10-21-2021
Date

ATTEST:

[Signature]
Signature

Business Mgr
Title

10-21-21
Date

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
CERTIFICATION OF AGENCY REGARDING EQUAL EMPLOYMENT
OPPORTUNITY INSTRUCTIONS**

This certification is required pursuant of Executive Order 11246(30 F.R. 12319-25). The implementing rules and regulations provide that any bidder or prospective contractor, or any of their proposed subcontractors, shall state as an initial part of the bid or negotiations of the contract whether it has participated in any previous contract or subcontract subject to the Equal Opportunity clause; and if so, whether it has filed all compliance reports due under applicable instructions.

Where the certification indicates that the AGENCY has not filed a compliance report due under applicable instructions, such AGENCY shall be required to submit a compliance report within seven calendar days after bid opening. No contract shall be awarded unless such report is submitted.

CERTIFICATION BY AGENCY

NAME AND ADDRESS OF AGENCY: Pathways Behavioral Services
3362 University Ave, Waterloo IA 50701

1. Agency has participated in a previous contract or subcontract subject to the Equal Opportunity clause.
 Yes ___ No
2. Compliance reports were required to be filed in connection with such contract or subcontract.
 Yes ___ No
3. Agency has filed all compliance reports due under applicable instructions, including SF-100.
 Yes ___ No
4. Have you ever been or are you being considered for sanction due to violation of Executive Order 11246, as amended?
___ Yes No

PRINTED NAME: Vicki Mueller

TITLE: Executive Director

SIGNATURE: 

DATE: 10-21-21

Exhibit A:

CDBG Annual Income Limits Effective June 1, 2021								
	1	2	3	4	5	6	7	8
Extremely Low Income	\$15,600	\$17,800	\$20,050	\$22,250	\$24,050	\$25,850	\$27,600	\$29,400
Very Low Income	\$25,950	\$29,650	\$33,350	\$37,050	\$40,050	\$43,000	\$45,950	\$48,950
Low Income	\$41,550	\$47,450	\$53,400	\$59,300	\$64,050	\$68,800	\$73,550	\$78,300

Exhibit B

**PATHWAYS BEHAVIORAL SERVICES
BUDGET
Fiscal Year End June 30, 2022**

REVENUES:	Agency	Program
Ia Dept of Public Health Grants	\$2,046,814	\$689,856.00
City Governments	\$8,958	\$265.00
CDBG	\$9,500	\$9,500.00
County Governments	\$57,095	\$0.00
Other Government Contracts	\$225,140	\$0.00
Various United Ways	\$66,600	\$0.00
Private Donations	\$10,900	\$5,000.00
Client Fees	\$4,227,152	\$821,172.00
Investment Revenue	\$140,000	\$0.00
Miscellaneous	\$147,629	\$600.00
Total Revenues	\$6,939,788	\$1,526,393.00
 EXPENSES:		
Salaries	\$4,008,472	\$823,836.00
Benefits and taxes	\$1,575,391	\$255,809.00
Rent and Utilities	\$78,668	\$15,420.00
Repairs and Maint.	\$53,454	\$15,720.00
Insurance	\$61,788	\$8,034.00
Telephone	\$61,985	\$5,400.00
Postage	\$5,685	\$210.00
Office Supplies	\$48,460	\$6,400.00
Computer support	\$86,142	\$15,400.00
Medical Director/Psychiatrist	\$236,600	\$1,200.00
Legal and accounting	\$24,200	\$0.00
Dietician	\$1,300	\$1,300.00
Subcontract services/ARNP	\$108,108	\$36,700.00
Travel	\$45,600	\$3,400.00
Certification/Subscriptions	\$18,243	\$1,200.00
Staff Training	\$31,961	\$5,253.00
Educational Materials	\$42,460	\$600.00
Client Services	\$48,646	\$28,300.00
Information Publicity	\$28,000	\$0.00
Miscellaneous	\$51,814	\$540.00
General and Admin	\$0	\$134,901.00
Consulting fees	\$64,000	\$0.00
Depreciation	\$218,400	\$106,000.00
Total Expenses	\$6,899,377	\$1,465,623.00
 Excess Revenues	 \$40,411	 \$60,770

h:\excel\budgetpathways22

**CITY OF CEDAR FALLS, IOWA
 FY 21-22 CDBG SUB-RECIPIENT
 QUARTERLY PERFORMANCE REPORT
 DIRECT BENEFIT TO LOW INCOME PERSONS**

AGENCY NAME: _____

QUARTER #: _____

NUMBER OF FEMALE-HEADED HOUSEHOLDS: _____

TOTAL NUMBER OF PERSONS BENEFITTING FROM ACTIVITY: _____

TOTAL NUMBER OF HOUSEHOLDS BENEFITTING FROM ACTIVITY: _____

	<u>Households</u>	<u># Hispanic</u>	<u>Persons</u>	<u># Hispanic</u>
White	_____	_____	_____	_____
Black/African American	_____	_____	_____	_____
Asian	_____	_____	_____	_____
American Indian/Alaskan	_____	_____	_____	_____
Hawaiian/Pacific Islander	_____	_____	_____	_____
American Indian/Alaskan & White	_____	_____	_____	_____
Asian & White	_____	_____	_____	_____
Black/African American & White	_____	_____	_____	_____
American Indian/Alaskan & Black/African American	_____	_____	_____	_____
Other Multi-Racial	_____	_____	_____	_____
TOTAL	_____	_____	_____	_____

Exhibit C

*This refers to ethnicity rather than race; the number in this column should also be included in the column for total served. A client must identify their race, and then indicate Hispanic or non-Hispanic.

TOTAL NUMBER OF PERSONS SERVED:	<u>Households</u>	<u>Persons</u>
# of Extremely Low Income: (at or below 30% of Area Median Income)		
# of Very Low Income: (between 31 - 50% of Area Median Income)		
# of Low Income: (between 51 - 80% of Area Median Income)		

CDBG Annual Income Limits Effective June 1, 2021S								
	1	2	3	4	5	6	7	8
Extremely Low Income	\$15,600	\$17,800	\$20,050	\$22,250	\$24,050	\$25,850	\$27,600	\$29,400
Very Low Income	\$25,950	\$29,650	\$33,350	\$37,050	\$40,050	\$43,000	\$45,950	\$48,950
Low Income	\$41,550	\$47,450	\$53,400	\$59,300	\$64,050	\$68,800	\$73,550	\$78,300

NARRATIVE DESCRIPTION OF QUARTERLY ACTIVITIES USING CDBG FUNDS:

LINE ITEM EXPENSES FOR REIMBURSEMENT:

--

AGENCY: _____

ADDRESS: _____

SUBMITTED BY: _____

TITLE: _____

DATE: _____

TELEPHONE: _____

AMOUNT REQUESTING: _____

QUARTER NO: _____



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

Planning & Community Services Division

TO: Honorable Mayor Robert M. Green and City Council
FROM: Michelle Pezley, Planner III
DATE: November 5, 2021
SUBJECT: Community Development Block Grant Funds (CDBG) Service Agency
 Contract: Salvation Army.

The City of Cedar Falls is committed to obtaining funds every year through federal programs like CDBG, HOME, and Section 8 to help serve the needs of low and moderate income families and individuals living in Cedar Falls. The City may use up to 15% of our CDBG to fund local service agencies.

As listed in the Annual Action Plan for this year, the City designed \$37,960 to Prevent Homelessness through Agency and Organizational Support. Staff has been working with the service agencies that have responded to the Request for Proposals to complete the contracts. Staff anticipates a total of five contracts. Attached is the contract with the Salvation Army for \$9,500. Salvation Army proposes the funds for the operations and maintenance of homeless shelters to support Cedar Falls residences that are low to moderate income that need shelter.

At their November 10, 2020 meeting, the Housing Commission reviewed the recommended allocation of funds to these agencies and recommends approval.

Xc: Stephanie Houk-Sheetz, AICP, Director of Community Development
 Karen Howard, AICP, Planning & Community Services Manager

AGREEMENT FOR PROFESSIONAL SERVICES

PART I - TERMS AND CONDITIONS

This Agreement, made this _____ day of _____, 2021, by and between the City of Cedar Falls, Iowa, hereinafter called the CITY, and Salvation Army, hereinafter called the AGENCY.

WHEREAS, the City of Cedar of Cedar Falls has received approval from the Secretary of Housing and Urban Development (HUD) of an application for funds under Title I of the Housing and Community Development Act of 1974, as amended, and approval of implementation of activities.

WHEREAS, the City of Cedar Falls has allocated funds as part of the Community Development Block Grant (CDBG) Program, for the purpose of aiding homebound, elderly, disabled, and/or low- and moderate-income citizens, as defined by HUD's Section 8 Income Limits, and handicapped residents.

WHEREAS, a Statement of Work for FY20-21 has been prepared by the AGENCY and has been incorporated into this Agreement as Section 3.

WHEREAS, the AGENCY is comprised of professional staff and will carry out the Statement of Work by providing assistance to eligible Cedar Falls citizens, as defined by HUD's Section 8 Income Limits, herein attached as Exhibit A.

The CITY shall compensate the AGENCY in accordance with the terms and conditions of the Agreement.

1. THE WORKING RELATIONSHIP WITH THE CITY

The AGENCY shall work with and through the Department of Community Development of Cedar Falls, Iowa, for the purpose of performing the services as hereinafter defined.

2. SERVICES TO BE PROVIDED BY THE CITY

- A. The CITY shall furnish to the AGENCY at no cost, available general information and records which pertain to the project.
- B. The CITY shall be responsible for monitoring the AGENCY for HUD compliance and the keeping of the project CDBG account.

3. AGENCY STATEMENT OF WORK/SCOPE OF SERVICES

CDBG funds provided through the City of Cedar Falls will be used exclusively to provide services to low- and moderate-income residents of Cedar Falls. The Statement of Work/Scope of Services of the AGENCY for FY21-22 are as follows:

The Salvation Army Women's and Children's Shelter provides a safe, supportive place for abused women and children when they have nowhere else to go. The emergency shelter staff provides supportive services to shelter residents working toward permanent stable housing and employment, as necessary. Funds will be used for the operations and maintenance of homeless shelters (up to 3), as managed by the Salvation Army.

COMPLETION DATE

The aforementioned services shall be accomplished during the fiscal year beginning November 1, 2021 and ending July 30, 2022. This agreement will be valid upon execution by the CITY and AGENCY.

5. BUDGET

The FY20-21 budget for the AGENCY is herein attached as Exhibit B.

6. AGREEMENT SUM

The AGENCY shall be compensated for the scope of its services under this contract according to the annual appropriation by the CITY not to exceed \$9,500.00 of CDBG Grant funds.

7. METHOD OF PAYMENT

The method of payment shall be on a quarterly reimbursable basis. Each quarterly request by the AGENCY for reimbursement shall be supported by a completed "Direct Benefit Activity" form herein attached as Exhibit C, bills, invoices, and/or other appropriate documentation. The AGENCY shall submit requests for payment and maintain adequate source documentation in accordance with the applicable provisions as specified in this Agreement.

8. RECORDS AND REPORTS

A. The AGENCY will maintain a list of all citizens assisted with CDBG funds. Each agency, as a condition of resident participation, shall supply complete information regarding head of household's name, race, ethnicity, address, age, sex, household size, household income and date(s) of service. This information will be made available to the CITY upon request. If the AGENCY is unable to

provide the client's name and address due to the confidential nature of the project, an identifying code number will be substituted for the name and address.

- B. The AGENCY will submit quarterly progress reports providing all information requested on Exhibit C. Quarterly reports will be due January 15, 2022; April 15, 2022; and July 15, 2022 and shall be submitted to:

Karen Howard
 City Hall
 220 Clay Street
 Cedar Falls, Iowa 50613

- C. The AGENCY will submit to the CITY the names and job descriptions for project managers that clearly set out responsibilities for control and compliance.
- D. The AGENCY will maintain all applicable project documentation for a period of three (3) years following completion of this project. This documentation will include but not be limited to: eligibility verification information, intake and application files, job site time sheets, schedules, and work performance logs.

9. MONITORING PROCEDURES

The Cedar Falls Department of Community Development will be responsible for the administration of this Agreement to ascertain whether the AGENCY is complying substantially with the CDBG Agreement, regulations and provisions.

- A. On-site monitoring visits may be conducted by the City at City's discretion to verify Agreement compliance.
- B. The CITY will review AGENCY files to determine if adequate information is being maintained to be in compliance with Section 8 of this Agreement. The CITY will provide the AGENCY with a monitoring report outlining any deficiencies in record keeping procedures and any corrective action to be implemented after any on-site monitoring visit.

10. EXTENT OF STATEMENT

This AGREEMENT, composed of Part I, Part II and Exhibits A, B, and C hereby incorporated by this reference, represents the entire and integrated AGREEMENT between the CITY and the AGENCY and supersedes all prior negotiations, representations or agreements, either written or oral. This AGREEMENT may be amended only by written instrument signed by both CITY and the AGENCY. Said amendments shall be executed following approval by City Council and the Agency's governing board, and both CITY and AGENCY shall retain an original executed copy.

11. DISPOSITION

When original or replacement equipment acquired under a grant or subgrant is no longer needed for the original project or program or for other activities currently or previously supported by a Federal agency, disposition of the equipment will be made as follows:

- A. Items of equipment with a current per-unit market value of less than \$500 may be retained, sold or otherwise disposed of with no further obligation to the awarding party.
- B. Items of equipment with a current per unit fair market value in excess of \$500 may be retained or sold and the awarding agency shall have a right to an amount calculated by multiplying the current market value or proceeds from sale by the awarding agency's share of the equipment. In cases where a grantee or subgrantee fails to take appropriate disposition actions, the awarding agency may direct the grantee or subgrantee to take disposition actions.

12. APPLICABLE LAW

This AGREEMENT shall be governed by the laws of the State of Iowa. IN WITNESS WHEREOF they have executed this AGREEMENT, the day and year first above mentioned.

AGENCY:

CITY:

SALVATION ARMY

CITY OF CEDAR FALLS, IOWA

BY:  _____

BY: _____

ATTEST: _____

ATTEST: _____

DATE: 10/29/2021 _____

DATE: _____

**AGREEMENT FOR PROFESSIONAL SERVICES
PART II - TERMS AND CONDITIONS**

1. TERMINATION OF CONTRACT FOR CAUSE

If, through any cause, the AGENCY shall fail to fulfill in timely and proper manner their obligations under this contract, or if the AGENCY shall violate any of the covenants, agreements or stipulations of this contract, the CITY shall thereupon have the right to terminate this Contract by given written notice to the AGENCY of such termination and specifying the effective date thereof, at least five (5) days before the effective date of such termination. In such event, all finished and unfinished documents, data, studies, surveys, drawings, maps, models, photographs, and reports prepared by the AGENCY under this Contract shall, at the option of the CITY, become its property and the AGENCY shall be entitled to receive just and equitable compensation for any work satisfactorily completed hereunder.

Notwithstanding the above, the AGENCY shall not be relieved of liability to the CITY for damages sustained by the CITY by virtue of any breach of the Contract by the AGENCY, and the CITY may withhold any payments to the AGENCY for the purpose of set-off until such time as the exact amount of damages due the CITY from the AGENCY is determined.

2. TERMINATION FOR CONVENIENCE OF THE CITY

The CITY may terminate this Contract at any time by giving at least ten (10) days notice in writing to the AGENCY. If the Contract is terminated by the CITY as provided herein, the AGENCY will be paid for the time provided and expenses incurred up to the termination date. If this Contract is terminated due to the fault of the AGENCY, Paragraph 1 hereof relative to termination shall apply.

3. CHANGES

The CITY may, from time to time, request changes in the scope of the services of the AGENCY to be performed hereunder. Such changes, including any increase or decrease in the amount of the AGENCY'S compensation, which are mutually agreed upon by and between the CITY and the AGENCY, shall be incorporated in written amendments to this Contract.

4. PERSONNEL

A. The AGENCY represents that they have, or will hire at their own expense, all personnel required in performing the services under this Contract. Such personnel shall not be employees of or have any contractual relationship with the CITY.

B. All of the services required hereunder will be performed by the AGENCY or under their supervision and all personnel engaged in the work shall be fully

qualified and shall be authorized or permitted under State and local law to perform such services.

- C. None of the work or services covered by this contract shall be subcontracted without the prior written approval of the CITY. Any work or services subcontracted hereunder shall be specified by written contract or agreement and shall be subject to each provision of this Contract.

5. ASSIGNABILITY

The AGENCY shall not assign any interest on this Contract, and shall not transfer or assign any interest in the same without the prior written consent of the CITY, provided, however, that claims for money by the AGENCY from the CITY under this Contract may be assigned to a bank, trust company or other financial institution without such approval. Written notice of any such assignment or transfer shall be furnished to the CITY.

6. REPORTS AND INFORMATION

The AGENCY, at such times and in such forms as the CITY may require, shall furnish the CITY such periodic reports as it may request pertaining to the work or services undertaken pursuant to this Contract, the costs and obligations incurred or to be incurred in connection therewith, and any other matters covered by this contract.

7. RECORDS AND AUDITS

The AGENCY shall maintain accounts and records, including personnel, property and financial records, adequate to identify and account for all costs pertaining to the Contract and such other records as may be deemed necessary by the CITY to assure proper accounting for all project funds, both Federal and nonfederal shares. These records will be made available for audit purposes to the CITY or any authorized representative and will be retained for three years after the expiration of this Contract unless permission to destroy them is granted by the CITY.

8. FINDINGS CONFIDENTIAL

All of the reports, information, data, etc., prepared or assembled by the AGENCY under this Contract are confidential and the AGENCY agrees that they shall not be made available to any individual or organization without the prior written approval of the CITY.

9. COPYRIGHT

No report, maps or other documents produced in whole or in part under this Contract shall be the subject of an application for copyright by or on behalf of the AGENCY.

10. COMPLIANCE WITH LOCAL LAWS

The AGENCY shall comply with all applicable laws, ordinances and codes of the State of Iowa and the City of Cedar Falls, and the AGENCY shall save the CITY harmless with respect to any damages arising from any tort done in performing any of the work embraced by this Contract.

11. EQUAL OPPORTUNITY EMPLOYMENT

During the performance of this Contract, the AGENCY agrees as follows:

- A. The AGENCY will not discriminate against any employee or applicant for employment because of age, race, creed, sex, sexual orientation, gender identity, religion, color, disability, or national origin. The AGENCY will take affirmative action to ensure that applicants are employed, and that employees are treated equally during employment, without regard to their age, race, creed, sex, sexual orientation, gender identity, religion, color, disability, or national origin. Such action shall include, but not be limited to, the following: Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The AGENCY agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the CITY setting forth the provisions of this non-discrimination clause.
- B. The AGENCY will, in all solicitation or advertisements for employees placed by or on behalf of the AGENCY, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, sex, sexual orientation, gender identity, religion, color, disability, or national origin.
- C. The AGENCY will, cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Contract so that such provisions will be binding upon each subcontractor, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.
- D. The AGENCY will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations and relevant orders of the Secretary of Labor.
- E. The AGENCY will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records and accounts by the CITY'S Department of Community Development and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations and orders.
- F. In the event of the AGENCY'S noncompliance with the noncompliance

clauses of this Agreement or with any of such rules, regulations or orders, this Agreement may be canceled, terminated or suspended in whole or in part and the AGENCY may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation or order of the Secretary of Labor, or as otherwise provided by law.

- G. The AGENCY will include the provisions of paragraphs 11(1) through 11(7) in every subcontract or purchase order unless exempted by rules, regulations or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The AGENCY will take such action with respect to any subcontract or purchase order as the CITY'S Department of Community Development may direct as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that in the event the AGENCY becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the CITY'S Department of Community Development, the AGENCY may request the United States to enter into such litigation to protect the interests of the United States.

12. CIVIL RIGHTS ACTS OF 1964

Under Title VI of the Civil Rights Act of 1964, no person shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.

13. SECTION 309 OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974

No person in the United States shall on the grounds of race, color, national origin, or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with funds made available under this title.

14. "SECTION 3" COMPLIANCE IN THE PROVISION OF TRAINING, EMPLOYMENT AND BUSINESS OPPORTUNITIES

- A. The work to be performed under this contract is on a project assisted under a program providing direct Federal financial assistance from the Department of Housing and Urban Development and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u. Section 3 requires that to the greatest extent feasible opportunities for training and employment be given lower income residents of the project area and contracts for work in connection with the project be

awarded to business concerns which are located in, or owned in substantial part by persons residing in the area of the project.

- B. The parties to this contract will comply with the provisions of said Section 3 and the regulations issued pursuant thereto by the Secretary of Housing and Urban Development set forth in 24 CFR 135 and all applicable rules and orders of the Department issued thereunder prior the execution of this contract. The parties to this contract certify and agree that they are under no contractual or other disability which would prevent them from complying with these requirements.
- C. The contractor will send to each labor organization or representative of workers with which he has a collective bargaining agreement or other contract or understanding, if any, a notice advising the said labor organization or workers' representative of his commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.
- D. The contractor will include this Section 3 clause in every subcontract for work in connection with the project and will, at the direction of the applicant for or recipient of Federal financial assistance, take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulations issued by the Secretary of Housing and Urban Development, 24 CFR Part 135. The contractor will not subcontract with any subcontractor where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR Part 135 and will not let any subcontract unless the subcontractor has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.
- E. Compliance with the provisions of Section 3, the regulations set forth in 24 CFR Part 135, and all applicable rules and orders of the Department issued hereunder prior to the execution of the contract, shall be a condition of Federal financial assistance provided to the project, binding upon the applicant or recipient for such assistance, its successors and assigns. Failure to fulfill these requirements shall subject the applicant or recipient, its contractors and subcontractors, its successors and assigns to those sanctions specified by the grant or loan agreement or contract through which Federal assistance is provided, and to such sanctions as are specified by 24 CFR Part 135.

15. INTEREST OF MEMBERS OF A CITY

No member of the governing body of the City and no other officer, employee, or agent of the CITY who exercises any functions or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this Contract; and the AGENCY shall take appropriate steps to assure compliance.

16. INTEREST OF OTHER LOCAL PUBLIC OFFICIALS

No member of the governing body of the locality and no other public official of such locality, who exercises any functions or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this Contract; and the AGENCY shall take appropriate steps to assure compliance.

17. INTEREST OF AGENCY AND EMPLOYEES

The AGENCY covenants that they presently have no interest and shall not acquire interest, direct or indirect, in the study area or any parcels therein or any other interest which would conflict in any manner or degree with the performance of their services hereunder. The AGENCY further covenants that in the performance of this Contract, no person having any such interest shall be employed.

CONTRACTOR

SECTION 3 PLAN FORMAT

The AGENCY agrees to implement the following specific affirmative action steps directed at increasing the utilization of lower income residents and businesses within the Waterloo-Cedar Falls SMA.

1. To ascertain from the locality's CDBG program official the exact boundaries of the Section 3 covered project area and where advantageous, seek the assistance of local officials in preparing and implementing the affirmative action plan.
2. To attempt to recruit from within the necessary number of lower income residents through: Local advertising media, signs placed at the proposed site for the project, and community organizations and public or private institutions operating within or serving the project area such as Service Employment and Redevelopment (SER), Opportunities Industrialization Center (OIC), Urban League, Concentrated Employment Program, Hometown Plan, or U.S. Employment Service.
3. To maintain a list of all lower income area residents who have applied either on their own or on referral from any source, and to employ such persons, if otherwise eligible and if a vacancy exists.
- *4. To insert this Section 3 plan in all bid documents, and to require all bidders on subcontractors to submit a Section 3 affirmative action plan including utilization goals and the specific steps planned to accomplish these goals.
- *5. To ensure that subcontractors which are typically let on a negotiated rather than a bid basis in areas other than Section 3 covered project areas, are also let on a negotiated basis, whenever feasible, when let in a Section 3 covered project area.

- 6. To formally contact union, subcontractors and trade associations to secure their cooperation for this program.
- 7. To ensure that all appropriate project area business concerns are notified of pending subcontractual opportunities.
- 8. To maintain records, including copies of correspondence, memoranda, etc., which document that all of the above affirmative action steps have been taken.

*Loans, grants, contracts and subsidies for less than \$10,000 will be exempt.

- 9. To appoint or recruit an executive official of the company or agency as an Equal Opportunity Officer to coordinate the implementation of the Section 3 plan.
- 10. To list all projected work force needs for all phases of this project by occupation, trade, skill level, and number of positions.

As officers and representatives of the AGENCY we, the undersigned, have read and fully agree to this Affirmative Action Plan, and become a party to the full implementation of this program.

The Salvation Army
Agency

Signature

Secretary
Title

10/29/2021
Date

ATTEST:

Signature

Title

Date

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
CERTIFICATION OF AGENCY REGARDING EQUAL EMPLOYMENT
OPPORTUNITY INSTRUCTIONS**

This certification is required pursuant of Executive Order 11246(30 F.R. 12319-25). The implementing rules and regulations provide that any bidder or prospective contractor, or any of their proposed subcontractors, shall state as an initial part of the bid or negotiations of the contract whether it has participated in any previous contract or subcontract subject to the Equal Opportunity clause; and if so, whether it has filed all compliance reports due under applicable instructions.

Where the certification indicates that the AGENCY has not filed a compliance report due under applicable instructions, such AGENCY shall be required to submit a compliance report within seven calendar days after bid opening. No contract shall be awarded unless such report is submitted.

CERTIFICATION BY AGENCY

NAME AND ADDRESS OF AGENCY: The Salvation Army
89 Franklin St, Waterloo, IA 50703

1. Agency has participated in a previous contract or subcontract subject to the Equal Opportunity clause.
 Yes No
2. Compliance reports were required to be filed in connection with such contract or subcontract.
 Yes No
3. Agency has filed all compliance reports due under applicable instructions, including SF-100.
 Yes No
4. Have you ever been or are you being considered for sanction due to violation of Executive Order 11246, as amended?
 Yes No

PRINTED NAME: Bramwell E. Higgins

TITLE: Secretary

SIGNATURE: 

DATE: _____

Exhibit A:

CDBG Annual Income Limits Effective June 1, 2021								
	1	2	3	4	5	6	7	8
Extremely Low Income	\$15,600	\$17,800	\$20,050	\$22,250	\$24,050	\$25,850	\$27,600	\$29,400
Very Low Income	\$25,950	\$29,650	\$33,350	\$37,050	\$40,050	\$43,000	\$45,950	\$48,950
Low Income	\$41,550	\$47,450	\$53,400	\$59,300	\$64,050	\$68,800	\$73,550	\$78,300



Housing Services - FY 2022

EXPENSES

	AMOUNT
Personnel	
Wages	\$284,667.00
Payroll Taxes	\$21,777.00
Benefits	\$65,589.00
Professional Development	\$1,500.00
Mileage	\$100.00
Total	\$373,633.00
<hr/>	
Office Supplies	AMOUNT
Copier Expenses	\$1,000.00
General Office Supplies	\$1,000.00
Total	\$2,000.00
<hr/>	
Program Supplies	AMOUNT
In-Kind Resources	\$175,000.00
Food	\$1,200.00
Total	\$176,200.00
<hr/>	
Property	AMOUNT
Utilities	\$19,400.00
Upkeep and Repair	\$25,451.00
Telephone	\$3,000.00
Furnishings & Equipment	\$19,350.00
Janitorial Supplies	\$2,000.00
Total	\$69,201.00
<hr/>	
OTHER EXPENSES	AMOUNT
Shelter-Specific Mail Appeal	\$5,000.00
Support Services	\$35,000.00
Total	\$40,000.00

INCOME

INDIVIDUAL CONTRIBUTIONS	AMOUNT
Red Kettle Campaign	\$177,376.00
Shelter Mail Appeal	\$10,000.00
Donor-Designated Gifts	\$20,000.00
Total	\$207,376.00

GRANTS	AMOUNT
Iowa Finance Authority: Shelter Assistance Fund	Anticipated \$40,000.00
Waterloo Community Development Block Grant	Secured? \$20,000.00
Waterloo Community Development Block Grant - CV	Secured \$22,326.00
Cedar Falls Community Development Block Grant	Anticipated \$10,000.00
Emergency Food & Shelter Program: Phase 39	Anticipated \$13,500.00
Waterloo Housing Trust Fund	Anticipated \$10,000.00
Cedar Valley United Way	Secured \$33,332.00
Otto Schoitz Foundation	Anticipated \$100,000.00
Pauline R. Barrett Charitable Foundation	Anticipated \$10,000.00
Van G. Miller Family Charitable Foundation	Anticipated \$15,000.00
Target	Anticipated \$3,000.00
Territorial MPC Professional Development Review Award	Anticipated \$1,500.00
Total	\$278,658.00

IN-KIND	AMOUNT
Household Goods, Hygiene Products, Food, General Program Supplies	\$175,000.00
Total	\$175,000.00

SUMMARY STATEMENT

INCOME	TOTALS
Individual Contributions	\$207,376.00
Grants	\$278,658.00
In-Kind	\$175,000.00
Total	\$661,034.00

EXPENSES	TOTALS
Personnel	\$373,633.00
Office Supplies	\$2,000.00
Program Supplies	\$176,200.00
Property	\$69,201.00
Other expenses	\$40,000.00
Total	\$661,034.00

BUDGET NARRATIVE - EXPENSES

Personnel:

Wages: 4 FT, 10 PT employees staffing two facilities 24/7 for a total of 336 hours per week.

Payroll Taxes: FICA Taxes

Benefits: FT Employees: Health/Dental/Vision insurance; Sick, vacation, holiday, and special circumstances pay; Pension contributions. All 20+ hour/week employees receive a no-cost \$20,000 life insurance plan, sick, vacation, holidays, and special circumstances.

Professional Development: In-person and remote training opportunities, conference attendance, etc.

Mileage: Reimbursements to employees utilizing their personal vehicles to meet participants at their homes, places of employment, or appointments related to the participants' action plans and goal achievement.

Office Supplies:

Copier Expenses: Paper, ink, copier maintenance

General Office Supplies: Incidental office items.

Program Supplies:

In-Kind Resources: Cleaning Supplies (dish soap, laundry soap, home cleaning supplies, trash bags, etc.); Hygiene items (shampoo/conditioner, soap, deodorant, toothpaste, toothbrush, hair brush, etc.); Infant, Toddler, and Feminine Supplies (diapers, wipes, infant clothing, bottles, etc. Feminine hygiene items.); Household Items (linens, towels, pillows, books, toys, etc.); Food; Clothing.

Food: Purchased food items, both perishable and non-perishable, to supplement donations.

Property

Utilities: Electric, Gas, Water for all shelter locations.

Upkeep & Repair: Lawn care, monthly pest control, security camera systems, and all other upkeep and repair incidentals for all shelter locations.

Telephone: Phone service for Women's and Men's shelter, including voicemail.

Furnishings & Equipment: Lifecycle and emergency replacement of shelter furnishings and/or large equipment (e.g. appliances, water heaters, etc.)

Janitorial Supplies: Cleaning supplies, toilet paper, etc.

Other Expenses:

Shelter-Specific Mail Appeal: Printing and postage cost of shelter-specific direct mail solicitation

Support Services: Fee assessed by Salvation Army headquarters for support provided by Divisional and Territorial personnel

BUDGET NARRATIVE - INCOME

Individual Contributions:

Red Kettle Campaign: Amount of annual fundraising effort allocated to Housing Services

Shelter Mail Appeal: Funds raised through shelter-specific direct mail solicitation

Donor-Designated Gifts: Unsolicited, donor-directed, shelter-specific donations

Grants:

Iowa Finance Authority Shelter Assistance Fund: Department of Housing and Urban Development Funds, granted to the State of Iowa, allocated to shelter programs throughout the state through a competitive grant process.

Waterloo Community Development Block Grant: Department of Housing and Urban Development Funds, granted to the city of Waterloo, allocated to shelter programs through a competitive grant process.

Waterloo Community Development Block Grant - CV: COVID-19 response funds, allocated by the CARES Act and, granted to the city of Waterloo, allocated to shelter programs through a competitive grant process. Extended from previous fiscal year.

X Cedar Falls Community Development Block Grant: Department of Housing and Urban Development Funds, granted to the city of Cedar Falls, allocated to shelter programs through a competitive grant process.

Emergency Food & Shelter Program Phase 39: Federally-managed Department of Housing and Urban Development Funds allocated to shelter programs through a competitive grant process, overseen by a local board.

Waterloo Housing Trust Fund: Department of Housing and Urban Development Funds, granted to the city of Waterloo, allocated to shelter programs through a competitive grant process for property items.

Cedar Valley United Way: Shelter-specific grant allocation resulting from a competitive grant process.

Otto Schoitz Foundation: Shelter-specific grant award resulting from a competitive grant process.

Pauline R. Barrett Charitable Foundation: Operational program support resulting from a competitive grant process.

Van G. Miller Family Charitable Foundation: Operational program support resulting from a competitive grant process.

Target: Shelter-specific grant award resulting from an invitation to apply.

Territorial MPC Professional Development Review Award: Grant specific to professional development activities awarded in response to Gold rating of 2021 Housing Services review

In-Kind

In-Kind Resources: Cleaning Supplies (dish soap, laundry soap, home cleaning supplies, trash bags, etc.); Hygiene items (shampoo/conditioner, soap, deodorant, toothpaste, toothbrush, hair brush, etc.); Infant, Toddler, and Female Supplies (diapers, wipes, infant clothing, bottles, etc. Feminine hygiene items.); Household Items (linens, towels, pillows, books, toys, etc.); Food; Clothing.



INCOME

Unrestricted Donations and Solicitations	
Solicitations	127,000.00
Seasonal Appeals	844,500.00
Meeting Collections	1,820.00
Cartridges	18,200.00
World Services	3,000.00
Gifts-In-Kind	572,500.00
Special Fund Raising Event	23,600.00
Corps Groups/Women Aux	800.00
THQ Transfers	338,000.00
Government Funds	143,195.00
Program Service Fees	6,300.00
Vending Machine Sales	2,500.00
Gain or Loss on Sale of Assets	0.00
Interest Income	0.00
Sundry	12,000.00
TOTAL OPERATING INCOME	2,093,415.00

APPROPRIATION - UNITED WAY	74,719.31
TOTAL INCOME AND UNITED WAY	
APPROP.	2,278,153.31
BALANCE BROUGHT FORWARD	0.00
GRAND TOTALS	2,278,153.11

EXPENSE

Officer's Allow. & Professional	
Staff Salaries	262,555.90
Clerical Staff Salaries	16,201.53
Other Staff Salaries	368,380.96
Medical and Hospital	156,505.15
Pension and Retirement	37,353.05
F.I.C.A. Taxes - S.A. Portion	45,475.18
Other Payroll Taxes	11,978.00
Professional Fees & Expenses	37,832.00
Uniforms	2,200.00
Education, Recreation & Craft Suppl	18,126.00
Food Purchased	9,000.00
Office Supplies	5,150.00
Telephone & Telegraph	23,072.00
Postage & Shipping	26,800.00
Property Insurance	22,766.00
Utilities	46,000.00
Property Upkeep & Repairs	132,000.00
Janitorial Supplies	8,000.00
Furnishings & Equipment	49,300.00
Printed Materials	59,835.00
War Cry Costs	1,838.00
Other Transportation & Meals	2,000.00
S.A. Vehicles - Operating	16,000.00
S.A. Vehicles - Insurance	14,516.00
Conferences,Mtg & Major Trips	4,572.00
Financial Assistance - Regular	632,897.00
Financial Assistance - Seasonal	34,475.00
Awards & Grants	9,056.00
Miscellaneous Expense	2,000.00
Corps Contrib. to World Services	37,853.00
Support Services	166,379.13
Depreciation	18,035.76
TOTAL EXPENSE	2,278,152.66

CITY OF CEDAR FALLS, IOWA
FY 21-22 CDBG SUB-RECIPIENT
QUARTERLY PERFORMANCE REPORT
DIRECT BENEFIT TO LOW INCOME PERSONS

AGENCY NAME: _____

QUARTER #: _____

NUMBER OF FEMALE-HEADED HOUSEHOLDS: _____

TOTAL NUMBER OF PERSONS BENEFITTING FROM ACTIVITY: _____

TOTAL NUMBER OF HOUSEHOLDS BENEFITTING FROM ACTIVITY: _____

	<u>Households</u>	<u># Hispanic</u>	<u>Persons</u>	<u># Hispanic</u>
White	_____	_____	_____	_____
Black/African American	_____	_____	_____	_____
Asian	_____	_____	_____	_____
American Indian/Alaskan	_____	_____	_____	_____
Hawaiian/Pacific Islander	_____	_____	_____	_____
American Indian/Alaskan & White	_____	_____	_____	_____
Asian & White	_____	_____	_____	_____
Black/African American & White	_____	_____	_____	_____
American Indian/Alaskan & Black/African American	_____	_____	_____	_____
Other Multi-Racial	_____	_____	_____	_____
TOTAL	_____	_____	_____	_____

Exhibit C

*This refers to ethnicity rather than race; the number in this column should also be included in the column for total served. A client must identify their race, and then indicate Hispanic or non-Hispanic.

TOTAL NUMBER OF PERSONS SERVED:	<u>Households</u>	<u>Persons</u>
# of Extremely Low Income: (at or below 30% of Area Median Income)		
# of Very Low Income: (between 31 - 50% of Area Median Income)		
# of Low Income: (between 51 - 80% of Area Median Income)		

CDBG Annual Income Limits Effective June 1, 2021S								
	1	2	3	4	5	6	7	8
Extremely Low Income	\$15,600	\$17,800	\$20,050	\$22,250	\$24,050	\$25,850	\$27,600	\$29,400
Very Low Income	\$25,950	\$29,650	\$33,350	\$37,050	\$40,050	\$43,000	\$45,950	\$48,950
Low Income	\$41,550	\$47,450	\$53,400	\$59,300	\$64,050	\$68,800	\$73,550	\$78,300

NARRATIVE DESCRIPTION OF QUARTERLY ACTIVITIES USING CDBG FUNDS:

LINE ITEM EXPENSES FOR REIMBURSEMENT:

AGENCY: _____

ADDRESS: _____

SUBMITTED BY: _____

TITLE: _____

DATE: _____

TELEPHONE: _____

AMOUNT REQUESTING: _____

QUARTER NO: _____



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

Planning & Community Services Division

TO: Honorable Mayor Robert Green and City Council
FROM: Michelle Pezley, Planner III
Luke Andreasen, PE, Principal Engineer
DATE: November 5, 2021
SUBJECT: PP21-003 West Fork Crossing Preliminary Plat

REQUEST: Request to approve a Preliminary Plat for West Fork Crossing

PETITIONERS: Echo Development/Brent Dahlstrom; ISG Engineering, Money Pit, LLC and Waterbury Property Investors, LLC property owners.

LOCATION: 120 acre parcel between Union Road and Waterbury Drive

PROJECT #: PP21-003 Preliminary Plat for West Fork Crossing

PROPOSAL

The applicant submitted a request for a preliminary subdivision plat for West Fork Crossings, which includes 64 building lots and 29 outlots for future development on approximately 120 acres of land located north of W. 27th Street and east of Union Road near the site of the new Cedar Falls High School. The preliminary plat also indicates the location of streets, trails, a neighborhood park, conservation areas, and stormwater management areas. Per the subdivision code regulations the



applicant has also submitted a phasing plan, indicating that the subdivision will be final platted in six phases beginning with the northern 64 lots. The applicant proposes that the subdivision will be single-family residential development.

BACKGROUND:

This area of land was rezoned from A-1 Agricultural District to R-1 Residence District in October 2019. In 2020, the applicant submitted another rezoning request that included the original R-1 zoned area and the 60 acres to the south to RP Planned Residential District. The Commission approved the proposed RP Plan, including the development phasing plan, but the applicant withdrew the application prior to the close of the public hearing before City Council. During that process in 2020, the applicant and City Staff heard from the neighbors and listened to the neighbors' concerns with regard to through traffic, buffers, and construction traffic. The applicant is still proposing wider sidewalks for trails, traffic calming measures, street layouts to reduce through traffic, and a condition is recommended to limit construction traffic to come from Union Road or W. 27th Street.

This application is a little different from most subdivisions, as the applicant has chosen to only show the lot configurations for West Fork Crossing First Addition and the remaining land as outlots for future development. The applicant has been made aware per subdivision code regulations, that they will be required to submit another preliminary plat before the applicant may submit final plats for the additional phases proposed.

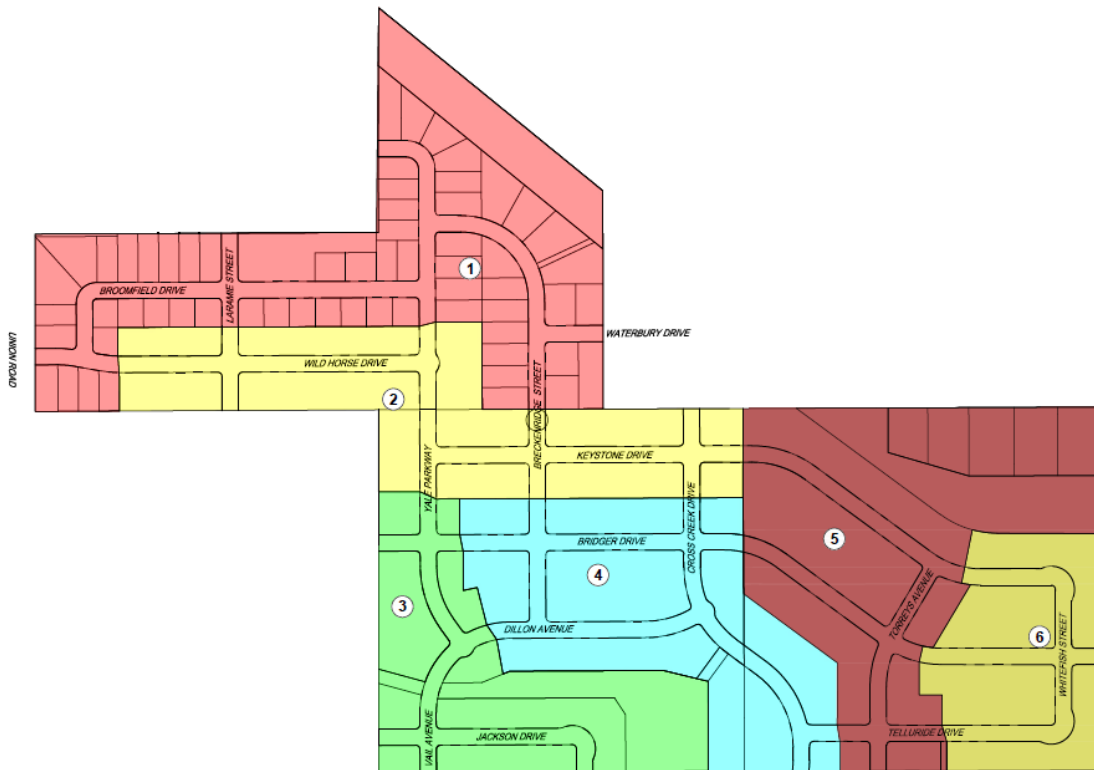
The subject property is bordered by an R-1 zoned single-family subdivision (Lexington Heights) and an RP District (Terraces at West Glen) to the north. To the west of the site is a manufactured home development, zoned R-4 and several large single family lots. Undeveloped land owned by UNI and the site of the new Cedar Falls High School is located east and southeast of the subject property. The property is currently farmland.

The applicant, Money Pit LLC, also owns the two parcels are directly south of the site. The two lots consist of sixty acres that are within the A-1 Agricultural District. Since this area is still zoned A-1 Agricultural District, and the applicant has no immediate plans for development of this area, they have requested to exclude this area from the preliminary plat. However, staff notes that to provide adequate traffic circulation for the last three phases of the development, a street connection between phase 3 of the development and W. 27th Street will be necessary. This is noted in the phasing plan (see conditions and findings below).

ANALYSIS

Phasing of Development and Critical Connections:

Per the recent amendment to the subdivision code, the applicant is required to submit a phasing plan that shows the order of development with an emphasis on ensuring the timely connection of streets and other infrastructure within the development. The phasing plan will also require multiple, direct routes between neighborhood designations, and ensure that critical street routes are completed first.



The applicant proposes to subdivide the 120 acres within six phases. Staff reviewed the submitted phasing plan with regard to the critical infrastructure needed for the development and the recommendations of the submitted traffic impact letter. Staff outlined three main critical connections regarding the subdivision and for the community: connections running west to east, connections running north to south to W. 27th Street, and the neighborhood connection to the Cedar Falls High School. Staff reviewed the traffic impact letter submitted by the applicant and reviewed the proposed street and lot layout and current and future community destinations in the area and determined that the connection between the subdivision and W. 27th Street is needed prior to development of the Fourth through Sixth Additions. The applicant has agreed and has noted this on their phasing plan. Staff notes that when the land to the south is rezoned and platted for development, Cross Creek Drive will be required to be extended to W. 27th Street as another critical connection to provide adequate traffic circulation through this large neighborhood as it builds out.

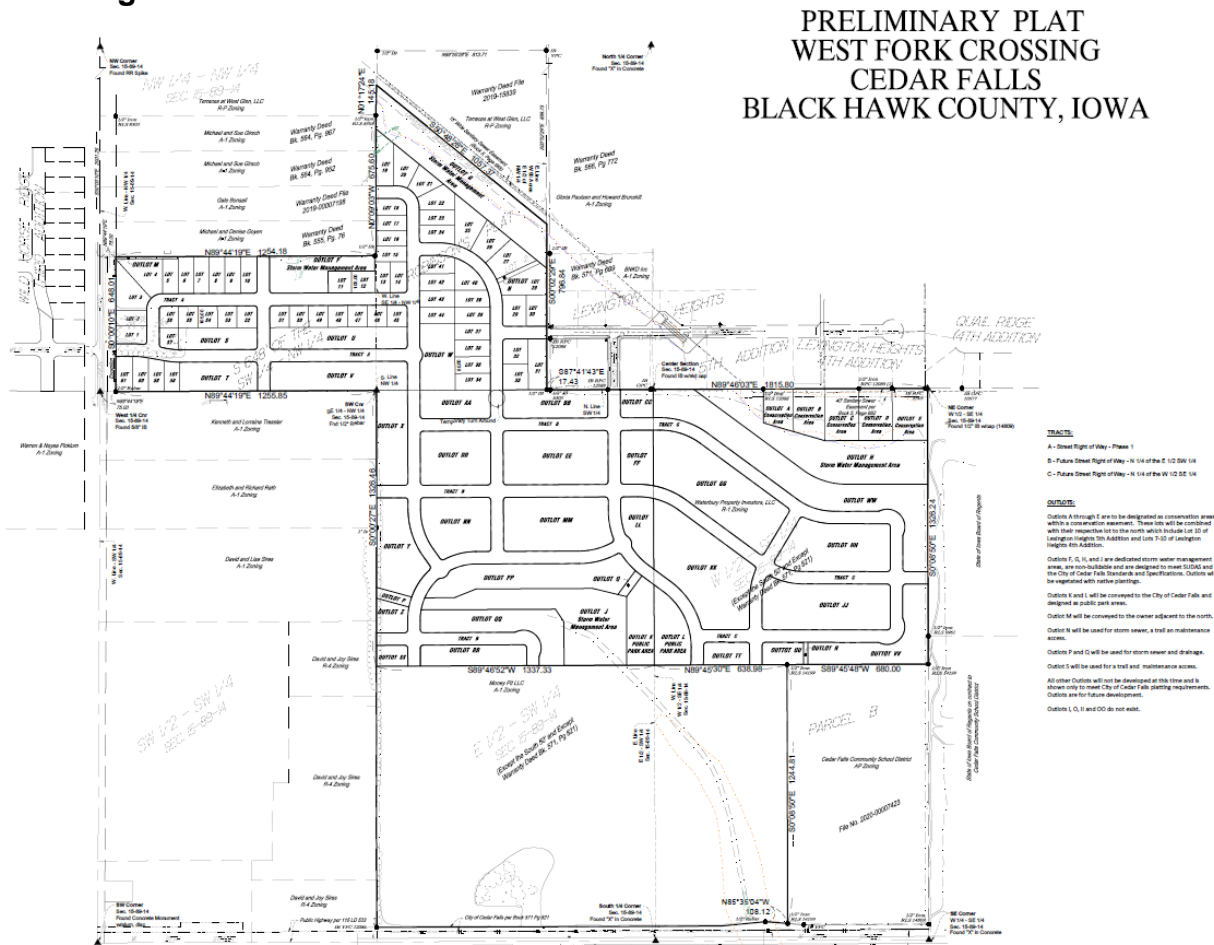
The applicant shows in the phasing plan that the First Addition will connect Union Road to Waterbury Drive, which was the anticipated east-west street connection planned with the Lexington Heights subdivision. This will allow Lexington Heights residents a more direct route to important destinations, such as employment centers, schools, and shopping areas located to the south and future residents of the new subdivision another route to the north. While staff would have preferred a more direct connection from Waterbury to Union Road with more standard traffic calming measures to slow traffic, the applicant has designed the street layout with a more circuitous route. Since this connection is intended to serve neighborhood traffic circulation needs rather than a regional route, staff finds this to be acceptable. Staff notes that construction traffic during development of the 1st and 2nd Addition should be routed from Union Road and

not through the existing Lexington Heights neighborhood.

The Second Addition of the development will connect Cross Creek Drive to Union Road. The Third Addition will connect the development to the southern sixty acres owned by the applicant. Staff recommends that the applicant provide a temporary construction access road from W. 27th Street with the 3rd Addition. This will provide a route for construction traffic without passing through the completed 1st and 2nd Additions. (See Condition 1). Per the phasing plan, a permanent public street connection to W. 27th Street will be required prior to development of the Fourth Addition. (See Condition 2).

The applicant also proposes two other street connections to the southern boundary of the subdivision. As noted above, the City will require future development of the southern properties currently owned by the developer to have a second connection to W. 27th Street and a connection to the High School.

Lot Configurations:



The 64 building lots shown on the northern part of the subdivision are intended to be developed as the First Addition. As mentioned above, the applicant proposes the remaining phases to be broken down into outlots that will be reviewed in future preliminary plats prior to any final plats for the Second through the Sixth Additions.

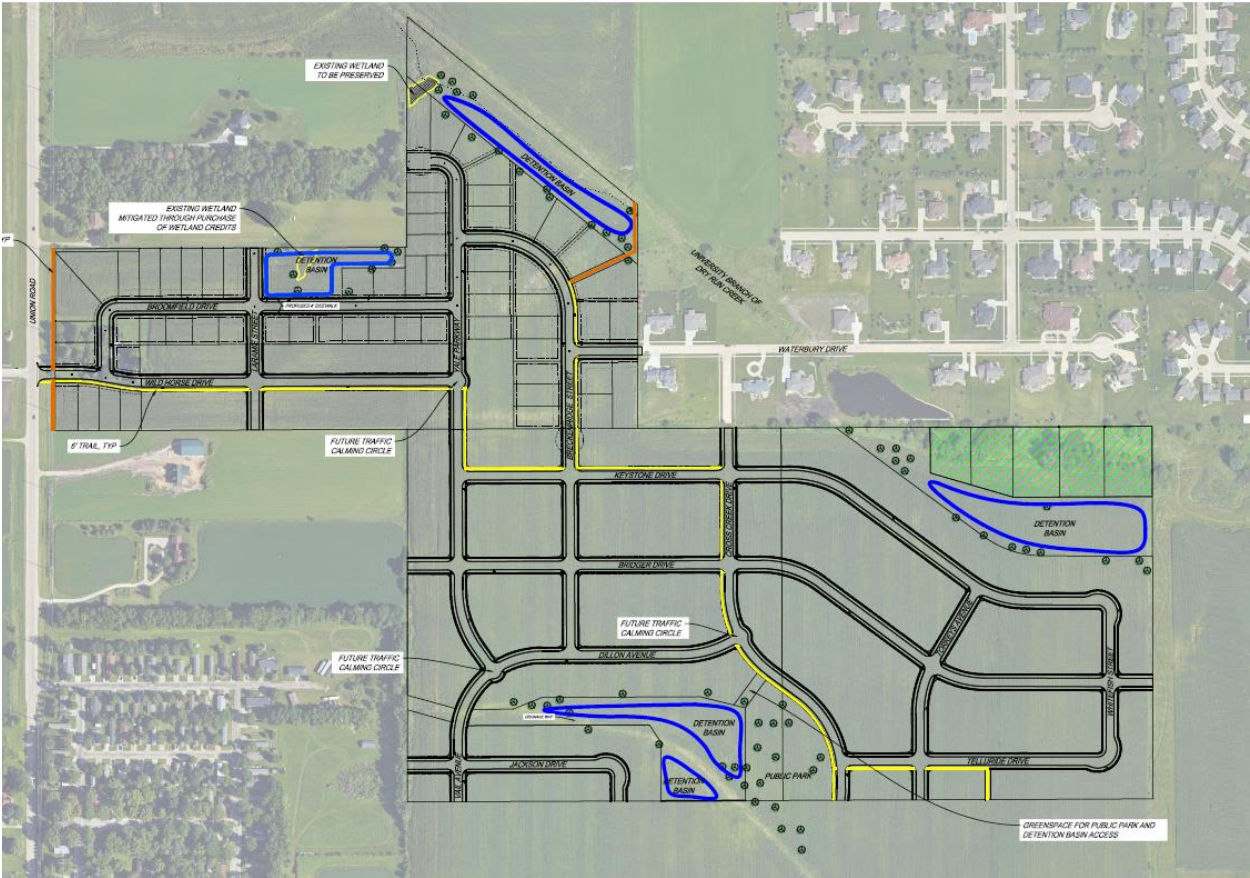
The applicant proposes the West Fork Crossing First Addition to consist of 64

residential lots to be between 23,000 to 9,000 square feet in size. Each lot is at least 70 feet wide as measured from the front setback. Minimum principal building setbacks within the R-1 Zoning District are as follows: 30-foot front yard, 30-foot rear yard, and a side yard of 10% of the lot width. All 64 of the proposed buildable lots meet these standards. Lot 40 is the only odd-shaped lot within the First Addition, so the setbacks are delineated on the lot.

Tracts A, B, and C designate the area where streets will be constructed and dedicated to the City once the improvements are approved by the City. Tract A will be dedicated for streets with the approval of the West Fork Crossing First Addition final plat.

A wetland, the University Branch of Dry Run Creek, and the floodplain are found on Outlot G. Outlot F also contains a small wetland. The wetlands located in Outlot F are likely to be disturbed during construction of the stormwater facility proposed in this location. Therefore, the applicant proposes to mitigate for this wetland F by purchasing wetland credits. The other small wetland in Outlot G and Lot 19 will not be disturbed. No development is proposed within the floodplain. A stormwater management area will be located outside the floodplain. (See more on stormwater management in the subsection below.)

Parks and Trails:



The applicant continues to support the trail system that was part of their previous RP Plan proposal. Sidewalks will be constructed along all streets within the subdivision according to subdivision regulations. A 10-foot trail will be installed extending north from Waterbury Drive and across the creek to property owned by NewAldaya. This extension

is intended to provide a future trail link to the Robinson-Dresser Sports Complex. The City is currently constructing the 10-foot trail along Union Road. Please see comments regarding cost share for the Union Trail within the technical comment section below.

The applicant also proposes wider six-foot sidewalks for bicycle and pedestrian circulation within and through the development (designated in yellow in image above). There is both an east-west route and a north-south route to the 6-foot sidewalk to connect important destinations, such as the high school and the park, and to the 10-foot regional trails along Union Road and W. 27th. Within the first and second additions, the six foot sidewalk would connect from Union Road along the south side of Wild Horse Drive to the east side of Yale Parkway to the north side of Keystone Drive, which will also connect to the trail that is proposed through Outlot N. The six-foot sidewalk would continue south along tract B to the park and connect to the school in future phases of the development.

The Comprehensive Plan includes an analysis regarding the community needs for parkland including geographic distribution. Since this will be a new area for residential growth, there will be a need for neighborhood park space. The applicant proposes 2.4 acre park within Outlots K and L and will be included with the Fourth Addition. The proposed parkland is within walking distance to most of the subdivision. Dedication of the park to the City would occur after improvements are made and land is graded and seeded in a manner acceptable to the City, since this area also includes additional open space along the natural drainage way and stormwater detention basin. These details would be worked at the time of final plat. The proposed park and greenway is consistent with the greenway and open space designation on the City's Future Land Use Map.

Street Network within the Subdivision:

It is best practice to design neighborhoods with a compact pattern of blocks with intersecting streets every 300 to 600 feet. Excessively long blocks, cul-de-sacs, and dead-end streets have hidden long-term costs to the community, including increased emergency vehicle response times, increased travel times to work or school, increased traffic congestion, and disincentives to walk or bike to neighborhood destinations, particularly for children. At the same time, dead-end streets to neighboring properties provide future connections between developments and allow for infill development.

The street layout for West Fork Crossings illustrates the intended pattern of streets and blocks that form a modified grid. Staff finds that the proposed plan provides good connectivity throughout the development and stubs the streets to the property boundary so that a similar street network can continue in adjacent properties. While some of the blocks exceed 600 feet in length, the general pattern is well designed and responds to the topography and environmental features of the site.

Stormwater Management:

The applicant proposes four outlots to be used for stormwater management areas: Outlot F, G, H, and J for the entire subdivision. The First Addition will consist of grading for Outlots F and G. The applicant proposes the grading for Outlot G to be outside the floodplain area. The applicant proposes to development the stormwater management detention pond on Outlot H during the Third Addition and the last stormwater dentation pond on Outlot J in Phase 5.

Stormwater easements are proposed throughout the preliminary plat to direct stormwater run-off to the four detention basins and will be proposed on future development outlots. These basins are designed to ensure that the water run-off from the new development is properly managed. According to the draft deed of dedication, the property owner will deed the stormwater management areas to the homeowner association to maintain as well as dedicate easements to the City. The engineering team reviewed the submitted stormwater report dated September 2, 2021, and agrees with the preliminary findings.

Concerns Raised in Prior Reviews:

As mentioned above, the applicant and City staff heard the neighbors' concerns within the last review of the subdivision regarding through traffic and slowing the traffic down by design and traffic calming measures. Noise and dust of construction traffic was also a noted concern. Staff recommends a condition to limit the construction traffic to Union Road for the first two phases and establishment of a temporary construction road to W. 27th Street during construction of the third phase (**see Condition 3**). Traffic calming measures consisting of traffic circles at key intersections are illustrated on the plat.

Process:

Approval of a preliminary plat will allow the developer to proceed with the construction and installation of all required public infrastructure such as streets, sewers, and other utilities for the First Addition of West Fork Crossing. Final platting must follow the phasing plan as attached. No lot sales or new home construction can begin until a final plat is approved by the City Council. A final plat cannot be approved until infrastructure construction plans (streets, utilities, grading, etc.) are approved by the City Engineering Division and the infrastructure built and accepted by the City or a performance bond established. Further preliminary plat approvals are required for the outlots that are designated for future development prior to the submittal of construction drawings and/or final plat.

TECHNICAL COMMENTS

Cedar Falls Utilities (CFU) has reviewed the preliminary plat for the West Fork Crossing Development. Water, electric, gas, and communications utility services are available in accordance with the service policies of CFU. The developer is responsible for the construction of a properly sized water system from the existing 12" water mains on the west side of Union Road and the west end of Waterbury Drive. Included in the installation are valves, fire hydrants, and water service stubs for the new lots. Water main sizing and fire hydrant and valve placement locations will need to be modified. This will be done as a part of the construction plan review. The developer will need to make refundable investments for the installation of the electric and gas utilities to and throughout the addition. For a ten-year period after the installation, CFU will refund a portion of the refundable investments based upon the number of new service connections to the electric and gas distribution systems. There is no interest paid on the refundable investments and the total refunds will not exceed the original investment amounts. CFU will install the communication utility fiber system to serve the addition.

Sewer:

Sanitary sewer is available and will be connected from the Cherrywood Interceptor located along the northern boundary of the property. This sewer is located along the

northern boundary of the property within the floodplain of Dry Run Creek. Staff finds that the service to the north will be adequate to serve West Fork Crossing. This sanitary sewer is located in the Cherrywood Interceptor Sewer District which includes a sewer tapping fee as part of the development. The sewer tapping fee is \$294.63 per acre of development. This fee is paid by the developer at the time of final platting.

The City is also in the process of expanding sewer along W. 27th Street to serve the high school and new development along that area. Once the project is completed, staff anticipates that a new sewer tapping fee district will be created which may affect the Third Addition final plat tapping fee.

Union Road Improvements:

As mentioned above, the City is installing the 10 foot trail along the western side of Union Road. The City also will be installing the road approach for Wild Horse Drive to make sure that the ADA requirements are met for the trail. The developer will need to discuss a cost-sharing arrangement with the City associated with these improvements at the time of final plat (**see condition 4**).

Neighbor Notice:

A courtesy notice to nearby property owners was mailed on October 7, 2021.

The City received three comments in writing regarding the preliminary plat. The comments were mostly general inquiries about the development, concerns about traffic, and connectivity.

In recent email correspondence received (see attached) a neighbor raised questions about connectivity and the street stubs. Staff notes that the developer is required to stub the streets to abutting properties along the perimeter of the subdivision in order to allow for their extension if and when abutting properties are developed. This practice provides for a well-connected street pattern throughout the neighborhood as the area is built out or further subdivided in the future. Currently Waterbury Drive is the only east-west connection across the creek in this area. However, further to the north Wellington Drive will eventually provide another east-west route when those properties to the north are developed in the future. Those properties are not owned by this developer and therefore are not included in this preliminary plat.

In response to a question asked at the last meeting, the City requires warning signage and a barrier at the end of each of these dead end street stubs. Neighboring properties will not be able to have a driveway at the end of the street stubs as these will be blocked off for safety. For street stubs that are longer than 150 feet in length, the Fire Code requires a turnaround or hammerhead constructed to City standards.

The adjacent neighbor along Waterbury Drive asked if it would be feasible to have the northern trail be moved to be away from the current neighbors. The applicant chose to move the trail to go between two new lots and revise the plat according.

PLANNING AND ZONING COMMISSION RECOMMENDATION

Planning and Zoning Commission with a vote of 6-0, recommends approval of PP21-003, a preliminary plat for West Fork Crossings, subject to the following conditions:

1. The applicant shall provide a temporary construction access road to 27th Street for the construction of the Third Addition.
2. The applicant shall provide a street connection to 27th Street prior to the development of the Fourth Addition.
3. For all phases, the applicant shall route the construction traffic from Union Road and W. 27th Street (not through the existing neighborhoods to the northeast).
4. Cost-share on Union Road trail equivalent to cost of a 5-foot sidewalk in this location to be paid at final plat.

PLANNING & ZONING COMMISSION

Discussion
10/13/21

Acting Chair Larson introduced the item and Ms. Howard provided background information. The applicant is currently proposing 64 residential building lots and 29 outlots for future development on approximately 120 acres. Outlots A-E are to be deeded to property owners to the north and maintained as conservation areas. Additional preliminary plats will be required prior to the final platting of the outlots designated for future development. Ms. Howard discussed the phasing plan that includes six phases. She also noted the conditions with the process, including construction access, street connections to provide for adequate traffic circulation, and the importance of extending two streets south to provide connections to W. 27th Street. At least one street extension will be required prior to the development of the 4th phase of the development. She noted that a temporary construction access road to W. 27th is recommended with the development of the 3rd phase. For the 1st two phases, construction traffic should be routed from Union Road and not through the existing neighborhoods to the north and east. She spoke about stormwater management and noted that the engineering division has reviewed the report and agrees with the preliminary findings. Ms. Howard also discussed streets, sanitary sewer, trails, and parks. Staff recommends gathering comments from the Commission and continuing discussion to the October 27 meeting.

Mike Goyen, 1712 Union Road, had questions regarding the storm detention area that will be adjacent to his property. He asked about wetland credits and how they work. He also wanted to know what he can do to ensure he can hook up to City sewer and water if he decides to sell his house. He also commented on the plan for Laramie Street to dead end into his property and asked about assurances that he could have access from that into his property. He noted concerns with traffic issues as well as parking. Ms. Howard stated that questions and comments can be passed on to the applicant and bring the responses back at the next meeting.

Mr. Holst asked if the staff is generally pleased with the overall concept and layout. Ms. Howard stated that it is very similar to what was reviewed previously, so generally staff is supportive subject to the conditions outlined in the staff report. There was a brief discussion by the Commission and the

item was continued to the next meeting.

As there were no further comments, Mr. Holst made a motion to adjourn. Ms. Saul seconded the motion. The motion was approved unanimously with 5 ayes (Hartley, Holst, Larson, Lynch, and Saul), and 0 nays.

Planning and
Zoning
Commission
decision
10/27/21

The Commission then considered the preliminary plat for West Fork Crossing. Chair Leeper introduced the item and Ms. Pezley provided background information. She explained that the proposal would create 64 residential building lots and 29 outlots for future development on approximately 120 acres. She discussed the six phases for the subdivision, stormwater management plans, street plans and connections, sanitary sewer, trails, and parks. She spoke regarding public comments received regarding the additional street connection and a request to move the proposed trail. Staff recommends approval of the preliminary plat subject to conditions.

Tim Verheyen, 4818 Briarwood, from ISG, was available for any questions regarding the plat. Mr. Schrad asked how it is guaranteed that construction vehicles will not take certain routes. Ms. Howard stated that an agreement will need to be made regarding the appropriate locations for those vehicles to travel.

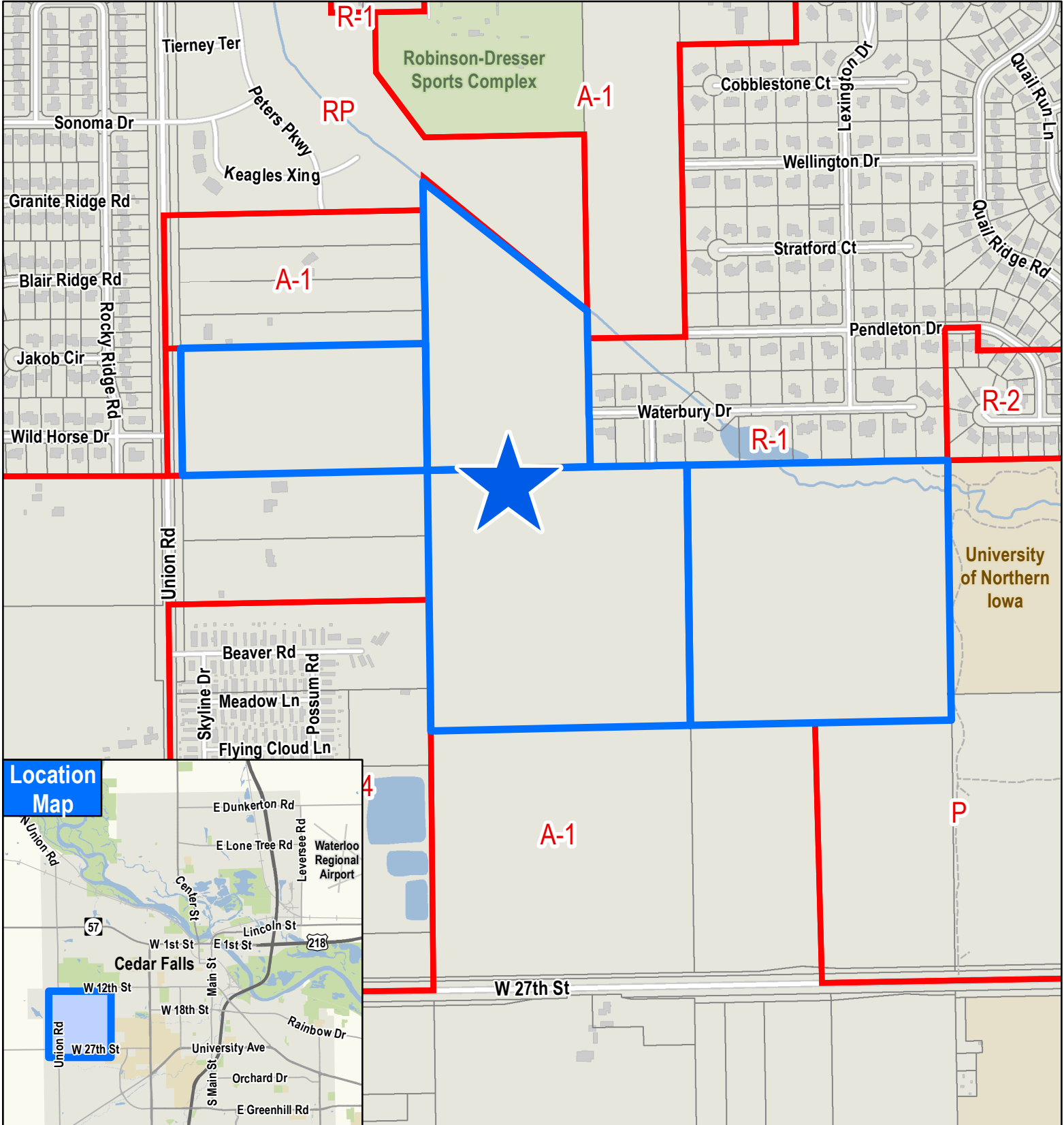
Mr. Larson asked if the bike path is rerouting as proposed or will it need to be included in the motion. Ms. Howard passed the question on to the applicant. Mr. Verheyen explained that they will have to amend the plat. He explained that one of the discussions was with regard to whether the bike trail would be in an easement or an outlot. It was decided to put it in an outlot so it would be an HOA responsibility to maintain the trail. The changes are currently being made.

Mr. Larson made a motion to approve the item with the bike path being adjusted at staff discretion. Ms. Saul seconded the motion. The motion was approved unanimously with 6 ayes (Holst, Larson, Leeper, Lynch, Saul and Schrad), and 0 nays.

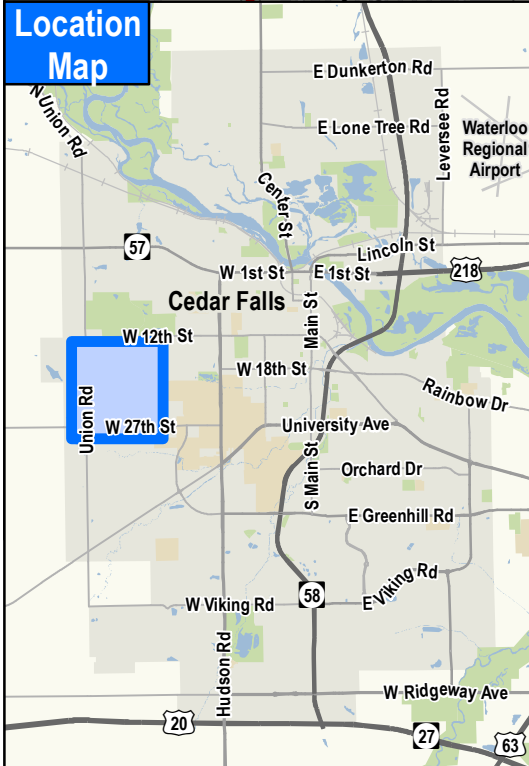
Cedar Falls Planning and Zoning Commission

October 13, 2021

Item 36.



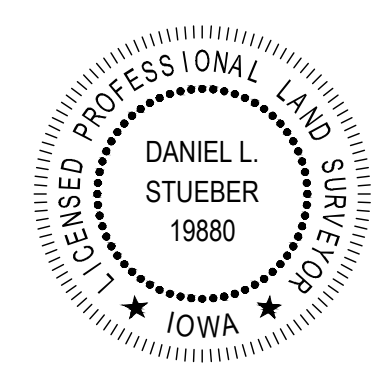
Location Map



(PP21-003) Preliminary Plat for
West Fork Crossing
North of W. 27th St and East of Union Rd

PRELIMINARY PLAT WEST FORK CROSSING CEDAR FALLS, BLACK HAWK COUNTY, IOWA

SEAL



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 AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DANIEL L. STUEBER

PRINTED SIGNATURE _____

SIGNATURE _____ SIGNATURE DATE _____

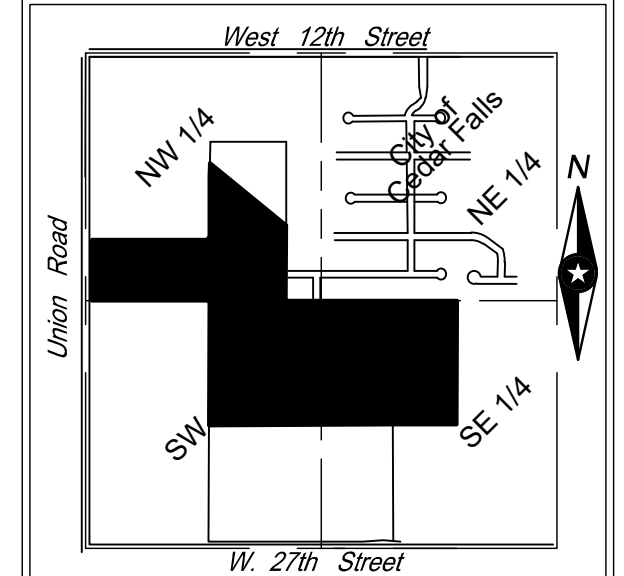
My license renewal date is 12/31/2022

REGISTRATION EXPIRES _____ DATE ISSUED _____

SHEETS COVERED BY THIS SEAL 9



VICINITY MAP
(NOT TO SCALE)



SEC. 15, TWP. 89, RGE. 14
Black Hawk County, Iowa

EXISTING LEGAL DESCRIPTION:

The West Half of the Southeast Quarter (W1/2 SE1/4) and the East Half of the Southwest Quarter (E1/2 SW1/4) of Section 15, Township 89 North, Range 14 West of the 5th P.M., Black Hawk County, Iowa except the South 50 feet thereof conveyed for public highway in 115 LD 533 and except that part conveyed to the City of Cedar Falls, Iowa in 571 LD 821

AND
Lot No. 2 in Robinson's Plat of part of the Northwest Quarter of Section 15, Township 89 North, Range 14 West of 5th P.M., City of Cedar Falls, Black Hawk County, Iowa, Owner's Dedication filed July 29, 1992 in 302 Misc. 305

AND
The South 648 feet of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 15, Township 89 North, Range 14 West of the 5th P.M., Black Hawk County, Iowa, except that part conveyed to the City of Cedar Falls for Union Road right of way in 547 LD 656

EXCEPT
The South Half of the East Half of the Southwest Quarter of Section 15, Township 89 North, Range 14 West.

AND
The South Half of the West Half of the Southeast Quarter of Section 15, Township 89 North, Range 14 West.

AND
Parcel B in the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section 15, Township 89 North, Range 14 West of 5th P.M., City of Cedar Falls, Black Hawk County, Iowa as shown on a plat of survey file no. 2020-00007423.

AND
Parcel A in Lot 2 of Robinson's Minor Plat of part of the Northwest Quarter (NW1/4) of Section 15, Township 89 North, Range 14 West of 5th P.M., City of Cedar Falls, Black Hawk County, Iowa as shown on a plat of survey file no. 2019-00015839

Total area to be platted - 120.88 Acres

DEVELOPERS:

Echo Development
Brent Dahlstrom
604 Clay Street
Cedar Falls, IA 50613

SURVEYOR and ENGINEER:

ISG
314 East 4th Street
Waterloo, IA 50703
(319) 234-1515

OWNERS:

Money Pit, LLC
P.O. Box 128
Cedar Falls, IA 50613

Waterbury Property Investors, LLC

604 Clay Street
Cedar Falls, IA 50613

EXISTING PROPERTY:

ZONED: R-1 (1 & 2 Unit Residential)

Building Setback:

Front - 30 feet
Side - 10% - 20% of lot width
Rear - 30 feet

BEARING NOTE:

Orientation of this bearing system is based on IaRCS (Zone 5 - Waterloo).

NOTES:

- West Fork Crossing will be graded to allow for residential construction with the proposed grading primarily following existing topographic features currently present on site.
- Public Street Right-of-Way width will be 60.00 feet.
- A 6' Bike trail is proposed as shown in the development that connects the future 10' bike trails along Union Road and West 27th Street.
- 4' wide sidewalks will be constructed along sides of public streets where the City's bike trail system is not located.
- A 10' Wide Utility Easement will be provided adjacent to all Street Right-of-Way.
- West Fork Crossing First Addition will connect 12" DIP water main along Union Road, and Waterbury Road in Lexington Heights as well as connecting to the north to Robinson Dresser Park. A 12" DIP water main will also be present along the proposed Peters Parkway to connect to Terraces at West Glen in the future. An 8" diameter water main will be present in the other applicable streets, unless a larger water main is required, to be determined during the development of construction plans.
- Storm sewer is generally designed for 10 year storm flows.
- Sanitary sewer will be 8" diameter through the development and comply with SUDAS and the City of Cedar Falls Standards and Specifications.
- Water service and sanitary sewer service will be stubbed to the back of the utility easement line for each residential unit.
- Gas main is generally located 8' behind curb, opposite side of street from water main. Location shall be coordinated with local utility provider.
- Underground electric and communication lines shall be generally located within 10' utility easements. Location shall be coordinated with local utility provider.
- Streets to be 31' back of curb to back of curb. Portland cement concrete, with a minimum 12" thick crushed stone base and sub drain tile on both sides of street system, connecting to storm sewer.
- Existing site features can be found on sheets 3-7.
- Future street improvements can be found on sheets 3-9.
- Proposed street improvements and proposed contours can be found on sheets 3-9.
- Proposed utilities are shown in color and can be found on sheets 3-9.
- Proposed easements and building setbacks can be found on sheets 3-9.
- Proposed lot corners located at street intersections have a 15' radius unless otherwise noted.
- Proposed Street Right of Way and future traffic calming circles are shown for future development.
- Existing boundary lines are shown per FEMA map 19013C0163F dated July 18, 2011.
- Non-regulated wetlands are shown per ISG's wetland delineation from June 3, 2019. Wetland mitigation will be achieved via the purchase of wetland credits or by an alternative method approved by the City of Cedar Falls in the event no wetland credits are available.
- Approximate low structure opening (LSO) elevations can be found on sheet 8.

TRACTS:

- A - Street Right of Way - Phase 1
- B - Future Street Right of Way - N 1/4 of the E 1/2 SW 1/4
- C - Future Street Right of Way - N 1/4 of the W 1/2 SE 1/4

OUTLOTS:

Outlots A through E are to be designated as conservation areas within a conservation easement. These lots will be combined with their respective lot to the north which include Lot 10 of Lexington Heights 5th Addition and Lots 7-10 of Lexington Heights 4th Addition.

Outlots F, G, H, and J are dedicated storm water management areas, are non-buildable and are designed to meet SUDAS and the City of Cedar Falls Standards and Specifications. Outlots will be vegetated with native plantings.

Outlots K and L will be conveyed to the City of Cedar Falls and designed as public park areas.

Outlot M will be conveyed to the owner adjacent to the north.

Outlot N will be used for storm sewer, a trail and maintenance access.

Outlots P and Q will be used for storm sewer and drainage.

Outlot S will be used for a trail and maintenance access.

All other Outlots will not be developed at this time and is shown only to meet City of Cedar Falls platting requirements. Outlots are for future development.

Outlots I, O, II and OO do not exist.

Lot Frontage at Building Setback for Irregular Shaped Lots	
Lot Number	Chord Distance (ft.)
3	79.7
4	75.4
25	89.9
26	101.3
27	101.4
28	88.3
39	81.5
40	200.6
58	101.3
59	101.3
60	101.3

LEGEND

---<---	Existing Sanitary Sewer Line	--- G ---	Underground Gas Line	◆	Benchmark	⊗	Curb Stop
---<---	Proposed Sanitary Sewer Line	--- UE ---	Underground Electric Line	○	Drop Intake	⊗	Manhole/Catch Basin
---<---	Future Sanitary Sewer Line	--- UTL ---	Underground Utility Line	⊗	Gas Valve	⊗	Sign
---<<---	Existing Storm Sewer Line	--- FBO ---	Underground Fiber Optic Line	●	Iron Monument Found	⊗	Post
---<<---	Proposed Storm Sewer Line	--- OHL ---	Overhead Utility Line	▲	Section Corner Found	⊗	Deciduous Tree
---<<---	Future Storm Sewer Line	---	Landscaping Edge	⊗	Transformer	⊗	Coniferous Tree
--- ---	Existing Water Line	--- W ---	Water's Edge	⊗	Light Pole	⊗	Bush
--- ---	Proposed 8" Water Line	--- WET ---	Wetland Line	⊗	Utility Pedestal	⊗	Stump
--- ---	Proposed 12" Water Line	---	Treeline	⊗	Utility Pole/Guy Wire	⊗	Mailbox
--- ---	Future Water Line	--- X ---	Fence	⊗	Water Valve		
---	Proposed Building Setback Line	---	100 Year Floodplain Line	⊗	Hydrant		
		---	500 Year Floodplain Line				

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

WEST FORK CROSSING

CEDAR FALLS IOWA

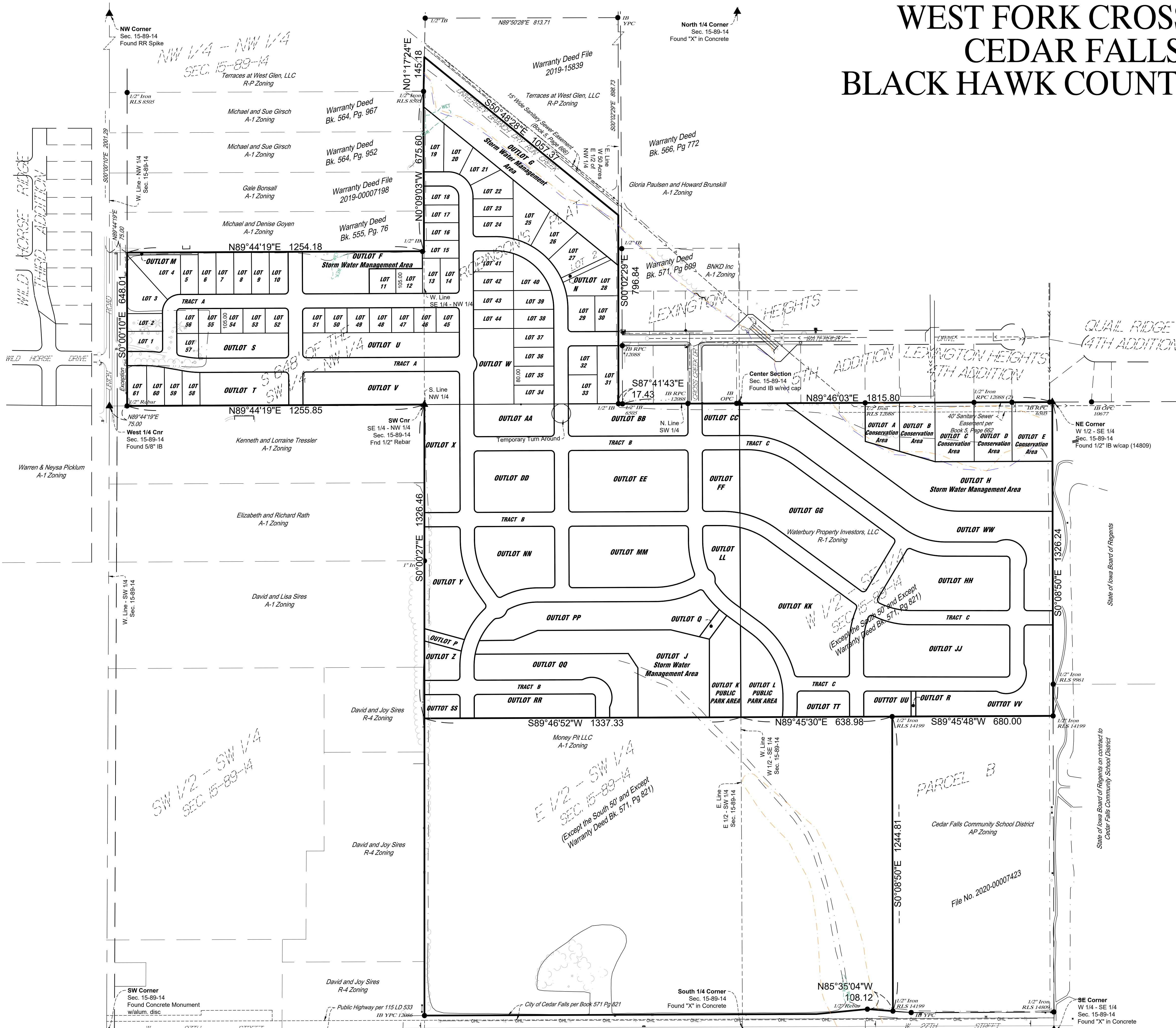
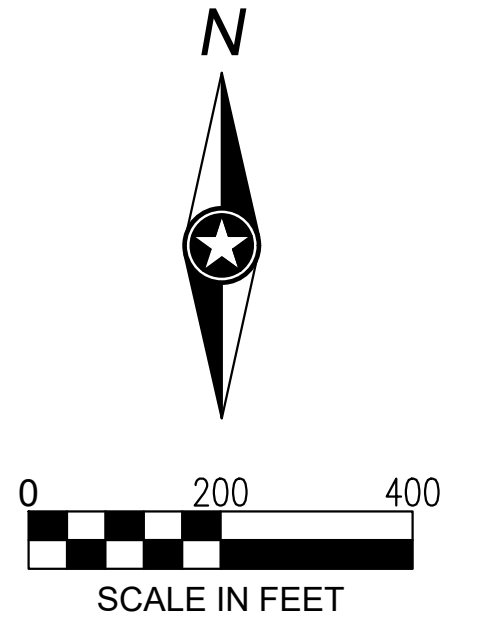
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	19-22603
FILE NAME	X-22603-PRO-LOT-S
DRAWN BY	JW
DESIGNED BY	TV
REVIEWED BY	DS
ORIGINAL ISSUE DATE	5/1/21
CLIENT PROJECT NO.	

PRELIMINARY PLAT

SHEET
1

PRELIMINARY PLAT WEST FORK CROSSING CEDAR FALLS BLACK HAWK COUNTY, IOWA



- TRACTS:**
- A - Street Right of Way - Phase 1
 - B - Future Street Right of Way - N 1/4 of the E 1/2 SW 1/4
 - C - Future Street Right of Way - N 1/4 of the W 1/2 SE 1/4
- OUTLOTS:**
- Outlots A through E are to be designated as conservation areas within a conservation easement. These lots will be combined with their respective lot to the north which include Lot 10 of Lexington Heights 5th Addition and Lots 7-10 of Lexington Heights 4th Addition.
 - Outlots F, G, H, and J are dedicated storm water management areas, are non-buildable and are designed to meet SUDAS and the City of Cedar Falls Standards and Specifications. Outlots will be vegetated with native plantings.
 - Outlots K and L will be conveyed to the City of Cedar Falls and designed as public park areas.
 - Outlot M will be conveyed to the owner adjacent to the north.
 - Outlot N will be used for storm sewer, a trail and maintenance access.
 - Outlots P and Q will be used for storm sewer and drainage.
 - Outlot S will be used for a trail and maintenance access.
 - All other Outlots will not be developed at this time and is shown only to meet City of Cedar Falls planning requirements. Outlots are for future development.
 - Outlots I, O, II and OO do not exist.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

WEST FORK CROSSING FIRST ADDITION

CEDAR FALLS IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	19-22603
FILE NAME	22603 PPLAT
DRAWN BY	JW
DESIGNED BY	TV
REVIEWED BY	DS
ORIGINAL ISSUE DATE	5-10-21
CLIENT PROJECT NO.	

PRELIMINARY PLAT

PRELIMINARY PLAT WEST FORK CROSSING CEDAR FALLS, BLACK HAWK COUNTY, IOWA



THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

WEST FORK CROSSING FIRST ADDITION

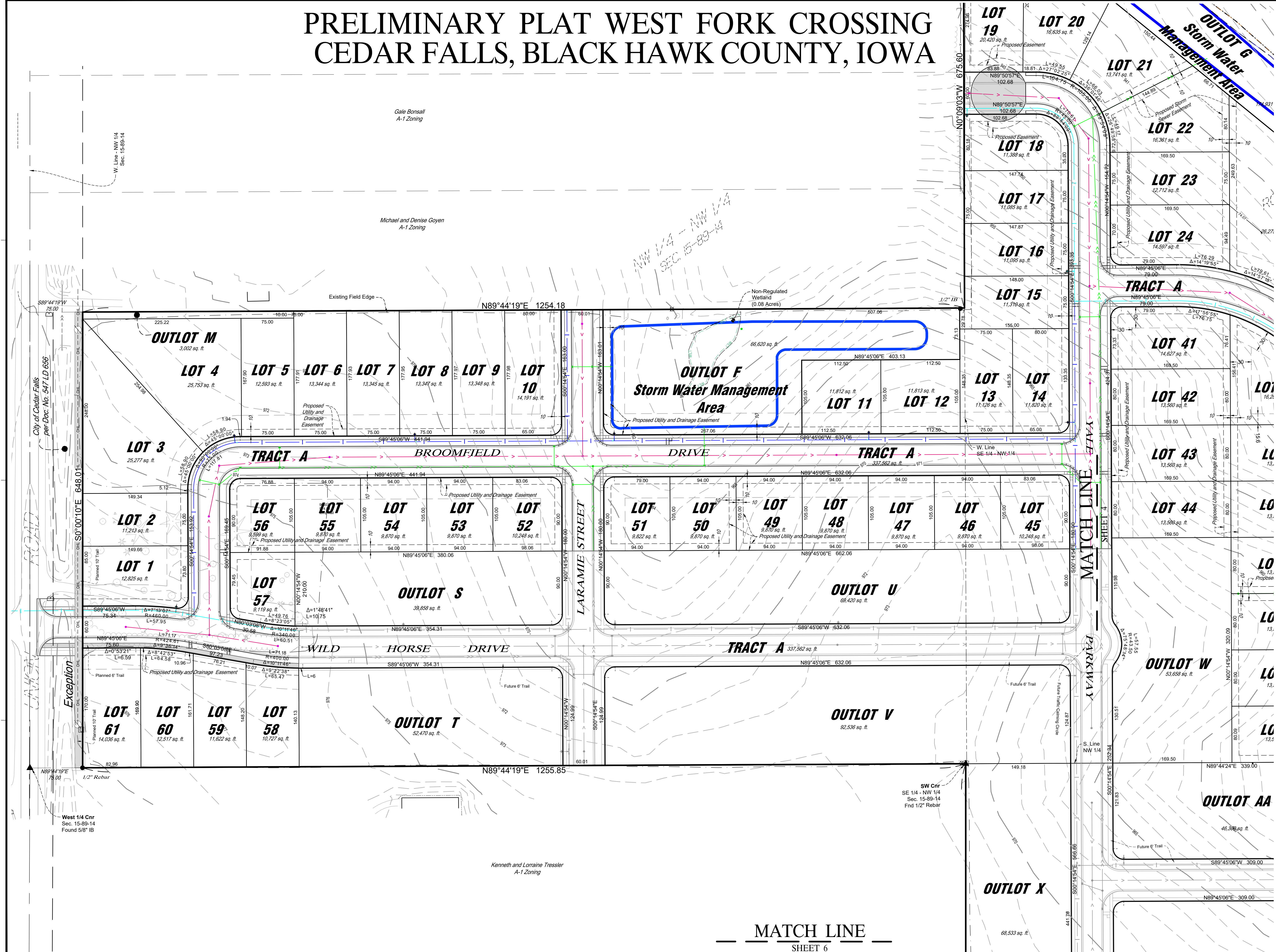
CEDAR FALLS IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	19-22603
FILE NAME	22603 PPLAT
DRAWN BY	JW
DESIGNED BY	TV
REVIEWED BY	DS
ORIGINAL ISSUE DATE	5-10-21
CLIENT PROJECT NO.	-

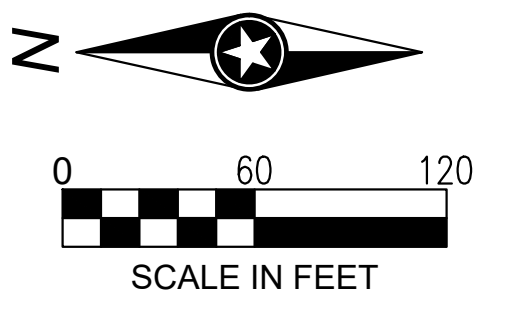
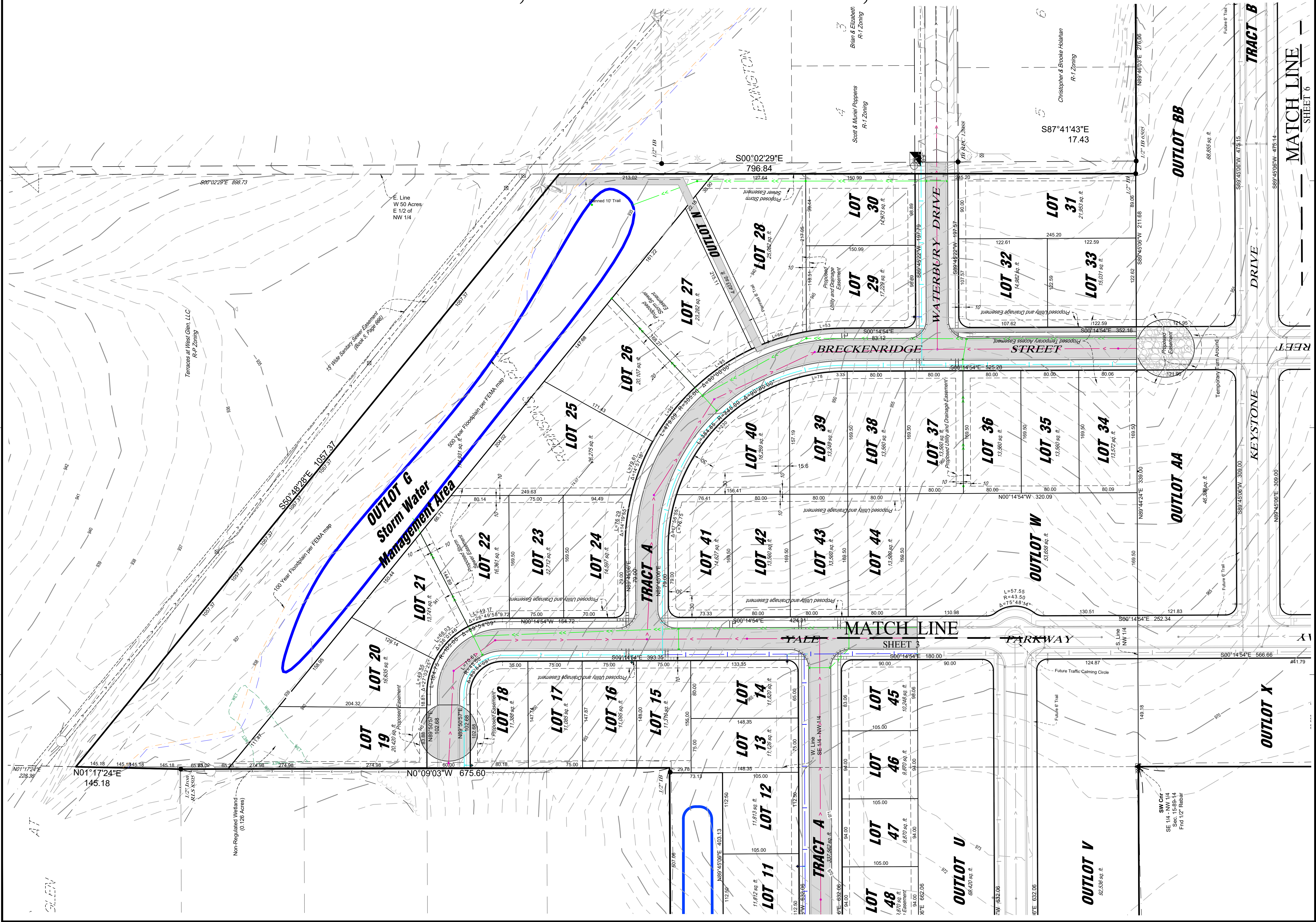
PRELIMINARY PLAT

SHEET **3** OF 9



MATCH LINE
SHEET 6

PRELIMINARY PLAT WEST FORK CROSSING CEDAR FALLS, BLACK HAWK COUNTY, IOWA



THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT
WEST FORK CROSSING FIRST ADDITION

CEDAR FALLS IOWA

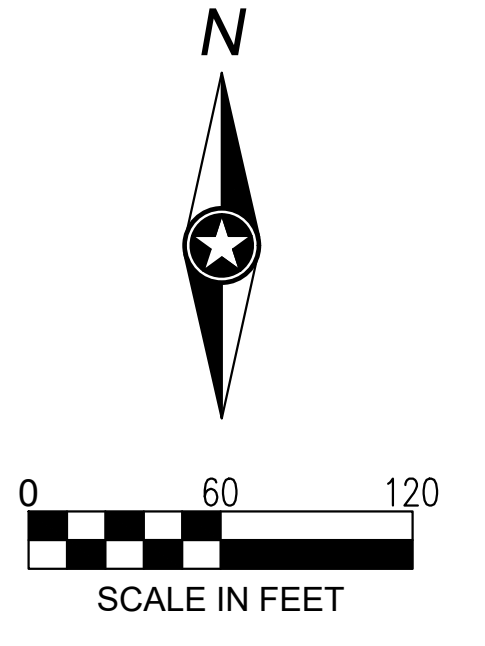
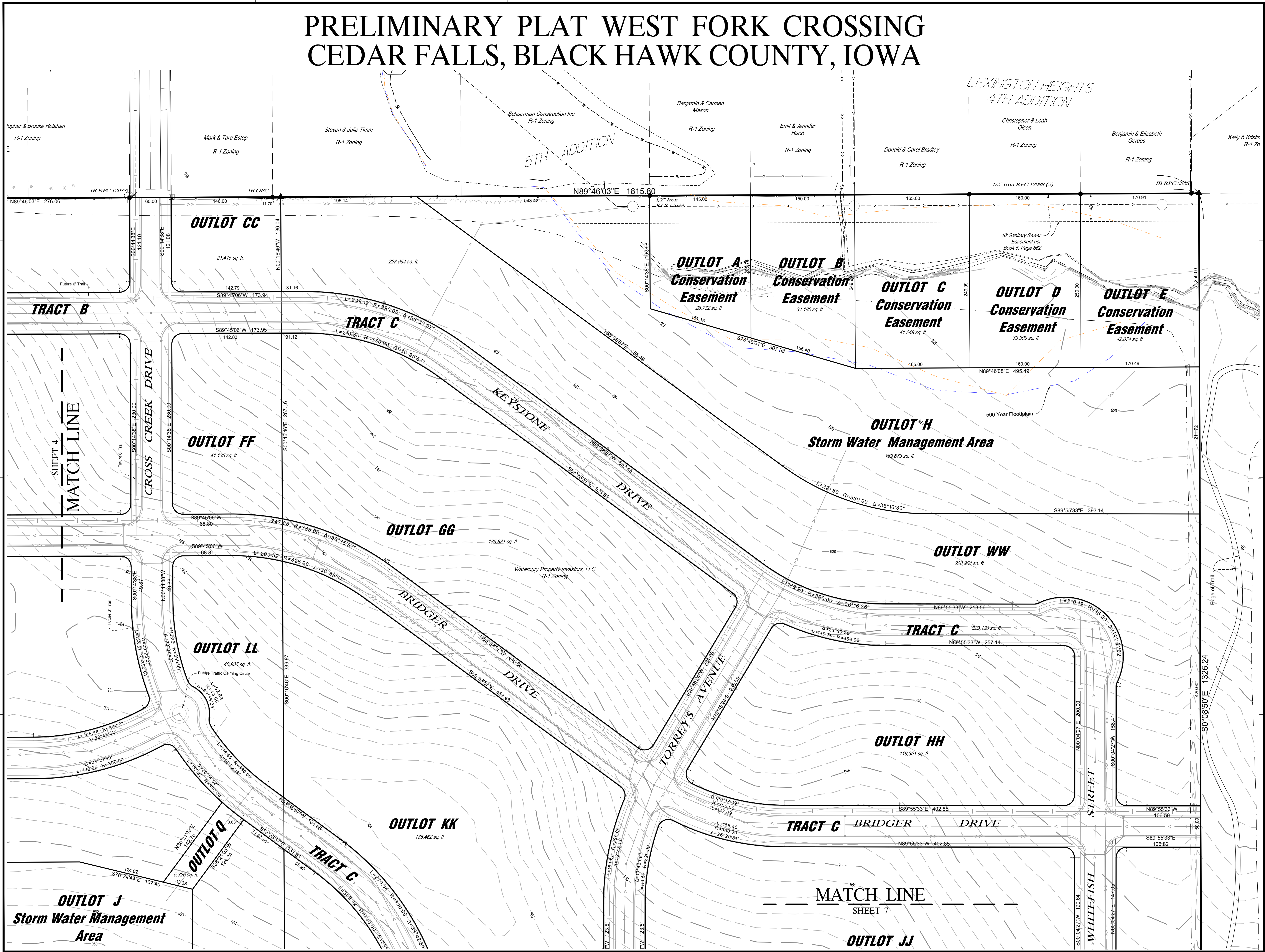
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 19-22603
 FILE NAME 22603 PPLAT
 DRAWN BY JW
 DESIGNED BY TV
 REVIEWED BY DS
 ORIGINAL ISSUE DATE 5-10-21
 CLIENT PROJECT NO. .

TITLE
PRELIMINARY PLAT

SHEET
4 OF 9

PRELIMINARY PLAT WEST FORK CROSSING CEDAR FALLS, BLACK HAWK COUNTY, IOWA



THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

WEST FORK CROSSING FIRST ADDITION

CEDAR FALLS IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	19-22603
FILE NAME	22603 PPLAT
DRAWN BY	JW
DESIGNED BY	TV
REVIEWED BY	DS
ORIGINAL ISSUE DATE	5-10-21
CLIENT PROJECT NO.	

PRELIMINARY PLAT

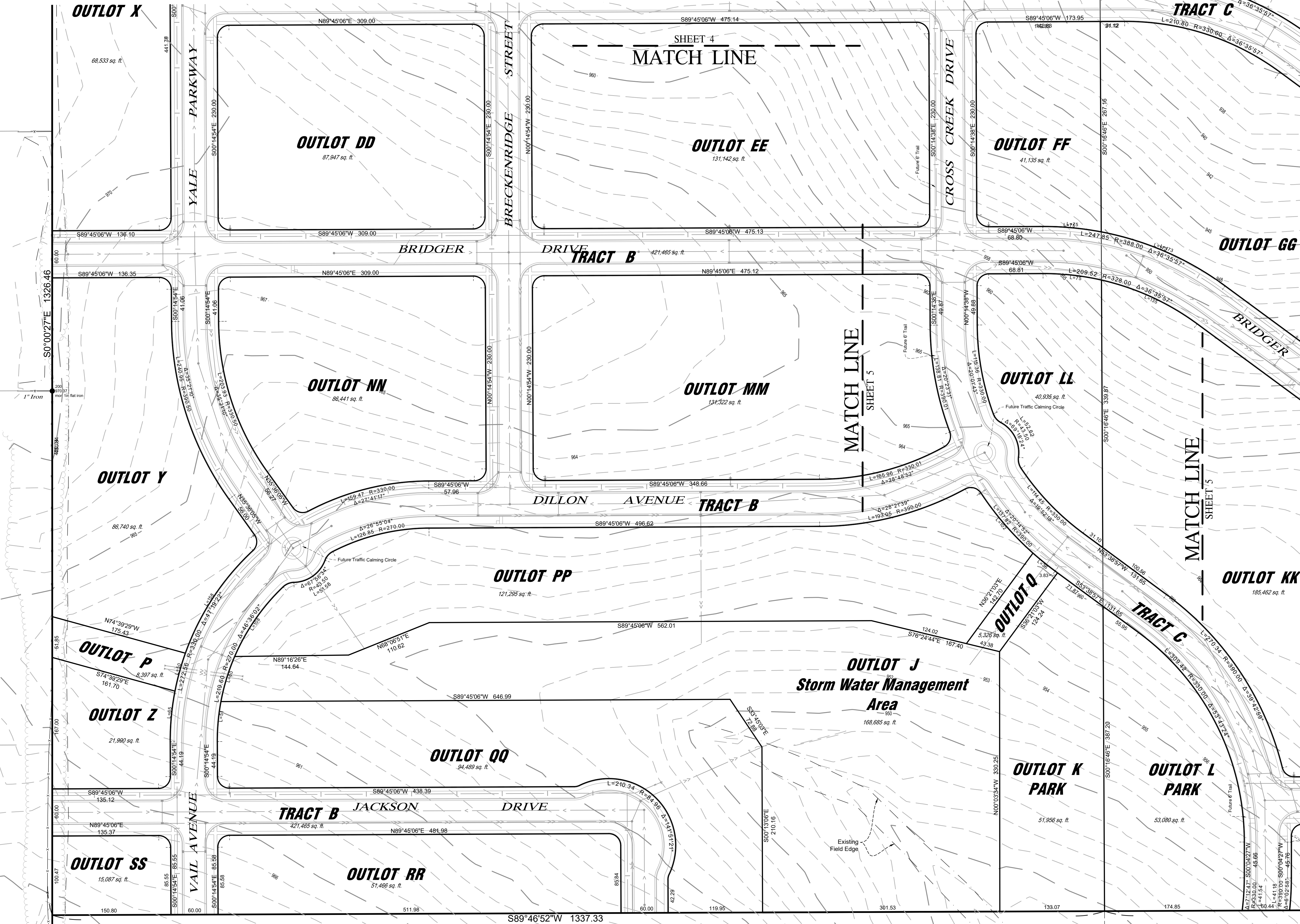
SHEET **5** OF 9

MATCH LINE
SHEET 7

OUTLOT JJ

OUTLOT J
Storm Water Management Area

PRELIMINARY PLAT WEST FORK CROSSING CEDAR FALLS, BLACK HAWK COUNTY, IOWA



THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

WEST FORK CROSSING FIRST ADDITION

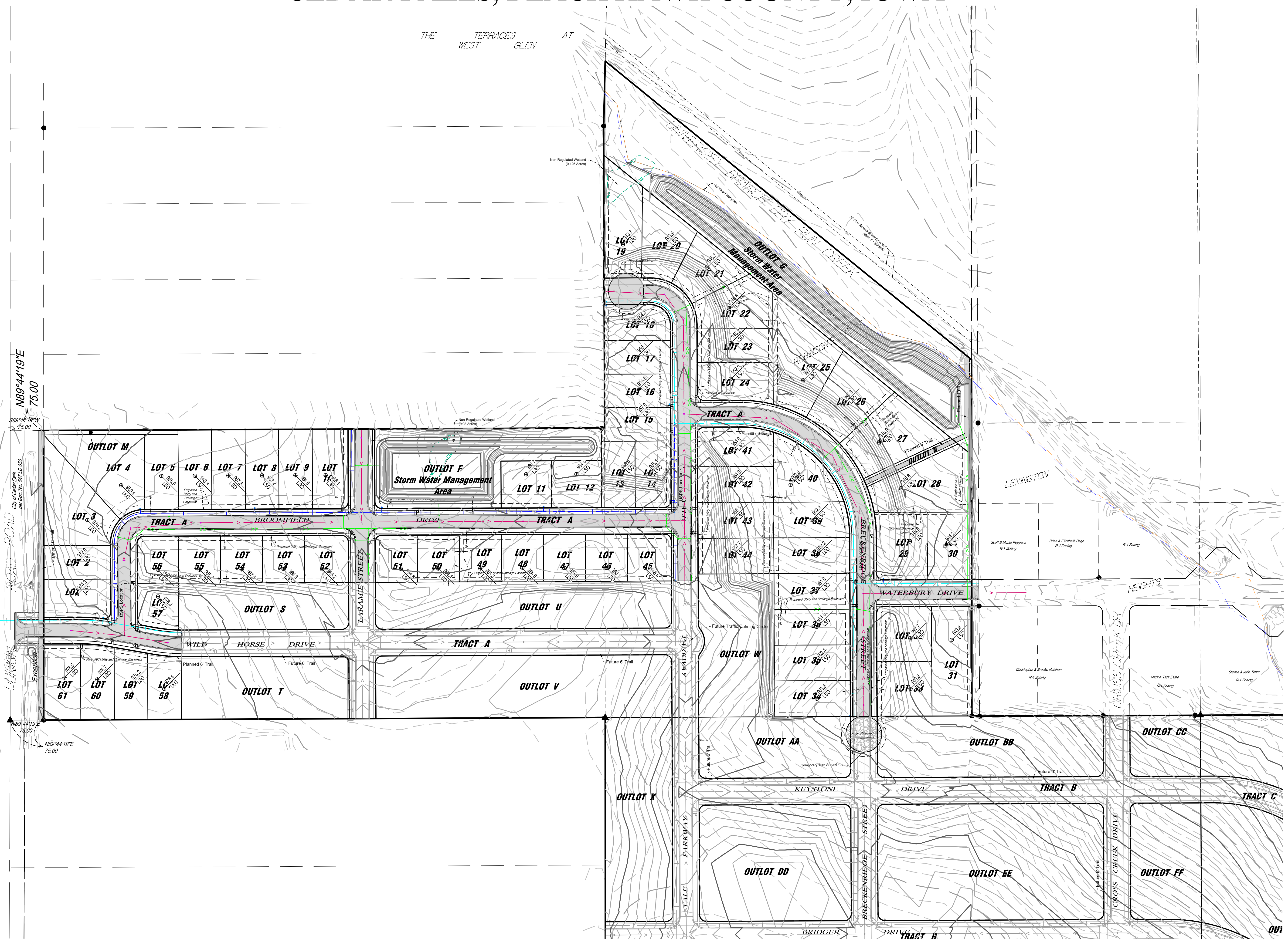
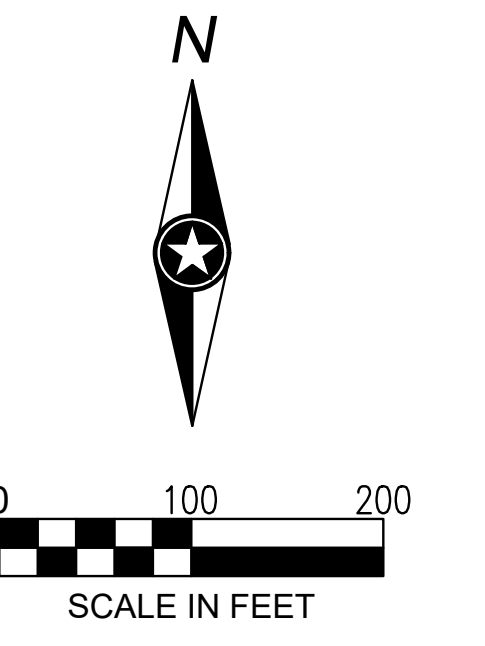
CEDAR FALLS IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	19-22603
FILE NAME	22603 PPLAT
DRAWN BY	JW
DESIGNED BY	TV
REVIEWED BY	DS
ORIGINAL ISSUE DATE	5-10-21
CLIENT PROJECT NO.	

PRELIMINARY PLAT

PRELIMINARY PLAT WEST FORK CROSSING FIRST ADDITION CEDAR FALLS, BLACK HAWK COUNTY, IOWA



THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

WEST FORK CROSSING FIRST ADDITION

CEDAR FALLS IOWA

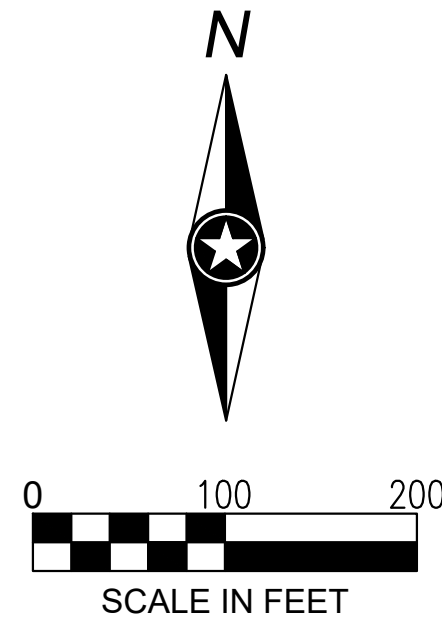
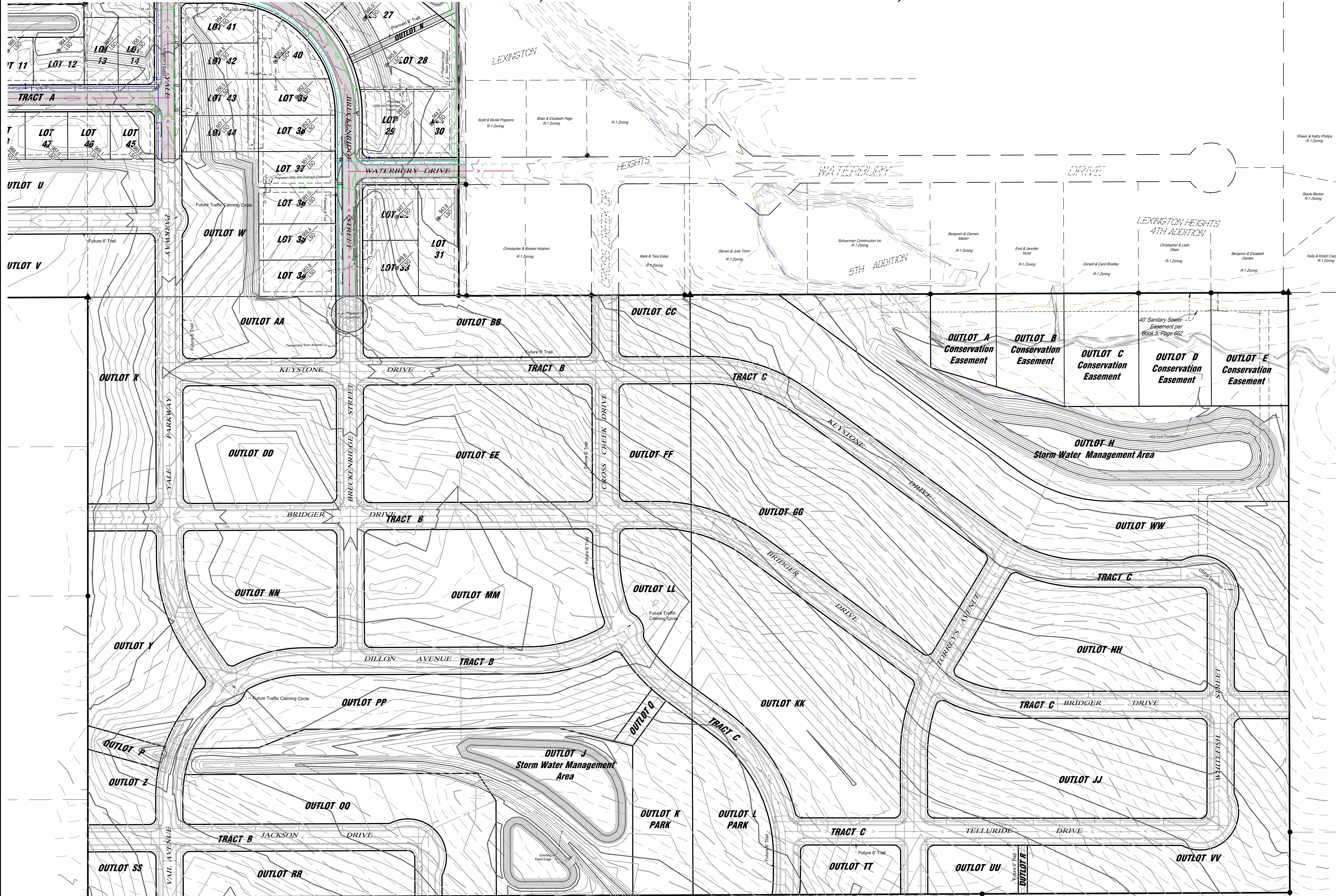
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	19-22603
FILE NAME	22803 PPLAT EX PRO
DRAWN BY	JW
DESIGNED BY	TV
REVIEWED BY	DS
ORIGINAL ISSUE DATE	05/10/21
CLIENT PROJECT NO.	-

TITLE
PRELIMINARY PLAT

SHEET
8 OF 8

PRELIMINARY PLAT WEST FORK CROSSING FIRST ADDITION CEDAR FALLS, BLACK HAWK COUNTY, IOWA



THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

WEST FORK CROSSING FIRST ADDITION

CEDAR FALLS IOWA

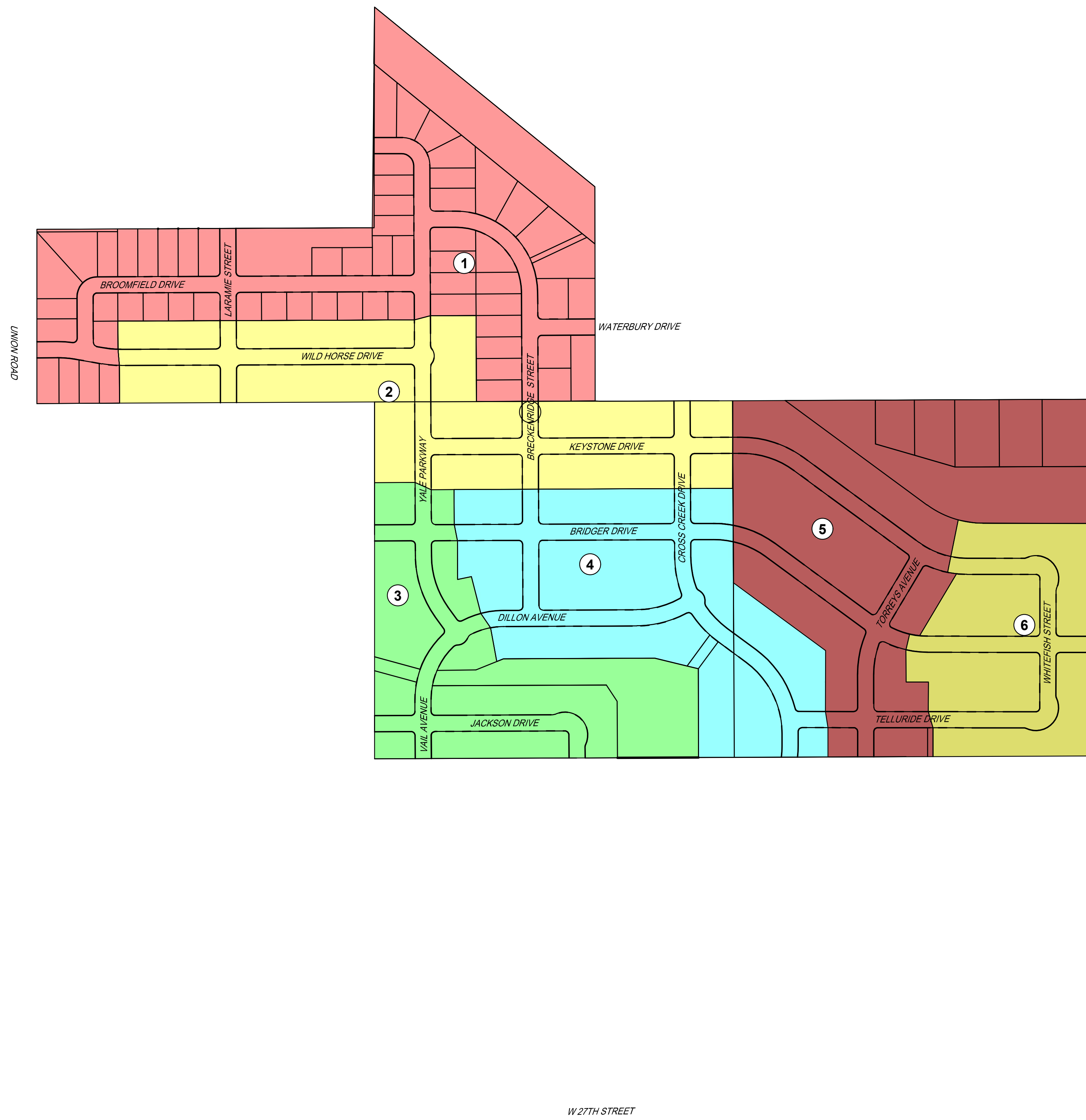
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	19-22603
FILE NAME	22803 PPLAT EX PRO
DRAWN BY	JW
DESIGNED BY	TV
REVIEWED BY	DS
ORIGINAL ISSUE DATE	05/10/21
CLIENT PROJECT NO.	-

TITLE

PRELIMINARY PLAT

SHEET



PHASING PLAN	
PHASE	AREA
1	65 LOTS
2	
3	
4	
5	
6	

NOTES:

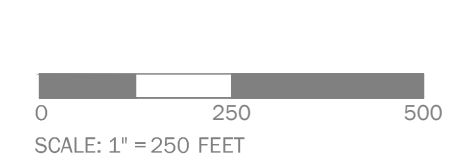
A TRAFFIC IMPACT STUDY CONDUCTED FOR WEST FORK CROSSING ASSUMED 1) A CONNECTION TO UNION ROAD IN PHASE 1, 2) A CONNECTION TO W 27TH STREET BETWEEN PHASE 3 AND W 27TH STREET, AND 3) A CONNECTION TO W 27TH STREET BETWEEN PHASE 5 AND W 27TH STREET.

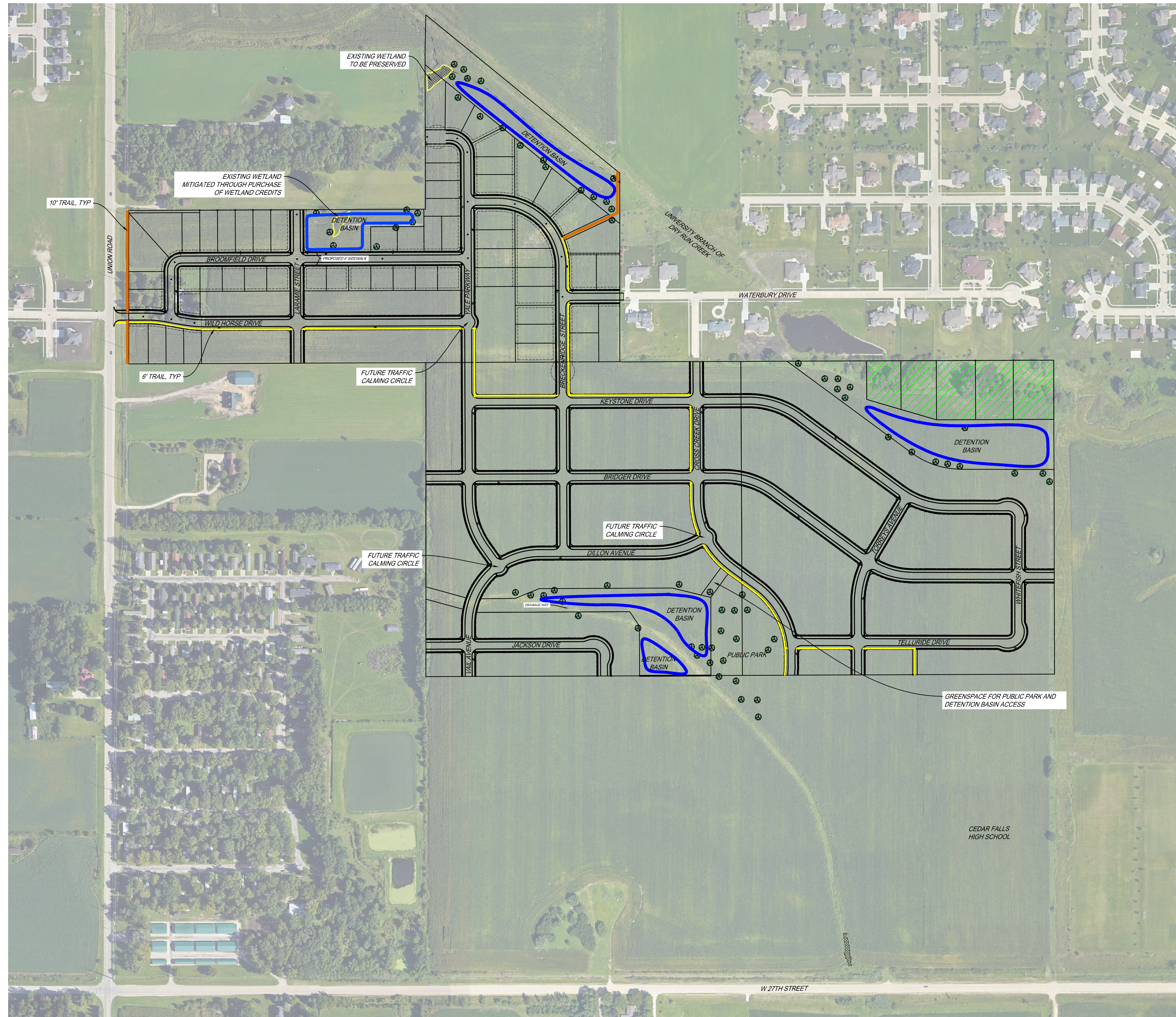
A SINGLE ACCESS POINT TO UNION ROAD, DEVELOPED IN PHASE 1, IS EXPECTED TO BE ABLE TO ACCOMMODATE TRAFFIC FOR PHASES 1, 2, AND 3 (APPROXIMATELY 170 TOTAL SINGLE FAMILY RESIDENCES) ASSUMING EXISTING INTERSECTION GEOMETRIES AND 1 APPROACH LANE ON THE DEVELOPMENT'S ACCESSES.

IF PHASES 1, 2, AND 3 ARE COMPLETE AND AN ACCESS POINT BETWEEN PHASE 3 AND W 27TH STREET HAS NOT BEEN COMPLETED, A TRAFFIC IMPACT STUDY IS RECOMMENDED TO REVIEW EXISTING TRAFFIC AND ROAD GEOMETRICS, REVIEW PROPOSED TRAFFIC GENERATED AS A RESULT OF PHASES 4, 5, AND 6, AND EVALUATE THE NEED FOR AUXILIARY LANES INCLUDING AN ADDITIONAL LANE TO THE MINOR ROAD APPROACH, LEFT-TURN LANE ON THE MAJOR ROAD APPROACH, AND RIGHT-TURN BAY ON THE MAJOR ROAD APPROACH.

CONSTRUCTION OF THE EXTENSION OF VAIL AVENUE BETWEEN PHASE 3 AND W 27TH STREET WILL BE REQUIRED PRIOR TO APPROVAL OF PHASES 4, 5, AND 6. THE ALIGNMENT OF SAID STREET EXTENSION AND THE LOCATION OF ITS INTERSECTION WITH W 27TH STREET SHALL BE APPROVED BY THE CITY.

PHASING PLAN



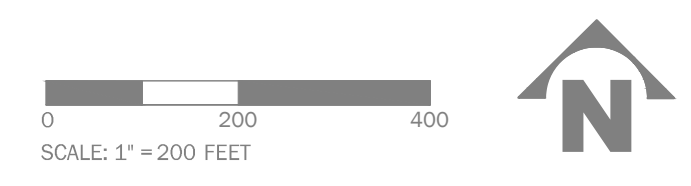


SUBDIVISION OVERVIEW



Architecture + Engineering + Environmental + Planning

WEST FORK CROSSING
CEDAR FALLS, IOWA - 10/20/2021
ISG PROJECT NO. 19-22603



Michelle Pezley

From: Michael Goyen <mikegoyen@cfu.net>
Sent: Tuesday, October 12, 2021 8:29 PM
To: Michelle Pezley
Subject: West Fork Crossing questions

CAUTION: This email originated outside the City of Cedar Falls email system.
 Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Michelle,

Here are some questions I have on the meeting to discuss the West Fork Crossing. I also plan on attending the meeting on Wed. My home is on the north side of the proposed addition and I will have 10 lots with their backyards against my back yard as well as the storm water retention area.

Mike Goyen
 1712 Union Rd
 Cedar Falls

1. I would like to see some more detail on how the storm water retention area will be built and function. Earlier I thought it was going to be a pond area, but now I see outlet F has non regulated wetland which goes up to my backyard. Does this mean it will flow uncontrolled into my yard? A constant flow of water would be worse than it is today when it only passes water during rains. Is this expected to always have water and weeds which can breed Mosquitos? Can you explain the purchasing of wetland credits?
2. How can we accommodate a future sewer and water hook up to my house? It is my understanding that when and if I sell my house I will have to upgrade the sewage situation. In the past this meant improvements to the septic system. Now with the sewer line close to my property I am sure they will want it hooked up to city sewer lines. With houses in the way how can I do this? Would it be possible to have the developer install a sewer and water hook up location to my property line by the house? Another idea would be a easement which would allow a side yard to be dug up at a later date.
3. Laramie Street will dead end into my property. I see this as a plus that it can provide a secondary access to my back area when the yard is wet. Is this access possible with me installing a gate to keep out unwanted people?
4. Traffic concerns on Union Rd. With 64 houses in phase 1 plus a potential for another 50 or more houses in phase 2 this a lot if traffic to funnel through one exit onto Union Rd. Add to this the traffic from phase three, the new high school and New Aldaya which will come down Union.

Thanks for making this available to the developer.
 Mike Goyen

Michelle Pezley

From: Elizabeth Gerdes <begerdes@yahoo.com>
Sent: Thursday, October 14, 2021 9:28 AM
To: Michelle Pezley; Karen Howard
Subject: Re: Screenshot 2021-10-10 at 4.24.17 PM
Attachments: Screenshot 2021-10-10 at 4.24.17 PM.png

Categories: public comment

**CAUTION: This email originated outside the City of Cedar Falls email system.
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

As a follow up to the meeting I reviewed last night on Youtube regarding the West Fork development:

A question was asked by Committee member Saul regarding road connections to existing roads - specifically related to the trailer park roads - requires more details on other roads as laid out (side note that there are 4 roads exiting the trailer park onto Union road handling a much smaller number of homes than this current development which essentially has one useable road and one long way around road)

Clarification is below and should be considered:

The road running north to south between lot 10 and outlot F and continuing between outlot F and outlot V is unlikely to ever connect to another road due to it cutting into the back of homeowner property on both the north and south connection points
The same is true of the road between lots 18 and 19 and all roads ending to the west between outlots X, Y, Z and SS
If you drive past any of those properties, you can see that there is no chance of them becoming anything other than a dead end due to the location homes and use of land of adjoining properties

Another clarification related to connecting to existing roads was not noted in the opportunity to require a connection at Pendleton drive near lots 27 and 28. This would require future development of land held by BNKD, who developed Lexington Heights but would allow this road to continue versus a permanent dead end

While I heard mention of no cul-de-sacs, which I am assuming cause difficulties with city services, are multiple dead end streets any better?

A final question are there no roads that connect through West Glen that could provide access to 12th Street utilizing outlot G as a crossing point?

I fall back to the ongoing concern of roads and traffic near Erik road and what happened with Harriet Road becoming a main drag to the neighborhood plus the lack of roads completed around Aldrich to gain access. I do not want a repeat of this congestion and follow through on intended plans again in a new area.

Respectfully,
Liz Gerdes

On Sunday, October 10, 2021, 04:59:16 PM CDT, Elizabeth Gerdes <begerdes@yahoo.com> wrote:

Regarding the preliminary plans for West Fork Crossing, I am concerned with traffic patterns entering and exiting the new development with only 2 road access points available (Union and 12th via Waterbury Dr)

It is .71 miles turning from 12th Street South onto Lexington Drive then to the current end of Waterbury Drive. This distance increases as you snake into the new development. An approximate calculation based on roads as planned mapped at 1.31 miles from one exit to the other. Additional roads planned for entry/exit would spread the flow of traffic and not route all cars into the heart of each neighborhood. I am concerned that both of those roads will become very heavily traveled as a connection from 12th Street to 27th Street. I have personally witnessed the traffic issues related to access to Aldrich Elementary via Eric Road, Arbors Way and Harriet

Lane and do not want to see a similar issue in this neighborhood. Especially as it becomes busier area once the high school is completed and drivers are looking for ways to cut through town.

The other concern as shown would be leaving dead end roads on Pendleton and Wellington with no opportunity for connection in the future. These roads would help traffic flow. Most of note is current planned outlot H and lots 27,28 which would not allow for Pendleton to ever become more than a dead end.

Thank you for adding these thoughts as you consider this plan

Liz Gerdes

2908 Waterbury Drive

----- Forwarded Message -----

From: Liz Gerdes <begerdes@yahoo.com>

To: Elizabeth Herbst Gerdes <begerdes@yahoo.com>

Sent: Sunday, October 10, 2021, 04:26:45 PM CDT

Subject: West Fork

W 12TH ST



Robinson-Dresser Sports Complex

ROCKY RIDGE RD

LEXINGTON DR

PENDLETOWN RD

WATERBURY DR

BEAVER RD

W 27TH ST

Michelle Pezley

From: Brooke Holahan <brooke.holahan@gmail.com>
Sent: Wednesday, October 20, 2021 9:33 AM
To: Michelle Pezley
Subject: West Fork Crossing Plat

CAUTION: This email originated outside the City of Cedar Falls email system.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Pezley,

We wanted to comment about the West Fork Preliminary Plat. We live at 3408 Waterbury Dr. Our property is obviously very affected by the developments being plotted to the west and south of our home. We understand that growth is going to happen. We are most concerned about the traffic that is inevitable down our street. What we enjoy most about our home and what made us build on this property was the quiet and our views of nature. With this, we ask the planning and zoning committee to consider making any and all efforts to divert some traffic with whatever means possible as the builds continue. We hope that speed bumps could be added to divert traffic. In addition, we do not know specifics about builders' and the city's plans but we hope that the construction begins on the west side of the development. Basically, any week or month we are able to enjoy the quiet and postpone the construction from beginning right next door to us, we will consider a gift.

Thank you for taking our comments into consideration.

Sincerely,
Brooke and Chris Holahan

Michelle Pezley

From: Scott Poppens <scottp@elliotthartman.com>
Sent: Wednesday, October 27, 2021 10:55 AM
To: Michelle Pezley
Subject: West Fork Crossing Preliminary Plat

**CAUTION: This email originated outside the City of Cedar Falls email system.
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hi Michelle,

Our home is located at 3407 Waterbury Drive, which is at the west end, north side of Waterbury.

I have concerns about the proposed bike trail that would be constructed next to our property. Because the trail will be very close to our house, it will certainly affect our property value. Besides the anticipated reduction in property value, it will affect our quality of life to have that trail traffic in such close proximity to our existing home.

It's my hope that the City and the Developer will consider both of these factors as you plan the new development.

I have spoken with Karen it she is checking whether the trail route could instead be located between lots 27 and 28. I have not been able to connect with the developer to discuss my concerns.

If you have any questions, my phone number is 319 215-8459

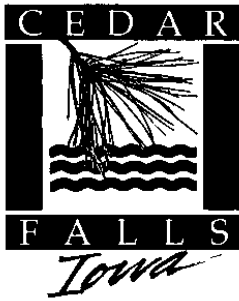
Thank you,

Scott Poppens, CIC

Office - 319/427-6041 Fax - 319/232-0645, Email - scottp@elliotthartman.com

This e-mail may contain confidential, copyrighted or privileged information. If you are not the intended recipient or if you have received this e-mail in error, please notify the sender immediately and destroy this e-mail. Any unauthorized copying, disclosure or distribution of the material in this e-mail is strictly forbidden. The Elliott Hartman Agency cannot guarantee the integrity of this communication, or that it is free from errors, viruses or interference.

As the Internet is not a guaranteed secure environment, the Elliott Hartman Agency cannot ensure that this or any other e-mail has not been interfered with during transmission. The sender therefore does not accept liability for any errors or omissions in the contents of this message that arise because of e-mail transmission.



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: November 8, 2021

SUBJECT: Apparent low bidder for City Hall Remodel Project

On November 4, 2021 a public bid opening was held for the proposed City Hall Remodel project. There were 3 bids submitted. The construction estimate was \$3,900,000. The low bid, Peters Construction, was \$3,851,456.00.

There were 3 proposed alternates:

Alternate 1 – Add two tubular day lighting devices to add additional natural light to the lower level. Add of \$22,422.00

Alternate 2 – Complete the project in a single phase requiring all city staff to relocate during the entirety of construction. Deduct of \$64,646.00 and a project completion date of September 30, 2022.

Alternate 3 – Replace fire alarm panel in lieu of modifying existing. \$0 change

We are recommending accepting the low bid from Peters Construction and alternate 3. We recommend rejecting alternate 1 as the gained value does not exceed the cost. We also recommend rejecting alternate 2. While it does provide a cost deduct it would not cover the costs incurred to relocate staff for the duration of the project, nor does it result in a significantly faster project.

If the low bid is accepted, the project timeline would be as follows:

- Contract to Council December 6, 2021.
- Contractor begins the process to acquire all needed materials once contract is in hand.
- Construction work begins January 24, 2022.

- Phase 1 to include both levels of the South portion of the building and the lower level of the north side.
 - Council meetings will not have to be relocated until end of February.
- Substantial completion December 16, 2022.
 - Initial bid documents indicated a completion date of September 30, 2022 (based on a 9-month project) but discussion with Peters Construction has indicated certain materials will require longer lead time. Due to this delay it was recommended we start the actual construction later than planned in anticipation of these delays.

EMERGENT

ARCHITECTURE

Item 37.

BID TAB - GENERAL CONSTRUCTION

PROJECT #21004 - Cedar Falls City Hall Remodel

BID DATE Thursday, November 4, 2021
 BID TIME 2:00 PM

CONTRACTOR	Cardinal Construction	Carl A Nelson & Company	Failor-Hurley Construction	Kleiman Construction	Larson Construction	Peters Construction	The Joseph Company
ADDENDA RECOGNIZED (2)	1-3	NO BID	NO BID	NO BID	1-3	1-3	NO BID
BASE BID	\$3,980,000.00				\$3,980,000.00	\$3,851,456.00	
ALLOWANCE RECOGNIZED (Y or N)	Yes				Yes	Yes	
BID SECURITY (5%)	5% Bond				5% Bond	5% Bond	
TIME OF COMPLETION -Stated as 09/30/2022	09/30/22				09/30/22	09/30/22	
ALTERNATE #1 -Tubular daylighting devices	\$24,000.00				\$35,000.00	\$22,422.00	
ALTERNATE #2 -Single Phase Project -New Completion Date	(\$20,000.00) 09/01/23				(\$50,000.00) 09/30/22	(\$64,646.00) 09/30/22	
ALTERNATE #3 -Fire Alarm updates	\$0.00				\$0.00	\$0.00	
AWARD NOTES						Apparent Low Bidder	



DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

PUBLIC WORKS
ADMINISTRATION
2200 TECHNOLOGY PKWY
CEDAR FALLS, IOWA 50613
319-273-8629
FAX 319-273-8632

OPER/MAINT DIVISION
2200 TECHNOLOGY PKWY
319-273-8629
FAX 319-273-8632

TO: Mayor Rob Green and City Council
FROM: Brian Heath, Oper/Maint Division Manager *BH*
DATE: November 8, 2021
SUBJECT: Automated Refuse Cart Management System

An upgrade is being planned for the automated cart management system that has been in place since the inception of automated yard waste which was implemented in 2002. This upgrade was originally scheduled in the Capital Improvements Program for FY23 and FY24. However, the current system is no longer stable and has become unreliable at times. Therefore, there is a need to accelerate the replacement schedule for purchase in FY22.

Proposals were received from two vendors capable of providing the technology used to track yard waste service activity that is used for billing purposes. The proposals include hardware used in the collection vehicles, software, product services, and annual support fees. Following is a summation of the proposals;

Routeware Global

Equipment and Services	\$53,445.00
Annual Support Fees	\$42,683.00

RES - RFID Enabled Solutions

Equipment and Services	\$74,227.00
Annual Support Fees	\$24,120.00

The annual support fee from Routeware Global is higher due to additional capabilities of the system. This system will track both yard waste and solid wasted cart service and has image capturing capabilities. These additional features will enhance route efficiency and be useful for tracking service calls and monitoring overfilled carts

The Public Works Department is recommending accepting the proposal and entering into an agreement with Routeware Global for automated collection tracking software and services. This project will be fully funded utilizing refuse funds.

Please feel free to contact me if you have questions or comments.

Cc; Chase Schrage, Director of Public Works

GENERAL TERMS AND CONDITIONS

SERVICE/PRODUCT AGREEMENTS

This Agreement is by and between Routeware Inc. ("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.
- 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. Hardware prices are subject to the availability and prices charged by Contractor's vendors. Support fees are subject to annual increases.
- 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 items on Exhibit A and 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 pre-approved by the City in writing.
- 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 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 Contractor, including all proprietary and intellectual property rights.

4.2. 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. This Agreement shall be for a term of Five (5) years from the effective date, unless earlier terminated as set forth in this Agreement.

5.2. Either party may terminate this Agreement in the event that the other party breaches the terms of this Agreement and that breach is not cured within thirty (30) days of the notice of such breach,

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. (a) Subject to the exceptions listed below in part (b), Contractor warrants (i) that the hardware, if any, will be free from material defects in materials and workmanship and will operate in all material respects in accordance with its applicable Documentation (the "Hardware Warranty") for one year from the date of initial delivery (the "Hardware Warranty Period"); and (ii) that the software, if any, will be free from material defects and workmanship and will operate in all material respects in substantial conformance with the Documentation (the "Software Warranty") for a period of ninety (90) days from the date of initial delivery (the "Software Warranty Period").

(b) Contractor's entire liability and City's exclusive remedy for any reported breach of the Hardware Warranty or Software Warranty will be repair or replacement of the defective product. All claims must be received by Contractor promptly upon discovery of any defect, and in no event after expiration of the applicable Warranty Period. The foregoing Hardware and Software Warranties do not apply to any defect or failure to operate that is attributable to: (i) City's misuse or abuse of or failure to maintain the product; (ii) City's failure to operate the product in accordance with the documentation; (iii) input errors, data conversion errors or other such errors, such as City's failure to sequence route stops independently or through a Contractor professional services agreement; (iv) any change made to the product by City without Contractor's written approval; (v) any defect, limitation or incompatibility in any equipment or other component installed by City; (vi) any accident, catastrophe, act of God, or interruption or fluctuation in electrical power supplies; (vii) any material change in City's business or in the operating conditions under which the product is used; (viii) translations; or (ix) third-party products.

6.3. Contractor shall be responsible for the quality, technical accuracy, completeness and coordination of all Services under Agreement. Contractor shall promptly and without charge, provide all corrective work necessary as a result of Contractor's acts or omissions with respect to the quality and accuracy of Contractor's Services. Contractor is not responsible for the quality of data provided by the City.

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.

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 Limitation of Liability.

9.1. Contractor (including, for purposes of this Section, Contractor's agents, employees, subcontractors or others working on behalf of Contractor) shall indemnify, defend and hold harmless the City and its elected and appointed officers, its employees, and agents working on behalf of the City, from any and all liability, loss, cost, damage and expense (including reasonable attorney fees and court costs) resulting from, arising out of, or related in any way to any claims, demands, actions or suits based upon or alleging personal injury, including bodily injury or death, and property damages, arising out of or in any way connected or associated with the Contractor's performance under this Agreement. The City (including, for purposes of this Section, the City's agents, employees, subcontractors or others working on behalf of the City) shall indemnify, defend and hold harmless the Contractor and its elected and appointed officers, its employees, and agents working on behalf of the Contractor, from any and all liability, loss, cost, damage and expense (including reasonable attorney fees and court costs) resulting from, arising out of, or related in any way to any claims, demands, actions or suits based upon or alleging personal injury, including bodily injury or death, and property damages, arising out of or in any way connected or associated with the City's performance under this Agreement

TO THE MAXIMUM EXTENT PERMITTED BY LAW AND EXCEPT WITH RESPECT TO THE FAILURE TO PAY AMOUNTS PROPERLY OWED, BREACHES OF CONFIDENTIALITY, INDEMNITY OBLIGATIONS OR VIOLATIONS OF CONTRACTOR'S INTELLECTUAL PROPERTY RIGHTS, IN NO EVENT SHALL EITHER PARTY BE LIABLE TO THE OTHER PARTY OR ANY THIRD PARTY, WHETHER UNDER THEORY OF CONTRACT, TORT OR OTHERWISE, FOR ANY INDIRECT DAMAGES THAT ARISE FROM OR RELATE TO THIS AGREEMENT (INCLUDING LOST PROFITS, LOST DATA AND ANY OTHER INCIDENTAL, PUNITIVE, CONSEQUENTIAL, OR SPECIAL DAMAGES), WHETHER FORESEEABLE OR NOT AND WHETHER ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

TO THE MAXIMUM EXTENT PERMITTED BY LAW AND EXCEPT WITH RESPECT TO THE FAILURE TO PAY AMOUNTS PROPERLY OWED, BREACHES OF CONFIDENTIALITY, INDEMNITY OBLIGATIONS, OR VIOLATIONS OF CONTRACTOR'S

INTELLECTUAL PROPERTY RIGHTS, EACH PARTY'S AGGREGATE CUMULATIVE LIABILITY FOR DIRECT DAMAGE THE OTHER IN CONNECTION WITH THIS AGREEMENT (INCLUDING ANY WARRANTY CLAIMS) WILL NOT EXCEED, IN AGGREGATE AND REGARDLESS OF WHETHER UNDER THEORY OF CONTRACT, TORT OR OTHERWISE, THE TOTAL AMOUNT PAID OR PAYABLE BY THE CITY TO CONTRACTOR IN THE 12 MONTHS PRIOR TO THE EVENT THAT GAVE RISE TO LIABILITY. EXCEPT WITH RESPECT TO THE FAILURE TO PAY AMOUNTS PROPERLY OWED, BREACHES OF SECTION 9 (CONFIDENTIALITY), OR VIOLATIONS OF COMPANY'S INTELLECTUAL PROPERTY RIGHTS, NO ACTION, REGARDLESS OF FORM, ARISING OUT OF THE TRANSACTIONS UNDER THIS AGREEMENT MAY BE BROUGHT BY EITHER PARTY HERETO MORE THAN TWO YEARS AFTER THE CAUSE OF ACTION HAS OCCURRED.

9.2. The indemnification obligations shall survive the termination of this Agreement.

9.3. 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". 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.

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, which will not be unreasonably withheld. 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, th

City's employees, and agents working on behalf of the City, shall not be liable for any damages resulting from such disclosure, 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. Entire Agreement.

22.1. 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.

22.2. 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.

23.0. Additional Terms.

- a) The Cloud Hosting Service Level Agreement attached hereto as Exhibit "C" is incorporated in full as part of this Agreement
- b) The Support Plan Terms & Conditions attached as Exhibit "D" is incorporated in full as part of this Agreement.

24.0. 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: _____

Title: _____

Address: _____

Telephone: _____

Email: _____

Contractor:

Name: _____

Title: _____

Address: _____

Telephone: _____

Email: _____

25. Confidentiality.

The parties are subject to the Non-Disclosure Agreement signed by the parties on _____, 2021.

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

CONTRACTOR

Routeware, Inc. _____

By: _____

Its: _____

Date: _____

CITY OF CEDAR FALLS, IOWA

By: _____

Robert M. Green, Mayor

Attest: _____

Jacqueline Danielsen, MMC, City Clerk

Date: _____

EXHIBIT A

Hardware

PRODUCT	UNIT	QTY	UNIT PRICE	EXTENDED
Heavy Duty Tablet 10" v2 - Windows - with Full Install Kit	Each	10.00	USD 1,775.00	USD 17,750.00
RFID, Reader, Handheld UHF	Each	1.00	USD 375.00	USD 375.00
RFID Reader for Heavy Duty Windows	Each	9.00	USD 1,550.00	USD 13,950.00
Camera Controller (Camera Not Included)	Each	7.00	USD 475.00	USD 3,325.00
Standard HD Camera for Camera Controller with Cable	Each	7.00	USD 90.00	USD 630.00
Camera Power Kit for Windows and Heavy Duty Tablet	Each	7.00	USD 30.00	USD 210.00
Camera Connector Kit for Heavy Duty Windows	Each	7.00	USD 95.00	USD 665.00
Monitor for Camera Controller	Each	1.00	USD 40.00	USD 40.00
Hardware TOTAL:				USD 36,945.00

Services

PRODUCT	UNIT	QTY	UNIT PRICE	EXTENDED
Project Management and Training	Each	1.00	USD 15,000.00	USD 15,000.00
Mechanic Services (per day)	Per Day	1.00	USD 1,500.00	USD 1,500.00
Services TOTAL:				USD 16,500.00

Support Fees

PRODUCT	UNIT	QTY	UNIT PRICE	EXTENDED
Monthly Service Fee	Per Month	10.00	USD 149.00	USD 1,490.00
Cellular Data Charge (HD)	Per Month	10.00	USD 30.00	USD 300.00
Cloud Hosting	Per Month	1.00	USD 599.00	USD 599.00
RFID System Fee	Per Month	9.00	USD 45.00	USD 405.00
RouteMaker Subscription	Per Month	1.00	USD 497.92	USD 497.92
Picture Service Fee	Per Month	7.00	USD 45.00	USD 315.00
Support Fees TOTAL:				USD 3,606.92

Hardware

PRODUCT	UNIT	QTY	UNIT PRICE	EXTENDED
Heavy Duty Tablet 10" v2 - Windows - with Full Install Kit	Each	10.00	USD 1,775.00	USD 17,750.00
RFID, Reader, Handheld UHF	Each	1.00	USD 375.00	USD 375.00
RFID Reader for Heavy Duty Windows	Each	9.00	USD 1,550.00	USD 13,950.00
Camera Controller (Camera Not Included)	Each	7.00	USD 475.00	USD 3,325.00
Standard HD Camera for Camera Controller with Cable	Each	7.00	USD 90.00	USD 630.00
Camera Power Kit for Windows and Heavy Duty Tablet	Each	7.00	USD 30.00	USD 210.00
Camera Connector Kit for Heavy Duty Windows	Each	7.00	USD 95.00	USD 665.00
Monitor for Camera Controller	Each	1.00	USD 40.00	USD 40.00
Hardware TOTAL:				USD 36,945.00

Services

PRODUCT	UNIT	QTY	UNIT PRICE	EXTENDED
Project Management and Training	Each	1.00	USD 15,000.00	USD 15,000.00
Mechanic Services (per day)	Per Day	1.00	USD 1,500.00	USD 1,500.00
Services TOTAL:				USD 16,500.00

Support Fees

PRODUCT	UNIT	QTY	UNIT PRICE	EXTENDED
Monthly Service Fee	Per Month	10.00	USD 149.00	USD 1,490.00
Cellular Data Charge (HD)	Per Month	10.00	USD 30.00	USD 300.00
Cloud Hosting	Per Month	1.00	USD 599.00	USD 599.00
RFID System Fee	Per Month	9.00	USD 45.00	USD 405.00
RouteMaker Subscription	Per Month	1.00	USD 497.92	USD 497.92
Picture Service Fee	Per Month	7.00	USD 45.00	USD 315.00
Support Fees TOTAL:				USD 3,606.92

Exhibit B

INSURANCE REQUIREMENTS FOR CONTRACTORS FOR THE CITY OF CEDAR FALLS

*** This document outlines the insurance requirements for all Contractors who perform work for the City of Cedar Falls. The term "contractor" as used in this document shall be defined as any person or entity that will be performing work for the City of Cedar Falls under contract.

1. All policies of insurance required hereunder shall be with an insurer authorized by law to do business in Iowa. All insurance policies shall be with companies satisfactory to the City and have a rating of A-, VII or better in the current A.M. Best Rating Guide.
2. All Certificates of Insurance required hereunder shall include the Cancellation & Material Change Endorsement. A copy of this endorsement is attached in Attachment 1.
3. Contractor shall furnish a signed Certificate of Insurance to the City of Cedar Falls, Iowa for the coverage required in Attachment 1. Such Certificate shall include copies of the following endorsements:
 - a) Commercial General Liability policy is primary and non-contributing
 - b) Commercial General Liability additional insured endorsement – See Attachment 1
 - c) Governmental Immunities Endorsement – See Attachment 1

Copies of additional insured endorsements, executed by an authorized representative from an Insurer duly authorized to transact business at the location of the jobsite, must be provided prior to the first payment under this contract.

Contractor shall, upon request by the City, provide Certificates of Insurance for all subcontractors and sub-sub contractors who perform work or services pursuant to the provisions of this contract.

4. Each certificate shall be submitted to the City of Cedar Falls.
5. Failure to provide minimum coverage shall not be deemed a waiver of these requirements by the City of Cedar Falls. Failure to obtain or maintain the required insurance shall be considered a material breach of this contract.

6. Failure of the Contractor to maintain the required insurance shall constitute a default under this contract, and at City's option, shall allow City to terminate this contract for cause and/or purchase said insurance at contractor's expense.

7. Contractor shall be required to carry the following minimum coverage/limits, or greater if required by law or other legal agreement; as per Attachment 1:

- This coverage shall be written on an occurrence, not claims made form, except for errors and omissions coverage, if required, which shall be written on a claims made form. All deviations or exclusions from the standard ISO commercial general liability form CG 001 shall be clearly identified and shall be subject to review and approval of the City.
- Contractor shall maintain ongoing CGL coverage for at least 2 years following substantial completion of the services called for in this contract to cover liability arising from the products-completed operations hazard and liability assumed under an insured contract.
- Governmental Immunity endorsement identical or equivalent to the form in Attachment 1.
- Additional Insured Requirement – See Attachment 1.
The City of Cedar Falls, and its elected and appointed officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees and volunteers shall be named as an additional insured on General Liability Policies for all classes of contractors.

Contractors shall include coverage for the City of Cedar Falls as an additional insured including ongoing and completed operations coverage equivalent to: ISO CG 20 10 07 04* and ISO CG 20 37 07 04**

* ISO CG 20 10 07 04 "Additional Insured – Owners, Lessees or Contractors – Scheduled Person or Organization"

** ISO CG 20 37 07 04 "Additional Insured – Owners, Lessees or Contractors – Completed Operations"

9. Errors and Omissions: If the Contractor's scope of services includes design work or other professional services, then Contractor shall maintain insurance coverage for errors, omissions and other negligent acts or omissions (except for intentional acts or omissions), arising out of the professional services performed by Contractor. Contractor shall maintain continuous errors and omissions coverage for a period commencing no later than the date of this

contract, and continuing for a period of no less than two (2) years from the date of completion of all work completed or services performed under this contract, and acceptance of same by the City. The limit of liability under such coverage shall not be less than \$1,000,000 per claim and in the aggregate.

10. Separation of Insured's Provision: If Contractor's liability policies do not contain the standard ISO separation of insured's provision, or a substantially similar clause, they shall be endorsed to provide cross-liability coverage.

11. Limits: By requiring the insurance as set forth in this contract, City does not represent that coverage and limits will necessarily be adequate to protect Contractor and such coverage and limits shall not be deemed as a limitation on Contractor's liability under this contract. The City retains the right at any time to require liability insurance greater or lesser than that otherwise specified in this Exhibit and Attachment 1. If greater or lesser liability insurance limits are required, the same shall be stated on the attached General Terms and Conditions document.

12. Performance and Payment Bonds: The City shall have the right to require the Contractor to furnish performance and payment bonds for the full amount of the Contract price. The Contractor shall furnish, by a surety and in a form satisfactory to the City, such bonds to the City, prior to the start of Contractor's work, covering the performance of the Contractor and the payment of all obligations arising hereunder. The nature and extent of any such required bond(s) shall be included in the request for bids or proposals. The Contractor, upon receipt of the bonds and invoice from the surety, shall pay for the cost of said bonds. Additional bond premium costs due to modifications to this contract, shall be included in the modification amount submitted by Contractor, and paid by Contractor.

13. Waiver of Subrogation: To the extent permitted by law, Contractor hereby releases the City of Cedar Falls, Iowa, its elected and appointed officials, its directors, employees, agents and volunteers working on behalf of the City of Cedar Falls, Iowa, from and against any and all liability or responsibility to the Contractor or anyone claiming through or under the Contractor by way of subrogation or otherwise, for any loss or damage to property caused by fire or any other casualty and for any loss due to bodily injury to Contractor's employees. This provision shall be applicable and in full force and effect only with respect to loss or damage occurring during the time of this contract or arising out of the work performed under this contract. The Contractor's policies of insurance shall contain a clause or endorsement to the effect that such release shall not adversely affect or impair such policies or prejudice the right of the Contractor to recover thereunder.

Completion Checklist

- Certificate of Liability Insurance (2 pages)
- Designated Construction Project(s) General Aggregate Limit CG 25 03 03 97 (2 pages)
- Additional Insured CG 20 10 07 04
- Additional Insured CG 20 37 07 04
- Governmental Immunities Endorsement

ATTACHMENT 1 – INSURANCE SCHEDULE

General Liability (Occurrence Form Only):

Commercial General Liability	
General Aggregate	\$2,000,000
Products-Completed Operations Aggregate Limit	\$2,000,000
Personal and Advertising Injury Limit	\$1,000,000
Each Occurrence Limit	\$1,000,000
Fire Damage Limit (any one occurrence)	\$ 50,000
Medical Payments	\$ 5,000

Automobile: *(Combined Single Limit)* \$1,000,000
 If the Contractor does not own any vehicles, coverage is required on non-owned and hired vehicles.

Standard Workers Compensation

Statutory for Coverage A	
Employers Liability:	
Each Accident	\$ 500,000
Each Employee – Disease	\$ 500,000
Policy Limit – Disease	\$ 500,000

Umbrella: \$3,000,000
 The Umbrella/Excess Insurance shall be written on a per occurrence basis and if the Umbrella/Excess is not written on a follow form basis it shall have the same endorsements as required of the primary policy(ies).

Errors & Omissions: \$1,000,000

**CITY OF CEDAR FALLS, IOWA
ADDITIONAL INSURED ENDORSEMENT**

The City of Cedar Falls, Iowa, 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, including ongoing operations CG 2010 07 04 or equivalent, and completed operations CG 2037 07 04 or equivalent. See Specimens.

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 ENDORSEMENT
(For use when including the City as an Additional Insured)**

1. Nonwaiver of Government Immunity. The insurance carrier expressly agrees and states that the purchase of this policy and the including of the City of Cedar Falls, Iowa as an Additional Insured does not waive any of the defenses of governmental immunity available to the City of Cedar Falls, Iowa 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 Government Immunity. The City of Cedar Falls, Iowa 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 City of Cedar Falls, Iowa.
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 City of Cedar Falls, Iowa 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 City of Cedar Falls, Iowa.
5. No Other Change in Policy. The insurance carrier and the City of Cedar Falls, Iowa agree that the above preservation of governmental immunities shall not otherwise change or alter the coverage available under the policy.

CANCELLATION AND MATERIAL CHANGES ENDORSEMENT

Thirty (30) days Advance Written Notice of Cancellation, Non-Renewal, Reduction in coverage and/or limits and ten (10) days written notice of non-payment of premium shall be sent to: Risk Management Office, City of Cedar Falls, City Hall, 220 Clay Street, Cedar Falls, Iowa 50613. This endorsement supersedes the standard cancellation statement on the Certificate of Insurance to which this endorsement is attached. Contractor agrees to furnish the City with 30 days advance written notice of cancellation, non-renewal, reduction in coverage and/or limits, and 10 days advance written notice of non-payment of premium.



CERTIFICATE OF LIABILITY INSURANCE

DATE (M) **Item 38.**
11/02/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Insurance Partners, LLC dba: Frinell Risk Advisors PO Box 699 Lake Oswego OR 97034-0066		CONTACT NAME: Mason Kimmel, RCLS PHONE (A/C, No, Ext): (503) 210-2300 FAX (A/C, No): (503) 210-2323 E-MAIL ADDRESS: mkimmel@frinellrisk.com	
INSURED Routeware, Inc. 16525 SW 72nd Ave Portland OR 97224		INSURER(S) AFFORDING COVERAGE INSURER A: Atlantic Specialty Insurance Company INSURER B: Allmerica Financial Benefit INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 41840	

COVERAGES **CERTIFICATE NUMBER:** 2021-22 Master **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			7110172170001	08/18/2021	08/18/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			7110172170001	08/18/2021	08/18/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 5,000			7110172170001	08/18/2021	08/18/2022	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	W22H464456	01/16/2021	01/16/2022	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	E&O (Cyber Tech)			7600108530000	03/01/2021	03/01/2022	Each Wrongful Act \$ 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Certificate issued as proof of coverage.

CERTIFICATE HOLDER **Client Copy**	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	--

CG 25 03 03 97

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DESIGNATED CONSTRUCTION PROJECT(S) GENERAL AGGREGATE LIMIT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Designated Construction Projects:

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

A. For all sums which the insured becomes legally obligated to pay as damages caused by "occurrences" under **COVERAGE A (SECTION I)**, and for all medical expenses caused by accidents under **COVERAGE C (SECTION I)**, which can be attributed only to ongoing operations at a single designated construction project shown in the Schedule above:

1. A separate Designated Construction Project General Aggregate Limit applies to each designated construction project, and that limit is equal to the amount of the General Aggregate Limit shown in the Declarations.
2. The Designated Construction Project General Aggregate Limit is the most we will pay for the sum of all damages under **COVERAGE A**, except damages because of "bodily injury" or "property damage" included in the "products-completed operations hazard", and for medical expenses under **COVERAGE C** regardless of the number of:
 - a. Insureds;
 - b. Claims made or "suits" brought; or
 - c. Persons or organizations making claims or bringing "suits".
3. Any payments made under **COVERAGE A** for damages or under **COVERAGE C** for medical expenses shall reduce the Designated Construction Project General Aggregate Limit for that designated construction project. Such payments shall not reduce the General Aggregate Limit shown in the Declarations nor shall they reduce any other

Designated Construction Project General Aggregate Limit for any other designated construction project shown in the Schedule above.

4. The limits shown in the Declarations for Each Occurrence, Fire Damage and Medical Expense continue to apply. However, instead of being subject to the General Aggregate Limit shown in the Declarations, such limits will be subject to the applicable Designated Construction Project General Aggregate Limit.
- B.** For all sums which the insured becomes legally obligated to pay as damages caused by "occurrences" under **COVERAGE A (SECTION I)**, and for all medical expenses caused by accidents under **COVERAGE C (SECTION I)**, which cannot be attributed only to ongoing operations at a single designated construction project shown in the Schedule above:
1. Any payments made under **COVERAGE A** for damages or under **COVERAGE C** for medical expenses shall reduce the amount available under the General Aggregate Limit or the Products-Completed Operations Aggregate Limit, whichever is applicable; and
 2. Such payments shall not reduce any Designated Construction Project General Aggregate Limit.

CG 25 03 03 97

- C.** When coverage for liability arising out of the "products-completed operations hazard" is provided, any payments for damages because of "bodily injury" or "property damage" included in the "products-completed operations hazard" will reduce the Products-Completed Operations Aggregate Limit, and not reduce the General Aggregate Limit nor the Designated Construction Project General Aggregate Limit.
- D.** If the applicable designated construction project has been abandoned, delayed, or abandoned and then restarted, or if the authorized contracting parties deviate from plans, blueprints, designs, specifications or timetables, the project will still be deemed to be the same construction project.
- E.** The provisions of Limits Of Insurance (SECTION III) not otherwise modified by this endorsement shall continue to apply as stipulated.

Copyright, Insurance Services Office, Inc., 1996

POLICY NUMBER:

COMMERCIAL GENERAL LIABILITY
CG 20 10 07 04

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED – OWNERS, LESSEES OR
CONTRACTORS – SCHEDULED PERSON OR
ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):
Location(s) Of Covered Operations
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

- A. Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:
1. Your acts or omissions; or
 2. The acts or omissions of those acting on your behalf;

- in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.
- B.** With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:
- This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

All terms and conditions of this policy apply unless modified by this endorsement.

POLICY NUMBER:

COMMERCIAL GENERAL LIABILITY
CG 20 37 07 04

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED – OWNERS, LESSEES OR
CONTRACTORS – COMPLETED OPERATIONS**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):
Location And Description Of Completed Operations
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at

the location designated and described in the schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

All terms and conditions of this policy apply unless modified by this endorsement.

EXHIBIT C

CLOUD HOSTING SERVICE LEVEL AGREEMENT

1. DEFINITIONS

The definitions of terms set forth in the Order and the MSLA are incorporated herein by reference. In addition, the following terms shall have the following meanings:

“Access Credentials” means any user name, identification number, password, license or security key, security token, PIN or other security code, method, technology or device used, alone or in combination, to verify an individual’s identity and authorization to access and use Company Cloud Hosting.

“Customer Data” means information, data and other content, in any form or medium, that is collected, downloaded or otherwise received, directly or indirectly, from Customer by or through Company Cloud Hosting or that incorporates or is derived from the processing of such information, data or content by or through Company Cloud Hosting. **“Monthly Uptime Percentage”** is calculated by subtracting from 100% the percentage of minutes during a calendar month in which Company Cloud Hosting was in the state of **“Region Unavailable.”** Monthly Uptime Percentage measurements exclude downtime resulting directly or indirectly from any Company Cloud Hosting SLA Exclusion (defined below).

“Region Unavailable” and **“Region Unavailability”** mean that the Company Cloud Hosted Service is **“Unavailable”** to Customer.

“Company Cloud Hosting” shall mean the provision by Company of hosting services of Software, as described in the Order and more fully defined in this Cloud Hosting SLA.

“Company Cloud Hosting SLA Exclusions” has the meaning set forth in Section 5.

“Service Commitment” has the meaning set forth in Section 2.

“Service Credit” means a dollar credit, calculated as set forth in Section 4, that Company may credit back to an eligible account.

“Unavailable” and **“Unavailability”** means when Customer has no connectivity to its Company Cloud Hosted Service.

2. **SERVICE COMMITMENT.** Company will use commercially reasonable efforts to make Company Cloud Hosting available with a Monthly Uptime Percentage of at least 99.5%. (the **“Service Commitment”**). In the event Company Cloud Hosting does not meet the Service Commitment, Customer will be eligible to receive a Service Credit as described below. Company may use the services of a third-party cloud hosting service to perform services hereunder.

3. **SERVICE COMMITMENTS AND SERVICE CREDITS.** Service Credits are calculated as a percentage of the total charges paid by Customer (excluding one-time payments) for Company Cloud Hosting for the monthly billing cycle in which the Unavailability occurred in accordance with the following schedule:

Monthly Uptime Percentage	Service Credit Percentage
Less than 99.95% but equal to or greater than 99.0%	5%
Less than 99.0%	15%

Company will apply any Service Credits only against future Company Cloud Hosting payments otherwise from Customer. Service Credits will not entitle Customer to any refund or other payment from Company. A Service Credit will be applicable and issued only if the credit amount for the applicable monthly billing cycle is greater than one dollar (\$1 USD). Unless otherwise provided in the Agreement, Customer's sole and exclusive remedy for any unavailability, non-performance, or other failure by Company to provide Company Cloud Hosting is the receipt of a Service Credit (if eligible) in accordance with the terms of this Cloud Hosting SLA. Item 38.

4. **CREDIT REQUEST AND PAYMENT PROCEDURES.** To receive a Service Credit, Customer must submit a claim by email to the Support email address set forth in the Order. To be eligible, the claim must be received by Company by the 60th day after the incident occurred and must include:
1. the words "SLA Credit Request" in the subject line;
 2. the dates and times of each Unavailability incident that Customer is claiming; and
 3. Customer's request logs that document the errors and corroborate Customer's claimed outage (any confidential or sensitive information in these logs should be removed or replaced with asterisks).

If the Monthly Uptime Percentage of such request is confirmed by Company and is less than the Service Commitment, then Company will issue the Service Credit to Customer within one billing cycle following the month in which Customer's request is confirmed by Company. Customer's failure to provide the request and other information as required above will disqualify Customer from receiving a Service Credit.

5. **COMPANY CLOUD HOSTING SLA EXCLUSIONS.** The Service Commitment does not apply to any unavailability, suspension or termination of Company Cloud Hosting, or any other Company Cloud Hosting performance issues: (i) caused by factors outside of Company's reasonable control, including any force majeure event, Internet access or related problems beyond the demarcation point of Company Cloud Hosting or downtime cause by any non-Routeware servers or outside providers; (ii) that result from Customer's equipment, software or other technology and/or third party equipment, software or other technology, such as, for example, billing systems, customer records management systems, 311 systems, and route management systems, but excluding third party equipment within Company's direct control; (iii) that result from any scheduled maintenance or security-related reasons; or (iv) arising from our suspension and termination of Customer's right to use Company Cloud Hosting in accordance with the Agreement (collectively, the "Company Cloud Hosting SLA Exclusions").
6. **SECURITY AND CUSTOMER DATA.** Customer Data is owned exclusively by Customer. Company will make commercially reasonable efforts to ensure the privacy and security of Customer Data by utilizing industry standard practices, including data encryption and password protection, and by making regular scheduled data backups. Customer shall employ all physical, administrative and technical controls, screening and security procedures and other safeguards necessary to: (a) securely administer the distribution and use of all Access Credentials and protect against any unauthorized access to or use of Company Cloud Hosting; and (b) control the content and use of Customer Data, including the uploading or other provision of Customer Data. **NOTWITHSTANDING ANYTHING HEREIN APPARENTLY TO THE CONTRARY, COMPANY HAS NO OBLIGATION OR LIABILITY FOR ANY LOSS, ALTERATION, DESTRUCTION, DAMAGE, CORRUPTION OR RECOVERY OF CUSTOMER DATA.**

SUPPORT PLAN TERMS & CONDITIONS

1. DEFINITIONS

The definitions of terms set forth in the Order and the MSLA are incorporated herein by reference. In addition, the following terms shall have the following meanings:

“EOL” has the meaning set forth in Section 2.5.

“Order” means the Order to which this Support Plan and any other Incorporated Agreements are incorporated by reference.

“Reinstatement Fee” has the meaning set forth in Section 3.2.

“Company Rates” has the meaning set forth in Section 2.6.

“Officeware” means all server-based or desktop-based, Software that is provided to Customer by Company, whether installed at Customer’s site, hosted by Company or cloud-hosted, other than Truckware.

“Support” and “Support Plan” each mean all items designated as “Support” in the Order and includes Technical Support and Updates.

“Support Plan Commencement Date” has the meaning set forth in Section 2.1.

“Support Plan Period” means the term period listed on the Order, and any period of renewal (which shall be automatically renewing periods equivalent in length to the period listed on the Order), or if no such period is stated on the Order, for automatically renewing periods of one (1) year started from the Support Plan Commencement Date.

“Supported Third-Party Environment” has the meaning in Section 2.5.

“Technical Support” has the meaning set forth in Section 3.3.

“Truckware” means all Software that operates on hardware that is integrated into the Customer’s vehicle fleet, whether such hardware is sold by Company or certified and approved by Company in writing.

“Updates” has the meaning set forth in Section 3.4.

2. COMMENCEMENT AND BILLING

2.1 Plan Commencement. Support Plans commence the first day of the month following installation of hardware in the first vehicle of the Customer’s fleet or first access to the Truckware/Officeware or ninety (90) days after execution of the Order, whichever comes first. (the “Support Plan Commencement Date”).

2.2 Invoices. Support Plan Fees may be invoiced prior to, on, or after the Support Plan Commencement Date. Unless otherwise stated in the Order, Customer will pay all invoiced Fees in the currency set forth in the Order on the later of the Support Plan Commencement Date or within thirty (30) days following the invoice date. Any Fee not paid when due will bear a late payment charge of 5 % per annum until the date paid, or such lower rate as allowed by applicable law. All Fees are non-refundable. In the event of non-payment by Customer of any Fees, Company may, at its option, suspend Support, or continue to provide all or part of the Support Plan at then-applicable Company Rates, in either case until such time as the Customer’s account is paid in full. If Company elects to suspend Support, in order to resume such Support, Company may, in its sole discretion, require payment by Customer of Reinstatement Fees.

2.3 Plan Duration. The Support Plan will continue in force for the Support Plan Period, subject to either party electing against renewal by notifying the other party in writing at least ninety (90) days prior to the end of the then-current Support Plan Period.

2.4 Billing. Unless otherwise stated in an Order, Customer may pay for an entire year of Support up front, or quarterly.

2.5 Third Party Vendor-Supported Third-Party Environment. Customer must remain on a Com certified and supported third party application, hardware platform, framework, database, and/or operating system configuration (“Supported Third-Party Environment”) to receive any Support. Customer may be required to upgrade to a current Supported Third-Party Environment to continue receiving Support. In the event of Customer’s failure to remain on a Supported Third-Party Environment, Company may, at its option, suspend Support, or continue to provide all or part of the Support Plan at Company’s then-applicable time and materials rates, in either case until such time as the Customer is on a Supported Third-Party Environment. Support Plans are not available on any hardware that Company has, in its sole discretion, declared as end-of-life (“EOL”).

2.6 Time and Materials Rates. Company maintains a schedule of time and materials rates and spare-parts pricing, which Company may, in its sole discretion, revise and update from time to time (“Company Rates”). Any billing for time and materials or spare parts outside the scope of purchased Support will be at then-current Company Rates.

2.7 Customer Obligations. In the event Customer hosts the Software or it is installed on Customer’s computers, Customer shall install any new versions or updates provided by Company as soon as reasonably practical. Should Customer fall more than six (6) months behind in the installation of versions and/or updates, then Company may require Customer to install all versions and updates and may refuse to provide any Support until such installation is complete, but Customer’s obligation to pay Fees will continue.

3. SUPPORT PLAN

3.1. Coverage. A Support Plan covers all Software (e.g. Truckware and Officeware) and Hardware purchased or licensed by Customer from Company (excluding any Software or Hardware that has reached EOL). It includes the provision of Technical Support and Updates. Customers who do not have a Support Plan in place will not have access to the listed coverages, until reinstatement.

3.2. Reinstatement. Should Customer decide to add Support following a period in which a Support Plan was not in place, in addition to paying applicable Fees for such Support, Customer will be required to pay Company the lesser of (a) a fee covering the lapse period (prorated daily) at a price equal to 150% of Company’s Support Plan pricing in effect at the time of reinstatement or (b) the then-current cost of a new License (a “Reinstatement Fee”).

3.3. Technical Support. A Software Support Plan includes technical support by phone and email, as more fully described in the Order, Appendix 1 to the Order and this Section 3.3 (“Technical Support”). Any Technical Support outside of time frames set forth in the Order and Appendix 1 to the Order is subject to Company discretion and will be further subject to an additional charge at then-current Company Rates. Any on-site support will require a professional services engagement, as documented in a statement of work.

Technical Support may also include the following:

- Certification with third-party products/versions
- Assistance with service requests during published support hours
- Access to on-line support
- A diagnosis of problems or issues of the supported Software

3.4. Updates. A Software Support Plan includes the provision of updates, as more fully described in this Section 3.4 (“Updates”). Updates are defined as a subsequent release of Software which Company generally makes available to its customers who have purchased a Support Plan. Updates typically include bug fixes, patches, and feature enhancements. Updates typically do not include any new functionality that constitutes a new product (which is so designated at Company’s sole discretion) for which Company charges a separate fee. Updates are provided as and when available (as determined by Company) and may not include all previously

available supported features. Company develops Updates in its discretion and has no obligation to deliver any specific feature or functionality. Updates are made available by delivery (which may be subject to a shipping and handling charge) or by download, in Company's discretion. If delivered, Customer will receive one copy for each supported operating system for which Software licenses were ordered. Customer shall be responsible for copying, downloading, and installing any Updates. Updates are subject to the terms and conditions of the Agreement and are covered by the same license as the Software to which the Updates pertain.

3.5. Customer Obligations. Software Support is conditioned on Customer doing the following: (a) using commercially reasonable efforts to provide Company with the necessary access (e.g., access to server files, log files, application software or database extracts) required to provide Software Support; (b) designating and identifying by name, phone number, e-mail address, and other appropriate contact methods, Customer contacts, whom shall be the only personnel authorized to communicate with Company regarding Software Support; (c) applying all Updates, bug fixes, critical patches and configuration recommendations according to Company's instructions promptly following delivery; and (d) providing Company with remote online access via the Internet to all Hardware (including all on-board units), Software and servers for the purposes of troubleshooting, general assistance, and verification of compliance with licensing terms.

3.6. Exclusions. Company is not obligated to provide Support Services when: (a) Company products have been changed, modified or damaged by anyone other than Company; (b) the issue is caused by Customer negligence or misuse of software or hardware, or other causes outside of Company's control; (c) the issue is caused by third party hardware or software, or by Customer network infrastructure; or (d) Customer's Company products are EOL or are otherwise not currently supported, as determined by Company's announced policies.

NONDISCLOSURE AGREEMENT

THIS NONDISCLOSURE AGREEMENT ("**Agreement**") is made and entered into as of 2021 ("Effective Date"), by and among Routeware, Inc., a Delaware corporation located at 16525 SW 72nd Avenue, Portland, OR 97224 ("**Routeware**"), and _____, a(n) _____ located at _____ (the "**Second Party**").

AGREEMENT

1. **Definitions.** For purposes of this Agreement, "**Recipient**" shall mean the party that receives or obtains Confidential Information, "**Discloser**" shall mean the party that discloses or provides Confidential Information, and "**Confidential Information**" shall mean all information in any form concerning the Discloser that is obtained by the Recipient during the course of the discussions, including but not limited to technical know-how, patent applications, customer and supplier lists, product roadmaps, concepts, ideas, methods and procedures of operations, and marketing and financial information and which the Discloser, in the case of tangible disclosures, marks as "Confidential" or with a similar legend or, in the case of oral, visual or audio disclosures, designates as confidential at the time of disclosure; provided, however, that regardless of whether so marked or designated, any information which the Recipient has reason to know is confidential or proprietary of the Discloser shall be deemed Confidential Information of the Discloser.
2. **Protection of Confidential Information.** For a period of five (5) years from the date of receipt, the Recipient:
 - a. shall maintain Confidential Information in confidence, shall not disclose Confidential Information, or any portion thereof, to any third party, and shall protect Confidential Information with at least the same degree of care as the Recipient uses in maintaining as secret its own confidential and proprietary information, but in no case less than a reasonable degree of care;
 - b. shall restrict disclosure of Confidential Information solely to employees of the Recipient or Recipient's affiliated companies having a need to know such Confidential Information;
 - c. shall advise each such employee, before he or she receives access to such Confidential Information of the obligations of the Recipient under this Agreement; and
 - d. shall use Confidential Information received from the Discloser only for purposes of its internal evaluation of the potential transaction between Routeware and Second Party.
3. This Agreement imposes no obligation on the Recipient with respect to any portion of Confidential Information which the Recipient can demonstrate through written or other tangible proof:
 - a. was generally available to the public prior to Discloser's first disclosure thereto to Recipient or subsequently becomes generally available to the public through no fault of the Recipient;
 - b. was in Recipient's possession prior to receipt from Discloser and not acquired directly or indirectly from Discloser;
 - c. is lawfully received by the Recipient from a third party not directly or indirectly associated with Discloser and having no obligation of confidentiality with respect thereto;
 - d. is disclosed to third parties without obligation of confidentiality with the prior written consent of Discloser; or
 - e. is independently developed by Recipient without benefit of Confidential Information.
4. **Required Disclosures.** If Recipient becomes subject to an order that requires Recipient to disclose Confidential Information, Recipient will, to the extent permitted by law: (a) promptly notify Discloser of the order's terms and the circumstances surrounding its issuance; (b) consult in good faith with Discloser regarding possible responses to the order and, if requested by Discloser, make best efforts to narrow the order's scope, obtain a protective order from the court, or produce documents to the court or government body under seal with appropriate instructions regarding preservation of the information's confidentiality; and (c) if disclosure is required to prevent Recipient from being subjected to contempt sanctions or other penalties, disclose only the Confidential Information that, in the opinion of counsel reasonably satisfactory to Discloser, is legally required to be disclosed, consistent with a reasonable interpretation of the order.
5. **Ownership and Return of Confidential Information.** All tangible information, including without limitation documentation, drawings and specifications furnished hereunder shall remain the property of the Discloser. Within thirty (30) days following request by the Discloser, the Recipient shall deliver to the Discloser any tangible information submitted by the other party hereunder, and either deliver, or destroy with a certificate attesting to such destruction by an officer of the Recipient, all copies, notes, diagrams, computer memory media and other materials prepared or created by the Recipient containing any portion of Confidential Information.

- 6. **No Licenses Granted.** Except as expressly provided herein, this Agreement shall not be construed as granting or conferring, either expressly or impliedly, any rights or licenses with respect to Confidential Information, or any intellectual property rights relating thereto. Confidential Information shall remain the sole property of the Discloser. Neither this Agreement nor the disclosure of any Confidential Information hereunder shall result in any obligation on the part of Second Party or Routeware to enter into any further agreement with the other, with respect to the subject matter hereof or otherwise, to license or sell any technology products or services to or license or purchase any technology products or services from the other, or to require any party to disclose any particular Confidential Information. Nothing in this Agreement creates or shall be deemed to create any employment, joint venture, or agency between the parties.
- 7. **Term.** This Agreement shall become effective as of the Effective Date and shall expire one (1) year thereafter, unless extended by the mutual agreement of Second Party and Routeware or terminated sooner by the mutual agreement of Second Party and Routeware. Expiration or termination of this Agreement shall not relieve the parties of any obligations set forth herein with respect to Confidential Information received under this Agreement prior to its expiration or termination, and all such obligation shall continue in accordance with the terms of this Agreement.
- 8. **Disclaimer.** SECOND PARTY AND ROUTEWARE DO NOT MAKE ANY REPRESENTATION, EXPRESS OR IMPLIED, WITH RESPECT TO, OR WARRANT ANY INFORMATION PROVIDED UNDER THIS AGREEMENT.
- 9. **Remedies.** In the event of a breach or threatened breach of this Agreement by either party, the other party, in addition to any other rights and remedies available to it at law or in equity, shall be entitled to seek preliminary and final injunctions, enjoining and restraining such breach or threatened breach or intended breach.
- 10. **Export.** The Recipient shall not export, directly or indirectly, any technical data acquired from the Discloser or any product utilizing any such data to any country for which the U.S. Government or any agency thereof at the time of export requires an export license or other governmental approval, without first obtaining such license or approval.
- 11. **Assignment.** Neither party may assign this Agreement or any rights or duties hereunder without the prior written consent of the other party and any attempted assignment without such consent shall be void, except that either party shall be entitled to assign this Agreement to a successor in interest who obtains all or substantially all of the assigning party's business and assets as a part of a merger, sale of assets, sale of stock, operation of law or otherwise. Subject to the foregoing, this Agreement shall be binding upon both parties, and their respective successors and assigns.
- 12. **Governing Law.** The validity, construction and performance of this Agreement shall be governed by the laws of the State of Oregon, without giving effect to the principles of conflicts of laws. All suits and proceedings between the parties must be brought in the state and federal courts for Washington County, Oregon. In the event of invalidity or unenforceability of any provision of this Agreement, such invalidity or unenforceability shall not affect the remaining provisions of this Agreement.
- 13. **Entire Agreement.** This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes any prior confidential disclosure agreements, written or oral communications, representations, undertakings or understandings between the parties with respect to the subject hereof. Any additions or modifications to this Agreement must be in writing and signed by both parties.

IN WITNESS WHEREOF, intending to be legally bound, each party has caused this Nondisclosure Agreement to be executed by its duly authorized representative.

ROUTEWARE, INC.

SECOND PARTY

By: _____

By: _____

Name: David Arnold

Name: _____

Title: CFO

Title: _____

**DEPARTMENT OF PUBLIC WORKS**

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

MEMORANDUM
Engineering Division

TO: Honorable Mayor Robert M Green and City Council

FROM: David Wicke, PE, City Engineer

DATE: November 9, 2021

SUBJECT: Professional Services Agreement, AECOM Technical Services, Inc.
Cedar Heights Area Street Reconstruction Project
City Project Number: RC-000-3230

Please find attached the Professional Services Agreement between the City of Cedar Falls and AECOM Technical Services, Inc. which outlines the scope of services and costs for the Cedar Heights Area Street Reconstruction Project.

This agreement provides for the design services for the reconstruction of W. Ridgewood Drive and Timber Drive and includes improvements to storm water, sanitary sewer and water mains.

The enclosed Professional Services Agreement includes the services for the Cedar Heights Area Street Reconstruction Project. Compensation for the services shall be on an hourly basis and shall not exceed the total amount of \$114,000.

This project is currently programmed in the CIP as part of the Annual Street Repair Program and is to be constructed in FY 2022/23. Programmed funds include Local Option Sales Tax, Street Construction Fund, Sanitary Sewer Rental Funds, and General Obligation Bonds.

The Department of Public Works, Engineering Division requests your consideration and approval of this Professional Services Agreement with AECOM Technical Services, Inc. for the Cedar Heights Area Street Reconstruction Project.

If you have any questions or comments, feel free to contact me.

xc: Chase Schrage, Director of Public Works



DEPARTMENT OF PUBLIC WORKS

ENGINEERING DIVISION
220 CLAY STREET
319-268-5161
FAX 319-268-5197

OPERATIONS & MAINTENANCE DIVISION
2200 TECHNOLOGY PKWY
319-273-8629
FAX 319-273-8632

WATER RECLAMATION DIVISION
501 E. 4TH STREET
319-273-8633
FAX 319-268-5566

PROFESSIONAL SERVICE AGREEMENT

**CITY OF CEDAR FALLS, IOWA
CEDAR HEIGHTS AREA STREET RECONSTRUCTION
CITY PROJECT NUMBER: RC-000-3230**

This Agreement is made and entered by and between AECOM Technical Services, Inc., a California corporation, hereinafter referred to as "CONSULTANT" and City of Cedar Falls, 220 Clay Street, Cedar Falls, Iowa, hereinafter referred to as "CLIENT."

IN CONSIDERATION of the covenants hereinafter set forth, the parties hereto mutually agree as follows:

I. SCOPE OF SERVICES

CONSULTANT shall perform professional Services (the "Services") in connection with CLIENT's facilities in accordance with the Scope of Services set forth in Exhibit A attached hereto.

II. CONSULTANT'S RESPONSIBILITIES

CONSULTANT shall, subject to the terms and provisions of this Agreement:

- (a) Appoint one or more individuals who shall be authorized to act on behalf of CONSULTANT and with whom CLIENT may consult at all reasonable times, and whose instructions, requests, and decisions will be binding upon CONSULTANT as to all matters pertaining to this Agreement and the performance of the parties hereunder.
- (b) Use all reasonable efforts to complete the Services within the time period mutually agreed upon, except for reasons beyond its control, as set forth in Exhibit A.
- (c) Perform the Services in accordance with generally accepted professional engineering standards in existence at the time of performance of the Services. If during the two year period following the completion of Services, it is shown that there is an error in the Services solely as a result of CONSULTANT's failure to meet these standards, CONSULTANT shall re-perform such substandard Services as may be necessary to remedy such error at no cost to CLIENT. Since CONSULTANT has no control over local conditions, the cost of labor and materials, or over competitive bidding and market conditions, CONSULTANT does not guarantee the accuracy of any construction cost estimates as compared to contractor's bids or the actual cost to the CLIENT. CONSULTANT makes no other warranties either express or implied and the parties' rights, liabilities, responsibilities and remedies with respect to the quality of Services, including claims alleging negligence, breach of warranty and breach of contract, shall be exclusively those set forth herein.
- (d) CONSULTANT shall, if requested in writing by CLIENT, for the protection of CLIENT, require from all vendors and subcontractors from which CONSULTANT procures equipment, materials or services for the project, guarantees with respect to such equipment, materials

and services. All such guarantees shall be made available to CLIENT to the full extent of the terms thereof. CONSULTANT's liability with respect to such equipment, and materials obtained from vendors or services from subcontractors, shall be limited to procuring guarantees from such vendors or subcontractors and rendering all reasonable assistance to CLIENT for the purpose of enforcing the same.

- (e) CONSULTANT will be providing estimates of costs to the CLIENT covering an extended period of time. CONSULTANT does not have control over any such costs, including, but not limited to, costs of labor, material, equipment or services furnished by others or over competitive bidding, marketing or negotiating conditions, or construction contractors' methods of determining their prices. Accordingly, it is acknowledged and understood that any estimates, projections or opinions of probable project costs provided herein by CONSULTANT are estimates only, made on the basis of CONSULTANT's experience and represent CONSULTANT's reasonable judgment as a qualified professional. CONSULTANT does not guarantee that proposals, bids or actual project costs will not vary from the opinions of probable costs prepared by CONSULTANT, and the CLIENT waives any and all claims that it may have against CONSULTANT as a result of any such variance.

III. **CLIENT'S RESPONSIBILITIES**

CLIENT shall at such times as may be required for the successful and expeditious completion of the Services:

- (a) Provide all criteria and information as to CLIENT's requirements; obtain all necessary approvals and permits required from all governmental authorities having jurisdiction over the project; and designate a person with authority to act on CLIENT's behalf on all matters concerning the Services.
- (b) Furnish to CONSULTANT all existing studies, reports and other available data pertinent to the Services, and obtain additional reports, data and services as may be required for the project. CONSULTANT shall be entitled to rely upon all such information, data and the results of such other services in performing its Services hereunder.

IV. **INSURANCE REQUIREMENTS FOR CONTRACTORS FOR THE CITY OF CEDAR FALLS**

The provisions of the document entitled, "Insurance Requirements for Contractors for the City of Cedar Falls," dated December 13, 2011 as revised January 31, 2017 consisting of 11 pages, which are attached hereto, marked Exhibit B, are hereby made a part of this Agreement as if set out word for word herein.

CONSULTANT shall furnish to CLIENT a certificate or certificates of insurance containing all coverages, endorsements and other provisions required by the Insurance Requirements set forth in Exhibit B. In the event of any conflict between the provisions of Exhibit B and the other terms of this Agreement, the provisions of Exhibit B shall control.

CONSULTANT shall obtain and maintain an insurance policy or policies that meet the provisions set out in the Insurance Requirements for Contractors for the City of Cedar Falls, attached hereto and marked Exhibit B.

V. **STANDARD TERMS AND CONDITIONS FOR CONTRACTS BETWEEN CONTRACTORS WHO PERFORM PROFESSIONAL SERVICES AND THE CITY OF CEDAR FALLS**

The provisions of the documents entitled "Standard Terms and Conditions for Contracts Between Contractors Who Perform Professional Services and the City of Cedar Falls," consisting of two pages are incorporated into this Agreement by the Client and attached as Exhibit C.

VI. COMPENSATION AND TERMS OF PAYMENT

Compensation for the services shall be on an hourly basis in accordance with the hourly fees and other direct expenses in effect at the time the services are performed. Total compensation is a not-to-exceed fee of One Hundred Fourteen Thousand Dollars (\$114,000.00) as shown below and will not be exceeded without authorization from the Client.

<u>Division I</u>	
Roadway Design Services	\$ 65,200.00
<u>Division II</u>	
Sanitary Sewer Extension Design Services.....	26,500.00
<u>Division III</u>	
Water Main Design Services.....	<u>22,300.00</u>
Total	<u>\$114,000.00</u>

CONSULTANT may bill the CLIENT monthly for services completed at the time of billing. CLIENT agrees to pay CONSULTANT the full amount of such invoice within thirty (30) days after receipt thereof. In the event CLIENT disputes any invoice item, CLIENT shall give CONSULTANT written notice of such disputed item within ten (10) days after receipt of invoice and shall pay to CONSULTANT the undisputed portion of the invoice according to the provisions hereof. CLIENT agrees to abide by any applicable statutory prompt pay provisions currently in effect.

VII. TERMINATION

CLIENT may, with or without cause, terminate the Services at any time upon fourteen (14) days written notice to CONSULTANT. The obligation to provide further Services under this Agreement may be terminated by either party upon fourteen (14) days' written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party, providing such defaulting party has not cured such failure, or, in the event of a non-monetary default, commenced reasonable actions to cure such failure. In either case, CONSULTANT will be paid for all expenses incurred and Services rendered to the date of the termination in accordance with compensation terms of Article VI.

VIII. OWNERSHIP OF DOCUMENTS

- (a) Sealed original drawings, specifications, final project specific calculations and other instruments of service which CONSULTANT prepares and delivers to CLIENT pursuant to this Agreement shall become the property of CLIENT when CONSULTANT has been compensated for Services rendered. CLIENT shall have the right to use such instruments of service solely for the purpose of the construction, operation and maintenance of the Facilities. Nothing contained in this paragraph shall be construed as limiting or depriving CONSULTANT of its rights to use its basic knowledge and skills to design or carry out other projects or work for itself or others, whether or not such other projects or work are similar to the work to be performed pursuant to this Agreement. CONSULTANT shall not be liable for any unauthorized reuse or modification of its work product.
- (b) Any files delivered in electronic medium may not work on systems and software different than those with which they were originally produced and CONSULTANT makes no warranty as to the compatibility of these files with any other system or software. Because of the potential degradation of electronic medium over time, in the event of a conflict between the sealed original drawings and the electronic files, the sealed drawings will govern.

IX. MEANS AND METHODS

- (a) CONSULTANT shall not have control or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety measures and programs including enforcement of Federal and State safety requirements, in connection with construction work performed by CLIENT's construction contractors. Nor shall CONSULTANT be responsible for the supervision of CLIENT's construction contractors, subcontractors or of any of their employees, agents and representatives of such contractors; or for inspecting machinery, construction equipment and tools used and employed by contractors and subcontractors on CLIENT's construction projects and shall not have the right to stop or reject work without the thorough evaluation and approval of the CLIENT. In no event shall CONSULTANT be liable for the acts or omissions of CLIENT's construction contractors, subcontractors or any persons or entities performing any of the construction work, or for the failure of any of them to carry out construction work under contracts with CLIENT.

X. INDEPENDENT CONTRACTOR

CONSULTANT shall be an independent contractor with respect to the Services to be performed hereunder. Neither CONSULTANT nor its subcontractors, nor the employees of either, shall be deemed to be the servants, employees, or agents of CLIENT.

XI. PRE-EXISTING CONDITIONS

Anything herein to the contrary notwithstanding, CONSULTANT shall have no legal responsibility or liability for any and all pre-existing contamination. "Pre-existing contamination" is any hazardous or toxic substance present at the site or sites concerned which was not brought onto such site or sites by CONSULTANT. CLIENT agrees to release CONSULTANT from and against any and all liability to the CLIENT which may in any manner arise in any way directly or indirectly caused by such pre-existing contamination except if such liability arises from CONSULTANT's sole negligence or willful misconduct.

CLIENT shall, at CLIENT's sole expense and risk, arrange for handling, storage, transportation, treatment and delivery for disposal of pre-existing contamination. CLIENT shall be solely responsible for obtaining a disposal site for such material. CLIENT shall look to the disposal facility and/or transporter for any responsibility or liability arising from improper disposal or transportation of such waste. CONSULTANT shall not have or exert any control over CLIENT in CLIENT's obligations or responsibilities as a generator in the storage, transportation, treatment or disposal of any pre-existing contamination. CLIENT shall complete and execute any governmentally required forms relating to regulated activities including, but not limited to generation, storage, handling, treatment, transportation, or disposal of pre-existing contamination.

For CONSULTANT's Services requiring drilling, boring, excavation or soils sampling, CLIENT shall approve selection of the contractors to perform such services, all site locations, and provide CONSULTANT with all necessary information regarding the presence of underground hazards, utilities, structures and conditions at the site.

XII. DISPUTE RESOLUTION

If a dispute arises out of, or relates to, the breach of this Agreement and if the dispute cannot be settled through negotiation, then the CONSULTANT and the CLIENT agree to submit the dispute to mediation. In the event CONSULTANT or the CLIENT desires to mediate any dispute, that party shall notify the other party in writing of the dispute desired to be mediated. If the parties are unable to resolve their differences within 10 days of the receipt of such notice, such dispute shall be submitted for mediation in accordance with the procedures and rules of the American Arbitration Association (or any successor organization) then in effect. The deadline for submitting the dispute to mediation can

be changed if the parties mutually agree in writing to extend the time between receipt of notice and submission to mediation. The expenses of the mediator shall be shared 50 percent by CONSULTANT and 50 percent by the CLIENT. This requirement to seek mediation shall be a condition required before filing an action at law or in equity. However, prior to or during the negotiations or the mediation either party may initiate litigation that would otherwise be barred by a statute of limitations, and CONSULTANT may pursue any property liens or other rights it may have to obtain security for the payment of its invoices.

This Agreement shall be governed by the laws of the State of Iowa and any action at law or other judicial proceeding arising from this Agreement shall be instituted in Black Hawk County District Court, Waterloo, Iowa.

XIII. MISCELLANEOUS

- (a) This Agreement constitutes the entire agreement between the parties hereto and supersedes any oral or written representations, understandings, proposals, or communications heretofore entered into by or on account of the parties and may not be changed, modified, or amended except in writing signed by the parties hereto. In the event of any conflict between this contract document and any of the exhibits hereto, the terms and conditions of Exhibit C shall control. In the event of any conflict among the exhibits, Exhibit C shall control.
- (b) This Agreement shall be governed by the laws of the State of Iowa.
- (c) CONSULTANT may subcontract any portion of the Services to a subcontractor approved by CLIENT. In no case shall CLIENT's approval of any subcontract relieve CONSULTANT of any of its obligations under this Agreement.
- (d) In the event CLIENT uses a purchase order form to administer this Agreement, the use of such form shall be for convenience purposes only, and any typed provision in conflict with the terms of this Agreement and all preprinted terms and conditions contained in or on such forms shall be deemed stricken and null and void.
- (e) This Agreement gives no rights or benefits to anyone other than CLIENT and CONSULTANT and does not create any third party beneficiaries to the Agreement.
- (f) Except as may be explicitly set forth above, nothing contained in this Agreement or its exhibits limits the rights and remedies, including remedies related to damages, of either party that are available to either party under the law.

IN WITNESS WHEREOF, the parties hereto have executed this agreement on the day and year written below.

APPROVED FOR CLIENT

APPROVED FOR CONSULTANT

By: _____

By:  _____

Printed Name: Robert M. Green

Printed Name: Douglas W. Schindel

Title: Mayor

Title: Associate Vice President

Date: _____

Date: November 8, 2021

**CEDAR HEIGHTS AREA STREET RECONSTRUCTION
CEDAR FALLS, IOWA
CITY PROJECT NUMBER: RC-000-3230**

EXHIBIT A

A. Project Description

The Cedar Heights Area Street Reconstruction Project will include the reconstruction of 9 streets in this area over an anticipated period of 5 years. The project will be divided into 5 phases for each year of construction.

Phase I of the project will include the reconstruction of Timber Drive from Grand Boulevard to Reserve Drive, W. Ridgewood Drive from Cherry Lane to Greenwood, and the intersection of Greenwood Avenue with W. Ridgewood Drive to the west 150 feet. This project also includes reconstruction of storm sewer on Timber Drive, culvert and outlet improvements, and sanitary sewer and water main reconstruction. The Phase I roadway project construction cost is estimated to be approximately \$650,000.00.

B. Scope of Services

The Scope of Services will encompass and include detailed work, services, materials, equipment, personnel and supplies necessary to provide preliminary and final design for the Phase I project defined above. Final plans and specifications will be prepared in a format suitable for a City of Cedar Falls letting. The Scope of Services is separated into three divisions as follows: Roadway Design Services, Sanitary Sewer Design Services, and Water Main Design Services. The Scope of Services for each Division is further defined below.

PHASE I - DESIGN SERVICES

DIVISION I - Roadway Design Services

The Scope of Services for the Roadway Design Services is further defined as follows:

Data Collection (Task 1)

The following task leads to the completion of project data collection, including review of as-built plans and utility information:

Task 1 - Data Collection

Grading, Paving, Drainage and Storm Sewer Plans (Tasks 2-22)

These tasks include developing preliminary and final plans for grading, paving, and storm sewer plans and specifications for the reconstruction of Timber Drive and W. Ridgewood Drive. Included in these tasks will be the typical cross sections, tabulations and quantities, final roadway plan and profile sheets, earthwork tabulations, intersection details, drainage, storm sewer design and tabulations, pavement markings and signing, design cross sections, construction cost estimate and technical specifications. The following specific tasks lead to the completion of the final grading, paving and drainage plans:

Task 2 - Title and Legend Sheet (A Sheet)

Task 3 - Typical Sections and Details (B Sheets)

Task 4 - Bid Items and General Notes (C Sheets)

- a. Bid Item and Quantity Listing
- b. Estimate Reference Information
- c. General Notes

Task 5 - Tabulations and Quantities (C Sheets)Task 6 - Plan and Profile Sheets (D & E Sheets)Task 7 - Geometric Layout Sheets (G Sheets)Task 8 - Right-of-Way Sheets (H Sheets)Task 9 - Construction Staging and Traffic Control Sheets (J Sheets)Task 10 - Intersection Details (L Sheets)Task 11 - Drainage DesignTask 12 - Storm Sewer Plans and Details (M Sheets)Task 13 - Signing and Pavement Markings (N Sheets)Task 14 - Removal Sheets (R Sheets)Task 15 - Earthwork Tabulation (T Sheets)Task 16 - Design Cross Sections (W Sheets)Task 17 - Erosion Control and SWPPP Plan Sheets (RC & RR Sheets)Task 18 - Quality Control ReviewTask 19 - Final RevisionsTask 20 - Construction Cost EstimateTask 21 - SpecificationsTask 22 - Field Review*Project Meetings (Task 23)*

This task includes one presentation to the Cedar Falls City Council, one public information meeting, and one meeting with stakeholders and property owners along the corridor.

Task 23 - Project Meetings (3)*Project Administration and Coordination with City of Cedar Falls/Cedar Falls Utilities (Tasks 24-29)*

These tasks include project administration and coordination throughout project development. These tasks also include preparation of permits, pre-letting activities and general project administration. The following identifies tasks leading to the completion of project administration and coordination during the design phase of the project:

Task 24 - Coordination with Private UtilitiesTask 25 - Coordination with City of Cedar FallsTask 26 - Coordination with Cedar Falls Utilities (Gas, Communication, Electric)Task 27 - Permitting (IDNR NPDES)Task 28 - Pre-Letting ActivitiesTask 29 - Project Administration**DIVISION II – Sanitary Sewer Design Services**

The Scope of Services for the Sanitary Sewer Design Services is further defined as follows:

Sanitary Sewer Design (Tasks 30-31)

These tasks include developing the preliminary and final plans for the reconstruction of the sanitary sewer and force main. It is anticipated the City will provide sanitary sewer and force main as-built plans to AECOM. Included in these tasks will be coordination with the City, sanitary sewer and force main design, tabulations of quantities, construction cost estimate and technical specifications. The sanitary sewer construction cost for this phase of the project is estimated to be \$285,000.00.

The following tasks lead to the inclusion of the final sanitary sewer and force main plans in the roadway plans:

Task 30 - Sanitary Sewer Plans, Tabulations and Details (MSA Sheets)

Task 31 - Sanitary Sewer Specifications and Notes

DIVISION III - Water Main Design Services

The Scope of Services for the Water Main Design Services is further defined as follows:

Water Main Design (Tasks 32-33)

These tasks include developing the preliminary and final plans for the water main. It is anticipated CFU will provide water main as-built plans to AECOM. Included in these tasks will be coordination with CFU, water main design, tabulations of water main, construction cost estimate and technical specifications. The water main construction cost for this phase of the project is estimated to be \$240,000.00. The following tasks lead to the inclusion of the final water main plans:

Task 32 - Water Main Plans, Tabulations and Details (MWM Sheets)

Task 33 - Water Main Specifications and Notes

Exclusions

The following items are not included in either division, but may be added by supplemental agreement:

- Environmental Review
- Landscaping Design
- Lighting Design
- Structural Design (Bridges/Box Culvert)
- Slope Stabilization (Beyond SUDAS Section 9040: Erosion and Sediment Control)
- ADA Sidewalk Design
- ROW Plats and Acquisition Services
- Wetland Delineation

PHASES II-V - DESIGN SERVICES

The Scope for the Final Design Services for these phases of design will be determined at the time the services are needed and defined under a future amendment to this Agreement.

CONSTRUCTION-RELATED SERVICES

The Scope for construction-related services will be determined at the time the services are needed and defined under a future amendment to this agreement.

EXHIBIT B

**CITY OF CEDAR FALLS, IOWA
CEDAR HEIGHTS AREA STREET RECONSTRUCTION
CITY PROJECT NUMBER: RC-000-3230**

Original 12/13/11
Revision 01/31/2017

**INSURANCE REQUIREMENTS FOR
CONTRACTORS FOR THE CITY OF CEDAR FALLS**

*** This document outlines the insurance requirements for all Contractors who perform work for the City of Cedar Falls. The term "contractor" as used in this document shall be defined as the general contractor, artisan contractor, or design contractor that will be performing work for the City of Cedar Falls under contract.

1. All policies of insurance required hereunder shall be with an insurer authorized by law to do business in Iowa. All insurance policies shall be companies satisfactory to the City and have a rating of A-, VII or better in the current A.M. Best Rating Guide.
2. All Certificates of Insurance required hereunder shall include the Cancellation & Material Change Endorsement. A copy of this endorsement is attached in Exhibit 1.
3. Contractor shall furnish a signed Certificate of Insurance to the City of Cedar Falls, Iowa for the coverage required in Exhibit 1. Such Certificates shall include copies of the following endorsements:
 - a) Commercial General Liability policy is primary and non-contributing
 - b) Commercial General Liability additional insured endorsement – See Exhibit 1
 - c) Governmental Immunities Endorsement – See Exhibit 1

Copies of additional insured endorsements, executed by an authorized representative from an Insurer duly authorized to transact business at the location of the jobsite, must be provided prior to the first payment.

Contractor shall, upon request by the City, provide Certificates of Insurance for all subcontractors and sub-sub contractors who perform work or services pursuant to the provisions of this contract.

4. Each certificate shall be submitted to the City of Cedar Falls.
5. Failure to provide minimum coverage shall not be deemed a waiver of these requirements by the City of Cedar Falls. Failure to obtain or maintain the required insurance shall be considered a material breach of this agreement.
6. Failure of the Contractor to maintain the required insurance shall constitute a default under this Contract, and at City's option, shall allow City to terminate this Contract for cause and/or purchase said insurance at Contractor's expense.
7. Contractor shall be required to carry the following minimum coverage/limits or greater, if required by law or other legal agreement; as per Exhibit 1:
 - This coverage shall be written on an occurrence, not claims made form. All deviations or exclusions from the standard ISO commercial general liability form CG 001 shall be clearly identified and shall be subject to the review and approval of the City.

- Contractor shall maintain ongoing CGL coverage for at least 2 years following substantial completion of the Work to cover liability arising from the products-completed operations hazard and liability assumed under an insured contract.
- Governmental Immunity endorsement identical or equivalent to form attached.
- Additional Insured Requirement – See Exhibit 1.

The City of Cedar Falls, including all its elected and appointed officials, all its employees, its boards, commissions and/or authorities and their board members, employees shall be named as an additional insured on General Liability Policies for all classes of contractors.

Contractors shall include coverage for the City of Cedar Falls as an additional insured including ongoing and completed operations coverage equivalent to: ISO CG 20 10 07 04* and ISO CG 20 37 07 04**

* ISO CG 20 10 07 04 “Additional Insured – Owners, Lessees or Contractors – Scheduled Person or Organization”

** ISO CG 20 37 07 04 “Additional Insured – Owners, Lessees or Contractors – Completed Operations”

8. Errors & Omissions: If the contract’s scope of services includes design work or other professional services, then Contractor shall maintain insurance coverage for errors, omissions and other negligent acts or omissions (except for intentional acts or omissions), arising out of the professional services performed by Contractor. Contractor shall maintain continuous Errors & Omissions coverage for a period commencing no later than the date of the contract, and continuing for a period of no less than 2 years from the date of completion of all work completed or services performed under the contract. The limit of liability shall not be less than \$1,000,000.

9. Separation of Insured’s Provision: If Contractor’s liability policies do not contain the standard ISO separation of insured’s provision, or a substantially similar clause, they shall be endorsed to provide cross-liability coverage.

10. Limits: By requiring the insurance as set out in this Contract, City does not represent that coverage and limits will necessarily be adequate to protect Contractor and such coverage and limits shall not be deemed as a limitation on Contractor’s liability under the indemnities provided to City in this Contract. The City will have the right at any time to require liability insurance greater than that otherwise specified in Exhibit 1. If required, the additional premium or premiums payable shall be added to the bid price.

11. Indemnification (Hold Harmless) Provision: To the fullest extent permitted by law, the Contractor agrees to defend (for all non-professional claims), indemnify, and hold harmless the City of Cedar Falls, Iowa, its elected and appointed officials, directors, employees, and agents working on behalf of the City of Cedar Falls, Iowa 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 of Cedar Falls, Iowa, its elected and appointed officials, directors, employees, and agents working on behalf of the City of Cedar Falls, Iowa, including, but not limited to, damages arising by reason of personal injury, including bodily injury or death, and property damages, 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 of Cedar Falls, Iowa pursuant to the provisions of this contract to the extent arising out of the errors, omissions or negligent acts of the Contractor, its agents, employees, subcontractors or others working on behalf of the Contractor. It is the intention of the parties that the City of Cedar Falls, Iowa, its elected and appointed officials, directors, employees, and agents working on behalf of the City of Cedar Falls, Iowa shall not be liable or in any way responsible for the injury, damage, liability, loss or expense incurred by

the Contractor, its officers, employees, subcontractors, and others affiliated with the Contractor due to accidents, mishaps, misconduct, negligence or injuries either in person or property resulting from the work and/or services performed by the Contractor pursuant to the provisions of this contract, except for and to the extent caused by the negligence of the City of Cedar Falls, Iowa.

The Contractor expressly assumes full responsibility for damages or injuries which may result to any person or property by reason of or in connection with the work and/or services provided by the Contractor to the City of Cedar Falls, Iowa pursuant to this contract to the extent arising out of the errors, omissions or negligent acts of the Contractor, its agents, employees, subcontractors or others working on behalf of the Contractor, and agrees to pay the City of Cedar Falls, Iowa for all damages caused to the City of Cedar Falls, Iowa premises resulting from the work and/or services of the Contractor, its officers, employees, subcontractors, and others affiliated with the Contractor to the extent arising out of such errors, omissions or negligent acts.

The Contractor represents that its activities pursuant to the provisions of this contract will be performed and supervised by adequately trained and qualified personnel, and the Contractor will observe, and cause its officers, employees, subcontractors and others affiliated with the Contractor to observe all applicable safety rules.

12. Waiver of Subrogation: To the extent permitted by law, Contractor hereby releases the City of Cedar Falls, Iowa, its elected and appointed officials, its directors, employees, and agents working on behalf of the City of Cedar Falls, Iowa, from and against any and all liability or responsibility to the Contractor or anyone claiming through or under the Contractor by way of subrogation or otherwise, for any loss or damage to property caused by fire or any other casualty and for any loss due to bodily injury to Contractor's employees. This provision shall be applicable and in full force and effect only with respect to loss or damage occurring during the time of this contract or arising out of the work performed under this contract. The Contractor's policies of insurance (except for Professional Liability) shall contain a clause or endorsement to the effect that such release shall not adversely affect or impair such policies or prejudice the right of the Contractor to recover thereunder.

Completion Checklist

- Certificate of Liability Insurance (2 pages)
- Additional Insured CG 20 10 07 04
- Additional Insured CG 20 37 07 04
- Governmental Immunities Endorsement

EXHIBIT 1 – INSURANCE SCHEDULE**General Liability (Occurrence Form Only):**

Commercial General Liability	
General Aggregate	\$2,000,000
Products-Completed Operations Aggregate Limit	\$2,000,000
Personal and Advertising Injury Limit	\$1,000,000
Each Occurrence Limit	\$1,000,000
Fire Damage Limit (any one occurrence)	\$ 50,000
Medical Payments	\$ 5,000

Automobile: (Combined Single Limit) \$1,000,000

If the Contractor does not own any vehicles, coverage is required on non-owned and hired vehicles.

Standard Workers Compensation

Statutory for Coverage A	
Employers Liability:	
Each Accident	\$ 500,000
Each Employee – Disease	\$ 500,000
Policy Limit – Disease	\$ 500,000

Umbrella: \$3,000,000
The Umbrella/Excess Insurance shall be written on a per occurrence basis and if the Umbrella/Excess is not written on a follow form basis it shall have the same endorsements as required of the primary policy(ies).

Errors & Omissions: \$1,000,000

City of Cedar Falls, Iowa

ADDITIONAL INSURED ENDORSEMENT

The City of Cedar Falls, Iowa, including all its elected and appointed officials, all its employees, its boards, commissions and/or authorities and their board members, employees, are included as Additional Insureds, including ongoing operations CG 2010 07 04 or equivalent, and completed operations CG 2037 07 04 or equivalent. See Specimens.

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 ENDORSEMENT (For use when including the City as an Additional Insured)

1. Nonwaiver of Government Immunity. The insurance carrier expressly agrees and states that the purchase of this policy and the including of the City of Cedar Falls, Iowa as an Additional Insured does not waive any of the defenses of governmental immunity available to the City of Cedar Falls, Iowa 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 Government Immunity. The City of Cedar Falls, Iowa 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 City of Cedar Falls, Iowa.
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 City of Cedar Falls, Iowa 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 City of Cedar Falls, Iowa.
5. No Other Change in Policy. The insurance carrier and the City of Cedar Falls, Iowa agree that the above preservation of governmental immunities shall not otherwise change or alter the coverage available under the policy.

cancellation and material changes endorsement

Thirty (30) days Advance Written Notice of Cancellation, Non-Renewal, Reduction in coverage and/or limits and ten (10) days written notice of non-payment of premium shall be sent to: Risk Management Office, City of Cedar Falls, City Hall, 220 Clay Street, Cedar Falls, Iowa 50613. This endorsement supersedes the standard cancellation statement on the Certificate of Insurance to which this endorsement is attached. Contractor agrees to furnish the City with 30 days advance written notice of cancellation, non-renewal, reduction in coverage and/or limits, and 10 days advance written notice of non-payment of premium.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Your Insurance Agency 123 Main Street Anytown, IA 00000	CONTACT NAME: PHONE (A/C, No., Ext): E-MAIL: ADDRESS: PRODUCER CUSTOMER ID.#:	FAX (A/C, No.):
	INSURED Business Name 123 Main Street Anytown, IA 0000	
		INSURER(S) AFFORDING COVERAGE
		INSURER A: Carrier should reflect rating of A-, VIII or better
		INSURER B:
		INSURER C:
		INSURER D:
		INSURER E:
		INSURER F:

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR I/TR	TYPE OF INSURANCE	ADDL INSR	SUBR WVR	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Policy Number	01/01/2015	01/01/2016	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPOP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Policy Number	01/01/2015	01/01/2016	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DEDUCTIBLE RETENTION \$	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Policy Number	01/01/2015	01/01/2016	EACH OCCURRENCE \$ 3,000,000 AGGREGATE \$ 3,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under SPECIAL PROVISIONS below	<input type="checkbox"/>	N/A	Policy Number	01/01/2015	01/01/2016	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
	Errors & Omissions	<input type="checkbox"/>	<input type="checkbox"/>	Policy Number	01/01/2015	01/01/2016	Each Occurrence \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 City of Cedar Falls, Iowa, 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 an Additional Insured(s) on the general liability policy on a primary and non-contributory basis (CG2010 & CG2037). Governmental Immunities Endorsement including 30 Days Notice of Cancellation Included. Waiver of Subrogation under the Work Comp & Gen Liab.

CERTIFICATE HOLDER City of Cedar Falls 220 Clay Street Cedar Falls, IA 50613	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	--

POLICY NUMBER:

COMMERCIAL GENERAL LIABILITY
CG 20 10 07 04

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED – OWNERS, LESSEES OR
CONTRACTORS – SCHEDULED PERSON OR
ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):
Location(s) Of Covered Operations
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

- A. Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:
1. Your acts or omissions; or
 2. The acts or omissions of those acting on your behalf;

- in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.
- B.** With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:
- This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

All terms and conditions of this policy apply unless modified by this endorsement.

POLICY NUMBER:

COMMERCIAL GENERAL LIABILITY
CG 20 37 07 04

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED – OWNERS, LESSEES OR
CONTRACTORS – COMPLETED OPERATIONS**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):
Location And Description Of Completed Operations
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at

the location designated and described in the schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

All terms and conditions of this policy apply unless modified by this endorsement.

EXHIBIT C

**CITY OF CEDAR FALLS, IOWA
CEDAR HEIGHTS AREA STREET RECONSTRUCTION
CITY PROJECT NUMBER: RC-000-3230**

2/9/12

**STANDARD TERMS AND CONDITIONS FOR CONTRACTS BETWEEN CONTRACTORS WHO
PERFORM PROFESSIONAL SERVICES AND THE CITY OF CEDAR FALLS**

This document outlines the Standard Terms and Conditions for all Contractors who perform work or services for the City of Cedar Falls under a contract. The term, "Contractor," as used in this document, includes an engineer, an architect, and any other design professional providing professional services to the City of Cedar Falls, Iowa, under a contract (but excludes construction contractors).

1. This Contract may not be modified or amended except by a writing signed by an authorized representative of the City of Cedar Falls and of the Contractor.
2. Time is of the essence of this Contract.
3. Contractor shall be an independent contractor with respect to the services to be performed under this Contract. Neither Contractor nor its subcontractors, agents, or employees, shall be deemed to be employees or agents of the City.
4. Contractor shall perform all duties in accordance with all applicable federal, state and local laws and regulations.
5. If Contractor breaches this Contract, the City shall have all remedies available to it at law or in equity.
6. Severability. If any provision of this Contract is declared invalid, illegal, or incapable of being enforced by any court of competent jurisdiction, all of the remaining provisions of this Contract shall nevertheless continue in full force and effect, and no provision shall be deemed dependent upon any other provision unless so expressed herein.
7. Assignment. Contractor may not assign this Contract or any of its rights or obligations hereunder, without the prior written consent of the City, which consent may be withheld in the sole and absolute discretion of the City.
8. Survival of Obligations. All obligations and duties which by their nature extend beyond the term of this Contract shall survive the expiration or termination of this Contract.
9. Governing Law; Jurisdiction; Venue and Trial. This Contract shall be construed in accordance with, and all disputes hereunder shall be governed by, the laws of the State of Iowa, excluding its conflicts of law rules. The parties hereto agree that the exclusive jurisdiction and venue shall be in the Iowa District Court for Black Hawk County, and in no other jurisdiction or location, and shall not be removed to federal court. The parties hereby agree to waive the right to trial by jury and agree to submit all disputes to a trial by judge alone. The parties agree that no disputes under this Contract shall be submitted to binding arbitration, but may be submitted to mediation by mutual consent of both parties.
10. Any failure of Contractor to comply with the Insurance Requirements for Contractors for the City of Cedar Falls set forth on Attachment A, shall constitute a default under this Contract.
11. Attorneys' Fees. In the event of litigation, the City shall under no circumstances be obligated for payment of any attorneys' fees of Contractor or any other party, arising out of such litigation.

12. Payment. Payment of Contractor's invoices shall be due no sooner than thirty (30) days from the date of invoice. In the event any invoices are not paid within thirty (30) days, the City shall pay interest thereon at the rate provided for by Section 668.13(3), Code of Iowa, computed monthly.

13. The City shall not be obligated to maintain confidentiality of Contractor documents or records that are furnished to the City if such documents are public records under the Iowa Open Records Law, Chapter 22, Code of Iowa, and the City shall have no responsibility to Contractor for disclosure of such records.

14. Under no circumstances shall the City waive any damages against the Contractor or any other party arising out of any breach of this Contract, whether consequential, indirect, special, or punitive damages.

15. Under no circumstances shall the Contractor's liability to the City be limited to any specific amount or sum, whether that amount is the compensation paid by the City to the Contractor under this Contract, or the dollar amount of coverage provided for in the Insurance Requirements for Contractors for the City of Cedar Falls, Attachment A.

16. No waiver of the City's subrogation rights against the Contractor or any other party shall conflict with the provisions of the City Insurance Requirements, Attachment A.

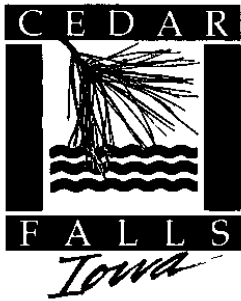
17. Limitations Period. There shall be no limitation, except as provided for by Iowa law, on the period of time within which the City may make any claim against the Contractor or other party under the provisions of this Contract.

18. This Contract shall not be binding on the City unless and until approved by the City Council of the City at a duly constituted meeting, and signed by the Mayor and City Clerk of the City.

19. Warranties. Contractor represents and warrants that all services furnished to the City under this Contract shall be furnished in a skilled and workmanlike manner, in accordance with the degree of skill and care that is required by current, good and sound practices applicable to the Contractor's industry or profession, and as otherwise required by applicable law.

20. Force Majeure. Neither party to this Contract shall be liable to the other party for delays in performing the services, or for the direct or indirect cost resulting from such delays, that may result from acts of God, acts of governmental authorities, extraordinary weather conditions or other natural catastrophes, or any other cause beyond the reasonable control or contemplation of either party. Each party will take reasonable steps to mitigate the impact of any force majeure.

L:\Secure_DCS\Administration\AGREE\PROF\CF Cedar Heights Area Street Recon Phase I.docx



ADMINISTRATION

City of Cedar Falls
 220 Clay Street
 Cedar Falls, Iowa 50613
 Phone: 319-273-8600
 Fax: 319-273-8610
 www.cedarfalls.com

MEMORANDUM

TO: Honorable Mayor Robert M. Green and City Council
FROM: Shane Graham, Economic Development Coordinator *SG*
DATE: November 3, 2021
SUBJECT: Renewal of the Downtown Self-Supported Municipal Improvement District (SSMID)

REQUEST: Renewal of the Downtown Self-Supported Municipal Improvement District (SSMID) for a new 5-Year Term (July 1, 2022 – June 30, 2027)

PETITIONER: Community Main Street (Lead Agency)

LOCATION: Downtown Cedar Falls

Evaluative Report for the Cedar Falls City Council on the Merit and Feasibility of Renewing the Downtown Self-Supported Municipal Improvement District

PROPOSAL

In accordance with Iowa Code Chapter 386, Community Main Street has submitted a petition to the City of Cedar Falls for the renewal of the Downtown Self-Supported Municipal Improvement District (SSMID). The purpose for the creation of the Downtown SSMID is to provide funding to pay the ongoing administrative and support costs for the services and functioning of Community Main Street, which develops and encourages retail businesses by way of promotion and support for existing businesses, area improvements, and for healthy growth and development consistent with the long term goals for the Downtown business district.

Attached is the memo and petition submitted by Community Main Street. The requirement for approval of a SSMID is support by petition from a minimum of 25% of the unique property owners representing 25% of the total valuation of the District. Community Main Street submitted signatures from 47% of the total number of unique property owners, which represent 61% of the total valuation within the area covered by the SSMID, so their petition meets the threshold for renewal of the SSMID.

The self-imposed tax upon property within the SSMID area will be set at \$3.89 per \$1,000 of net taxable valuation for fiscal year 2023, with a maximum allowable levy rate

of \$5.83. All tax revenue collected from properties subject to the additional tax will be deposited into the Downtown Self-Supported Municipal Improvement District Fund for the operational purposes of Community Main Street as stated above. It should be noted that residential property within the District is not subject to the additional tax.

BACKGROUND AND ANALYSIS

This memorandum serves as the *Evaluative Report for City Council the Merit and Feasibility of the Downtown Self-Supported Municipal Improvement District*. The following attachments are supporting documentation used in the development of this Evaluative Report:

- A letter from Community Main Street requesting renewal of the SSMID with a summary of the necessary signatures of support received to meet the State requirements for renewal of the SSMID;
- A spreadsheet that includes all commercial property owners that are located within the boundaries of the SSMID and subject to the additional tax. Those deedholders highlighted in the spreadsheet are those who have signed the petition of support. The spreadsheet indicates both the percentage of unique property owners who have signed the petition and the percentage of valuation those properties represent within the SSMID;
- Copies of the signed petitions;
- Map illustrating the location and boundaries of the SSMID.

PLANNING AND ZONING COMMISSION RECOMMENDATION

The Planning and Zoning Commission reviewed this request at their October 27, 2021 meeting, and approved and endorsed the Evaluative Report on the Merit and Feasibility of the Renewal of the Downtown Self-Supported Municipal Improvement District, and recommends that the City Council proceeds to set a public hearing for consideration of the same.

PLANNING & ZONING COMMISSION ACTIONS

10/27/21 Meeting - Chair Leeper introduced the item and Ms. Howard provided background information. She discussed the minimum requirements for the five-year renewal and stated that staff recommends approval, and for the Commission to make a recommendation to City Council.

Mr. Schrad made a motion to approve staff recommendations. Ms. Lynch seconded the motion. The motion was approved unanimously with 6 ayes (Holst, Larson, Leeper, Lynch, Saul and Schrad), and 0 nays.



310 East 4th Street
Cedar Falls, IA 50613

Phone: 319-277-0213
www.communitymainstreet.org

October 1, 2021

Ms. Jacque Danielsen
City Clerk
City of Cedar Falls
220 Clay Street
Cedar Falls, IA 50613

**2021-2022
Board of Directors:**

Lexie Heath - President
Darin Beck
Natalie Brown
Ann Eastman
Crystal Ford
Brent Johnson
Audrey Kittrell
Jenny Leeper
Helen Pearce
Clark Rickard
Mark Showalter
Brad Strouse

Ex-officio
Wynette Froehner
Stephanie Houk-Sheetz

Re: Downtown Cedar Falls Self-Supported Municipal Improvement District

Dear Ms. Danielsen:

Enclosed, please find information pertaining to the creation of the Self-Supported Municipal Improvement District (SSMID) in the downtown area. The downtown SSMID was originally established in 1987 and its purpose is to provide funding for the continuation of the Community Main Street, Inc. (CMS). The proposed district is to be established for the period commencing July 1, 2022, and ending June 30, 2027. The provisions for enabling the enactment of the SSMID are addressed in the Code of Iowa, Chapter 386. Specifics are outlined as follows.

The CMS Board of Directors has collected property owners' signatures on the SSMID petition. Renewal requires supporting documents and signed petitions representing at least 25% of the taxable valuation and 25% of the downtown property owners. Included in this packet are signed petition forms representing 61% of the taxable valuation and 47% of the downtown property owners, exceeding the minimum requirements for renewal.

CMS would propose that these petitions and other documentation be submitted to the Planning and Zoning Commission for consideration and recommendation at their October 27, 2021, meeting. Based on the recommendation from the Planning and Zoning, the request would then follow the standard procedure of conducting a Public Hearing and adopting an Ordinance to establish said district. An updated copy of the 2016 ordinance is included with this letter.

The provisions of the Ordinance do comply with the necessary guidelines or establishing a district as addressed in Chapter 386 of the Code, herein referred to as the Act.



386.3 Establishment

- 1a. Be comprised of contiguous property wholly within the boundaries of the City. The area designed is contiguous and is defined on the attached map and legally described to include said property.
- b. Be given a descriptive name. The name of the district shall be "Downtown Cedar Falls Self-Supported Municipal Improvement District."
- c. Be comprised of property related in some manner. The property described is physically located in the downtown district and participates in the Community Main Street, Inc. program to enable downtown revitalization. Zoning is currently C-1, C-2 and C-3, appropriate for said District.

2a. The signatures of at least 25% of all owners of property within the proposed district. These signatures must together represent ownership of property with an assessed value of 25% or more of the assessed value of all of the property in the proposed district.

Sections 2b, c, d, e, and f of 386.3 are included in the ordinance that is included with this letter.

Please feel free to contact me at 319-277-0213 if you have any questions. Thank you.

Kind regards,



Kim Bear
Executive Director
Community Main Street

Deed Holder	Property Address	Taxable Value
305 MAIN STREET LLC	305 MAIN ST	229,992
323 PROPERTIES LLC	517 WASHINGTON ST	340,398
ADW LLC	102 MAIN ST	175,001
ARABELLA LLC	102 CLAY ST	1,615,653
ARABELLA LLC	200 W 1ST ST	1,975,566
ARABELLA LLC		102,636
AVAN PROPERTIES LLC	108 MAIN ST	147,821
BJ S HOLDINGS LLC	311 MAIN ST	294,741
BLACK HAWK HOTEL MOTOR LODGE LLC	122 WASHINGTON ST	340,911
BLACKHAWK HOTEL LLC		53,541
BT HOLDINGS LLC	122 MAIN ST	310,968
CEDAR FALLS COMMUNITY CR UNION	123 W 4TH ST	1,048,806
COMMUNITY NATIONAL BANK	312 W 1ST ST	658,890
D SQUARED II LLC	109 E 4TH ST	108,387
D SQUARED II LLC	402 MAIN ST	459,387
D SQUARED II LLC	406 MAIN ST	227,423
DOLLYS RENTALS LLC	604 CLAY ST	1,325,826
EQUITY REAL ESTATES INVESTMENTS	111 MAIN ST	227,157
FARMERS STATE BANK	515 MAIN ST	2,537,982
FARRIS, DAVID	116 MAIN ST	201,978
FARRIS, DAVID	118 MAIN ST	228,426
FARRIS, DAVID A	209 STATE ST	294,975
FENCL, DANIEL D TRUST	422 MAIN ST	456,111
FENCL, DANIEL D TRUST		163,152
FIRST NATIONAL BANK OF CF	602 MAIN ST	1,842,795
FIRST NATIONAL BANK OF CF		112,518
FIRST NATIONAL BANK OF CF		90,414
FIRST NATIONAL BANK OF CF		45,486
FRANKLIN STREET PROPERTY L C	415 CLAY ST	715,113
FRANKLIN STREET PROPERTY L C		41,463
FRANKLIN STREET PROPERTY L C		31,752
FRANKLIN STREET PROPERTY L C		6,057
GREAT WESTERN BANK	205 W 2ND ST	904,590
HI YIELD LLC	123 W 7TH ST	509,481
HI YIELD LLC		50,742
HI YIELD LLC		31,851
IEHL, CALVIN R		874,917
JJ LAND L C	110 E 3RD ST	199,089
JJ LAND L C	222 MAIN ST	265,113
JJ LAND L C	224 MAIN ST	212,742
K GROUP L C	226 MAIN ST	232,902
KEL MAR LC	600 STATE ST	380,781
KEL MAR LC	521 CLAY ST	104,160
KNUTSON, AARON M	622 MAIN ST	294,705
LINDERBAUM REAL ESTATE LLC	115 E 2ND ST	295,749
MAIN STREET HOTELS LC	115 MAIN ST	1,027,413
MAIN STREET HOTELS LC	119 MAIN ST	305,757

MARSH, JEFFREY J	412 MAIN ST	167,148
NAB INVESTMENTS LLC	315 MAIN ST	622,883
NAB INVESTMENTS LLC	317 MAIN ST	257,345
NELSON FUNERAL HOME INC	613 MAIN ST	417,632
OVERMAN NORTH PARTNERS LC	323 W 2ND ST	132,966
PANTHER BUILDERS LLC	616 CLAY ST	498,942
PARK PLACE PROPERTIES	324 W 3RD ST	131,697
PC REAL ESTATE LLC	310 MAIN ST	230,760
PC REAL ESTATE LLC	312 MAIN ST	298,134
PC REAL ESTATE LLC	316 MAIN ST	495,864
PRESTIGE WW LLC	205 MAIN ST	443,547
RICHARDSON FUNERAL HOME INC	616 WASHINGTON ST	49,684
RICHARDSON FUNERAL HOME INC		48,456
RIVER PLACE PROPERTIES II LC	123 E 3RD ST	62,982
RIVER PLACE PROPERTIES II LC	302 MAIN ST	184,338
RIVER PLACE PROPERTIES LC		149,454
SC AND B PROPERTIES LLC	318 MAIN ST	284,691
SHIMEK, ANDREW	109 MAIN ST	119,511
SHIMEK, ANDREW D	104 MAIN ST	230,735
SHIMEK, ROBERTA M	107 MAIN ST	239,083
SIMPLE AS 128 LLC	128 MAIN ST	320,225
SRE HOLDINGS LLC		57,033
SRE HOLDINGS LLC	201 WASHINGTON ST	587,376
SRE HOLDINGS LLC	403 WASHINGTON ST	195,651
STATE STREET MIXED USE II LC	100 E 2ND ST	5,915,120
STATE STREET MIXED USE LC	200 STATE ST	5,558,276
STATE STREET RESIDENCES LC		417,915
STONE AND TERRACE LLC	108 E 4TH ST	250,110
STONE AND TERRACE LLC		87,471
VIKING PUMP INC	222 E 7TH ST	220,230
VIKING PUMP INC	406 STATE ST	1,094,040
VIKING PUMP INC		48,303
VIKING PUMP INC		540

Petition for Renewal of the
5th Suggested Municipal Improvement District (SMID)
2022

Use the designated address regarding the 5th Suggested Municipal Improvement District (SMID) for the
Cedar Falls, Iowa, located within the area shown on the attached map, effective August 1, 2022, and
ending June 30, 2027. The district will be used to fund the following items: 1. Police; 2. Fire; 3. Public Works;
4. Street Maintenance; 5. Parks and Recreation; 6. Public Safety; 7. Public Health; 8. Public Utilities;
9. Public Administration; 10. Public Safety; 11. Public Health; 12. Public Utilities; 13. Public Administration;
through Cedar Falls, Iowa. The petition shall be submitted to the City Clerk of the City of Cedar Falls,
Iowa, requesting that the City Act be notified.

NAME	ADDRESS	PHONE
<i>[Signature]</i>	<i>322 East 8th St</i>	<i>319-402-5703</i>
	<i>Cedar Falls, IA</i>	
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

Petition for Renewal of the
Self-Supported Municipal Improvement District (SSMID)
2022

We, the undersigned, endorse renewing the Self-Supported Municipal Improvement District (SSMID) for the Cedar Falls Downtown District. Said renewal will be established for the period commencing July 1, 2022 and ending June 30, 2027. Said district will be taxed at a rate not to exceed 5.80 per \$1,000 of taxable valuation of the real property included. Revenues generated from the district shall be used to fund downtown revitalization through Community Main Street, Inc. This petition shall be submitted to the City Clerk of the City of Cedar Falls, Iowa requesting that the district be continued.

	NAME	ADDRESS	PHONE
1.	<i>Roberta Schuck</i>	<i>107 main/1504 Howard</i>	<i>233 6813</i>
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			



Petition for Renewal of the
Self-Supported Municipal Improvement District (SSMID)
2022

We, the undersigned, endorse renewing the Self-Supported Municipal Improvement District (SSMID) for the Cedar Falls Downtown District. Said renewal will be established for the period commencing July 1, 2022 and ending June 30, 2027. Said district will be taxed at a rate not to exceed 5.80 per \$1,000 of taxable valuation of the real property included. Revenues generated from the district shall be used to fund downtown revitalization through Community Main Street, Inc. This petition shall be submitted to the City Clerk of the City of Cedar Falls, Iowa requesting that the district be continued.

	NAME	ADDRESS	PHONE
1.	Brian Wiegert (SRE HOLDINGS)	408 Washington	319 404 4884
2.	" " "	(Stone & Terrace) 108 E 4th	" " "
3.	" " "	201 Washington	" " "
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			

Petition for Renewal of the Self-Supported Municipal Improvement District (SSMID) 2022

We, the undersigned, endorse renewing the Self-Supported Municipal Improvement District (SSMID) for the Cedar Falls Downtown District. Said renewal will be established for the period commencing July 1, 2022 and ending June 30, 2027. Said district will be taxed at a rate not to exceed 5.80 per \$1,000 of taxable valuation of the real property included. Revenues generated from the district shall be used to fund downtown revitalization through Community Main Street, Inc. This petition shall be submitted to the City Clerk of the City of Cedar Falls, Iowa requesting that the district be continued.

	NAME	ADDRESS	PHONE
1.	 Brad Leeper	205 Main St., CF	319-239-5496
2.	 Jenny Leeper	205 main St., CF	319-239-7176
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			

Petition for Renewal of the
Self-Supported Municipal Improvement District (SSMID)
2022

We, the undersigned, endorse renewing the Self-Supported Municipal Improvement District (SSMID) for the Cedar Falls Downtown District. Said renewal will be established for the period commencing July 1, 2022 and ending June 30, 2027. Said district will be taxed at a rate not to exceed 5.80 per \$1,000 of taxable valuation of the real property included. Revenues generated from the district shall be used to fund downtown revitalization through Community Main Street, Inc. This petition shall be submitted to the City Clerk of the City of Cedar Falls, Iowa requesting that the district be continued.

	NAME	ADDRESS	PHONE
1.	Farmers State Bank	515 main st	319 874 4345
2.		Cedar Falls	
3.	Natalie Brown	315 Main St, CF	319 240 0232
4.	Natalie Brown	317 Main St, CF	319 240 0232
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			

Petition for Renewal of the
Self-Supported Municipal Improvement District (SSMID)
2022

We, the undersigned, endorse renewing the Self-Supported Municipal Improvement District (SSMID) for the Cedar Falls Downtown District. Said renewal will be established for the period commencing July 1, 2022 and ending June 30, 2027. Said district will be taxed at a rate not to exceed 5.80 per \$1,000 of taxable valuation of the real property included. Revenues generated from the district shall be used to fund downtown revitalization through Community Main Street, Inc. This petition shall be submitted to the City Clerk of the City of Cedar Falls, Iowa requesting that the district be continued.

	NAME	ADDRESS	PHONE
1.	Viking Pump, Inc -	222 E 7th St. 406 State St., Cedar Falls, IA 50613	319-273-8166
2.	(Connie Guhring on behalf of Josh Stiever)		
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			

Petition for Renewal of the
Self-Supported Municipal Improvement District (SSMID)
2022

We, the undersigned, endorse renewing the Self-Supported Municipal Improvement District (SSMID) for the Cedar Falls Downtown District. Said renewal will be established for the period commencing July 1, 2022 and ending June 30, 2027. Said district will be taxed at a rate not to exceed 5.80 per \$1,000 of taxable valuation of the real property included. Revenues generated from the district shall be used to fund downtown revitalization through Community Main Street, Inc. This petition shall be submitted to the City Clerk of the City of Cedar Falls, Iowa requesting that the district be continued.

	NAME	ADDRESS	PHONE
1.	Cedar Falls Community Cn. by Helen. Pano, CEO	133 W 4 th St	319-266-7531
2.	Dawn Wilson	102 Main Street Cedar Falls, IA	319-404-5468
3.	Julie Shumek	104 Main St Cedar Falls	319-230-9775
4.	Julie Shumek	109 Main St Cedar Falls	319-230-9775
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			

Petition for Renewal of the
Self-Supported Municipal Improvement District (SSMID)
2022

We, the undersigned, endorse renewing the Self-Supported Municipal Improvement District (SSMID) for the Cedar Falls Downtown District. Said renewal will be established for the period commencing July 1, 2022 and ending June 30, 2027. Said district will be taxed at a rate not to exceed 5.80 per \$1,000 of taxable valuation of the real property included. Revenues generated from the district shall be used to fund downtown revitalization through Community Main Street, Inc. This petition shall be submitted to the City Clerk of the City of Cedar Falls, Iowa requesting that the district be continued.

	NAME	ADDRESS	PHONE
1.	<i>Amalamban</i>	<i>222, 224 Main St 110 E 3rd</i>	<i>3194043330</i>
2.	<i>Kate Dunning</i>	<i>517 Washington St, CF</i>	<i>319.290.1198</i>
3.	<i>Debra Kroll</i>	<i>108 Main St. CF</i>	<i>319 240-3962</i>
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			

Petition for Renewal of the
Self-Supported Municipal Improvement District (SSMID)
2022

We, the undersigned, endorse renewing the Self-Supported Municipal Improvement District (SSMID) for the Cedar Falls Downtown District. Said renewal will be established for the period commencing July 1, 2022 and ending June 30, 2027. Said district will be taxed at a rate not to exceed 5.80 per \$1,000 of taxable valuation of the real property included. Revenues generated from the district shall be used to fund downtown revitalization through Community Main Street, Inc. This petition shall be submitted to the City Clerk of the City of Cedar Falls, Iowa requesting that the district be continued.

	NAME	ADDRESS	PHONE
1.	Brent Johnson	122/124 Main	515-290-1008
2.	Brent Dahlstrom	604 Clay St	319-505-3609
3.		200 W. 15th St	
4.		102 Clay St	
5.		123 W. 7th St	
6.		616 Clay St	
7.		406 Main St	
8.		109 E. 4th St	
9.		402 Main St	
10.			
11.			
12.			
13.			
14.			
15.			


Petition for Renewal of the
Self-Supported Municipal Improvement District (SSMID)
2022

We, the undersigned, endorse renewing the Self-Supported Municipal Improvement District (SSMID) for the Cedar Falls Downtown District. Said renewal will be established for the period commencing July 1, 2022 and ending June 30, 2027. Said district will be taxed at a rate not to exceed 5.80 per \$1,000 of taxable valuation of the real property included. Revenues generated from the district shall be used to fund downtown revitalization through Community Main Street, Inc. This petition shall be submitted to the City Clerk of the City of Cedar Falls, Iowa requesting that the district be continued.

	NAME	ADDRESS	PHONE
1.	<i>Raymond Loring</i>	<i>205 W. 2nd St. CF</i>	<i>319-429-4796</i>
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			

Petition for Renewal of the
Self-Supported Municipal Improvement District (SSMID)
2022

We, the undersigned, endorse renewing the Self-Supported Municipal Improvement District (SSMID) for the Cedar Falls Downtown District. Said renewal will be established for the period commencing July 1, 2022 and ending June 30, 2027. Said district will be taxed at a rate not to exceed 5.80 per \$1,000 of taxable valuation of the real property included. Revenues generated from the district shall be used to fund downtown revitalization through Community Main Street, Inc. This petition shall be submitted to the City Clerk of the City of Cedar Falls, Iowa requesting that the district be continued.

	NAME	ADDRESS	PHONE
1		Thomas R. Penaluna	111 Main Street, Cedar Falls, Iowa 50613 319-833-1234
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			


Petition for Renewal of the Self-Supported Municipal Improvement District (SSMID) 2022

We, the undersigned, endorse renewing the Self-Supported Municipal Improvement District (SSMID) for the Cedar Falls Downtown District. Said renewal will be established for the period commencing July 1, 2022 and ending June 30, 2027. Said district will be taxed at a rate not to exceed 5.80 per \$1,000 of taxable valuation of the real property included. Revenues generated from the district shall be used to fund downtown revitalization through Community Main Street, Inc. This petition shall be submitted to the City Clerk of the City of Cedar Falls, Iowa requesting that the district be continued.

	NAME	ADDRESS	PHONE
1.	Redfern Law Firm / Franklin Street Property LLC	415 Clay St.	277-6830
2.	First Bank by [Signature]	602 Main St	247-7928
3.			
4.	[Signature]	622 Main Street	266-1838
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			

Petition for Renewal of the Self-Supported Municipal Improvement District (SSMID) 2022

We, the undersigned, endorse renewing the Self-Supported Municipal Improvement District (SSMID) for the Cedar Falls Downtown District. Said renewal will be established for the period commencing July 1, 2022 and ending June 30, 2027. Said district will be taxed at a rate not to exceed 5.80 per \$1,000 of taxable valuation of the real property included. Revenues generated from the district shall be used to fund downtown revitalization through Community Main Street, Inc. This petition shall be submitted to the City Clerk of the City of Cedar Falls, Iowa requesting that the district be continued.

	NAME	ADDRESS	PHONE
1 .	Jessica & Jeff Marsh	408-412 Main Street	319-269-8309
2 .			
3 .			
4 .			
5 .			
6 .			
7 .			
8 .			
9 .			
10 .			
11 .			
12 .			
13 .			
14 .			
15 .			


Petition for Renewal of the Self-Supported Municipal Improvement District (SSMID) 2022

We, the undersigned, endorse renewing the Self-Supported Municipal Improvement District (SSMID) for the Cedar Falls Downtown District. Said renewal will be established for the period commencing July 1, 2022 and ending June 30, 2027. Said district will be taxed at a rate not to exceed 5.80 per \$1,000 of taxable valuation of the real property included. Revenues generated from the district shall be used to fund downtown revitalization through Community Main Street, Inc. This petition shall be submitted to the City Clerk of the City of Cedar Falls, Iowa requesting that the district be continued.

	NAME	ADDRESS	PHONE
1.	Jay Knapik/Gary Kelley	226 ^{Thurs north Drive} MAIN ST, CF.	319-404-4210
2.	Wendy Wagner (Sgt. Spnd)	28 ^{Drummet - bradshaw/eng} MAIN ST, CF.	319-404-8550
3.	Brian Bammul	318 ^{Penny Leates} MAIN ST, CF.	319-266-2604
4.	Johna Peterson	311 ^{ICM Financial} MAIN ST, CF.	319-290-2212
5.	Jan Earl	422 ^{Rechtford Court/element} MAIN ST	319-230-7112
6.	Mike Silantzi	613-616 ^{Rechtford Court/element} MAIN ST, CF.	319-266-3525
	James Allen, 201	MAIN ST	319-266-0828
	James Strub, 401	MAIN ST	319-504-1016
9.	Thomas Kelly	600 State 521 ^{Clay} CLAY	319-277-9355
10.			
11.			
12.			
13.			
14.			
15.			




Petition for Renewal of the Self-Supported Municipal Improvement District (SSMID) 2022

We, the undersigned, endorse renewing the Self-Supported Municipal Improvement District (SSMID) for the Cedar Falls Downtown District. Said renewal will be established for the period commencing July 1, 2022 and ending June 30, 2027. Said district will be taxed at a rate not to exceed 5.80 per \$1,000 of taxable valuation of the real property included. Revenues generated from the district shall be used to fund downtown revitalization through Community Main Street, Inc. This petition shall be submitted to the City Clerk of the City of Cedar Falls, Iowa requesting that the district be continued.

	NAME	ADDRESS	PHONE
1.		100 E. 2nd	319-277-0007
2.	Frige, New District	200 5th	
3.	"	250 5th	
4.	"	300 5th	
5.	"	302 Main	
6.	"	123 W. 3rd	
7.	"	115-119 Main	
8.	"	112 Washington	
9.	"	313 W. 2nd	
10.			
11.			
12.			
13.			
14.			
15.			

Petition for Renewal of the
Self-Supported Municipal Improvement District (SSMID)
2022

We, the undersigned, endorse renewing the Self-Supported Municipal Improvement District (SSMID) for the Cedar Falls Downtown District. Said renewal will be established for the period commencing July 1, 2022 and ending June 30, 2027. Said district will be taxed at a rate not to exceed 5.80 per \$1,000 of taxable valuation of the real property included. Revenues generated from the district shall be used to fund downtown revitalization through Community Main Street, Inc. This petition shall be submitted to the City Clerk of the City of Cedar Falls, Iowa requesting that the district be continued.

	NAME	ADDRESS	PHONE
1.	 PC Real Estate, LLC	310 Main Street	
2.	 PC Real Estate, LLC	312 Main Street	
3.	 PC Real Estate, LLC	314-316 Main Street	
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			

Petition for Renewal of the
Self-Supported Municipal Improvement District (SSMID)
2022

We, the undersigned, endorse renewing the Self-Supported Municipal Improvement District (SSMID) for the Cedar Falls Downtown District. Said renewal will be established for the period commencing July 1, 2022 and ending June 30, 2027. Said district will be taxed at a rate not to exceed 5.80 per \$1,000 of taxable valuation of the real property included. Revenues generated from the district shall be used to fund downtown revitalization through Community Main Street, Inc. This petition shall be submitted to the City Clerk of the City of Cedar Falls, Iowa requesting that the district be continued.

	NAME	ADDRESS	PHONE
1 .	Ann Eastman	827 Westwood Drive CF	319-269-7766
2 .		365 main Street	
3 .			
4 .			
5 .			
6 .			
7 .			
8 .			
9 .			
10 .			
11 .			
12 .			
13 .			
14 .			
15 .			

Petition for Renewal of the
Self-Supported Municipal Improvement District (SSMID)
2022

We, the undersigned, endorse renewing the Self-Supported Municipal Improvement District (SSMID) for the Cedar Falls Downtown District. Said renewal will be established for the period commencing July 1, 2022 and ending June 30, 2027. Said district will be taxed at a rate not to exceed 5.80 per \$1,000 of taxable valuation of the real property included. Revenues generated from the district shall be used to fund downtown revitalization through Community Main Street, Inc. This petition shall be submitted to the City Clerk of the City of Cedar Falls, Iowa requesting that the district be continued.

	NAME	ADDRESS	PHONE
1.	Mimi A Rice	116 & 118 Main St	(319) 961-0856
2.	DAVID FARRIS	209 STATE ST	319 961-8078
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			

FOR REESTABLISHMENT OF CEDAR FALLS DOWNTOWN SELF-SUPPORTED MUNICIPAL IMPROVEMENT DISTRICT (SSMID) 2022

Parcel Number	Primary Owner	Situs	Assessed Value	Name	Attention	Address	City	State	Zip
891412188004	305 MAIN STREET LLC	305 MAIN ST	113,576	305 MAIN STREET LLC		827 WESTWOOD DR	CEDAR FALLS	IA	50613
891412188004	305 MAIN STREET LLC	305 MAIN ST	170,364	305 MAIN STREET LLC		827 WESTWOOD DR	CEDAR FALLS	IA	50613
891412188006	309 MAIN LLC	309 MAIN ST	106,820	309 MAIN LLC		309 MAIN ST	CEDAR FALLS	IA	50613
891412188006	309 MAIN LLC	309 MAIN ST	198,380	309 MAIN LLC		309 MAIN ST	CEDAR FALLS	IA	50613
891412333005	323 PROPERTIES LLC	517 WASHINGTON ST	378,220	323 PROPERTIES LLC		1628 W 6TH ST	STORM LAKE	IA	50588
891412251003	ADW LLC	102 MAIN ST	65,341	ADW LLC		3620 ROWND ST	CEDAR FALLS	IA	50613
891412251003	ADW LLC	102 MAIN ST	145,439	ADW LLC		3620 ROWND ST	CEDAR FALLS	IA	50613
891412188003	AKER, BARBARA DAVIS	303 MAIN ST	203,729	AKER, BARBARA DAVIS		2350 EWING ST	LOS ANGELES	CA	90039
891412188003	AKER, BARBARA DAVIS	303 MAIN ST	259,291	AKER, BARBARA DAVIS		2350 EWING ST	LOS ANGELES	CA	90039
891412406010	ALTELL	504 BLUFF ST	118,580	DUFF AND PHELPS LLC		PO BOX 2549	ADDISON	TX	75001
891412179001	ARABELLA LLC	102 CLAY ST	2,393,560	ARABELLA LLC		PO Box 128	CEDAR FALLS	IA	50613
891412179011	ARABELLA LLC	200 W 1ST ST	893,802	ARABELLA LLC		PO Box 128	CEDAR FALLS	IA	50613
891412179011	ARABELLA LLC	200 W 1ST ST	1,735,028	ARABELLA LLC		PO Box 128	CEDAR FALLS	IA	50613
891412179014	ARABELLA LLC		114,040	ARABELLA LLC		PO Box 128	CEDAR FALLS	IA	50613
891412252020	AREA ELECTRIC INC	204 MAIN ST	19,088	AREA ELECTRIC INC		510 STATE ST	CEDAR FALLS	IA	50613
891412252020	AREA ELECTRIC INC	204 MAIN ST	253,602	AREA ELECTRIC INC		510 STATE ST	CEDAR FALLS	IA	50613
891412405003	AREA ELECTRIC INC	510 STATE ST	335,470	AREA ELECTRIC INC		510 STATE ST	CEDAR FALLS	IA	50613
891412251006	AVAN PROPERTIES LLC	108 MAIN ST	70,976	AVAN PROPERTIES LLC		1746 DAKOTA DR	WATERLOO	IA	50701
891412251006	AVAN PROPERTIES LLC	108 MAIN ST	111,014	AVAN PROPERTIES LLC		1746 DAKOTA DR	WATERLOO	IA	50701
891412188007	B J S HOLDINGS LLC	311 MAIN ST	327,490	PETERSEN, BRUCE		311 MAIN ST	CEDAR FALLS	IA	50613
891412329001	BATH PROPERTIES LLC	404 WASHINGTON ST	569,540	BATH PROPERTIES LLC		1015 ORCHARD DR	CEDAR FALLS	IA	50613
891412178005	BENDABLE EQUITIES LLC		77,620	BENDABLE EQUITIES LLC		1816 VALLEY HIGH DR	CEDAR FALLS	IA	50613
891412180013	BLACK HAWK HOTEL LLC		59,490	TINDALL HOTEL INC		3700 RIVER OAKS DR	DES MOINES	IA	50612
891412180012	BLACK HAWK HOTEL MOTOR LODGE LLC	122 WASHINGTON ST	378,790	TINDALL HOTEL INC		3700 RIVER OAKS DR	DES MOINES	IA	50612
891412252013	BLACK HAWK LODGE NO 65 AF AND AM	216 MAIN ST	386,930	BLACK HAWK LODGE NO 65 AF AND AM		PO BOX 493	CEDAR FALLS	IA	50613
891412252015	BLACK HAWK LODGE NO 65 AF AND AM	214 MAIN ST	294,380	BLACK HAWK LODGE NO 65 AF AND AM		PO BOX 493	CEDAR FALLS	IA	50613
891412184003	BRB REAL ESTATE HOLDINGS LLC	201 MAIN ST	91,342	BRB REAL ESTATE HOLDINGS LLC	PO BOX 622	201 MAIN ST	CEDAR FALLS	IA	50613
891412184003	BRB REAL ESTATE HOLDINGS LLC	201 MAIN ST	162,388	BRB REAL ESTATE HOLDINGS LLC	PO BOX 622	201 MAIN ST	CEDAR FALLS	IA	50613
891412126040	BROOMSTICK LODGING LLC	101 W 1ST ST	5,511,220	BROOMSTICK LODGING LLC		2706 JAMES ST	CORALVILLE	IA	52241
891412328006	BRYAN, RANDOLPH	419 WASHINGTON ST	44,493	BRYAN, RANDOLPH		3121 JEPSEN RD	CEDAR FALLS	IA	50613
891412328006	BRYAN, RANDOLPH	419 WASHINGTON ST	120,297	BRYAN, RANDOLPH		3121 JEPSEN RD	CEDAR FALLS	IA	50613
891412251013	BT HOLDINGS LLC	122 MAIN ST	157,842	BT HOLDINGS LLC		217 WASHINGTON ST	CEDAR FALLS	IA	50613
891412251013	BT HOLDINGS LLC	122 MAIN ST	227,138	BT HOLDINGS LLC		217 WASHINGTON ST	CEDAR FALLS	IA	50613
891412328004	BUILT BY BRADY LLC	409 WASHINGTON ST	459,820	BUILT BY BRADY LLC		1026 CARRIAGE LN	CEDAR FALLS	IA	50613
891412338010	CASEYS MARKETING COMPANY		21,190	CASEYS MARKETING COMPANY		PO Box 54288	LEXINGTON	KY	40555
891412338011	CASEYS MARKETING COMPANY	601 MAIN ST	613,070	CASEYS MARKETING COMPANY		PO Box 54288	LEXINGTON	KY	40555
891412188013	CEDAR FALLS COMMUNITY CR UNION	123 W 4TH ST	1,165,340	CEDAR FALLS COMMUNITY CR UNION		PO Box 1009	CEDAR FALLS	IA	50613
891412184013	CEDAR FALLS TRUST & SAVINGS BANK		19,490	US BANK CORPORATE REAL ESTATE	C/O RYAN PTS DEPT. 908	PO Box 460169	HOUSTON	TX	77056
891412184014	CEDAR FALLS TRUST & SAVINGS BANK	117 W 3RD ST	106,560	US BANK CORPORATE REAL ESTATE	C/O RYAN PTS DEPT. 908	PO Box 460169	HOUSTON	TX	77056
891412184015	CEDAR FALLS TRUST & SAVINGS BANK	222 WASHINGTON ST	1,149,500	US BANK CORPORATE REAL ESTATE	C/O RYAN PTS DEPT. 908	PO Box 460169	HOUSTON	TX	77056
891412327004	CHEROKEE PROPERTIES LLC		17,820	CHEROKEE PROPERTIES LLC		PO BOX 1106	CEDAR FALLS	IA	50613
891412327005	CHEROKEE PROPERTIES LLC	411 CLAY ST	195,390	CHEROKEE PROPERTIES LLC		PO BOX 1106	CEDAR FALLS	IA	50613
891412183005	CITY OF CEDAR FALLS	217 WASHINGTON ST	562,980	CITY OF CEDAR FALLS		220 CLAY ST	CEDAR FALLS	IA	50613
891412254015	CJS VENTURES LLC	315 STATE ST	11,189	CJS VENTURES LLC		4220 W MT VERNON RD	CEDAR FALLS	IA	50613
891412254015	CJS VENTURES LLC	315 STATE ST	548,241	CJS VENTURES LLC		4220 W MT VERNON RD	CEDAR FALLS	IA	50613
891412178006	COMMUNITY NATIONAL BANK	312 W 1ST ST	732,100	COMMUNITY NATIONAL BANK		PO Box 1288	WATERLOO	IA	50704
891412401001	D SQUARED II LLC	402 MAIN ST	510,430	D SQUARED II LLC		PO Box 128	CEDAR FALLS	IA	50613
891412401002	D SQUARED II LLC	109 E 4TH ST	120,430	D SQUARED II LLC		PO Box 128	CEDAR FALLS	IA	50613
891412401011	D SQUARED II LLC	406 MAIN ST	84,915	D SQUARED II LLC		PO Box 128	CEDAR FALLS	IA	50613
891412401011	D SQUARED II LLC	406 MAIN ST	189,005	D SQUARED II LLC		PO Box 128	CEDAR FALLS	IA	50613
891412337015	DOLLYS RENTALS LLC	604 CLAY ST	1,473,140	DOLLYS RENTALS LLC		PO Box 128	CEDAR FALLS	IA	50613
891412408014	ELEMENT PROPRT, IES LLC	616 STATE ST	98,711	ELEMENT PROPRT, IES LLC	C/O BETH BURRELL	32257 BEAVER VALLEY ST	NEW HARTFORD	IA	50660
891412408014	ELEMENT PROPRT, IES LLC	616 STATE ST	91,119	ELEMENT PROPRT, IES LLC	C/O BETH BURRELL	32257 BEAVER VALLEY ST	NEW HARTFORD	IA	50660
891412180005	EQUITY REAL ESTATES INVESTMENTS	111 MAIN ST APT A	112,176	EQUITY REAL ESTATES INVESTMENTS		PO Box 805	WATERLOO	IA	50704
891412180005	EQUITY REAL ESTATES INVESTMENTS	111 MAIN ST APT A	168,264	EQUITY REAL ESTATES INVESTMENTS		PO Box 805	WATERLOO	IA	50704
891412334009	FARMERS STATE BANK	515 MAIN ST	2,819,980	FARMERS STATE BANK		131 TOWER PARK DR APT 100	WATERLOO	IA	50701
891412251010	FARRIS, DAVID	116 MAIN ST	224,420	FARRIS, DAVID		215 COLORADO RD	CEDAR FALLS	IA	50613
891412251011	FARRIS, DAVID	118 MAIN ST	91,288	FARRIS, DAVID		215 COLORADO RD	CEDAR FALLS	IA	50613
891412251011	FARRIS, DAVID	118 MAIN ST	185,342	FARRIS, DAVID		215 COLORADO RD	CEDAR FALLS	IA	50613
891412252022	FARRIS, DAVID A	209 STATE ST	327,750	FARRIS, DAVID A		215 COLORADO RD	CEDAR FALLS	IA	50613
891412401018	FENCL,DANIEL D TRUST	422 MAIN ST	506,790	FENCL,DANIEL D TRUST		422 MAIN ST	CEDAR FALLS	IA	50613

891412401019	FENCL,DANIEL D TRUST		181,280	FENCL,DANIEL D TRUST		422 MAIN ST	CEDAR FALLS	IA	
891412407001	FIRST NATIONAL BANK OF CF	602 MAIN ST	2,047,550	FIRST NATIONAL BANK OF CF		PO Box 189	CEDAR FALLS	IA	50613
891412407004	FIRST NATIONAL BANK OF CF		125,020	FIRST NATIONAL BANK OF CF		PO Box 189	CEDAR FALLS	IA	50613
891412407005	FIRST NATIONAL BANK OF CF		50,540	FIRST NATIONAL BANK OF CF		PO Box 189	CEDAR FALLS	IA	50613
891412407006	FIRST NATIONAL BANK OF CF		100,460	FIRST NATIONAL BANK OF CF		PO Box 189	CEDAR FALLS	IA	50613
891412178001	FN AND R RENTAL LLC	320 W 1ST ST	296,880	F N & R RENTAL LLC	C/O DANIEL L RUBENDALL	765 PROSPECT BLVD	WATERLOO	IA	50701
891412251007	FORE INVESTORS LLC	110 MAIN ST	106,481	FORE INVESTORS LLC		201 WASHINGTON ST	CEDAR FALLS	IA	50613
891412251007	FORE INVESTORS LLC	110 MAIN ST	153,229	FORE INVESTORS LLC		201 WASHINGTON ST	CEDAR FALLS	IA	50613
891412329009	FOUR HUNDRED ELEVEN MAIN L C	415 MAIN ST	190,410	FOUR HUNDRED ELEVEN MAIN L C		411 MAIN ST	CEDAR FALLS	IA	50613
891412329016	FOUR HUNDRED ELEVEN MAIN L C	411 MAIN ST	281,000	FOUR HUNDRED ELEVEN MAIN L C		411 MAIN ST	CEDAR FALLS	IA	50613
891412327006	FRANKLIN STREET PROPERTY L C	415 CLAY ST	794,570	REDFERN, DONALD B		PO Box 627	CEDAR FALLS	IA	50613
891412327007	FRANKLIN STREET PROPERTY L C		46,070	REDFERN, DONALD B		PO Box 627	CEDAR FALLS	IA	50613
891412327011	FRANKLIN STREET PROPERTY L C		35,280	REDFERN, DONALD B		PO Box 627	CEDAR FALLS	IA	50613
891412327013	FRANKLIN STREET PROPERTY L C		6,730	REDFERN, DONALD B		PO Box 627	CEDAR FALLS	IA	50613
891412329002	FREESE FRAME LLC	116 W 4TH ST	160,500	FREESE FRAME LLC		1613 GREEN CREEK RD	CEDAR FALLS	IA	50613
891412179012	GREAT WESTERN BANK	205 W 2ND ST	1,005,100	GREAT WESTERN BANK		225 S MAIN AVE	SIoux FALLS	SD	57104
891412408003	H & H ENTERPRISES LLC	602 STATE ST	255,480	H & H ENTERPRISES LLC		602 STATE ST	CEDAR FALLS	IA	50613
891412406003	HARTING,KENNETH & DEBRA TRUST	516 BLUFF ST	6,144	HARTING,KENNETH & DEBRA TRUST		900 ROYAL DR	CEDAR FALLS	IA	50613
891412406003	HARTING,KENNETH & DEBRA TRUST	516 BLUFF ST	116,746	HARTING,KENNETH & DEBRA TRUST		900 ROYAL DR	CEDAR FALLS	IA	50613
891412406006	HARTING,KENNETH & DEBRA TRUST		34,920	HARTING,KENNETH & DEBRA TRUST		900 ROYAL DR	CEDAR FALLS	IA	50613
891412338001	HI YIELD LLC		35,390	HI YIELD LLC		PO Box 128	CEDAR FALLS	IA	50613
891412338006	HI YIELD LLC		56,380	HI YIELD LLC		PO Box 128	CEDAR FALLS	IA	50613
891412338007	HI YIELD LLC	123 W 7TH ST	566,090	HI YIELD LLC		PO Box 128	CEDAR FALLS	IA	50613
891412180010	HUMBLE PROPERTIES LLC	125 MAIN ST	106,494	HUMBLE PROPERTIES LLC		125 MAIN ST	CEDAR FALLS	IA	50613
891412180010	HUMBLE PROPERTIES LLC	125 MAIN ST	197,776	HUMBLE PROPERTIES LLC		125 MAIN ST	CEDAR FALLS	IA	50613
891412251012	IBL DDT LLC	120 MAIN ST	118,537	IBL DDT LLC		PO Box 673	CEDAR FALLS	IA	50613
891412251012	IBL DDT LLC	120 MAIN ST	201,833	IBL DDT LLC		PO Box 673	CEDAR FALLS	IA	50613
891412333006	IEHL, CALVIN R	211 W 6TH ST	972,130	IEHL, CALVIN R		4219 EASTPARK RD	CEDAR FALLS	IA	50613
891412252002	JACOBS, JOHN L	109 E 2ND ST	20,459	JACOBS, JOHN L		109 E 2ND ST	CEDAR FALLS	IA	50613
891412252002	JACOBS, JOHN L	109 E 2ND ST	33,381	JACOBS, JOHN L		109 E 2ND ST	CEDAR FALLS	IA	50613
891412252009	JJ LAND L C	112 E 3RD ST	221,210	JJ LAND L C		7728 N UNION RD	JANESVILLE	IA	50647
891412252011	JJ LAND L C	224 MAIN ST	236,380	JJ LAND L C		7728 N UNION RD	JANESVILLE	IA	50647
891412252012	JJ LAND L C	222 MAIN ST	294,570	JJ LAND L C		7728 N UNION RD	JANESVILLE	IA	50647
891412252010	K GROUP L C	226 MAIN ST	258,780	K GROUP L C		2204 VALLEY PARK DR	CEDAR FALLS	IA	50613
891412332007	KEL MAR LC	521 CLAY ST	154,310	KEL MAR LC		619 E 19TH ST	CEDAR FALLS	IA	50613
891412408019	KEL MAR LC	600 STATE ST	423,090	KEL MAR LC		619 E 19TH ST	CEDAR FALLS	IA	50613
891412407003	KNUTSON, AARON M	622 MAIN ST	327,450	KNUTSON, AARON M		622 MAIN ST	CEDAR FALLS	IA	50613
891412254007	KOEPPEL, ALLEN D	116 E 4TH ST	105,080	KOEPPEL, ALLEN D		2501 TIMBER DR	CEDAR FALLS	IA	50613
891412188002	LAUBER, MERLYN D	301 MAIN ST	278,090	LAUBER, MERLYN D		1815 WINTER RIDGE RD	CEDAR FALLS	IA	50613
891412187002	LINCOLN SAVINGS BANK	301 WASHINGTON ST	685,000	LINCOLN SAVINGS BANK		PO Box E	REINBECK	IA	50669
891412252003	LINDERBAUM REAL ESTATE LLC	115 E 2ND ST	328,610	LINDERBAUM REAL ESTATE LLC		2725 GLEN OAKS DR	CEDAR FALLS	IA	50613
891412180001	M AND D REAL ESTATE 2 L L C	122 W 1ST ST	439,530	M AND D REAL ESTATE 2 L L C		3058 HUNTINGTON DR	DUBUQUE	IA	52001
891412180007	MAIN STREET HOTELS LC	115 MAIN ST	1,141,570	MAIN STREET HOTELS LC		200 STATE ST APT 202-Z	CEDAR FALLS	IA	50613
891412180008	MAIN STREET HOTELS LC	119 MAIN ST	339,730	MAIN STREET HOTELS LC		200 STATE ST APT 202-Z	CEDAR FALLS	IA	50613
891412184006	MAK INC	207 MAIN ST	214,730	MAK INC		20995 487TH LN	MC GREGOR	MN	55760
891412401010	MARSH, JEFFREY J	412 MAIN ST	185,720	MARSH, JEFFREY J		116 SUMMIT DR	CEDAR FALLS	IA	50613
891412187005	MERSON RENTALS LLC	320 CLAY ST	161,980	MERSON RENTALS LLC		3012 ROWND ST	CEDAR FALLS	IA	50613
891412333003	MJ THOMPSON RENTALS LLC	503 WASHINGTON ST	162,670	MJ THOMPSON RENTALS LLC		503 WASHINGTON ST	CEDAR FALLS	IA	50613
891412184008	MMC PROPERTIES LLC	213 MAIN ST	311,550	MMC PROPERTIES LLC		PO Box 188	CEDAR FALLS	IA	50613
891412184009	MMC PROPERTIES LLC	215 MAIN ST	375,540	MMC PROPERTIES LLC		PO Box 188	CEDAR FALLS	IA	50613
891412184010	MMC PROPERTIES LLC	217 MAIN ST	407,320	MMC PROPERTIES LLC		PO Box 188	CEDAR FALLS	IA	50613
891412184011	MMC PROPERTIES LLC	219 MAIN ST	188,681	MMC PROPERTIES LLC		PO Box 188	CEDAR FALLS	IA	50613
891412184011	MMC PROPERTIES LLC	219 MAIN ST	307,849	MMC PROPERTIES LLC		PO Box 188	CEDAR FALLS	IA	50613
891412184012	MMC PROPERTIES LLC	223 MAIN ST	153,303	MMC PROPERTIES LLC		PO Box 188	CEDAR FALLS	IA	50613
891412184012	MMC PROPERTIES LLC	223 MAIN ST	250,127	MMC PROPERTIES LLC		PO Box 188	CEDAR FALLS	IA	50613
891412251005	MMC PROPERTIES LLC	106 MAIN ST	85,305	MMC PROPERTIES LLC		PO Box 188	CEDAR FALLS	IA	50613
891412251005	MMC PROPERTIES LLC	106 MAIN ST	151,655	MMC PROPERTIES LLC		PO Box 188	CEDAR FALLS	IA	50613
891412251008	MMC PROPERTIES LLC	112 MAIN ST	85,113	MMC PROPERTIES LLC		PO Box 188	CEDAR FALLS	IA	50613
891412251008	MMC PROPERTIES LLC	112 MAIN ST	158,067	MMC PROPERTIES LLC		PO Box 188	CEDAR FALLS	IA	50613
891412251009	MMC PROPERTIES LLC	114 MAIN ST	110,530	MMC PROPERTIES LLC		PO Box 188	CEDAR FALLS	IA	50613
891412251009	MMC PROPERTIES LLC	114 MAIN ST	205,270	MMC PROPERTIES LLC		PO Box 188	CEDAR FALLS	IA	50613
891412252019	MMC PROPERTIES LLC	206 MAIN ST	305,770	MMC PROPERTIES LLC		PO Box 188	CEDAR FALLS	IA	50613
891412252023	MMC PROPERTIES LLC	210 MAIN ST	996,670	MMC PROPERTIES LLC		PO Box 188	CEDAR FALLS	IA	50613

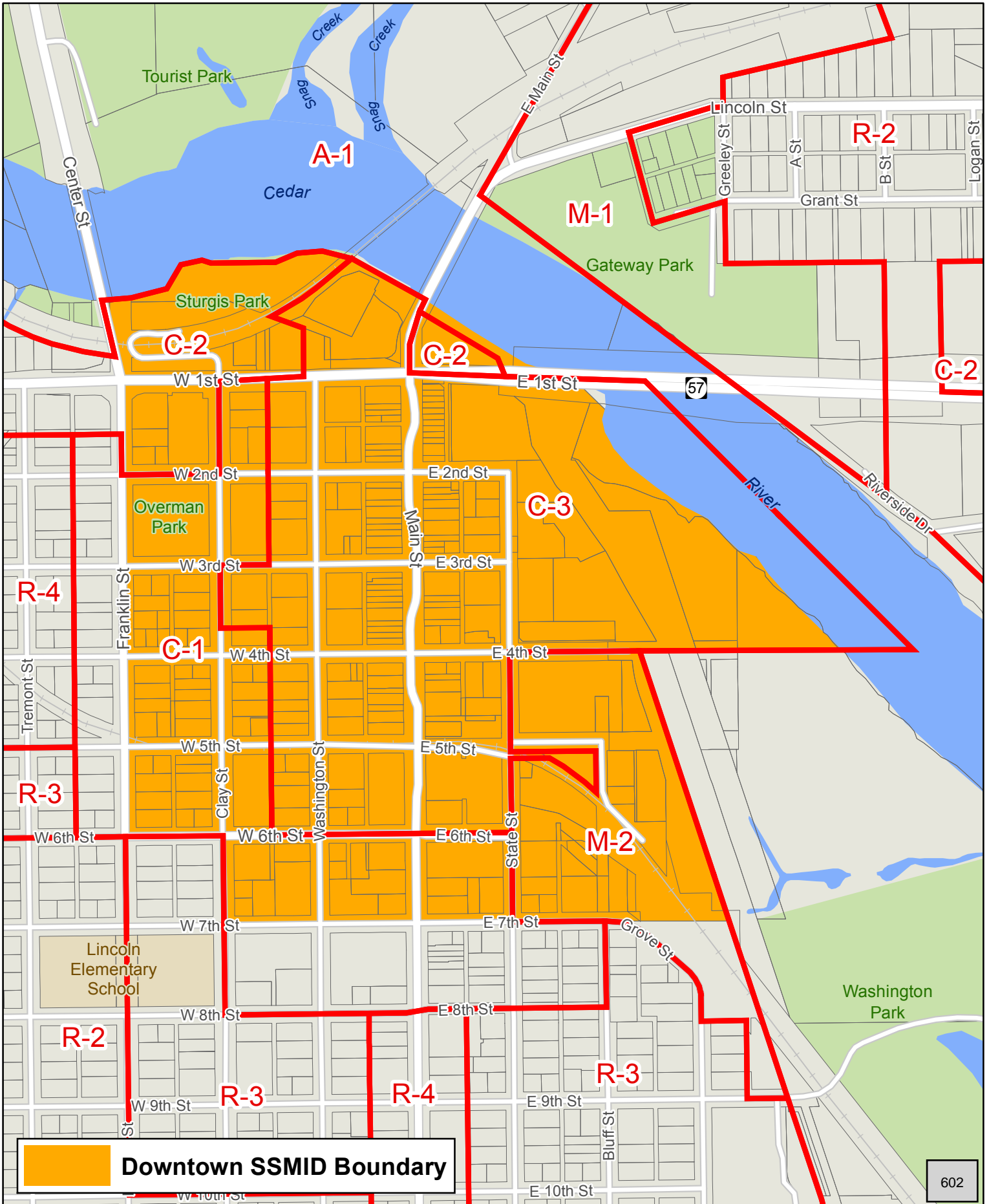
891412401003	MMC PROPERTIES LLC	115 E 4TH ST	773,490	MMC PROPERTIES LLC		PO Box 188	CEDAR FALLS	IA	
891412401005	MMC PROPERTIES LLC		109,900	MMC PROPERTIES LLC		PO Box 188	CEDAR FALLS	IA	50613
891412188008	NAB INVESTMENTS LLC	315 MAIN ST	200,391	NAB INVESTMENTS LLC		315 MAIN ST	CEDAR FALLS	IA	50613
891412188008	NAB INVESTMENTS LLC	315 MAIN ST	541,799	NAB INVESTMENTS LLC		315 MAIN ST	CEDAR FALLS	IA	50613
891412188009	NAB INVESTMENTS LLC	317 MAIN ST	102,844	NAB INVESTMENTS LLC		315 MAIN ST	CEDAR FALLS	IA	50613
891412188009	NAB INVESTMENTS LLC	317 MAIN ST	208,806	NAB INVESTMENTS LLC		315 MAIN ST	CEDAR FALLS	IA	50613
891412405002	NATVIG, CHRISTINA M	506 STATE ST	68,580	NATVIG, CHRISTINA M		5043 NORDIC RIDGE DR	CEDAR FALLS	IA	50613
891412338005	NELSON FUNERAL HOME INC	613 MAIN ST	77,339	RICHARDSON FUNERAL HOME INC		PO Box 542	CEDAR FALLS	IA	50613
891412338005	NELSON FUNERAL HOME INC	613 MAIN ST	406,031	RICHARDSON FUNERAL HOME INC		PO Box 542	CEDAR FALLS	IA	50613
891412252021	NLN INVESTMENTS LLC	203 STATE ST	387,000	NLN INVESTMENTS LLC		3903 PHEASANT DR	CEDAR FALLS	IA	50613
891412178004	OVERMAN NORTH PARTNERS LC	323 W 2ND ST	147,740	OVERMAN NORTH PARTNERS LC		200 STATE ST APT 202-Z	CEDAR FALLS	IA	50613
891412337014	PANTHER BUILDERS LLC	616 CLAY ST	554,380	PANTHER BUILDERS LLC		PO Box 128	CEDAR FALLS	IA	50613
891412186001	PARK PLACE PROPERTIES	324 W 3RD ST	146,330	PARK PLACE PROPERTIES		324 W 3RD ST	CEDAR FALLS	IA	50613
891412254010	PC REAL ESTATE LLC	314 MAIN ST	550,960	PC REAL ESTATE LLC		1501 TECHNOLOGY PW APT 300	CEDAR FALLS	IA	50613
891412254011	PC REAL ESTATE LLC	312 MAIN ST	331,260	PC REAL ESTATE LLC		1501 TECHNOLOGY PW APT 300	CEDAR FALLS	IA	50613
891412254012	PC REAL ESTATE LLC	310 MAIN ST	256,400	PC REAL ESTATE LLC		1501 TECHNOLOGY PW APT 300	CEDAR FALLS	IA	50613
891412329003	PJ 42 LLC	114 W 4TH ST	70,098	PJ 42 LLC		103 E STATE ST APT 300	MASON CITY	IA	50401
891412329003	PJ 42 LLC	114 W 4TH ST	163,562	PJ 42 LLC		103 E STATE ST APT 300	MASON CITY	IA	50401
891412184016	PRESTIGE WW LLC	205 MAIN ST	492,830	PRESTIGE WW LLC		1304 WASHINGTON ST	CEDAR FALLS	IA	50613
891412334006	RASMUSSEN CHEVROLET CO INC		30,550	RASMUSSEN CHEVROLET CO INC		9716 UNIVERSITY AVE	CEDAR FALLS	IA	50613
891412334007	RASMUSSEN CHEVROLET CO INC		36,310	RASMUSSEN CHEVROLET CO INC		9716 UNIVERSITY AVE	CEDAR FALLS	IA	50613
891412334010	RASMUSSEN CHEVROLET CO INC	508 WASHINGTON ST	522,920	RASMUSSEN CHEVROLET CO INC		9716 UNIVERSITY AVE	CEDAR FALLS	IA	50613
891412338008	RICHARDSON FUNERAL HOME INC	616 WASHINGTON ST	25,219	RICHARDSON FUNERAL HOME INC		PO Box 542	CEDAR FALLS	IA	50613
891412338008	RICHARDSON FUNERAL HOME INC	616 WASHINGTON ST	36,291	RICHARDSON FUNERAL HOME INC		PO Box 542	CEDAR FALLS	IA	50613
891412338009	RICHARDSON FUNERAL HOME INC		53,840	RICHARDSON FUNERAL HOME INC		PO Box 542	CEDAR FALLS	IA	50613
891412401015	RICKARD, CLARK J	415 STATE ST	457,860	RICKARD, CLARK J		903 MAIN ST	CEDAR FALLS	IA	50613
891412401016	RICKARD, CLARK J		25,730	RICKARD, CLARK J		903 MAIN ST	CEDAR FALLS	IA	50613
891412179013	RICKARD, KURT D	110 CLAY ST	185,410	RICKARD, KURT D		223 W 2ND ST	CEDAR FALLS	IA	50613
891412254001	RIVER PLACE PROPERTIES II LC	302 MAIN ST	204,820	RIVER PLACE PROPERTIES II LC		200 STATE ST APT 202-Z	CEDAR FALLS	IA	50613
891412254002	RIVER PLACE PROPERTIES II LC	123 E 3RD ST	69,980	RIVER PLACE PROPERTIES II LC		200 STATE ST APT 202-Z	CEDAR FALLS	IA	50613
891412253046	RIVER PLACE PROPERTIES LC		166,060	STATE STREET MIXED USE LC		200 STATE ST APT 202-Z	CEDAR FALLS	IA	50613
891412254009	SC AND B PROPERTIES LLC	318 MAIN ST	110,026	SC AND B PROPERTIES LLC		318 MAIN ST	CEDAR FALLS	IA	50613
891412254009	SC AND B PROPERTIES LLC	318 MAIN ST	233,804	SC AND B PROPERTIES LLC		318 MAIN ST	CEDAR FALLS	IA	50613
891412188010	SCHILLING, TIMOTHY	319 MAIN ST	217,040	SCHILLING, TIMOTHY		319 1/2 MAIN ST	CEDAR FALLS	IA	50613
891412188011	SCHILLING, TIMOTHY	321 MAIN ST	251,080	SCHILLING, TIMOTHY		319 1/2 MAIN ST	CEDAR FALLS	IA	50613
891412188012	SCHILLING, TIMOTHY	323 MAIN ST	311,090	SCHILLING, TIMOTHY		319 1/2 MAIN ST	CEDAR FALLS	IA	50613
891412180004	SHIMEK, ANDREW	109 MAIN ST	132,790	SHIMEK, ANDREW		827 COMMERCIAL ST	WATERLOO	IA	50702
891412251004	SHIMEK, ANDREW D	104 MAIN ST	120,309	SHIMEK, ANDREW D		827 COMMERCIAL ST	WATERLOO	IA	50702
891412251004	SHIMEK, ANDREW D	104 MAIN ST	166,141	SHIMEK, ANDREW D		827 COMMERCIAL ST	WATERLOO	IA	50702
891412180003	SHIMEK, ROBERTA M	107 MAIN ST	101,892	SHIMEK, ROBERTA M		1504 HAMMOND AVE	WATERLOO	IA	50702
891412180003	SHIMEK, ROBERTA M	107 MAIN ST	189,228	SHIMEK, ROBERTA M		1504 HAMMOND AVE	WATERLOO	IA	50702
891412251014	SIMPLE AS 128 LLC	128 MAIN ST	98,940	SIMPLE AS 128 LLC		205 E 18TH ST	CEDAR FALLS	IA	50613
891412251014	SIMPLE AS 128 LLC	128 MAIN ST	281,600	SIMPLE AS 128 LLC		205 E 18TH ST	CEDAR FALLS	IA	50613
891412329004	SKYVIEW LC	401 MAIN ST	1,425,000	SKYVIEW LC		808 DEARBORN AVE	WATERLOO	IA	50703
891412183003	SPINVESTMENTS LLC	201 WASHINGTON ST	652,640	SPINVESTMENTS LLC		201 WASHINGTON ST	CEDAR FALLS	IA	50613
891412184001	SPINVESTMENTS LLC		63,370	SPINVESTMENTS LLC		201 WASHINGTON ST	CEDAR FALLS	IA	50613
891412328003	SRE HOLDINGS LLC	403 WASHINGTON ST	217,390	SRE HOLDINGS LLC		2110 FLYNN DR	CEDAR FALLS	IA	50613
891412253099	STATE STREET MIXED USE II LC	100 E 2ND ST	3,416,139	STATE STREET MIXED USE II LC		200 STATE ST 200-Z	CEDAR FALLS	IA	50613
891412253099	STATE STREET MIXED USE II LC	100 E 2ND ST	4,010,251	STATE STREET MIXED USE II LC		200 STATE ST 200-Z	CEDAR FALLS	IA	50613
891412253047	STATE STREET MIXED USE LC	200 STATE ST	3,053,235	STATE STREET MIXED USE LC		200 STATE ST 200-Z	CEDAR FALLS	IA	50613
891412253047	STATE STREET MIXED USE LC	200 STATE ST	3,885,935	STATE STREET MIXED USE LC		200 STATE ST 200-Z	CEDAR FALLS	IA	50613
891412253092	STATE STREET RESIDENCES LC		464,350	STATE STREET RESIDENCES LC		200 STATE ST APT 202-Z	CEDAR FALLS	IA	50613
891412254013	STONE AND TERRACE LLC		97,190	STONE AND TERRACE LLC		2110 FLYNN DR	CEDAR FALLS	IA	50613
891412254014	STONE AND TERRACE LLC	108 E 4TH ST	277,900	STONE AND TERRACE LLC		2110 FLYNN DR	CEDAR FALLS	IA	50613
891412184007	STRICKLER PROPERTIES LC	209 MAIN ST	389,230	STRICKLER PROPERTIES LC	ATTN: DAVID STRICKLER	209 MAIN ST	CEDAR FALLS	IA	50613
891412329005	T AND T RENTALS L C	407 MAIN ST	488,640	T AND T RENTAL L C		409 MAIN ST	CEDAR FALLS	IA	50613
891412329006	T AND T RENTALS L C	409 MAIN ST	382,140	T AND T RENTALS L C		409 MAIN ST	CEDAR FALLS	IA	50613
891412329012	T AND T RENTALS L C	421 MAIN ST	590,640	T AND T RENTALS L C		409 MAIN ST	CEDAR FALLS	IA	50613
891412329017	T AND T RENTALS L C	419 MAIN ST	1,145,600	T AND T RENTALS L C		409 MAIN ST	CEDAR FALLS	IA	50613
891412252001	THODES INC	202 MAIN ST	26,239	THODES INC		202 MAIN ST	CEDAR FALLS	IA	50613
891412252001	THODES INC	202 MAIN ST	212,301	THODES INC		202 MAIN ST	CEDAR FALLS	IA	50613
891412188005	TTDAVIS HOLDINGS LLC	307 MAIN ST	305,320	TTDAVIS HOLDINGS LLC		5421 HEDGEWOOD CIR	CEDAR FALLS	IA	50613
891412327002	TURCOTTE INSURANCE & INVESTMENTS		12,880	TURCOTTE INSURANCE & INVESTMENTS		302 W 4TH ST	CEDAR FALLS	IA	50613

Item 40.

891412327003	TURCOTTE INSURANCE & INVESTMENTS	302 W 4TH ST	133,300	TURCOTTE INSURANCE & INVESTMENTS		302 W 4TH ST	CEDAR FALLS	IA	
891412406011	U S CELLULAR OPER CO OF WATERLOO		92,780	DUFF AND PHELPS		PO BOX 2549	ADDISON	TX	75001
891412187004	VAR MIL INC	323 WASHINGTON ST	272,290	VAR MIL INC		216 W 11TH ST	WATERLOO	IA	50702
891412180009	VERA JAMES LLC	123 MAIN ST	138,115	VERA JAMES LLC		1819 PINEHURST LN	WATERLOO	IA	50701
891412180009	VERA JAMES LLC	123 MAIN ST	225,345	VERA JAMES LLC		1819 PINEHURST LN	WATERLOO	IA	50701
891412253015	VIKING PUMP INC		53,670	VIKING PUMP INC		406 STATE ST	CEDAR FALLS	IA	50613
891412402006	VIKING PUMP INC	406 STATE ST	1,215,600	VIKING PUMP INC		406 STATE ST	CEDAR FALLS	IA	50613
891412408017	VIKING PUMP INC		600	VIKING PUMP INC		406 STATE ST	CEDAR FALLS	IA	50613
891412408020	VIKING PUMP INC	222 E 7TH ST	244,700	VIKING PUMP INC		406 STATE ST	CEDAR FALLS	IA	50613
891412406004	WILLHITE, BECKY J TRUST		620	WILLHITE, BECKY J TRUST		2022 W 18TH ST APT 2	CEDAR FALLS	IA	50613
891412406009	WILLHITE, BECKY J TRUST	508 BLUFF ST	113,370	WILLHITE, BECKY J TRUST		2022 W 18TH ST APT 2	CEDAR FALLS	IA	50613
	99	TOTAL PROPERTY OWNERS	80,281,290	TOTAL ASSESSED VALUE					
	47	SIGNATURES	49,173,570						
	47.47%	REPRESENTS	61.25%						
		OF TOTAL NUMBER OF OWNERS		OF TOTAL ASSESSED VALUE					

Downtown Self Supporting Municipal Improvement District (SSMID)

Item 40.





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: November 4, 2021
SUBJECT: Sewer Rate Increases

On September 20th a presentation was made at the Committee of the Whole Meeting that outlined the use of ARPA funding, the nutrient reduction treatment facility upgrades, and the proposed sewer rate increase study. Staff outlined the proposed increase of 7% each year for the next 5 years and the impacts of those increases on the average home. The Council voted unanimously to direct staff to draft an ordinance to establish the sewer rate increases as presented. The attached ordinance implements the proposed rate increases.

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

ORDINANCE NO. _____

AN ORDINANCE REPEALING DIVISION 1, GENERALLY, OF ARTICLE II, SEWERS AND SEWAGE DISPOSAL, OF CHAPTER 24, UTILITIES OF THE CODE OF ORDINANCES OF THE CITY OF CEDAR FALLS, IOWA AND ENACTING IN LIEU THEREOF A NEW DIVISION 1, GENERALLY, OF ARTICLE II, SEWERS AND SEWAGE DISPOSAL, PROVIDING FOR AN INCREASE IN SEWER RENTAL FEE RATES, AND OTHER MISCELLANEOUS CHANGES.

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

Sec. 1. Division 1, Generally, of Article II, Sewers and Sewage Disposal, of Chapter 24, Utilities, of the Code of Ordinances of the City of Cedar Falls, Iowa, is hereby repealed in its entirety, and a new Division 1, Generally, of Article II, Sewers and Sewage Disposal, providing for an increase in sewer rental fee rates, and other miscellaneous changes, is enacted in lieu therefore, as follows:

ARTICLE II. SEWERS AND SEWAGE DISPOSAL

DIVISION 1. GENERALLY

Sec. 24-37. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Contributor means any person responsible for the production of domestic, commercial or industrial waste which is directly or indirectly discharged into the city's sanitary sewer system.

Sewage disposal plant means any and all units of the municipal disposal plant owned and operated by the city, including any and all intercepting and outlet sewers delivering or discharging sewage to or from the plant.

Sewer rental means any and all rates, charges, fees or rentals levied against and payable by contributors.

Water reclamation manager means the person delegated with the responsibility of the management and operation of the sewage disposal plant subject to such rules and regulations as the council may from time to time by resolution prescribe.

(Ord. No. 2924, § 27-26, 6-4-2018)

Sec. 24-38. Water reclamation division.

The water reclamation division of the department of public works is hereby created. The water reclamation division shall be under the control of the water reclamation manager, who shall be appointed by and be directly responsible to the director of public works.

(Ord. No. 2924, § 27-27, 6-4-2018; Ord. No. 2943, § 6, 6-3-2019)

Sec. 24-39. Supervision of sewage disposal plant.

The water reclamation manager shall have complete charge of the operation of the sewage disposal plant. The water reclamation manager shall employ and have direct charge of all employees of the sewage disposal plant.

(Ord. No. 2924, § 27-28, 6-4-2018)

Sec. 24-40. Sewage rental fund.

All moneys received by the controller/city treasurer from any source on account of the sewage disposal plant shall be kept in a separate and distinct fund, to be known as the "Sewer Rental Fund," and shall be paid out by ~~the controller/city treasurer~~him.

(Ord. No. 2924, § 27-29, 6-4-2018)

Sec. 24-41. General rental fees.

(a) *Monthly rental fee: determination.*

- (1) Subject to the exceptions hereinafter provided, each metered dwelling which uses city water, shall pay to the city a monthly sewer rental fee, the same to be determined by the amount of city water used, as follows: For up to and including the first 200 cubic feet of water used, hereinafter referred to as the "base rate," the monthly sewer rental fee shall be as shown in the column of the chart set forth below, entitled, "Base Rate," commencing on the date set forth in the corresponding row of the column entitled, "Date of Rate Change."
- (2) For water uses over 200 cubic feet, hereinafter referred to as the "incremental rate," the monthly sewer rental fee shall be as shown in the column of the chart set forth below, entitled, "Incremental Rate," commencing on the date set forth in the corresponding row of the column entitled, "Date of Rate Change."

CITY OF CEDAR FALLS
SEWER RENTAL FEE SCHEDULE

Date of Rate Change	Base Rate	Incremental Rate
July 1, 2018	\$18.52 per 200 cubic feet of water used	\$3.32 per 100 cubic feet of water used
July 1, 2019	\$19.45 per 200 cubic feet of water used	\$3.49 per 100 cubic feet of water used
July 1, 2020	\$20.42 per 200 cubic feet of water used	\$3.66 per 100 cubic feet of water used
July 1, 2021	\$21.44 per 200 cubic feet of water used	\$3.84 per 100 cubic feet of water used
<u>July 1, 2022</u>	<u>\$22.94 per 200 cubic feet of water used</u>	<u>\$4.11 per 100 cubic feet of water used</u>
<u>July 1, 2023</u>	<u>\$24.55 per 200 cubic feet of water used</u>	<u>\$4.40 per 100 cubic feet of water used</u>
<u>July 1, 2024</u>	<u>\$26.26 per 200 cubic feet of water used</u>	<u>\$4.70 per 100 cubic feet of water used</u>
<u>July 1, 2025</u>	<u>\$28.10 per 200 cubic feet of water used</u>	<u>\$5.03 per 100 cubic feet of water used</u>
<u>July 1, 2026</u>	<u>\$30.07 per 200 cubic feet of water used</u>	<u>\$5.39 per 100 cubic feet of water used</u>

- (b) *Maximum fees for residential use.* Residential sewer rental fees during the months of May through November shall not exceed the average amount charged for usage during the previous January through March period.
- (c) *Reduction for low-income households.* Each payer of the monthly sewer rental fee who meets the low-income requirement, as set by the U.S. Government, contained in the Section 8 Housing Assistance Program of the city, may apply annually to the director of public works for, and be granted, a \$43.00 per month reduction in the monthly sewer rental fee for the first 200 cubic feet of water used.

- (d) *Users without city water service.* Each user of city sanitary sewer which does not have water provided and metered by the city utilities shall be charged a monthly sewer rental fee which is two times the base rate which is provided for in subsection (a) of this section. That user may, however, through certified metering of well water for residential use or provision of receipts from a recognized adjoining public water jurisdiction, provide to the director of community development documentation of actual water usage. If water usage can be verified, that user will be charged the monthly sewer rental fee as provided in subsections (a) and (b) of this section.
- (e) *Mobile home parks.* Mobile home parks utilizing a central water metering system shall be charged the same monthly sewer rental fees for each dwelling unit connected to the public sewage disposal system as are provided for in subsection (a) of this section.
- (f) *Determination of multiple dwelling rental fees.* Multiple dwellings using a single water meter shall pay at the same rates listed in subsection (a) of this section, with the usage for each individual dwelling unit determined by dividing the amount of water metered by the number of dwelling units, regardless of occupancy of said units. For example, a structure with twelve (12) individual dwelling units on one meter would be billed twelve (12) base rates that would include up to 24 CCF of water (allocating 2 CCF per dwelling unit). Any usage over 24 CCF of water would be divided by the number of dwelling units (12, in this case) and billed at the same incremental rates listed in subsection (a) of this section.
- (g) *Determination of commercial, industrial rental fees.* Commercial and industrial sewer rental fees shall be based on actual water usage, metered or unmetered, including water added to the sewage disposal system by the commercial or industrial users, at the same rates described in subsection (a) of this section. However, the director of community development may establish reduced sewer rental fees, to be reviewed on an annual basis, for commercial and industrial users which have unique discharges requiring very little actual treatment, such as the discharge of cooling water or boiler blowdown.
- (h) *Residential monthly fee for certain commercial, industrial users.* Commercial and industrial users that use higher volumes of water in the months May through November each year exclusively for purposes such as watering lawns, and can demonstrate to the director of public works that said water does not enter the sanitary sewer system may have their sewer bills adjusted such that sewer user fees billed for usage May through November each year will not exceed the average bills for usage in the months December through April each year.
- (i) *Industrial surcharge.* An industrial user, as defined in article II, division 2 of this chapter, shall be surcharged at the rate of \$0.10 for each pound of both biochemical oxygen demand and total suspended solids, as defined in article II, division 2 of this chapter, for all discharges to the sanitary sewer system which exceed a concentration of 300 milligrams per liter.
- (j) *Inclusion of state sales tax.* State sales tax is computed and included in the rates included in this section.
- (k) *Billing adjustments.* Billing adjustments may be made for any residential, commercial or industrial users that can demonstrate to the director of public works that water used does not enter the sanitary sewer system.
- (l) *Payment.* All fees required to be paid by this section shall be paid at the same time the payment for city water service is made or on the first day of the month for those users of sewer service who do not use city water service. All required payments are to be made at the office of the municipal utilities.
- (m) *Sanitary sewer surcharge for discharge of stormwater to city sanitary sewer system.* The owner of any property in the city who fails to comply with the provisions of section 7-201 or 7-202, relating to discharge of stormwater or groundwater into the city sanitary sewer system, shall be assessed a

surcharge fee, to be added to the property owner's city sewer bill, in the amount of \$100.00 per month, as provided in section 7-203.

(Ord. No. 2924, § 27-30, 6-4-2018; Ord. No. 2943, § 6, 6-3-2019)

Sec. 24-42. Failure to pay rental fees; authority to terminate service.

- (a) Where a consumer is a contributor of city water, or is a user of city sanitary sewer service who does not use city water service, the sewer rentals, rates or charges shall be subject to the following rules of delinquency and suspension of service:
- (1) Whenever any of the rules and regulations of this article are violated, the sewer service shall be cut off and shall not be turned on again except by order of the council and water reclamation manager and upon payment of the expense of shutting it off and turning it on, and on such other terms as the council may determine upon and a satisfactory understanding with the account holder that no further complaint shall arise. Such sewer service shall not be discontinued unless prior written notice is sent to the account holder by ordinary mail, informing the account holder of the nature of the delinquency and affording the account holder the opportunity for a hearing prior to discontinuance of service. If the account holder is a tenant, and if the owner or landlord of the property has made a written request for notice, the notice shall also be given to the owner or landlord.
 - (2) In case of violation of this article, the council shall have the right to declare any payment made for the sewer service by the person committing such violation to be forfeited, and the service shall thereupon be forfeited.
- (b) Liens.
- (1) In addition to the rules of delinquency and suspension of service mentioned in subsection (a) of this section, the city shall have a lien upon the property served by such sanitary utility for all delinquent rate or rental payments
 - (2) A lien shall not be placed upon a mobile home, modular home, or manufactured home served by any of the services described in this article if the mobile home, modular home, or manufactured home is owned by a tenant of and is located in a mobile home park or manufactured home community and the mobile home park or manufactured home community owner or manager is the account holder, unless the lease agreement specifies that the tenant is responsible for payment of a portion of the rates or charges billed to the account holder.
 - (3) Notwithstanding subsection (b)(2) of this section, except for mobile home parks or manufactured home communities where the mobile home park or manufactured home community owner or manager is responsible for paying the rates or charges for services described in this article, a lien shall not be filed against the land if the premises receiving any of the services described in this article are located on leased land. If the premises are located on leased land, a lien may be filed against the premises only. For the purposes of this article, the term "premises" includes a mobile home, modular home, or manufactured home as defined in Iowa Code § 435.1.
 - (4) Prior to written notice of intent to certify, a lien shall be given to the account holder of the delinquent account at least 30 days prior to certification. If the account holder is a tenant, and if the owner or landlord of the property has made a written request for notice, the notice shall also be given to the owner or landlord. The notice shall be sent to the appropriate persons by ordinary mail not less than 30 days prior to the certification of the lien to the county treasurer. After compliance with the foregoing provisions, the city clerk shall certify for taxation purposes and the establishing of the property lien to the county treasurer all delinquent rent, rate or rental payments, together with an administrative expense of \$5.00. The lien shall not be certified to the county treasurer for a delinquent charge of less than \$5.00. For the purpose of the certification and for no other purpose whatsoever, rent, rate or rental payments shall be

designated as delinquent when the payments are shown and appear on the books carrying rent, rate or rental payments to have been unpaid for a period of six months following their due date.

- (c) Where the contributor is an operator of a private water supply, failure to pay rentals shall be subject to similar rules as to delinquency and suspension of service, property lien, certification of delinquency and definition of delinquency as set out in this section.

(Ord. No. 2924, § 27-31, 6-4-2018)

Secs. 24-43—24-72. Reserved.

INTRODUCED: _____

PASSED 1st CONSIDERATION: _____

PASSED 2nd CONSIDERATION: _____

PASSED 3rd CONSIDERATION: _____

ADOPTED: _____

Robert M. Green, Mayor

ATTEST:

Jacqueline Danielsen, MMC, City Clerk

|

ORDINANCE NO. _____

AN ORDINANCE REPEALING DIVISION 1, GENERALLY, OF ARTICLE II, SEWERS AND SEWAGE DISPOSAL, OF CHAPTER 24, UTILITIES OF THE CODE OF ORDINANCES OF THE CITY OF CEDAR FALLS, IOWA AND ENACTING IN LIEU THEREOF A NEW DIVISION 1, GENERALLY, OF ARTICLE II, SEWERS AND SEWAGE DISPOSAL, PROVIDING FOR AN INCREASE IN SEWER RENTAL FEE RATES, AND OTHER MISCELLANEOUS CHANGES.

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

Sec. 1. Division 1, Generally, of Article II, Sewers and Sewage Disposal, of Chapter 24, Utilities, of the Code of Ordinances of the City of Cedar Falls, Iowa, is hereby repealed in its entirety, and a new Division 1, Generally, of Article II, Sewers and Sewage Disposal, providing for an increase in sewer rental fee rates, and other miscellaneous changes, is enacted in lieu therefore, as follows:

ARTICLE II. SEWERS AND SEWAGE DISPOSAL

DIVISION 1. GENERALLY

Sec. 24-37. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Contributor means any person responsible for the production of domestic, commercial or industrial waste which is directly or indirectly discharged into the city's sanitary sewer system.

Sewage disposal plant means any and all units of the municipal disposal plant owned and operated by the city, including any and all intercepting and outlet sewers delivering or discharging sewage to or from the plant.

Sewer rental means any and all rates, charges, fees or rentals levied against and payable by contributors.

Water reclamation manager means the person delegated with the responsibility of the management and operation of the sewage disposal plant subject to such rules and regulations as the council may from time to time by resolution prescribe.

(Ord. No. 2924, § 27-26, 6-4-2018)

Sec. 24-38. Water reclamation division.

The water reclamation division of the department of public works is hereby created. The water reclamation division shall be under the control of the water reclamation manager, who shall be appointed by and be directly responsible to the director of public works.

(Ord. No. 2924, § 27-27, 6-4-2018; Ord. No. 2943, § 6, 6-3-2019)

Sec. 24-39. Supervision of sewage disposal plant.

The water reclamation manager shall have complete charge of the operation of the sewage disposal plant. The water reclamation manager shall employ and have direct charge of all employees of the sewage disposal plant.

(Ord. No. 2924, § 27-28, 6-4-2018)

Sec. 24-40. Sewage rental fund.

All moneys received by the controller/city treasurer from any source on account of the sewage disposal plant shall be kept in a separate and distinct fund, to be known as the "Sewer Rental Fund," and shall be paid out by the controller/city treasurer.

(Ord. No. 2924, § 27-29, 6-4-2018)

Sec. 24-41. General rental fees.

(a) *Monthly rental fee: determination.*

- (1) Subject to the exceptions hereinafter provided, each metered dwelling which uses city water, shall pay to the city a monthly sewer rental fee, the same to be determined by the amount of city water used, as follows: For up to and including the first 200 cubic feet of water used, hereinafter referred to as the "base rate," the monthly sewer rental fee shall be as shown in the column of the chart set forth below, entitled, "Base Rate," commencing on the date set forth in the corresponding row of the column entitled, "Date of Rate Change."
- (2) For water uses over 200 cubic feet, hereinafter referred to as the "incremental rate," the monthly sewer rental fee shall be as shown in the column of the chart set forth below, entitled, "Incremental Rate," commencing on the date set forth in the corresponding row of the column entitled, "Date of Rate Change."

CITY OF CEDAR FALLS
SEWER RENTAL FEE SCHEDULE

Date of Rate Change	Base Rate	Incremental Rate
July 1, 2021	\$21.44 per 200 cubic feet of water used	\$3.84 per 100 cubic feet of water used
July 1, 2022	\$22.94 per 200 cubic feet of water used	\$4.11 per 100 cubic feet of water used
July 1, 2023	\$24.55 per 200 cubic feet of water used	\$4.40 per 100 cubic feet of water used
July 1, 2024	\$26.26 per 200 cubic feet of water used	\$4.70 per 100 cubic feet of water used
July 1, 2025	\$28.10 per 200 cubic feet of water used	\$5.03 per 100 cubic feet of water used
July 1, 2026	\$30.07 per 200 cubic feet of water used	\$5.39 per 100 cubic feet of water used

- (b) *Maximum fees for residential use.* Residential sewer rental fees during the months of May through November shall not exceed the average amount charged for usage during the previous January through March period.
- (c) *Reduction for low-income households.* Each payer of the monthly sewer rental fee who meets the low-income requirement, as set by the U.S. Government, contained in the Section 8 Housing Assistance Program of the city, may apply annually to the director of public works for, and be granted, a \$4.00 per month reduction in the monthly sewer rental fee for the first 200 cubic feet of water used.
- (d) *Users without city water service.* Each user of city sanitary sewer which does not have water provided and metered by the city utilities shall be charged a monthly sewer rental fee which is two times the base rate which is provided for in subsection (a) of this section. That user may, however, through certified metering of well water for residential use or provision of receipts from a recognized

adjoining public water jurisdiction, provide to the director of community development documentation of actual water usage. If water usage can be verified, that user will be charged the monthly sewer rental fee as provided in subsections (a) and (b) of this section.

- (e) *Mobile home parks.* Mobile home parks utilizing a central water metering system shall be charged the same monthly sewer rental fees for each dwelling unit connected to the public sewage disposal system as are provided for in subsection (a) of this section.
- (f) *Determination of multiple dwelling rental fees.* Multiple dwellings using a single water meter shall pay at the same rates listed in subsection (a) of this section, with the usage for each individual dwelling unit determined by dividing the amount of water metered by the number of dwelling units, regardless of occupancy of said units. For example, a structure with twelve (12) individual dwelling units on one meter would be billed twelve (12) base rates that would include up to 24 CCF of water (allocating 2 CCF per dwelling unit). Any usage over 24 CCF of water would be divided by the number of dwelling units (12, in this case) and billed at the same incremental rates listed in subsection (a) of this section.
- (g) *Determination of commercial, industrial rental fees.* Commercial and industrial sewer rental fees shall be based on actual water usage, metered or unmetered, including water added to the sewage disposal system by the commercial or industrial users, at the same rates described in subsection (a) of this section. However, the director of community development may establish reduced sewer rental fees, to be reviewed on an annual basis, for commercial and industrial users which have unique discharges requiring very little actual treatment, such as the discharge of cooling water or boiler blowdown.
- (h) *Residential monthly fee for certain commercial, industrial users.* Commercial and industrial users that use higher volumes of water in the months May through November each year exclusively for purposes such as watering lawns, and can demonstrate to the director of public works that said user does not enter the sanitary sewer system may have their sewer bills adjusted such that sewer user fees billed for usage May through November each year will not exceed the average bills for usage in the months December through April each year.
- (i) *Industrial surcharge.* An industrial user, as defined in article II, division 2 of this chapter, shall be surcharged at the rate of \$0.10 for each pound of both biochemical oxygen demand and total suspended solids, as defined in article II, division 2 of this chapter, for all discharges to the sanitary sewer system which exceed a concentration of 300 milligrams per liter.
- (j) *Inclusion of state sales tax.* State sales tax is computed and included in the rates included in this section.
- (k) *Billing adjustments.* Billing adjustments may be made for any residential, commercial or industrial users that can demonstrate to the director of public works that water used does not enter the sanitary sewer system.
- (l) *Payment.* All fees required to be paid by this section shall be paid at the same time the payment for city water service is made or on the first day of the month for those users of sewer service who do not use city water service. All required payments are to be made at the office of the municipal utilities.
- (m) *Sanitary sewer surcharge for discharge of stormwater to city sanitary sewer system.* The owner of any property in the city who fails to comply with the provisions of section 7-201 or 7-202, relating to discharge of stormwater or groundwater into the city sanitary sewer system, shall be assessed a surcharge fee, to be added to the property owner's city sewer bill, in the amount of \$100.00 per month, as provided in section 7-203.

(Ord. No. 2924, § 27-30, 6-4-2018; Ord. No. 2943, § 6, 6-3-2019)

Sec. 24-42. Failure to pay rental fees; authority to terminate service.

- (a) Where a consumer is a contributor of city water, or is a user of city sanitary sewer service who does not use city water service, the sewer rentals, rates or charges shall be subject to the following rules of delinquency and suspension of service:
- (1) Whenever any of the rules and regulations of this article are violated, the sewer service shall be cut off and shall not be turned on again except by order of the council and water reclamation manager and upon payment of the expense of shutting it off and turning it on, and on such other terms as the council may determine upon and a satisfactory understanding with the account holder that no further complaint shall arise. Such sewer service shall not be discontinued unless prior written notice is sent to the account holder by ordinary mail, informing the account holder of the nature of the delinquency and affording the account holder the opportunity for a hearing prior to discontinuance of service. If the account holder is a tenant, and if the owner or landlord of the property has made a written request for notice, the notice shall also be given to the owner or landlord.
 - (2) In case of violation of this article, the council shall have the right to declare any payment made for the sewer service by the person committing such violation to be forfeited, and the service shall thereupon be forfeited.
- (b) Liens.
- (1) In addition to the rules of delinquency and suspension of service mentioned in subsection (a) of this section, the city shall have a lien upon the property served by such sanitary utility for all delinquent rate or rental payments
 - (2) A lien shall not be placed upon a mobile home, modular home, or manufactured home served by any of the services described in this article if the mobile home, modular home, or manufactured home is owned by a tenant of and is located in a mobile home park or manufactured home community and the mobile home park or manufactured home community owner or manager is the account holder, unless the lease agreement specifies that the tenant is responsible for payment of a portion of the rates or charges billed to the account holder.
 - (3) Notwithstanding subsection (b)(2) of this section, except for mobile home parks or manufactured home communities where the mobile home park or manufactured home community owner or manager is responsible for paying the rates or charges for services described in this article, a lien shall not be filed against the land if the premises receiving any of the services described in this article are located on leased land. If the premises are located on leased land, a lien may be filed against the premises only. For the purposes of this article, the term "premises" includes a mobile home, modular home, or manufactured home as defined in Iowa Code § 435.1.
 - (4) Prior to written notice of intent to certify, a lien shall be given to the account holder of the delinquent account at least 30 days prior to certification. If the account holder is a tenant, and if the owner or landlord of the property has made a written request for notice, the notice shall also be given to the owner or landlord. The notice shall be sent to the appropriate persons by ordinary mail not less than 30 days prior to the certification of the lien to the county treasurer. After compliance with the foregoing provisions, the city clerk shall certify for taxation purposes and the establishing of the property lien to the county treasurer all delinquent rent, rate or rental payments, together with an administrative expense of \$5.00. The lien shall not be certified to the county treasurer for a delinquent charge of less than \$5.00. For the purpose of the certification and for no other purpose whatsoever, rent, rate or rental payments shall be designated as delinquent when the payments are shown and appear on the books carrying rent, rate or rental payments to have been unpaid for a period of six months following their due date.
-

(c) Where the contributor is an operator of a private water supply, failure to pay rentals shall be subject to similar rules as to delinquency and suspension of service, property lien, certification of delinquency and definition of delinquency as set out in this section.

(Ord. No. 2924, § 27-31, 6-4-2018)

Secs. 24-43—24-72. Reserved.

INTRODUCED: _____

PASSED 1st CONSIDERATION: _____

PASSED 2nd CONSIDERATION: _____

PASSED 3rd CONSIDERATION: _____

ADOPTED: _____

Robert M. Green, Mayor

ATTEST:

Jacqueline Danielsen, MMC, City Clerk

PREPARED 11/09/2021, 9:49:42
 PROGRAM GM360L
 CITY OF CEDAR FALLS

Daily Invoices for Council Meeting 11/15/21

ACCOUNT ACTIVITY LISTING

PAGE 1
 ACCOUNTING PERIOD 04/2022

Item 42.

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	---TRANSACTION--- NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 101 GENERAL FUND									
101-0000-213.00-00						CURRENT LIABILITY / SALES TAX PAYABLE			
599		04/22 AP		10/22/21	0005862	IOWA DEPT.OF REVENUE SEMI MONTHLY SALES TAX RECREATION	211.78		11/03/21
						ACCOUNT TOTAL	211.78	.00	211.78
101-1008-441.72-99						OPERATING SUPPLIES / POSTAGE			
731		05/22 AP		11/02/21	0396383	CMRS-POC POC#8031880-REPL.POSTAGE 08/18/21-11/02/21	73.90		11/05/21
						ACCOUNT TOTAL	73.90	.00	73.90
101-1026-441.83-06						TRANSPORTATION&EDUCATION / EDUCATION			
664		04/22 AP		09/10/21	0396315	IOWA LEAGUE-CITIES REG:BDGT.WRKSHP-NIEBERGAL ZOOM WEBINAR	50.00		10/26/21
						ACCOUNT TOTAL	50.00	.00	50.00
101-1028-441.64-02						INSURANCE / HEALTH INS. REIMBURSEMENT			
599		04/22 AP		10/26/21	0005868	ISOLVED BENEFIT SERVICES, INC HEALTH INS. REIMBURSEMENT	1.43		11/03/21
						ACCOUNT TOTAL	1.43	.00	1.43
101-1028-441.72-99						OPERATING SUPPLIES / POSTAGE			
731		05/22 AP		11/02/21	0396383	CMRS-POC POC#8031880-REPL.POSTAGE 08/18/21-11/02/21	51.92		11/05/21
731		05/22 AP		11/02/21	0396383	CMRS-POC POC#8031880-REPL.POSTAGE 08/18/21-11/02/21	113.73		11/05/21
						ACCOUNT TOTAL	165.65	.00	165.65
101-1028-441.83-06						TRANSPORTATION&EDUCATION / EDUCATION			
664		04/22 AP		09/10/21	0396315	IOWA LEAGUE-CITIES REG:BDGT.WRKSHP.-ROEDING ZOOM WEBINAR	50.00		10/26/21
664		04/22 AP		09/10/21	0396315	IOWA LEAGUE-CITIES REG:BDGT.WRKSHP.-KOCKLER ZOOM WEBINAR	50.00		10/26/21
						ACCOUNT TOTAL	100.00	.00	100.00
101-1028-441.89-17						MISCELLANEOUS SERVICES / BANK SERVICE CHARGES			
599		04/22 AP		10/29/21	0005857	FARMERS STATE BANK	20.00		11/03/21
599		04/22 AP		10/29/21	0005858	OUTGOING WIRE FEE MIDWEST ONE CD FARMERS STATE BANK	12.00		11/03/21

PREPARED 11/09/2021, 9:49:42
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 2
ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-1028-441.89-17 MISCELLANEOUS SERVICES / BANK SERVICE CHARGES						continued				
						INCOMING WIRE FEE				
						MIDWEST ONE CD				
599		04/22 AP		10/21/21	0005856	FARMERS STATE BANK	20.00			11/03/21
						VOYA OUTGOING WIRE FEE				
						10/22/21 PAYROLL				
599		04/22 AP		10/12/21	0005854	FARMERS STATE BANK	20.00			11/03/21
						OUTGOING WIRE FEE				
						COLLINS MM				
599		04/22 AP		10/12/21	0005855	FARMERS STATE BANK	20.00			11/03/21
						OUTGOING WIRE FEE				
						LINCOLN SAVINGS BANK				
599		04/22 AP		10/06/21	0005853	FARMERS STATE BANK	20.00			11/03/21
						VOYA OUTGOING WIRE FEE				
						10/08/21 PAYROLL				
						ACCOUNT TOTAL	112.00	.00		112.00
101-1038-441.64-02 INSURANCE / HEALTH INS. REIMBURSEMENT										
599		04/22 AP		10/26/21	0005868	ISOLVED BENEFIT SERVICES, INC	63.98			11/03/21
						HEALTH INS. REIMBURSEMENT				
						ACCOUNT TOTAL	63.98	.00		63.98
101-1038-441.89-82 MISCELLANEOUS SERVICES / SECTION 105										
599		04/22 AP		10/06/21	0005866	ISOLVED BENEFIT SERVICES, INC	707.25			11/03/21
						CAFE ADMIN FEE-SEPT '21				
						ACCOUNT TOTAL	707.25	.00		707.25
101-1048-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
731		05/22 AP		11/02/21	0396383	CMRS-POC	11.86			11/05/21
						POC#8031880-REPL.POSTAGE				
						08/18/21-11/02/21				
						ACCOUNT TOTAL	11.86	.00		11.86
101-1060-423.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
576		05/22 AP		10/12/21	0396370	OFFICE EXPRESS OFFICE PRODUCT	86.97			10/29/21
						LETTER-SIZE COPY PAPER				
						3 BOXES				
						ACCOUNT TOTAL	86.97	.00		86.97
101-1060-423.72-76 OPERATING SUPPLIES / PUBLIC RELATIONS										
576		05/22 AP		10/15/21	0396368	MOVIE LICENSING USA	851.00			10/29/21
						SITE LICENSE RENEW 1YR				
						12/01/21-11/30/22				
						ACCOUNT TOTAL	851.00	.00		851.00
101-1060-423.72-99 OPERATING SUPPLIES / POSTAGE										

PREPARED 11/09/2021, 9:49:42
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 3
 ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-1060-423.72-99						OPERATING SUPPLIES / POSTAGE				continued
731		05/22 AP		11/02/21	0396383	CMRS-POC	29.69			11/05/21
						POC#8031880-REPL.POSTAGE				
620		05/22 AP		09/26/21	0396373	QUADIENT FINANCE USA, INC.	304.44			10/29/21
						POSTAGE				
						ACCOUNT TOTAL	334.13	.00	334.13	
101-1060-423.81-91 PROFESSIONAL SERVICES / LICENSES & SERVICE CONTRT										
620		05/22 AP		10/12/21	0396362	GORDON FLESCH COMPANY INC	874.89			10/29/21
						COPIER CONTRACT				
						015-1483981-000				
						ACCOUNT TOTAL	874.89	.00	874.89	
101-1060-423.85-01 UTILITIES / UTILITIES										
576		05/22 AP		10/05/21	0396356	CEDAR FALLS UTILITIES	7,149.79			10/29/21
						LIBRARY UTILITIES				
						ACCOUNT TOTAL	7,149.79	.00	7,149.79	
101-1060-423.86-01 REPAIR & MAINTENANCE / REPAIR & MAINTENANCE										
620		05/22 AP		10/22/21	0396348	ARAMARK	15.70			10/29/21
						LIBRARY MAT SERVICE				
620		05/22 AP		10/15/21	0396348	ARAMARK	15.70			10/29/21
						LIBRARY MAT SERVICE				
620		05/22 AP		10/15/21	0396374	QUADIENT, INC.	149.85			10/29/21
						QUADIENT METER RENTAL				
576		05/22 AP		10/08/21	0396348	ARAMARK	15.70			10/29/21
						LIBRARY MAT SERVICE				
599		04/22 AP		10/04/21	0005874	PROFESSIONAL SOLUTIONS	13.63			11/03/21
						SEPTEMBER CREDIT CARD FEE				
576		05/22 AP		10/03/21	0396363	HAWKEYE ALARM & SIGNAL CO.	190.00			10/29/21
						SERVICE CALL TO TEST FIRE				
620		05/22 AP		10/03/21	0396375	SHRED-IT USA	48.15			10/29/21
						DOCUMENT DESTRUCTION				
576		05/22 AP		10/01/21	0396348	ARAMARK	15.70			10/29/21
						LIBRARY MAT SERVICE				
576		05/22 AP		09/30/21	0396357	CEDAR VALLEY MOBILITY	225.00			10/29/21
						REPLACEMENT BATTERY &				
576		05/22 AP		09/24/21	0396348	ARAMARK	15.70			10/29/21
						LIBRARY MAT SERVICE				
						ACCOUNT TOTAL	705.13	.00	705.13	
101-1060-423.89-33 MISCELLANEOUS SERVICES / FRIENDS SUPPORTED PROGRAM										
620		05/22 AP		10/15/21	0396355	CEDAR FALLS BAND SHELL	50.00			10/29/21

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				
						FOTL:ADULT-OVERMAN PARK BAND SHELL RENTAL				
576		05/22 AP		10/12/21	0396372	PARKADE PRINTER, INC.	96.00			10/29/21
						FOTL:YOUTH-POSTER PRNTING				
576		05/22 AP		10/12/21	0396351	BAKER & TAYLOR BOOKS	59.28			10/29/21
						FOTL:ADULT-ADULT BOOKS				
576		05/22 AP		10/12/21	0396370	OFFICE EXPRESS OFFICE PRODUCT	49.96			10/29/21
						FOTL:YA-AA BATTERIES				
576		05/22 AP		09/22/21	0396372	PARKADE PRINTER, INC.	48.00			10/29/21
						FOTL:YOUTH-POSTER PRNTING				
						ACCOUNT TOTAL	303.24	.00		303.24
101-1061-423.71-11 OFFICE SUPPLIES / TECHNICAL PROCESSING SUPP										
620		05/22 AP		10/13/21	0396360	DEMCO, INC	60.56			10/29/21
						ARCHIVAL STORAGE BOX & 2" PREMIUM BOOK TAPE				
576		05/22 AP		09/27/21	0396360	DEMCO, INC	122.89			10/29/21
						WESTERN, FANTASY, MYSTERY & SCI FICTION LABELS				
576		05/22 AP		09/23/21	0396360	DEMCO, INC	85.10			10/29/21
						1ST & 3RD READING LABELS, BOOK TAPE, BONE FOLDER				
576		05/22 AP		09/22/21	0396353	BRODART CO.	710.71			10/29/21
						9 & 12" BOOK COVER ROLLS, 8.5X5.25" & 9.5X6" COVERS				
						ACCOUNT TOTAL	979.26	.00		979.26
101-1061-423.81-91 PROFESSIONAL SERVICES / LICENSES & SERVICE CONTRT										
576		05/22 AP		10/01/21	0396369	OCLC, INC.	743.86			10/29/21
						CATALOG AND METADATA SUBSCRIPTION				
						ACCOUNT TOTAL	743.86	.00		743.86
101-1061-423.89-20 MISCELLANEOUS SERVICES / ADULT BOOKS										
620		05/22 AP		10/19/21	0396351	BAKER & TAYLOR BOOKS	202.57			10/29/21
						ADULT BOOKS				
620		05/22 AP		10/19/21	0396351	BAKER & TAYLOR BOOKS	278.02			10/29/21
						ADULT BOOKS				
620		05/22 AP		10/15/21	0396351	BAKER & TAYLOR BOOKS	286.48			10/29/21
						ADULT BOOKS				
620		05/22 AP		10/13/21	0396351	BAKER & TAYLOR BOOKS	482.23			10/29/21
						ADULT BOOKS				
576		05/22 AP		10/12/21	0396351	BAKER & TAYLOR BOOKS	110.05			10/29/21
						ADULT BOOKS				
576		05/22 AP		10/11/21	0396351	BAKER & TAYLOR BOOKS	445.36			10/29/21
						ADULT BOOKS				
576		05/22 AP		10/07/21	0396351	BAKER & TAYLOR BOOKS	356.40			10/29/21
						ADULT BOOKS				
576		05/22 AP		10/05/21	0396351	BAKER & TAYLOR BOOKS	311.55			10/29/21

PREPARED 11/09/2021, 9:49:42
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 5
ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-1061-423.89-20 MISCELLANEOUS SERVICES / ADULT BOOKS continued										
576		05/22 AP		09/29/21	0396351	ADULT BOOKS BAKER & TAYLOR BOOKS	485.99			10/29/21
576		05/22 AP		09/29/21	0396351	ADULT BOOKS BAKER & TAYLOR BOOKS	43.63			10/29/21
576		05/22 AP		09/29/21	0396351	ADULT BOOKS BAKER & TAYLOR BOOKS	148.27			10/29/21
576		05/22 AP		09/29/21	0396351	ADULT BOOKS BAKER & TAYLOR BOOKS	20.98			10/29/21
576		05/22 AP		09/28/21	0396351	ADULT BOOKS BAKER & TAYLOR BOOKS	457.96			10/29/21
576		05/22 AP		09/27/21	0396351	ADULT BOOKS BAKER & TAYLOR BOOKS	176.35			10/29/21
ACCOUNT TOTAL							3,805.84	00		3,805.84
101-1061-423.89-21 MISCELLANEOUS SERVICES / YOUNG ADULT BOOKS										
620		05/22 AP		10/19/21	0396351	YOUNG ADULT BOOKS BAKER & TAYLOR BOOKS	65.62			10/29/21
620		05/22 AP		10/19/21	0396351	YOUNG ADULT BOOKS BAKER & TAYLOR BOOKS	24.63			10/29/21
620		05/22 AP		10/15/21	0396351	YOUNG ADULT BOOKS BAKER & TAYLOR BOOKS	7.80			10/29/21
576		05/22 AP		10/12/21	0396351	YOUNG ADULT BOOKS BAKER & TAYLOR BOOKS	31.00			10/29/21
576		05/22 AP		10/11/21	0396351	YOUNG ADULT BOOKS BAKER & TAYLOR BOOKS	116.74			10/29/21
576		05/22 AP		10/05/21	0396351	YOUNG ADULT BOOKS BAKER & TAYLOR BOOKS	20.95			10/29/21
576		05/22 AP		09/29/21	0396351	YOUNG ADULT BOOKS BAKER & TAYLOR BOOKS	5.99			10/29/21
576		05/22 AP		09/29/21	0396351	YOUNG ADULT BOOKS BAKER & TAYLOR BOOKS	338.91			10/29/21
576		05/22 AP		09/28/21	0396351	YOUNG ADULT BOOKS BAKER & TAYLOR BOOKS	17.36			10/29/21
576		05/22 AP		09/27/21	0396351	YOUNG ADULT BOOKS BAKER & TAYLOR BOOKS	60.87			10/29/21
ACCOUNT TOTAL							689.87	00		689.87
101-1061-423.89-22 MISCELLANEOUS SERVICES / YOUTH BOOKS										
620		05/22 AP		10/19/21	0396351	YOUTH BOOKS BAKER & TAYLOR BOOKS	163.95			10/29/21
620		05/22 AP		10/19/21	0396351	YOUTH BOOKS BAKER & TAYLOR BOOKS	83.93			10/29/21
620		05/22 AP		10/15/21	0396351	YOUTH BOOKS BAKER & TAYLOR BOOKS	226.40			10/29/21

PREPARED 11/09/2021, 9:49:42
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 6
 ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	----TRANSACTION----	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT	
FUND 101 GENERAL FUND											
101-1061-423.89-22	MISCELLANEOUS SERVICES / YOUTH BOOKS									continued	
620		05/22 AP		10/15/21	0396351	BAKER & TAYLOR BOOKS	1,127.94		10/29/21		
		YOUTH BOOKS									
620		05/22 AP		10/13/21	0396351	BAKER & TAYLOR BOOKS	290.38		10/29/21		
		YOUTH BOOKS									
576		05/22 AP		10/12/21	0396351	BAKER & TAYLOR BOOKS	105.26		10/29/21		
		YOUTH BOOKS									
576		05/22 AP		10/11/21	0396351	BAKER & TAYLOR BOOKS	75.20		10/29/21		
		YOUTH BOOKS									
576		05/22 AP		10/07/21	0396351	BAKER & TAYLOR BOOKS	949.63		10/29/21		
		YOUTH BOOKS									
576		05/22 AP		10/07/21	0396351	BAKER & TAYLOR BOOKS	225.75		10/29/21		
		YOUTH BOOKS									
576		05/22 AP		10/05/21	0396351	BAKER & TAYLOR BOOKS	74.93		10/29/21		
		YOUTH BOOKS									
576		05/22 AP		10/01/21	0396365	LIBRARY IDEAS, LLC	323.55		10/29/21		
		YOUTH BOOKS									
576		05/22 AP		09/29/21	0396351	BAKER & TAYLOR BOOKS	38.86		10/29/21		
		YOUTH BOOKS									
576		05/22 AP		09/29/21	0396351	BAKER & TAYLOR BOOKS	102.09		10/29/21		
		YOUTH BOOKS									
576		05/22 AP		09/28/21	0396351	BAKER & TAYLOR BOOKS	133.46		10/29/21		
		YOUTH BOOKS									
576		05/22 AP		09/28/21	0396376	SMART APPLE MEDIA	583.78		10/29/21		
		YOUTH BOOKS									
576		05/22 AP		09/27/21	0396351	BAKER & TAYLOR BOOKS	189.38		10/29/21		
		YOUTH BOOKS									
576		05/22 AP		09/22/21	0396365	LIBRARY IDEAS, LLC	128.85		10/29/21		
		YOUTH BOOKS									
		ACCOUNT TOTAL						4,823.34	.00	4,823.34	
101-1061-423.89-23 MISCELLANEOUS SERVICES / LARGE PRINT BOOKS											
620		05/22 AP		10/19/21	0396351	BAKER & TAYLOR BOOKS	19.95		10/29/21		
		LARGE PRINT BOOKS									
620		05/22 AP		10/13/21	0396351	BAKER & TAYLOR BOOKS	35.10		10/29/21		
		LARGE PRINT BOOKS									
620		05/22 AP		10/13/21	0396358	CENGAGE LEARNING INC	27.29		10/29/21		
		LARGE PRINT BOOKS									
576		05/22 AP		10/11/21	0396351	BAKER & TAYLOR BOOKS	18.60		10/29/21		
		LARGE PRINT BOOKS									
576		05/22 AP		10/07/21	0396351	BAKER & TAYLOR BOOKS	17.40		10/29/21		
		LARGE PRINT BOOKS									
576		05/22 AP		10/03/21	0396359	CENTER POINT LARGE PRINT	86.13		10/29/21		
		LARGE PRINT BOOKS									
576		05/22 AP		10/01/21	0396359	CENTER POINT LARGE PRINT	47.94		10/29/21		
		LARGE PRINT BOOKS									
576		05/22 AP		09/29/21	0396358	CENGAGE LEARNING INC	25.89		10/29/21		
		LARGE PRINT BOOKS									

PREPARED 11/09/2021, 9:49:42
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 7
ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT	
FUND 101 GENERAL FUND											
101-1061-423.89-23 MISCELLANEOUS SERVICES / LARGE PRINT BOOKS							continued				
ACCOUNT TOTAL							278.30	0.00	278.30		
101-1061-423.89-24 MISCELLANEOUS SERVICES / ADULT AUDIO											
620		05/22 AP		10/19/21	0396351	BAKER & TAYLOR BOOKS	22.00			10/29/21	
ADULT CD BOOKS											
620		05/22 AP		10/15/21	0396352	BAKER & TAYLOR ENTERTAINMENT	8.81			10/29/21	
ADULT CD MUSIC											
620		05/22 AP		10/15/21	0396352	BAKER & TAYLOR ENTERTAINMENT	53.59			10/29/21	
ADULT CD MUSIC											
576		05/22 AP		10/11/21	0396351	BAKER & TAYLOR BOOKS	24.74			10/29/21	
ADULT CD BOOKS											
576		05/22 AP		10/07/21	0396351	BAKER & TAYLOR BOOKS	22.00			10/29/21	
ADULT CD BOOKS											
576		05/22 AP		09/30/21	0396352	BAKER & TAYLOR ENTERTAINMENT	10.28			10/29/21	
ADULT CD MUSIC											
576		05/22 AP		09/29/21	0396352	BAKER & TAYLOR ENTERTAINMENT	10.28			10/29/21	
ADULT CD MUSIC											
ACCOUNT TOTAL							151.70	0.00	151.70		
101-1061-423.89-25 MISCELLANEOUS SERVICES / ADULT VIDEO											
620		05/22 AP		10/19/21	0396352	BAKER & TAYLOR ENTERTAINMENT	23.18			10/29/21	
ADULT VIDEOS											
620		05/22 AP		10/15/21	0396352	BAKER & TAYLOR ENTERTAINMENT	43.48			10/29/21	
ADULT VIDEOS											
620		05/22 AP		10/15/21	0396352	BAKER & TAYLOR ENTERTAINMENT	37.64			10/29/21	
ADULT VIDEOS											
620		05/22 AP		10/15/21	0396352	BAKER & TAYLOR ENTERTAINMENT	13.04			10/29/21	
ADULT VIDEOS											
576		05/22 AP		10/13/21	0396352	BAKER & TAYLOR ENTERTAINMENT	21.74			10/29/21	
ADULT VIDEOS											
620		05/22 AP		10/13/21	0396352	BAKER & TAYLOR ENTERTAINMENT	65.18			10/29/21	
ADULT VIDEOS											
576		05/22 AP		10/07/21	0396352	BAKER & TAYLOR ENTERTAINMENT	43.44			10/29/21	
ADULT VIDEOS											
576		05/22 AP		10/06/21	0396352	BAKER & TAYLOR ENTERTAINMENT	201.46			10/29/21	
ADULT VIDEOS											
576		05/22 AP		10/06/21	0396352	BAKER & TAYLOR ENTERTAINMENT	28.99			10/29/21	
ADULT VIDEOS											
576		05/22 AP		09/30/21	0396352	BAKER & TAYLOR ENTERTAINMENT	39.85			10/29/21	
ADULT VIDEOS											
576		05/22 AP		09/29/21	0396352	BAKER & TAYLOR ENTERTAINMENT	32.57			10/29/21	
ADULT VIDEOS											
576		05/22 AP		09/28/21	0396352	BAKER & TAYLOR ENTERTAINMENT	50.72			10/29/21	
ADULT VIDEOS											
576		05/22 AP		09/27/21	0396352	BAKER & TAYLOR ENTERTAINMENT	40.55			10/29/21	

PREPARED 11/09/2021, 9:49:42
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 8
ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND									
101-1061-423.89-25 MISCELLANEOUS SERVICES / ADULT VIDEO					continued				
576		05/22 AP		09/23/21	0396352 BAKER & TAYLOR ENTERTAINMENT	14.49			10/29/21
576		05/22 AP		09/22/21	0396352 BAKER & TAYLOR ENTERTAINMENT	10.13			10/29/21
ACCOUNT TOTAL						666.46	00	666.46	
101-1061-423.89-26 MISCELLANEOUS SERVICES / NON-PRINT RESOURCES									
620		05/22 AP		10/13/21	0396364 INGRAM ENTERTAINMENT INC.	76.99			10/29/21
620		05/22 AP		10/13/21	0396364 INGRAM ENTERTAINMENT INC.	36.99			10/29/21
576		05/22 AP		10/08/21	0396364 INGRAM ENTERTAINMENT INC.	66.99			10/29/21
576		05/22 AP		10/06/21	0396364 INGRAM ENTERTAINMENT INC.	66.99			10/29/21
576		05/22 AP		10/01/21	0396364 INGRAM ENTERTAINMENT INC.	46.99			10/29/21
576		05/22 AP		10/01/21	0396364 INGRAM ENTERTAINMENT INC.	56.99			10/29/21
576		05/22 AP		09/29/21	0396364 INGRAM ENTERTAINMENT INC.	76.99			10/29/21
576		05/22 AP		09/29/21	0396364 INGRAM ENTERTAINMENT INC.	66.99			10/29/21
576		05/22 AP		09/27/21	0396364 INGRAM ENTERTAINMENT INC.	66.99			10/29/21
576		05/22 AP		09/24/21	0396364 INGRAM ENTERTAINMENT INC.	36.99			10/29/21
ACCOUNT TOTAL						599.90	00	599.90	
101-1061-423.89-35 MISCELLANEOUS SERVICES / YOUTH AUDIO									
620		05/22 AP		10/15/21	0396351 BAKER & TAYLOR BOOKS	16.49			10/29/21
576		05/22 AP		09/29/21	0396351 BAKER & TAYLOR BOOKS	14.84			10/29/21
ACCOUNT TOTAL						31.33	00	31.33	
101-1061-423.89-36 MISCELLANEOUS SERVICES / YOUTH VIDEO									
620		05/22 AP		10/15/21	0396367 MIDWEST TAPE, LLC	40.48			10/29/21
576		05/22 AP		10/08/21	0396367 MIDWEST TAPE, LLC	7.49			10/29/21
576		05/22 AP		10/01/21	0396367 MIDWEST TAPE, LLC	7.49			10/29/21

PREPARED 11/09/2021, 9:49:42
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 9
ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	-----TRANSACTION----- DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-1061-423.89-36 MISCELLANEOUS SERVICES / YOUTH VIDEO						continued				
576		05/22	AP	09/28/21	0396367	MIDWEST TAPE, LLC	157.44			10/29/21
YOUTH VIDEOS										
576		05/22	AP	09/24/21	0396361	FINDAWAY WORLD LLC	750.45			10/29/21
YOUTH VIDEOS										
576		05/22	AP	09/23/21	0396367	MIDWEST TAPE, LLC	5.99			10/29/21
YOUTH LAUNCHPADS										
YOUTH VIDEOS										
ACCOUNT TOTAL							969.34	.00		969.34
101-1061-423.89-37 MISCELLANEOUS SERVICES / YOUNG ADULT AUDIO										
576		05/22	AP	09/27/21	0396351	BAKER & TAYLOR BOOKS	52.78			10/29/21
YOUNG ADULT CD BOOKS										
ACCOUNT TOTAL							52.78	.00		52.78
101-1061-423.89-42 MISCELLANEOUS SERVICES / ADULT E-MATERIALS										
576		05/22	AP	10/11/21	0396371	OVERDRIVE, INC.	152.02			10/29/21
ADULT E-BOOKS										
576		05/22	AP	10/04/21	0396371	OVERDRIVE, INC.	319.08			10/29/21
ADULT E-BOOKS										
576		05/22	AP	09/30/21	0396371	OVERDRIVE, INC.	560.72			10/29/21
ADULT E-BOOKS										
576		05/22	AP	09/27/21	0396371	OVERDRIVE, INC.	363.77			10/29/21
ADULT E-BOOKS										
ACCOUNT TOTAL							1,395.59	.00		1,395.59
101-1061-423.89-44 MISCELLANEOUS SERVICES / YOUNG ADULT E-MATERIALS										
576		05/22	AP	09/30/21	0396371	OVERDRIVE, INC.	119.99			10/29/21
YOUNG ADULT E-BOOKS										
ACCOUNT TOTAL							119.99	.00		119.99
101-1061-423.89-46 MISCELLANEOUS SERVICES / YOUTH E-MATERIALS										
620		05/22	AP	10/21/21	0396371	OVERDRIVE, INC.	881.91			10/29/21
YOUTH E-BOOKS										
576		05/22	AP	09/30/21	0396371	OVERDRIVE, INC.	137.38			10/29/21
YOUTH E-BOOKS										
ACCOUNT TOTAL							1,019.29	.00		1,019.29
101-1118-441.72-99 OPERATING SUPPLIES / POSTAGE										
731		05/22	AP	11/02/21	0396383	CMRS-POC	2.95			11/05/21

PREPARED 11/09/2021, 9:49:42
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 10
 ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	-----TRANSACTION----- DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-1118-441.72-99						OPERATING SUPPLIES / POSTAGE				continued
						POC#8031880-REPL.POSTAGE				08/18/21-11/02/21
						ACCOUNT TOTAL	2.95	.00	2.95	
101-1158-441.71-01						OFFICE SUPPLIES / OFFICE SUPPLIES				
731		05/22 AP		11/02/21	0396383	CMRS-POC	17.08			11/05/21
						POC#8031880-REPL.POSTAGE				08/18/21-11/02/21
						ACCOUNT TOTAL	17.08	.00	17.08	
101-1199-421.31-20						HUMAN DEVELOPMENT GRANTS / GRANTS - LIBRARY				
620		05/22 AP		10/09/21	0396354	CDW GOVERNMENT, INC.	40.74			10/29/21
						UBIQUITI POWER OVER				ETHERNET INJECTOR
						ACCOUNT TOTAL	40.74	.00	40.74	
101-1199-441.81-03						PROFESSIONAL SERVICES / RECORDING FEES				
731		05/22 AP		11/04/21	0396378	BLACK HAWK CO.RECORDER	17.00			11/05/21
						RCD:CERT. OF COMPLETION				COMMUNITY BANK & TRUST
731		05/22 AP		11/04/21	0396378	BLACK HAWK CO.RECORDER	32.00			11/05/21
						RCD:ORDINANCE NO.2995				
731		05/22 AP		11/04/21	0396378	BLACK HAWK CO.RECORDER	12.00			11/05/21
						RCD:ORDINANCE NO.2996				
731		05/22 AP		11/04/21	0396378	BLACK HAWK CO.RECORDER	17.00			11/05/21
						RCD:ORDINANCE NO.2999				
731		05/22 AP		11/04/21	0396378	BLACK HAWK CO.RECORDER	52.00			11/05/21
						RCD:NTC.FNL.ASSESS.PROC.				HARRIET MA-8702UNIVERSITY
731		05/22 AP		11/03/21	0396379	BLACK HAWK CO.RECORDER	5.00			11/05/21
						RCD:QUIT CLAIM DEED				HWY.58 & RIDGEWAY AVENUE
681		04/22 AP		10/26/21	0396325	BLACK HAWK CO.RECORDER	7.00			10/28/21
						RCD:LIEN RELEASE				B.DEKOCK-1122 W. 22ND ST.
681		04/22 AP		10/26/21	0396325	BLACK HAWK CO.RECORDER	7.00			10/28/21
						RCD:LIEN RELEASE				R.COX-412 N ELLEN STREET
681		04/22 AP		10/26/21	0396325	BLACK HAWK CO.RECORDER	7.00			10/28/21
						RCD:LIEN RELEASE				R.COX-412 N ELLEN STREET
681		04/22 AP		10/26/21	0396325	BLACK HAWK CO.RECORDER	7.00			10/28/21
						RCD:LIEN RELEASE				1022 W. 22ND-TAKEDOWN INV
681		04/22 AP		10/26/21	0396326	BLACK HAWK CO.RECORDER	22.00			10/28/21
						RCD:QUIT CLAIM DEED				HWY.58 & RIDGEWAY AVE.
						ACCOUNT TOTAL	185.00	.00	185.00	
101-1199-441.83-06						TRANSPORTATION&EDUCATION / EDUCATION				
681		04/22 AP		10/26/21	0396329	GROW CEDAR VALLEY	20.00			10/28/21
						REG:LUNCHEON-S.HARDING				REAL ESTATE TRENDS

PREPARED 11/09/2021, 9:49:42
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 11
 ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-1199-441.83-06 TRANSPORTATION&EDUCATION / EDUCATION continued										
ACCOUNT TOTAL							20.00	.00	20.00	
101-1199-441.89-13 MISCELLANEOUS SERVICES / CONTINGENCY										
731		05/22 AP		10/13/21	0396382	CEDAR FALLS UTILITIES	140.09			11/05/21
		UTILITIES THRU 10/13/21								
599		04/22 AP		10/04/21	0005873	PROFESSIONAL SOLUTIONS	19.43			11/03/21
		SEPTEMBER CREDIT CARD FEE								
ACCOUNT TOTAL							159.52	.00	159.52	
101-2205-432.72-99 OPERATING SUPPLIES / POSTAGE										
731		05/22 AP		11/02/21	0396383	CMRS-POC	4.22			11/05/21
		POC#8031880-REPL.POSTAGE 08/18/21-11/02/21								
ACCOUNT TOTAL							4.22	.00	4.22	
101-2235-412.71-07 OFFICE SUPPLIES / CODE ENFORCEMENT SUPPLIES										
731		05/22 AP		11/02/21	0396383	CMRS-POC	151.63			11/05/21
		POC#8031880-REPL.POSTAGE 08/18/21-11/02/21								
ACCOUNT TOTAL							151.63	.00	151.63	
101-2235-412.72-99 OPERATING SUPPLIES / POSTAGE										
731		05/22 AP		11/02/21	0396383	CMRS-POC	172.26			11/05/21
		POC#8031880-REPL.POSTAGE 08/18/21-11/02/21								
ACCOUNT TOTAL							172.26	.00	172.26	
101-2235-412.89-15 MISCELLANEOUS SERVICES / CREDIT CARD CHARGES										
599		04/22 AP		10/04/21	0005881	PROFESSIONAL SOLUTIONS	619.51			11/03/21
		SEPTEMBER CREDIT CARD FEE								
599		04/22 AP		10/04/21	0005882	PROFESSIONAL SOLUTIONS	386.76			11/03/21
		SEPTEMBER CREDIT CARD FEE								
ACCOUNT TOTAL							1,006.27	.00	1,006.27	
101-2245-442.72-99 OPERATING SUPPLIES / POSTAGE										
731		05/22 AP		11/02/21	0396383	CMRS-POC	332.98			11/05/21
		POC#8031880-REPL.POSTAGE 08/18/21-11/02/21								
ACCOUNT TOTAL							332.98	.00	332.98	

PREPARED 11/09/2021, 9:49:42
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 12
 ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-2253-423.61-37						SALARIES / THE FALLS LIFEGUARD WAGES				
681		04/22 AP		10/28/21	0396336	TREASURER, STATE OF IOWA	74.19			10/28/21
						UNCLAIMED CK:END 06/30/19 WAGES-RILEIGH LAMOS				
						ACCOUNT TOTAL	74.19	.00	74.19	
101-2253-423.64-02 INSURANCE / HEALTH INS. REIMBURSEMENT										
599		04/22 AP		10/26/21	0005868	ISOLVED BENEFIT SERVICES, INC	137.78			11/03/21
						HEALTH INS. REIMBURSEMENT				
599		04/22 AP		10/26/21	0005868	ISOLVED BENEFIT SERVICES, INC	100.00			11/03/21
						HEALTH INS. REIMBURSEMENT				
						ACCOUNT TOTAL	237.78	.00	237.78	
101-2253-423.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
731		05/22 AP		11/02/21	0396383	CMRS-POC	141.43			11/05/21
						POC#8031880-REPL.POSTAGE 08/18/21-11/02/21				
						ACCOUNT TOTAL	141.43	.00	141.43	
101-2253-423.85-01 UTILITIES / UTILITIES										
731		05/22 AP		10/13/21	0396382	CEDAR FALLS UTILITIES	474.28			11/05/21
						UTILITIES THRU 10/13/21				
						ACCOUNT TOTAL	474.28	.00	474.28	
101-2253-423.89-04 MISCELLANEOUS SERVICES / SALES TAX										
599		04/22 AP		10/22/21	0005862	IOWA DEPT.OF REVENUE	585.78			11/03/21
						SEMI MONTHLY SALES TAX RECREATION				
599		04/22 AP		10/08/21	0005861	IOWA DEPT.OF REVENUE	907.43			11/03/21
						SEMI MONTHLY SALES TAX RECREATION				
						ACCOUNT TOTAL	1,493.21	.00	1,493.21	
101-2253-423.89-15 MISCELLANEOUS SERVICES / CREDIT CARD CHARGES										
599		04/22 AP		10/05/21	0005846	COMMUNITY BANKERS MERCHANT SV	247.01			11/03/21
						SEPTEMBER CREDIT CARD FEE				
599		04/22 AP		10/05/21	0005888	VANTIV INTEGRATED PAYMENT SOL	50.00			11/03/21
						GATEWAY FEES 9/1-9/30/21				
599		04/22 AP		10/04/21	0005884	PROFESSIONAL SOLUTIONS	6.95			11/03/21
						SEPTEMBER CREDIT CARD FEE				
599		04/22 AP		10/04/21	0005885	PROFESSIONAL SOLUTIONS	6.95			11/03/21
						SEPTEMBER CREDIT CARD FEE				
599		04/22 AP		10/04/21	0005870	PROFESSIONAL SOLUTIONS	366.42			11/03/21
						SEPTEMBER CREDIT CARD FEE				

PREPARED 11/09/2021, 9:49:42
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 13
 ACCOUNTING PERIOD 04/2022

GROUP	PO	ACCTG	----	TRANSACTION----						
NBR	NBR	PER.	CD	DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT	POST DT
									BALANCE	----
FUND 101 GENERAL FUND										
101-2253-423.89-15						MISCELLANEOUS SERVICES / CREDIT CARD CHARGES				continued
599		04/22	AP	10/04/21	0005871	PROFESSIONAL SOLUTIONS	18.95			11/03/21
						SEPTEMBER CREDIT CARD FEE				
						ACCOUNT TOTAL	696.28	.00	696.28	
101-2280-423.72-99						OPERATING SUPPLIES / POSTAGE				
731		05/22	AP	11/02/21	0396383	CMRS-POC	91.20			11/05/21
						POC#8031880-REPL.POSTAGE				08/18/21-11/02/21
						ACCOUNT TOTAL	91.20	.00	91.20	
101-2280-423.89-14						MISCELLANEOUS SERVICES / REFUNDS				
664		04/22	AP	10/20/21	0396322	WARTBURG COLLEGE	250.00			10/26/21
						REFUND-SECURITY DEPOSIT				
664		04/22	AP	04/14/20	0396317	LORI KUHN	67.00			10/26/21
						REFUND-CLASSES CANCELLED				RE-ISSUE CK#394406
677		04/22	AP	04/14/20	0394406	LORI KUHN		67.00		10/27/21
						VOID-CHECK LOST				REFUND-CLASSES CANCELLED
						ACCOUNT TOTAL	317.00	67.00	250.00	
101-2280-423.89-15						MISCELLANEOUS SERVICES / CREDIT CARD CHARGES				
599		04/22	AP	10/12/21	0005843	CLOVER APP	13.90			11/03/21
						MERCHANT SUBSCRIPTION FEE				
599		04/22	AP	10/05/21	0005846	COMMUNITY BANKERS MERCHANT SV	30.41			11/03/21
						SEPTEMBER CREDIT CARD FEE				
599		04/22	AP	10/04/21	0005880	PROFESSIONAL SOLUTIONS	7.26			11/03/21
						SEPTEMBER CREDIT CARD FEE				
599		04/22	AP	10/04/21	0005876	PROFESSIONAL SOLUTIONS	70.41			11/03/21
						SEPTEMBER CREDIT CARD FEE				
						ACCOUNT TOTAL	121.98	.00	121.98	
101-4511-414.64-02						INSURANCE / HEALTH INS. REIMBURSEMENT				
599		04/22	AP	10/26/21	0005868	ISOLVED BENEFIT SERVICES, INC	7.10			11/03/21
						HEALTH INS. REIMBURSEMENT				
						ACCOUNT TOTAL	7.10	.00	7.10	
101-4511-414.72-99						OPERATING SUPPLIES / POSTAGE				
731		05/22	AP	11/02/21	0396383	CMRS-POC	489.30			11/05/21
						POC#8031880-REPL.POSTAGE				08/18/21-11/02/21
						ACCOUNT TOTAL	489.30	.00	489.30	

PREPARED 11/09/2021, 9:49:42
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 14
ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-4511-414.83-06						TRANSPORTATION&EDUCATION / EDUCATION				
731		05/22 AP		11/01/21	0396380	BROWN, DEREK	250.00			11/05/21
						RMB:REG.-'21 IEMSA CONF. DES MOINES				
ACCOUNT TOTAL							250.00	.00	250.00	
101-4511-414.85-01 UTILITIES / UTILITIES										
731		05/22 AP		10/13/21	0396382	CEDAR FALLS UTILITIES	450.57			11/05/21
						UTILITIES THRU 10/13/21				
ACCOUNT TOTAL							450.57	.00	450.57	
101-5521-415.64-02 INSURANCE / HEALTH INS. REIMBURSEMENT										
599		04/22 AP		10/26/21	0005868	ISOLVED BENEFIT SERVICES, INC	40.30			11/03/21
						HEALTH INS. REIMBURSEMENT				
ACCOUNT TOTAL							40.30	.00	40.30	
101-5521-415.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES										
731		05/22 AP		10/13/21	0396382	CEDAR FALLS UTILITIES	35.17			11/05/21
						UTILITIES THRU 10/13/21				
599		04/22 AP		10/04/21	0005872	PROFESSIONAL SOLUTIONS	25.09			11/03/21
						SEPTEMBER CREDIT CARD FEE				
ACCOUNT TOTAL							60.26	.00	60.26	
101-5521-415.72-20 OPERATING SUPPLIES / OFFICERS EQUIPMENT										
714		05/22 AP		10/04/21	0396346	PURDY, TROY	11.76			11/03/21
						RMB:OPT.EQUIP-BELT HOLDER AMAZON.COM				
ACCOUNT TOTAL							11.76	.00	11.76	
101-5521-415.72-35 OPERATING SUPPLIES / D.A.R.E.										
731		05/22 AP		11/02/21	0396383	CMRS-POC	8.48			11/05/21
						POC#8031880-REPL.POSTAGE 08/18/21-11/02/21				
ACCOUNT TOTAL							8.48	.00	8.48	
101-5521-415.72-99 OPERATING SUPPLIES / POSTAGE										
731		05/22 AP		11/02/21	0396383	CMRS-POC	239.97			11/05/21
						POC#8031880-REPL.POSTAGE 08/18/21-11/02/21				
ACCOUNT TOTAL							239.97	.00	239.97	

PREPARED 11/09/2021, 9:49:42
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 15
 ACCOUNTING PERIOD 04/2022

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)				
731		05/22	AP	11/04/21	0396381	BRUGGEMAN, KALEB ST. CLOUD, MN	79.25			11/05/21
						RMB:MEALS-BASIC SWAT				
714		05/22	AP	11/02/21	0396347	YOUNG, NOLAN ST. CLOUD, MN	100.49			11/03/21
						RMB:TRAVEL-BASIC SWAT				
714		05/22	AP	11/02/21	0396344	KLANG, LUKE WATERLOO	12.82			11/03/21
						RMB:MEALS-ILEA;HAWKEYE				
714		05/22	AP	11/02/21	0396344	KLANG, LUKE WATERLOO	34.36			11/03/21
						RMB:MEALS-ILEA;HAWKEYE				
700		05/22	AP	11/01/21	0396338	LECHTENBERG, AUSTIN ST. CLOUD, MN	122.95			11/01/21
						RMB:TRAVEL-BASIC SNIPER				
700		05/22	AP	11/01/21	0396339	MADSEN, BRANDEN ST. CLOUD, MN	66.56			11/01/21
						RMB:MEALS-BASIC SNIPER				
700		05/22	AP	11/01/21	0396337	FEY, THOMAS ST. CLOUD, MN	75.07			11/01/21
						RMB:MEALS-BASIC SNIPER				
714		05/22	AP	10/27/21	0396343	HARN, JODI DES MOINES	107.80			11/03/21
						RMB:TRAVEL-BIST CLASS				
731		05/22	AP	10/26/21	0396377	BECKNER, MARTIN RAYMOND	293.29			11/05/21
						RMB:MEALS-FIREARMS TRNG.				
731		05/22	AP	10/23/21	0396377	BECKNER, MARTIN CEDAR FALLS	44.54			11/05/21
						RMB:MEALS-PSO APPL.TESTS				
						ACCOUNT TOTAL	937.13	000		937.13
101-5521-415.89-40 MISCELLANEOUS SERVICES / UNIFORM ALLOWANCE										
714		05/22	AP	10/28/21	0396342	BARRON, CARSON MIDWEST DEFENSE SOLUTIONS	261.00			11/03/21
						RMB:UNIFORM ALLOWANCE				
						ACCOUNT TOTAL	261.00	000		261.00
101-6613-433.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES										
731		05/22	AP	11/02/21	0396383	CMRS-POC 08/18/21-11/02/21	1.06			11/05/21
						POC#8031880-REPL.POSTAGE				
714		05/22	AP	10/06/21	0396345	OLESON SOD COMPANY RE-ISSUE CK#138572	26.40			11/03/21
						SOD FOR CEMETERY				
						ACCOUNT TOTAL	27.46	000		27.46
101-6613-433.85-01 UTILITIES / UTILITIES										
731		05/22	AP	10/13/21	0396382	CEDAR FALLS UTILITIES UTILITIES THRU 10/13/21	428.61			11/05/21
						ACCOUNT TOTAL	428.61	000		428.61
101-6616-446.85-01 UTILITIES / UTILITIES										
731		05/22	AP	10/13/21	0396382	CEDAR FALLS UTILITIES	45.66			11/05/21

PREPARED 11/09/2021, 9:49:42
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 16
 ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-6616-446.85-01 UTILITIES / UTILITIES						continued				
UTILITIES THRU 10/13/21										
ACCOUNT TOTAL							45.66	.00	45.66	
101-6623-423.85-01 UTILITIES / UTILITIES										
731		05/22 AP		10/13/21	0396382	CEDAR FALLS UTILITIES	318.50			11/05/21
UTILITIES THRU 10/13/21										
ACCOUNT TOTAL							318.50	.00	318.50	
101-6625-432.64-02 INSURANCE / HEALTH INS. REIMBURSEMENT										
599		04/22 AP		10/26/21	0005868	ISOLVED BENEFIT SERVICES, INC	11.70			11/03/21
HEALTH INS. REIMBURSEMENT										
599		04/22 AP		10/26/21	0005868	ISOLVED BENEFIT SERVICES, INC	17.00			11/03/21
HEALTH INS. REIMBURSEMENT										
599		04/22 AP		10/26/21	0005868	ISOLVED BENEFIT SERVICES, INC	91.49			11/03/21
HEALTH INS. REIMBURSEMENT										
599		04/22 AP		10/26/21	0005868	ISOLVED BENEFIT SERVICES, INC	64.45			11/03/21
HEALTH INS. REIMBURSEMENT										
599		04/22 AP		10/26/21	0005868	ISOLVED BENEFIT SERVICES, INC	13.40			11/03/21
HEALTH INS. REIMBURSEMENT										
ACCOUNT TOTAL							198.04	.00	198.04	
101-6625-432.72-99 OPERATING SUPPLIES / POSTAGE										
731		05/22 AP		11/02/21	0396383	CMRS-POC	800.94			11/05/21
POC#8031880-REPL.POSTAGE						08/18/21-11/02/21				
ACCOUNT TOTAL							800.94	.00	800.94	
101-6633-423.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES										
731		05/22 AP		11/02/21	0396383	CMRS-POC	46.25			11/05/21
POC#8031880-REPL.POSTAGE						08/18/21-11/02/21				
ACCOUNT TOTAL							46.25	.00	46.25	
101-6633-423.85-01 UTILITIES / UTILITIES										
731		05/22 AP		10/13/21	0396382	CEDAR FALLS UTILITIES	886.95			11/05/21
UTILITIES THRU 10/13/21										
ACCOUNT TOTAL							886.95	.00	886.95	
FUND TOTAL							39,378.13	67.00	39,311.13	

PREPARED 11/09/2021, 9:49:42
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 17
 ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	-----TRANSACTION----- DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 203 TAX INCREMENT FINANCING									
FUND 206 STREET CONSTRUCTION FUND									
206-6637-436.64-02 INSURANCE / HEALTH INS. REIMBURSEMENT									
599		04/22	AP	10/26/21	0005868	ISOLVED BENEFIT SERVICES, INC	100.00		11/03/21
						HEALTH INS. REIMBURSEMENT			
599		04/22	AP	10/26/21	0005868	ISOLVED BENEFIT SERVICES, INC	144.37		11/03/21
						HEALTH INS. REIMBURSEMENT			
599		04/22	AP	10/26/21	0005868	ISOLVED BENEFIT SERVICES, INC	63.40		11/03/21
						HEALTH INS. REIMBURSEMENT			
599		04/22	AP	10/26/21	0005868	ISOLVED BENEFIT SERVICES, INC	132.43		11/03/21
						HEALTH INS. REIMBURSEMENT			
						ACCOUNT TOTAL	440.20	.00	440.20
206-6637-436.72-56 OPERATING SUPPLIES / FLOOD CONTROL									
731		05/22	AP	10/13/21	0396382	CEDAR FALLS UTILITIES	122.87		11/05/21
						UTILITIES THRU 10/13/21			
						ACCOUNT TOTAL	122.87	.00	122.87
206-6637-436.72-99 OPERATING SUPPLIES / POSTAGE									
731		05/22	AP	11/02/21	0396383	CMRS-POC	21.87		11/05/21
						POC#8031880-REPL.POSTAGE 08/18/21-11/02/21			
						ACCOUNT TOTAL	21.87	.00	21.87
206-6647-436.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
731		05/22	AP	11/02/21	0396383	CMRS-POC	10.07		11/05/21
						POC#8031880-REPL.POSTAGE 08/18/21-11/02/21			
						ACCOUNT TOTAL	10.07	.00	10.07
206-6647-436.85-01 UTILITIES / UTILITIES									
731		05/22	AP	10/13/21	0396382	CEDAR FALLS UTILITIES	1,042.86		11/05/21
						UTILITIES THRU 10/13/21			
						ACCOUNT TOTAL	1,042.86	.00	1,042.86
						FUND TOTAL	1,637.87	.00	1,637.87

PREPARED 11/09/2021, 9:49:42
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 18
ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 215 HOSPITAL FUND									
FUND 216 POLICE BLOCK GRANT FUND									
FUND 217 SECTION 8 HOUSING FUND									
217-2214-432.72-99 OPERATING SUPPLIES / POSTAGE									
731		05/22	AP	11/02/21	0038036 CMRS-POC	287.99			11/05/21
					POC#8031880-REPL.POSTAGE 08/18/21-11/02/21				
ACCOUNT TOTAL						287.99	.00	287.99	
217-2214-432.89-61 MISCELLANEOUS SERVICES / HOUS.ASSIST PMTS-OCCUPIED									
687		05/22	AP	11/01/21	0037965 BAUCH, JAMES C	421.00			10/29/21
					HAP Prior D 112021				
687		05/22	AP	11/01/21	0038019 RINNELS, DOUGLAS G.	253.00			10/29/21
					HAP Wierck L 112021				
687		05/22	AP	11/01/21	0037970 CHESTNUT, SHAWN	502.00			10/29/21
					HAP Chestnut N 112021				
687		05/22	AP	11/01/21	0038031 WEVERINK, TOM	503.00			10/29/21
					HAP Stewart J 112021				
687		05/22	AP	11/01/21	0037983 EXCEPTIONAL PERSONS, INC.	433.00			10/29/21
					HAP Blake M 112021				
687		05/22	AP	11/01/21	0037983 EXCEPTIONAL PERSONS, INC.	196.00			10/29/21
					HAP Houdek C 112021				
687		05/22	AP	11/01/21	0037983 EXCEPTIONAL PERSONS, INC.	320.00			10/29/21
					HAP Poldberg J 112021				
687		05/22	AP	11/01/21	0037983 EXCEPTIONAL PERSONS, INC.	388.00			10/29/21
					HAP Nissen A 112021				
687		05/22	AP	11/01/21	0037983 EXCEPTIONAL PERSONS, INC.	424.00			10/29/21
					HAP Myers J 112021				
687		05/22	AP	11/01/21	0037983 EXCEPTIONAL PERSONS, INC.	190.00			10/29/21
					HAP Anderson B 112021				
687		05/22	AP	11/01/21	0037991 GOLD FALLS VILLA	460.00			10/29/21
					HAP Shuman J 112021				
687		05/22	AP	11/01/21	0037985 FORTSCH, ALEX E.	1,000.00			10/29/21
					HAP Guzzle T 112021				
687		05/22	AP	11/01/21	0038030 WEVERINK, RANDY	725.00			10/29/21
					HAP Archer D 112021				
687		05/22	AP	11/01/21	0037987 GEELAN, JOSEPH N.	369.00			10/29/21
					HAP Juhl A 112021				
687		05/22	AP	11/01/21	0037987 GEELAN, JOSEPH N.	368.00			10/29/21
					HAP Becker T 112021				
687		05/22	AP	11/01/21	0038012 MERSHON RENTALS, LLC	420.00			10/29/21
					HAP Holden K 112021				
687		05/22	AP	11/01/21	0037972 CLARK ENTERPRISES LLC	181.00			10/29/21
					HAP Bachman K 112021				
687		05/22	AP	11/01/21	0037972 CLARK ENTERPRISES LLC	465.00			10/29/21
					HAP Galvez Munguia 112021				
687		05/22	AP	11/01/21	0037972 CLARK ENTERPRISES LLC	451.00			10/29/21
					HAP Hord B 112021				
687		05/22	AP	11/01/21	0037963 BARTELT PROPERTIES L.C.	558.00			10/29/21
					HAP Woodward C 112021				

PREPARED 11/09/2021, 9:49:42
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 19
ACCOUNTING PERIOD 04/2022

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			
687		05/22 AP		11/01/21 0037963	BARTELT PROPERTIES L.C.	1,018.00		10/29/21	
		HAP Avino G 112021							
687		05/22 AP		11/01/21 0037980	EDGE MANAGEMENT GROUP, LLC	850.00		10/29/21	
		HAP Young C 112021							
687		05/22 AP		11/01/21 0037980	EDGE MANAGEMENT GROUP, LLC	1,142.00		10/29/21	
		HAP Gibson T 112021							
687		05/22 AP		11/01/21 0037975	COOK CO.HOUSING AUTHORITY	184.00		10/29/21	
		HAP Goldstein K 112021							
687		05/22 AP		11/01/21 0038032	WILKEN PROPERTIES, LLC	536.00		10/29/21	
		HAP Barfels K 112021							
687		05/22 AP		11/01/21 0038017	PURDY PROPERTIES, LLC	896.00		10/29/21	
		HAP Cummings A 112021							
687		05/22 AP		11/01/21 0038017	PURDY PROPERTIES, LLC	663.00		10/29/21	
		HAP Schmidt D 112021							
687		05/22 AP		11/01/21 0037978	D & J PROPERTIES	509.00		10/29/21	
		HAP Grant F 112021							
687		05/22 AP		11/01/21 0037978	D & J PROPERTIES	314.00		10/29/21	
		HAP Rogers S 112021							
687		05/22 AP		11/01/21 0037978	D & J PROPERTIES	278.00		10/29/21	
		HAP Bell M 112021							
687		05/22 AP		11/01/21 0037978	D & J PROPERTIES	616.00		10/29/21	
		HAP Terry M 112021							
687		05/22 AP		11/01/21 0037978	D & J PROPERTIES	700.00		10/29/21	
		HAP Redd S 112021							
687		05/22 AP		11/01/21 0037978	D & J PROPERTIES	336.00		10/29/21	
		HAP Wilson T 112021							
687		05/22 AP		11/01/21 0037977	CV PROPERTIES, LLC	509.00		10/29/21	
		HAP Langel A 112021							
687		05/22 AP		11/01/21 0037977	CV PROPERTIES, LLC	387.00		10/29/21	
		HAP Barr G 112021							
687		05/22 AP		11/01/21 0038023	STANDARD FAMILY ASSIST.LIVING	261.00		10/29/21	
		HAP Refshauge T 112021							
687		05/22 AP		11/01/21 0037968	CEDAR APARTMENTS LLC	409.00		10/29/21	
		HAP Becerra C 112021							
687		05/22 AP		11/01/21 0037968	CEDAR APARTMENTS LLC	158.00		10/29/21	
		HAP Groskurth D 112021							
687		05/22 AP		11/01/21 0037994	HAUS TO HOME INVESTMENTS	285.00		10/29/21	
		HAP Lehr B 112021							
687		05/22 AP		11/01/21 0038006	KYLER, DEBRA K.	302.00		10/29/21	
		HAP Mussman C 112021							
687		05/22 AP		11/01/21 0038021	SCHUERMAN PROPERTIES, LLC	583.00		10/29/21	
		HAP Blake R 112021							
687		05/22 AP		11/01/21 0038021	SCHUERMAN PROPERTIES, LLC	1,000.00		10/29/21	
		HAP Jurries P 112021							
687		05/22 AP		11/01/21 0038021	SCHUERMAN PROPERTIES, LLC	835.00		10/29/21	
		HAP Boehmer R 112021							
687		05/22 AP		11/01/21 0038025	SWEETING, LARRY	753.00		10/29/21	
		HAP Schumacher D 112021							
687		05/22 AP		11/01/21 0038027	THUNDER RIDGE SR.APARTMENTS L	263.00		10/29/21	

PREPARED 11/09/2021, 9:49:42
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 20
 ACCOUNTING PERIOD 04/2022

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									
					HAP Ford M 112021				
687		05/22 AP		11/01/21	0038027 THUNDER RIDGE SR.APARTMENTS L	491.00			10/29/21
					HAP Henning S 112021				
687		05/22 AP		11/01/21	0038027 THUNDER RIDGE SR.APARTMENTS L	444.00			10/29/21
					HAP Turner S 112021				
687		05/22 AP		11/01/21	0038027 THUNDER RIDGE SR.APARTMENTS L	236.00			10/29/21
					HAP Martin H 112021				
687		05/22 AP		11/01/21	0038027 THUNDER RIDGE SR.APARTMENTS L	435.00			10/29/21
					HAP Strickland L 112021				
687		05/22 AP		11/01/21	0038027 THUNDER RIDGE SR.APARTMENTS L	212.00			10/29/21
					HAP Matthias L 112021				
687		05/22 AP		11/01/21	0038027 THUNDER RIDGE SR.APARTMENTS L	405.00			10/29/21
					HAP Lebahn B 112021				
687		05/22 AP		11/01/21	0038027 THUNDER RIDGE SR.APARTMENTS L	479.00			10/29/21
					HAP Hoth P 112021				
687		05/22 AP		11/01/21	0038027 THUNDER RIDGE SR.APARTMENTS L	448.00			10/29/21
					HAP Stegen R 112021				
687		05/22 AP		11/01/21	0038027 THUNDER RIDGE SR.APARTMENTS L	227.00			10/29/21
					HAP Stock M 112021				
687		05/22 AP		11/01/21	0038027 THUNDER RIDGE SR.APARTMENTS L	495.00			10/29/21
					HAP Howe J 112021				
687		05/22 AP		11/01/21	0038027 THUNDER RIDGE SR.APARTMENTS L	236.00			10/29/21
					HAP Wray M 112021				
687		05/22 AP		11/01/21	0038027 THUNDER RIDGE SR.APARTMENTS L	223.00			10/29/21
					HAP Schlueter J 112021				
687		05/22 AP		11/01/21	0038027 THUNDER RIDGE SR.APARTMENTS L	394.00			10/29/21
					HAP Hayden J 112021				
687		05/22 AP		11/01/21	0038027 THUNDER RIDGE SR.APARTMENTS L	134.00			10/29/21
					HAP Brown J 112021				
687		05/22 AP		11/01/21	0038027 THUNDER RIDGE SR.APARTMENTS L	150.00			10/29/21
					HAP Youngberg L 112021				
687		05/22 AP		11/01/21	0038027 THUNDER RIDGE SR.APARTMENTS L	458.00			10/29/21
					HAP Shelton S 112021				
687		05/22 AP		11/01/21	0038027 THUNDER RIDGE SR.APARTMENTS L	414.00			10/29/21
					HAP Greene L 112021				
687		05/22 AP		11/01/21	0038027 THUNDER RIDGE SR.APARTMENTS L	218.00			10/29/21
					HAP Lenz J 112021				
687		05/22 AP		11/01/21	0038027 THUNDER RIDGE SR.APARTMENTS L	171.00			10/29/21
					HAP Garvis C 112021				
687		05/22 AP		11/01/21	0038027 THUNDER RIDGE SR.APARTMENTS L	257.00			10/29/21
					HAP Stevens R 112021				
687		05/22 AP		11/01/21	0038027 THUNDER RIDGE SR.APARTMENTS L	280.00			10/29/21
					HAP Vognsen P 112021				
687		05/22 AP		11/01/21	0038027 THUNDER RIDGE SR.APARTMENTS L	499.00			10/29/21
					HAP Graves D 112021				
687		05/22 AP		11/01/21	0038027 THUNDER RIDGE SR.APARTMENTS L	422.00			10/29/21
					HAP Good S 112021				
687		05/22 AP		11/01/21	0038027 THUNDER RIDGE SR.APARTMENTS L	368.00			10/29/21
					HAP Wright S 112021				

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				
687		05/22	AP	11/01/21	0037990 GLENN, MATTHEW	300.00		10/29/21		
		HAP Clayton R 112021								
687		05/22	AP	11/01/21	0038028 VILLAGE I AT NINE23 APARTMENT	327.00		10/29/21		
		HAP Greene D 112021								
687		05/22	AP	11/01/21	0038028 VILLAGE I AT NINE23 APARTMENT	155.00		10/29/21		
		HAP Dixon S 112021								
687		05/22	AP	11/01/21	0038028 VILLAGE I AT NINE23 APARTMENT	216.00		10/29/21		
		HAP Bradley J 112021								
687		05/22	AP	11/01/21	0038028 VILLAGE I AT NINE23 APARTMENT	276.00		10/29/21		
		HAP Porter J 112021								
687		05/22	AP	11/01/21	0038028 VILLAGE I AT NINE23 APARTMENT	237.00		10/29/21		
		HAP Havlik C 112021								
687		05/22	AP	11/01/21	0038028 VILLAGE I AT NINE23 APARTMENT	680.00		10/29/21		
		HAP Henderson D 112021								
687		05/22	AP	11/01/21	0038028 VILLAGE I AT NINE23 APARTMENT	258.00		10/29/21		
		HAP Aswegan J 112021								
687		05/22	AP	11/01/21	0038028 VILLAGE I AT NINE23 APARTMENT	422.00		10/29/21		
		HAP Temple S 112021								
687		05/22	AP	11/01/21	0038028 VILLAGE I AT NINE23 APARTMENT	428.00		10/29/21		
		HAP Gordon Jr. T 112021								
687		05/22	AP	11/01/21	0038028 VILLAGE I AT NINE23 APARTMENT	500.00		10/29/21		
		HAP Smith T 112021								
687		05/22	AP	11/01/21	0038028 VILLAGE I AT NINE23 APARTMENT	237.00		10/29/21		
		HAP Vaughn S 112021								
687		05/22	AP	11/01/21	0038028 VILLAGE I AT NINE23 APARTMENT	469.00		10/29/21		
		HAP Nelson B 112021								
687		05/22	AP	11/01/21	0038028 VILLAGE I AT NINE23 APARTMENT	435.00		10/29/21		
		HAP Redd A 112021								
687		05/22	AP	11/01/21	0038028 VILLAGE I AT NINE23 APARTMENT	287.00		10/29/21		
		HAP Ford D 112021								
687		05/22	AP	11/01/21	0038028 VILLAGE I AT NINE23 APARTMENT	116.00		10/29/21		
		HAP Duesenberg J 112021								
687		05/22	AP	11/01/21	0038028 VILLAGE I AT NINE23 APARTMENT	599.00		10/29/21		
		HAP Fry S 112021								
687		05/22	AP	11/01/21	0038028 VILLAGE I AT NINE23 APARTMENT	425.00		10/29/21		
		HAP Smith W 112021								
687		05/22	AP	11/01/21	0038028 VILLAGE I AT NINE23 APARTMENT	503.00		10/29/21		
		HAP Prior L 112021								
687		05/22	AP	11/01/21	0038028 VILLAGE I AT NINE23 APARTMENT	579.00		10/29/21		
		HAP Ducharme T 112021								
687		05/22	AP	11/01/21	0038028 VILLAGE I AT NINE23 APARTMENT	401.00		10/29/21		
		HAP Aswegan S 112021								
687		05/22	AP	11/01/21	0038028 VILLAGE I AT NINE23 APARTMENT	368.00		10/29/21		
		HAP Cameron J 112021								
687		05/22	AP	11/01/21	0038028 VILLAGE I AT NINE23 APARTMENT	705.00		10/29/21		
		HAP Ambrose A 112021								
687		05/22	AP	11/01/21	0038028 VILLAGE I AT NINE23 APARTMENT	454.00		10/29/21		
		HAP Swartley J 112021								
687		05/22	AP	11/01/21	0038028 VILLAGE I AT NINE23 APARTMENT	434.00		10/29/21		

PREPARED 11/09/2021, 9:49:42
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 22
 ACCOUNTING PERIOD 04/2022

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										
687		05/22 AP		11/01/21	0038028	VILLAGE I AT NINE23 APARTMENT	705.00			10/29/21
687		05/22 AP		11/01/21	0038028	VILLAGE I AT NINE23 APARTMENT	430.00			10/29/21
687		05/22 AP		11/01/21	0038028	VILLAGE I AT NINE23 APARTMENT	454.00			10/29/21
687		05/22 AP		11/01/21	0037969	CEDAR FALLS UTILITIES-SEC.8	47.00			10/29/21
687		05/22 AP		11/01/21	0037969	CEDAR FALLS UTILITIES-SEC.8	22.00			10/29/21
687		05/22 AP		11/01/21	0037969	CEDAR FALLS UTILITIES-SEC.8	91.00			10/29/21
687		05/22 AP		11/01/21	0037969	CEDAR FALLS UTILITIES-SEC.8	38.00			10/29/21
687		05/22 AP		11/01/21	0037969	CEDAR FALLS UTILITIES-SEC.8	28.00			10/29/21
687		05/22 AP		11/01/21	0037969	CEDAR FALLS UTILITIES-SEC.8	124.00			10/29/21
687		05/22 AP		11/01/21	0037969	CEDAR FALLS UTILITIES-SEC.8	37.00			10/29/21
687		05/22 AP		11/01/21	0037969	CEDAR FALLS UTILITIES-SEC.8	154.00			10/29/21
687		05/22 AP		11/01/21	0037969	CEDAR FALLS UTILITIES-SEC.8	100.00			10/29/21
687		05/22 AP		11/01/21	0037969	CEDAR FALLS UTILITIES-SEC.8	171.00			10/29/21
687		05/22 AP		11/01/21	0037969	CEDAR FALLS UTILITIES-SEC.8	137.00			10/29/21
687		05/22 AP		11/01/21	0037969	CEDAR FALLS UTILITIES-SEC.8	146.00			10/29/21
687		05/22 AP		11/01/21	0037969	CEDAR FALLS UTILITIES-SEC.8	104.00			10/29/21
687		05/22 AP		11/01/21	0037969	CEDAR FALLS UTILITIES-SEC.8	100.00			10/29/21
687		05/22 AP		11/01/21	0037969	CEDAR FALLS UTILITIES-SEC.8	187.00			10/29/21
687		05/22 AP		11/01/21	0037969	CEDAR FALLS UTILITIES-SEC.8	78.00			10/29/21
687		05/22 AP		11/01/21	0037969	CEDAR FALLS UTILITIES-SEC.8	109.00			10/29/21
687		05/22 AP		11/01/21	0037969	CEDAR FALLS UTILITIES-SEC.8	164.00			10/29/21
687		05/22 AP		11/01/21	0037969	CEDAR FALLS UTILITIES-SEC.8	88.00			10/29/21
687		05/22 AP		11/01/21	0038009	MALBEC PROPERTIES, LLC	379.00			10/29/21
687		05/22 AP		11/01/21	0038009	MALBEC PROPERTIES, LLC	416.00			10/29/21

PREPARED 11/09/2021, 9:49:42
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 23
 ACCOUNTING PERIOD 04/2022

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				
687		05/22 AP		11/01/21	0038009 MALBEC PROPERTIES, LLC	441.00		10/29/21	
				HAP_Hepker D 112021					
687		05/22 AP		11/01/21	0038009 MALBEC PROPERTIES, LLC	224.00		10/29/21	
				HAP_Stevens B 112021					
687		05/22 AP		11/01/21	0038009 MALBEC PROPERTIES, LLC	416.00		10/29/21	
				HAP_Smith T 112021					
687		05/22 AP		11/01/21	0037971 CHRISTOPHERSON RENTALS	646.00		10/29/21	
				HAP_Dyer A 112021					
687		05/22 AP		11/01/21	0037971 CHRISTOPHERSON RENTALS	470.00		10/29/21	
				HAP_Gregory L 112021					
687		05/22 AP		11/01/21	0037971 CHRISTOPHERSON RENTALS	596.00		10/29/21	
				HAP_Ricks F 112021					
687		05/22 AP		11/01/21	0037971 CHRISTOPHERSON RENTALS	410.00		10/29/21	
				HAP_Hall T 112021					
687		05/22 AP		11/01/21	0037971 CHRISTOPHERSON RENTALS	477.00		10/29/21	
				HAP_Sumerall T 112021					
687		05/22 AP		11/01/21	0037971 CHRISTOPHERSON RENTALS	253.00		10/29/21	
				HAP_Schwaab A 112021					
687		05/22 AP		11/01/21	0037971 CHRISTOPHERSON RENTALS	1,050.00		10/29/21	
				HAP_BRINER K 112021					
687		05/22 AP		11/01/21	0037971 CHRISTOPHERSON RENTALS	688.00		10/29/21	
				HAP_Hoffert J 112021					
687		05/22 AP		11/01/21	0037971 CHRISTOPHERSON RENTALS	533.00		10/29/21	
				HAP_Hunt M 112021					
687		05/22 AP		11/01/21	0037971 CHRISTOPHERSON RENTALS	654.00		10/29/21	
				HAP_Ross Z 112021					
687		05/22 AP		11/01/21	0037971 CHRISTOPHERSON RENTALS	234.00		10/29/21	
				HAP_Sherwood S 112021					
687		05/22 AP		11/01/21	0037971 CHRISTOPHERSON RENTALS	700.00		10/29/21	
				HAP_Keys A 112021					
687		05/22 AP		11/01/21	0038011 MELICK, KENT L.	579.00		10/29/21	
				HAP_Drewelow D 112021					
687		05/22 AP		11/01/21	0038016 PETERSEN, RANDEL	753.00		10/29/21	
				HAP_Brown S 112021					
687		05/22 AP		11/01/21	0038013 MHP 2216 LINCOLN STREET, LLC	434.00		10/29/21	
				HAP_Cochran S 112021					
687		05/22 AP		11/01/21	0038013 MHP 2216 LINCOLN STREET, LLC	445.00		10/29/21	
				HAP_Malone S 112021					
687		05/22 AP		11/01/21	0038013 MHP 2216 LINCOLN STREET, LLC	323.00		10/29/21	
				HAP_Jones T 112021					
687		05/22 AP		11/01/21	0038013 MHP 2216 LINCOLN STREET, LLC	550.00		10/29/21	
				HAP_Rule S 112021					
687		05/22 AP		11/01/21	0038013 MHP 2216 LINCOLN STREET, LLC	435.00		10/29/21	
				HAP_Wilder S 112021					
687		05/22 AP		11/01/21	0037982 EPM IOWA	1,217.00		10/29/21	
				HAP_Santiago-Lebro 112021					
687		05/22 AP		11/01/21	0037982 EPM IOWA	394.00		10/29/21	
				HAP_Frisch K 112021					
687		05/22 AP		11/01/21	0037982 EPM IOWA	555.00		10/29/21	

PREPARED 11/09/2021, 9:49:42
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 24
ACCOUNTING PERIOD 04/2022

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									
687		05/22 AP		11/01/21 0037979	HAP Thompson T 112021 DC MANAGEMENT, LLC	480.00		10/29/21	
687		05/22 AP		11/01/21 0038005	HAP White M 112021 KROEMER, KRAIG	366.00		10/29/21	
687		05/22 AP		11/01/21 0038008	HAP Currie L 112021 LEGACY RESIDENTIAL	291.00		10/29/21	
687		05/22 AP		11/01/21 0037962	HAP Jordan L 112021 ARENDS INVESTMENTS	886.00		10/29/21	
687		05/22 AP		11/01/21 0038014	HAP Wortham W 112021 OWL INVESTMENTS, LLC	509.00		10/29/21	
687		05/22 AP		11/01/21 0037976	HAP Schroeder S 112021 CRESCENT CONDOMINIUMS, LLC	435.00		10/29/21	
687		05/22 AP		11/01/21 0037993	HAP Lohr K 112021 HARRINGTON'S RENTAL LLC	830.00		10/29/21	
687		05/22 AP		11/01/21 0037984	HAP Larronda E 112021 FERNHOLZ, KARI L.	1,041.00		10/29/21	
687		05/22 AP		11/01/21 0038020	HAP Carlton D 112021 ROGERS, DERICK	805.00		10/29/21	
687		05/22 AP		11/01/21 0038000	HAP Sherwood J 112021 KAI, BRENT	278.00		10/29/21	
687		05/22 AP		11/01/21 0038022	HAP Hamilton T 112021 STAND FIRM PROPERTIES LLC	399.00		10/29/21	
687		05/22 AP		11/01/21 0038034	HAP Hodge G 112021 WYMORE, LARRY R.	532.00		10/29/21	
687		05/22 AP		11/01/21 0038033	HAP MOFFETT J 112021 WINGSB, LLC	737.00		10/29/21	
687		05/22 AP		11/01/21 0037999	HAP Johnson A 112021 JLL EXTENDED STAY INN	191.00		10/29/21	
687		05/22 AP		11/01/21 0037999	HAP Zanders D 112021 JLL EXTENDED STAY INN	323.00		10/29/21	
687		05/22 AP		11/01/21 0038007	HAP Moore E 112021 LARSEN RENTALS LLC	507.00		10/29/21	
687		05/22 AP		11/01/21 0038007	HAP Boyd J 112021 LARSEN RENTALS LLC	507.00		10/29/21	
687		05/22 AP		11/01/21 0038029	HAP Grisby C 112021 VILLAGE II AT NINE23 APARTMEN	319.00		10/29/21	
687		05/22 AP		11/01/21 0038029	HAP Saccento J 112021 VILLAGE II AT NINE23 APARTMEN	333.00		10/29/21	
687		05/22 AP		11/01/21 0038029	HAP Harmon A 112021 VILLAGE II AT NINE23 APARTMEN	430.00		10/29/21	
687		05/22 AP		11/01/21 0038029	HAP Harken G 112021 VILLAGE II AT NINE23 APARTMEN	329.00		10/29/21	
687		05/22 AP		11/01/21 0038029	HAP Dzapao S 112021 VILLAGE II AT NINE23 APARTMEN	430.00		10/29/21	
687		05/22 AP		11/01/21 0038029	HAP Loffredo C 112021 VILLAGE II AT NINE23 APARTMEN	664.00		10/29/21	
687		05/22 AP		11/01/21 0038029	HAP Miller K 112021 VILLAGE II AT NINE23 APARTMEN	424.00		10/29/21	
					HAP Haug K 112021				

PREPARED 11/09/2021, 9:49:42
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 25
 ACCOUNTING PERIOD 04/2022

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				
687		05/22 AP		11/01/21	0038029	VILLAGE II AT NINE23 APARTMEN	479.00			10/29/21
		HAP Forney A 112021								
687		05/22 AP		11/01/21	0038029	VILLAGE II AT NINE23 APARTMEN	245.00			10/29/21
		HAP Lane S 112021								
687		05/22 AP		11/01/21	0038029	VILLAGE II AT NINE23 APARTMEN	365.00			10/29/21
		HAP Wilson J 112021								
687		05/22 AP		11/01/21	0038029	VILLAGE II AT NINE23 APARTMEN	223.00			10/29/21
		HAP King D 112021								
687		05/22 AP		11/01/21	0038029	VILLAGE II AT NINE23 APARTMEN	215.00			10/29/21
		HAP Rogers E 112021								
687		05/22 AP		11/01/21	0038029	VILLAGE II AT NINE23 APARTMEN	544.00			10/29/21
		HAP Nielsen J 112021								
687		05/22 AP		11/01/21	0038029	VILLAGE II AT NINE23 APARTMEN	705.00			10/29/21
		HAP Mullins J 112021								
687		05/22 AP		11/01/21	0038029	VILLAGE II AT NINE23 APARTMEN	423.00			10/29/21
		HAP Cruise B 112021								
687		05/22 AP		11/01/21	0038029	VILLAGE II AT NINE23 APARTMEN	461.00			10/29/21
		HAP Garrigus S 112021								
687		05/22 AP		11/01/21	0038029	VILLAGE II AT NINE23 APARTMEN	424.00			10/29/21
		HAP Billman D 112021								
687		05/22 AP		11/01/21	0038029	VILLAGE II AT NINE23 APARTMEN	610.00			10/29/21
		HAP Wilson S 112021								
687		05/22 AP		11/01/21	0038029	VILLAGE II AT NINE23 APARTMEN	379.00			10/29/21
		HAP OBrien N 112021								
687		05/22 AP		11/01/21	0038029	VILLAGE II AT NINE23 APARTMEN	500.00			10/29/21
		HAP Reams L 112021								
687		05/22 AP		11/01/21	0038029	VILLAGE II AT NINE23 APARTMEN	189.00			10/29/21
		HAP Hoodjer S 112021								
687		05/22 AP		11/01/21	0038029	VILLAGE II AT NINE23 APARTMEN	332.00			10/29/21
		HAP Frazier T 112021								
687		05/22 AP		11/01/21	0038029	VILLAGE II AT NINE23 APARTMEN	424.00			10/29/21
		HAP Lam K 112021								
687		05/22 AP		11/01/21	0038029	VILLAGE II AT NINE23 APARTMEN	109.00			10/29/21
		HAP Kline J 112021								
687		05/22 AP		11/01/21	0038029	VILLAGE II AT NINE23 APARTMEN	285.00			10/29/21
		HAP O'dell J 112021								
687		05/22 AP		11/01/21	0038029	VILLAGE II AT NINE23 APARTMEN	436.00			10/29/21
		HAP Humphrey E 112021								
687		05/22 AP		11/01/21	0038029	VILLAGE II AT NINE23 APARTMEN	158.00			10/29/21
		HAP Humphrey J 112021								
687		05/22 AP		11/01/21	0038029	VILLAGE II AT NINE23 APARTMEN	380.00			10/29/21
		HAP Wiedow C 112021								
687		05/22 AP		11/01/21	0038029	VILLAGE II AT NINE23 APARTMEN	580.00			10/29/21
		HAP BALM D 112021								
687		05/22 AP		11/01/21	0038001	KLEIN, JULIE	219.00			10/29/21
		HAP Stover A 112021								
687		05/22 AP		11/01/21	0037995	HOUSING AUTHORITY OF JOLIET	1,960.00			10/29/21
		HAP Payne I 112021								
687		05/22 AP		11/01/21	0037995	HOUSING AUTHORITY OF JOLIET	1,066.00			10/29/21

PREPARED 11/09/2021, 9:49:42
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 26
 ACCOUNTING PERIOD 04/2022

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			
687				05/22 AP 11/01/21	HAP_Wilson Q 112021 HOWARD, BRAD	1,000.00			10/29/21
687				05/22 AP 11/01/21	HAP_Thrower M 112021 KREMER PROPERTIES LLC	422.00			10/29/21
687				05/22 AP 11/01/21	HAP_Mulanax W 112021 GEMINI PROPERTIES, LLC	1,085.00			10/29/21
687				05/22 AP 11/01/21	HAP_Gilmore A 112021 KRAAYENBRINK, RANDY L.	715.00			10/29/21
687				05/22 AP 11/01/21	HAP_Maltas M 112021 KRAAYENBRINK, RANDY L.	654.00			10/29/21
687				05/22 AP 11/01/21	HAP_Cafferty M 112021 KRAAYENBRINK, RANDY L.	684.00			10/29/21
687				05/22 AP 11/01/21	HAP_Ewing J 112021 CMY PROPERTIES, LLC	591.00			10/29/21
687				05/22 AP 11/01/21	HAP_Garcia K 112021 CNC INVESTMENTS, LLC	985.00			10/29/21
687				05/22 AP 11/01/21	HAP_Carrillo D 112021 R & R RENTAL PROPERTIES, LLC	286.00			10/29/21
687				05/22 AP 11/01/21	HAP_Gordon A 112021 BUTLER, MICHAEL	509.00			10/29/21
687				05/22 AP 11/01/21	HAP_Cochran C 112021 HUNTER PROPERTY LLC	768.00			10/29/21
687				05/22 AP 11/01/21	HAP_Thompson L 112021 HAGEDORN, JEREMIAH	778.00			10/29/21
687				05/22 AP 11/01/21	HAP_Gottfried L 112021 SUNRISE PROPERTIES LLC	609.00			10/29/21
687				05/22 AP 11/01/21	HAP_Lake L 112021 KOG PROPERTIES LLC	1,300.00			10/29/21
687				05/22 AP 11/01/21	HAP_Archer A 112021 KOG PROPERTIES LLC	1,225.00			10/29/21
687				05/22 AP 11/01/21	HAP_Atkins T 112021 PAULSON, JAMES	153.00			10/29/21
687				05/22 AP 11/01/21	HAP_Gordon L 112021 PAULSON, JAMES	347.00			10/29/21
687				05/22 AP 11/01/21	HAP_Topping R 112021 ELMCREST ESTATES, L.C.	436.00			10/29/21
687				05/22 AP 11/01/21	HAP_Davis D 112021 MCKERNAN, JAMES M.	587.00			10/29/21
687				05/22 AP 11/01/21	HAP_Buchanan J 112021 MCKERNAN, JAMES M.	767.00			10/29/21
687				05/22 AP 11/01/21	HAP_Porter R 112021 G P MANAGEMENT LLC	403.00			10/29/21
687				05/22 AP 11/01/21	HAP_Wenzel J 112021 T.J.J.C. L.L.C.	282.00			10/29/21
687				05/22 AP 11/01/21	HAP_Dornbrock M 112021 T.J.J.C. L.L.C.	222.00			10/29/21
687				05/22 AP 11/01/21	HAP_Hornback K 112021 T.J.J.C. L.L.C.	675.00			10/29/21
687				05/22 AP 11/01/21	HAP_Bracelly J 112021				

PREPARED 11/09/2021, 9:49:42
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 27
 ACCOUNTING PERIOD 04/2022

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			
687		05/22 AP		11/01/21	0037989 GERDES III, BENJAMIN P. HAP_Allessi S 112021	279.00		10/29/21	
687		05/22 AP		11/01/21	0037989 GERDES III, BENJAMIN P. HAP_Sherwood D 112021	596.00		10/29/21	
687		05/22 AP		11/01/21	0037989 GERDES III, BENJAMIN P. HAP_Beaman D 112021	638.00		10/29/21	
687		05/22 AP		11/01/21	0037989 GERDES III, BENJAMIN P. HAP_Apfel A 112021	756.00		10/29/21	
687		05/22 AP		11/01/21	0037998 J & A PROPERTIES HAP_Lowe L 112021	450.00		10/29/21	
687		05/22 AP		11/01/21	0037964 BARTELT RENTALS L.C. HAP_Luck J 112021	475.00		10/29/21	
687		05/22 AP		11/01/21	0037964 BARTELT RENTALS L.C. HAP_Woods N 112021	850.00		10/29/21	
687		05/22 AP		11/01/21	0037967 C & H HOLDINGS LLC HAP_Ross S 112021	798.00		10/29/21	
ACCOUNT TOTAL						102,189.00	.00	102,189.00	
217-2214-432.89-65 MISCELLANEOUS SERVICES / ADMIN FEE DUE OTHERS									
687		05/22 AP		11/01/21	0037975 COOK CO.HOUSING AUTHORITY AF_Goldstein K 112021	34.16		10/29/21	
687		05/22 AP		11/01/21	0037995 HOUSING AUTHORITY OF JOLIET AF_Payne I 112021	37.70		10/29/21	
687		05/22 AP		11/01/21	0037995 HOUSING AUTHORITY OF JOLIET AF_Wilson Q 112021	48.79		10/29/21	
ACCOUNT TOTAL						120.65	.00	120.65	
FUND TOTAL						102,597.64	.00	102,597.64	
FUND 223 COMMUNITY BLOCK GRANT									
223-2224-432.72-99 OPERATING SUPPLIES / POSTAGE									
731		05/22 AP		11/02/21	0004684 CMRS-POC POC#8031880-REPL.POSTAGE	9.48		11/05/21	
ACCOUNT TOTAL						9.48	.00	9.48	
223-2224-432.88-58 OUTSIDE AGENCIES / OPERATION THRESHOLD									
681		04/22 AP		10/26/21	0004681 OPERATION THRESHOLD CV3 CARES ACT 3RD QUARTER	23,833.35		10/28/21	
PROJECT#: 022354									
ACCOUNT TOTAL						23,833.35	.00	23,833.35	

PREPARED 11/09/2021, 9:49:42
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 28
 ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 223 COMMUNITY BLOCK GRANT									
223-2224-432	89-66	MISCELLANEOUS SERVICES / STATE CARES - CV2							
745	05/22	AP	10/31/21	0004685	VALLEY LUTHERAN SCHOOL		764.06		11/09/21
	CV-2	IEDA GRANT AIR FILTERS/MERV-13							
PROJECT#:	022353								
664	04/22	AP	10/21/21	0004680	EXCEPTIONAL PERSONS INC		325.00		10/26/21
PROJECT#:	IEDA-CARES CV2								
	022353								
ACCOUNT TOTAL							1,089.06	.00	1,089.06
FUND 223-2244-432.89-84 MISCELLANEOUS SERVICES / HOME PROGRAM									
681	04/22	AP	10/26/21	0004682	TOJO CONSTRUCTION		13,848.30		10/28/21
	HOME:2512	CEDAR HEIGHTS K. BLAKESLEY							
ACCOUNT TOTAL							13,848.30	.00	13,848.30
FUND TOTAL							38,780.19	.00	38,780.19
FUND 224 TRUST & AGENCY									
FUND 242 STREET REPAIR FUND									
FUND 254 CABLE TV FUND									
254-1088-431	72-01	OPERATING SUPPLIES / OPERATING SUPPLIES							
731	05/22	AP	11/02/21	0396383	CMRS-POC		34.32		11/05/21
	POC#8031880-REPL	POSTAGE 08/18/21-11/02/21							
599	04/22	AP	10/04/21	0005873	PROFESSIONAL SOLUTIONS		.68		11/03/21
	SEPTEMBER CREDIT CARD FEE								
ACCOUNT TOTAL							35.00	.00	35.00
254-1088-431.83-05 TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)									
745	05/22	AP	11/04/21	0396387	MENNEN, MIKE		9.75		11/09/21
	RMB:PARKING-STATE	VBALL CEDAR RAPIDS							
731	05/22	AP	11/01/21	0396384	MENNEN, MIKE		69.44		11/05/21
	RMB:MILEAGE-STATE	VBALL CEDAR RAPIDS							
731	05/22	AP	11/01/21	0396384	MENNEN, MIKE		5.00		11/05/21
	RMB:PARKING-STATE	VBALL CEDAR RAPIDS							
ACCOUNT TOTAL							84.19	.00	84.19
254-1088-431.89-18 MISCELLANEOUS SERVICES / COMMUNITY PROGRAMMING									
681	04/22	AP	10/26/21	0396335	THORN, KEVIN		85.00		10/28/21
	CF VOLLEYBALL-REG.	FINAL CAMERA OPERATOR							
PROJECT#:	759								
681	04/22	AP	10/26/21	0396324	BENSON, ERIC		85.00		10/28/21
	CF VOLLEYBALL-REG.	FINAL CAMERA OPERATOR							

PREPARED 11/09/2021, 9:49:42
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 29
 ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 254 CABLE TV FUND										
254-1088-431.89-18 MISCELLANEOUS SERVICES / COMMUNITY PROGRAMMING										
continued										
PROJECT#:		759								
681		04/22 AP		10/26/21	0396334	STOW, CHRISTIAN	85.00			10/28/21
						CAMERA OPERATOR				
PROJECT#:		759								
681		04/22 AP		10/26/21	0396328	DEWITT, JASON	85.00			10/28/21
						CAMERA OPERATOR				
PROJECT#:		759								
681		04/22 AP		10/26/21	0396330	LONGNECKER, JEREMIAH	100.00			10/28/21
						ANNOUNCER				
PROJECT#:		759								
681		04/22 AP		10/26/21	0396332	SIMPSON, MARK	120.00			10/28/21
						ANNOUNCER				
PROJECT#:		759								
664		04/22 AP		10/22/21	0396323	WINGERT, LUKE	100.00			10/26/21
						CAMERA OPERATOR				
PROJECT#:		759								
664		04/22 AP		10/22/21	0396312	BENSON, ERIC	200.00			10/26/21
						CAMERA OPERATOR				
PROJECT#:		759								
664		04/22 AP		10/22/21	0396321	THORN, KEVIN	200.00			10/26/21
						CAMERA OPERATOR				
PROJECT#:		759								
664		04/22 AP		10/22/21	0396320	SURMA, JOSEPH EDWARD	200.00			10/26/21
						CAMERA OPERATOR				
PROJECT#:		759								
664		04/22 AP		10/22/21	0396314	DEWITT, JASON	200.00			10/26/21
						CAMERA OPERATOR				
PROJECT#:		759								
664		04/22 AP		10/22/21	0396316	JOACHIM, JOHN D	225.00			10/26/21
						ANNOUNCER				
PROJECT#:		759								
664		04/22 AP		10/22/21	0396319	SIMPSON, MARK	225.00			10/26/21
						ANNOUNCER				
PROJECT#:		759								
745		05/22 AP		06/26/21	0396389	WESTERMAN, ROBERT	150.00			11/09/21
						ANNOUNCER;RE-ISSUE#395929				
						STURGIS FALLS PARADE				
						ACCOUNT TOTAL	2,060.00	.00		2,060.00
						FUND TOTAL	2,179.19	.00		2,179.19
FUND 258 PARKING FUND										
258-5531-435.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES										
599		04/22 AP		10/04/21	0005877	PROFESSIONAL SOLUTIONS	351.21			11/03/21
						SEPTEMBER CREDIT CARD FEE				
599		04/22 AP		10/04/21	0005878	PROFESSIONAL SOLUTIONS	21.76			11/03/21
						SEPTEMBER CREDIT CARD FEE				

PREPARED 11/09/2021, 9:49:42
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 30
ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 258 PARKING FUND										
258-5531-435.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES						continued				
599		04/22 AP		10/04/21	0005879	PROFESSIONAL SOLUTIONS	316.42			11/03/21
				SEPTEMBER CREDIT CARD FEE						
599		04/22 AP		10/04/21	0005873	PROFESSIONAL SOLUTIONS	19.81			11/03/21
				SEPTEMBER CREDIT CARD FEE						
ACCOUNT TOTAL							709.20	.00	709.20	
258-5531-435.72-99 OPERATING SUPPLIES / POSTAGE										
731		05/22 AP		11/02/21	0396383	CMRS-POC	5.79			11/05/21
				POC#8031880-REPL.POSTAGE		08/18/21-11/02/21				
ACCOUNT TOTAL							5.79	.00	5.79	
FUND TOTAL							714.99	.00	714.99	
FUND 261 TOURISM & VISITORS										
261-2291-423.72-99 OPERATING SUPPLIES / POSTAGE										
731		05/22 AP		11/02/21	0396383	CMRS-POC	653.60			11/05/21
				POC#8031880-REPL.POSTAGE		08/18/21-11/02/21				
ACCOUNT TOTAL							653.60	.00	653.60	
261-2291-423.73-57 OTHER SUPPLIES / GIFT SHOP										
599		04/22 AP		10/04/21	0005875	PROFESSIONAL SOLUTIONS	66.31			11/03/21
				SEPTEMBER CREDIT CARD FEE						
ACCOUNT TOTAL							66.31	.00	66.31	
261-2291-423.83-05 TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)										
681		04/22 AP		10/28/21	0396336	TREASURER, STATE OF IOWA	5.80			10/28/21
				UNCLAIMED CK:END 06/30/19		REFUND-SYDNEY SCHOENTAG				
683		04/22 AP		06/06/19	0393043	SCHOENTAG, SYDNEY		5.80		10/28/21
				VOID CHECK LOST		RMB:MILEAGE-06/06/19				
ACCOUNT TOTAL							5.80	5.80	.00	
261-2291-423.85-01 UTILITIES / UTILITIES										
731		05/22 AP		10/13/21	0396382	CEDAR FALLS UTILITIES	75.66			11/05/21
				UTILITIES THRU 10/13/21						
ACCOUNT TOTAL							75.66	.00	75.66	

PREPARED 11/09/2021, 9:49:42
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 31
 ACCOUNTING PERIOD 04/2022

GROUP	PO	ACCTG	-----TRANSACTION-----			DEBITS	CREDITS	CURRENT
NBR	NBR	PER.	CD	DATE	NUMBER	DESCRIPTION		BALANCE
								POST DT
FUND 261 TOURISM & VISITORS								
261-2291-423.89-04						MISCELLANEOUS SERVICES / SALES TAX		
599		04/22	AP	10/08/21	0005861	IOWA DEPT.OF REVENUE	19.14	11/03/21
						SEMI MONTHLY SALES TAX		
						VISITOR & TOURISM		
						ACCOUNT TOTAL	19.14	19.14
						FUND TOTAL	820.51	814.71
FUND 262 SENIOR SERVICES & COMM CT								
262-1092-423.72-99						OPERATING SUPPLIES / POSTAGE		
731		05/22	AP	11/02/21	0396383	CMRS-POC	1.06	11/05/21
						POC#8031880-REPL.POSTAGE		
						08/18/21-11/02/21		
						ACCOUNT TOTAL	1.06	1.06
262-1092-423.85-01						UTILITIES / UTILITIES		
577		05/22	AP	10/05/21	0396356	CEDAR FALLS UTILITIES	1,361.87	10/29/21
						COMMUNITY CTR UTILITIES		
						ACCOUNT TOTAL	1,361.87	1,361.87
262-1092-423.86-01						REPAIR & MAINTENANCE / REPAIR & MAINTENANCE		
621		05/22	AP	10/22/21	0396348	ARAMARK	5.20	10/29/21
						COMM. CENTER MAT SERVICE		
621		05/22	AP	10/15/21	0396348	ARAMARK	5.20	10/29/21
						COMM. CENTER MAT SERVICE		
577		05/22	AP	10/08/21	0396348	ARAMARK	5.20	10/29/21
						COMM. CENTER MAT SERVICE		
621		05/22	AP	10/01/21	0396348	ARAMARK	5.20	10/29/21
						COMM. CENTER MAT SERVICE		
577		05/22	AP	09/24/21	0396348	ARAMARK	5.20	10/29/21
						COMM. CENTER MAT SERVICE		
						ACCOUNT TOTAL	26.00	26.00
262-1092-423.87-01						RENTALS / RENTALS		
681		04/22	AP	10/26/21	0396327	CHITRA REDDY	250.00	10/28/21
						REFUND-SECURITY DEPOSIT		
						ACCOUNT TOTAL	250.00	250.00
262-1092-423.89-08						MISCELLANEOUS SERVICES / BUS TRIPS/PROGRAMMING		
577		05/22	AP	10/08/21	0396349	ART OF THE APRON,THE	175.00	10/29/21
						ART OF APRON PROGRAM		

PREPARED 11/09/2021, 9:49:42
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 32
 ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 262 SENIOR SERVICES & COMM CT										
262-1092-423.89-08 MISCELLANEOUS SERVICES / BUS TRIPS/PROGRAMMING continued										
577		05/22 AP		10/04/21	0396366	MASMAR, MANDY SUE	40.00			10/29/21
						SENIOR LINE DANCING FOR				
577		05/22 AP		10/04/21	0396366	MASMAR, MANDY SUE	40.00			10/29/21
						SENIOR LINE DANCING FOR				
						OCTOBER '21				
ACCOUNT TOTAL							255.00	.00	255.00	
FUND TOTAL							1,893.93	.00	1,893.93	
FUND 291 POLICE FORFEITURE FUND										
FUND 292 POLICE RETIREMENT FUND										
292-5521-415.54-01 WORKERS COMP / POLICE WORKERS COMP										
599		04/22 AP		10/19/21	0005848	EMC RISK SERVICES, LLC	6,466.53			11/03/21
						WORKER COMP-POLICE CLAIM				
ACCOUNT TOTAL							6,466.53	.00	6,466.53	
FUND TOTAL							6,466.53	.00	6,466.53	
FUND 293 FIRE RETIREMENT FUND										
293-4511-414.54-02 WORKERS COMP / FIRE WORKERS COMP										
599		04/22 AP		10/19/21	0005848	EMC RISK SERVICES, LLC	1,918.47			11/03/21
						WORKER COMP-FIRE CLAIM				
ACCOUNT TOTAL							1,918.47	.00	1,918.47	
FUND TOTAL							1,918.47	.00	1,918.47	
FUND 294 LIBRARY RESERVE										
FUND 295 SOFTBALL PLAYER CAPITAL										
FUND 296 GOLF CAPITAL										
FUND 297 REC FACILITIES CAPITAL										
FUND 298 HEARST CAPITAL										
FUND 311 DEBT SERVICE FUND										
FUND 402 WASHINGTON PARK FUND										
FUND 404 FEMA										
404-1220-431.89-80 MISCELLANEOUS SERVICES / COVID-19 PUB HEALTH EMERG										
576		05/22 AP		10/13/21	0396370	OFFICE EXPRESS OFFICE PRODUCT	13.66			10/29/21
						ALL PURPOSE DISINFECTANT				
						CLEANER (X2)				
PROJECT#: 012020										
ACCOUNT TOTAL							13.66	.00	13.66	

PREPARED 11/09/2021, 9:49:42
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 33
 ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 404 FEMA										
404-1220-431	92-37					STRUCTURE IMPROV & BLDGS / BUYOUT DEMOLITIONS				
731	05/22 AP	11/02/21	0396383			CMRS-POC	6.86		11/05/21	
	POC#8031880-REPL.	POSTAGE		08/18/21-11/02/21						
PROJECT#:		012017								
ACCOUNT TOTAL							6.86	.00	6.86	
FUND TOTAL							20.52	.00	20.52	
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										
436-1220-431	94-83					CAPITAL PROJECTS / WEST 1ST STREET				
677	04/22 AP	02/18/19	0392493			THE MUSIC STATION		100.00	10/27/21	
	VOID-CHECK LOST					3118-W.1ST ST, RECONST.				
PROJECT#:		023118								
ACCOUNT TOTAL							.00	100.00	100.00-	
FUND TOTAL							.00	100.00	100.00-	
FUND 437 2018 BOND										
FUND 438 2020 BOND FUND										
FUND 439 2008 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										

PREPARED 11/09/2021, 9:49:42
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 34
 ACCOUNTING PERIOD 04/2022

GROUP	PO	ACCTG	-----TRANSACTION-----			DEBITS	CREDITS	CURRENT
NBR	NBR	PER.	CD	DATE	NUMBER	DESCRIPTION		BALANCE
								POST DT
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								
551-0000-213.00-00 CURRENT LIABILITY / SALES TAX PAYABLE								
599		04/22	AP	10/08/21	0005861	IOWA DEPT.OF REVENUE	216.77	11/03/21
						SEMI MONTHLY SALES TAX		
						COMMERCIAL GARBAGE A/R		
ACCOUNT TOTAL						216.77	.00	216.77
551-6675-436.64-02 INSURANCE / HEALTH INS. REIMBURSEMENT								
599		04/22	AP	10/26/21	0005868	ISOLVED BENEFIT SERVICES, INC	12.43	11/03/21
						HEALTH INS. REIMBURSEMENT		
ACCOUNT TOTAL						12.43	.00	12.43
551-6675-436.72-99 OPERATING SUPPLIES / POSTAGE								
731		05/22	AP	11/02/21	0396383	CMRS-POC	69.40	11/05/21
						POC#8031880-REPL.POSTAGE		
						08/18/21-11/02/21		
ACCOUNT TOTAL						69.40	.00	69.40
551-6685-436.64-02 INSURANCE / HEALTH INS. REIMBURSEMENT								
599		04/22	AP	10/26/21	0005868	ISOLVED BENEFIT SERVICES, INC	100.00	11/03/21
						HEALTH INS. REIMBURSEMENT		
599		04/22	AP	10/26/21	0005868	ISOLVED BENEFIT SERVICES, INC	16.62	11/03/21
						HEALTH INS. REIMBURSEMENT		
ACCOUNT TOTAL						116.62	.00	116.62
551-6685-436.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES								
599		04/22	AP	10/04/21	0005883	PROFESSIONAL SOLUTIONS	548.22	11/03/21
						SEPTEMBER CREDIT CARD FEE		
599		04/22	AP	10/04/21	0005873	PROFESSIONAL SOLUTIONS	40.24	11/03/21
						SEPTEMBER CREDIT CARD FEE		
ACCOUNT TOTAL						588.46	.00	588.46
551-6685-436.72-99 OPERATING SUPPLIES / POSTAGE								
731		05/22	AP	11/02/21	0396383	CMRS-POC	131.58	11/05/21
						POC#8031880-REPL.POSTAGE		
						08/18/21-11/02/21		
ACCOUNT TOTAL						131.58	.00	131.58

PREPARED 11/09/2021, 9:49:42
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 35
ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	-----TRANSACTION----- DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 551 REFUSE FUND									
551-6685-731		436.85-01		05/22 AP 10/13/21	0396382	UTILITIES / UTILITIES CEDAR FALLS UTILITIES	43.69		11/05/21
				UTILITIES THRU 10/13/21					
				ACCOUNT TOTAL			43.69	0.00	43.69
551-6685-436.87-02 RENTALS / MATERIAL DISPOSAL/HANDLIN									
551-6685-664				04/22 AP 10/15/21	0396313	BLACK HAWK CO.LANDFILL LANDFILL SRV:10/1-10/15	22,851.79		10/26/21
				10/1-10/15/21					
				ACCOUNT TOTAL			22,851.79	0.00	22,851.79
551-6685-436.89-04 MISCELLANEOUS SERVICES / SALES TAX									
551-6685-599				04/22 AP 10/22/21	0005862	IOWA DEPT.OF REVENUE SEMI MONTHLY SALES TAX	77.28		11/03/21
				COMMERCIAL GARBAGE					
551-6685-599				04/22 AP 10/08/21	0005861	IOWA DEPT.OF REVENUE SEMI MONTHLY SALES TAX	75.99		11/03/21
				COMMERCIAL GARBAGE					
				ACCOUNT TOTAL			153.27	0.00	153.27
				FUND TOTAL			24,184.01	0.00	24,184.01
FUND 552 SEWER RENTAL FUND									
552-6655-599		436.71-01		04/22 AP 10/04/21	0005873	OFFICE SUPPLIES / OFFICE SUPPLIES PROFESSIONAL SOLUTIONS	7.27		11/03/21
				SEPTEMBER CREDIT CARD FEE					
				ACCOUNT TOTAL			7.27	0.00	7.27
552-6655-436.72-99 OPERATING SUPPLIES / POSTAGE									
552-6655-731				05/22 AP 11/02/21	0396383	CMRS-POC POC#8031880-REPL.POSTAGE	13.78		11/05/21
				08/18/21-11/02/21					
				ACCOUNT TOTAL			13.78	0.00	13.78
552-6655-436.85-01 UTILITIES / UTILITIES									
552-6655-731				05/22 AP 10/13/21	0396382	UTILITIES / UTILITIES CEDAR FALLS UTILITIES	1,854.15		11/05/21
				UTILITIES THRU 10/13/21					
				ACCOUNT TOTAL			1,854.15	0.00	1,854.15
552-6665-436.64-02 INSURANCE / HEALTH INS. REIMBURSEMENT									
552-6665-599				04/22 AP 10/26/21	0005868	INSURANCE / HEALTH INS. ISOLVED BENEFIT SERVICES, INC	117.04		11/03/21

PREPARED 11/09/2021, 9:49:42
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 36
ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 552 SEWER RENTAL FUND										
552-6665-436.64-02 INSURANCE / HEALTH INS. REIMBURSEMENT						continued				
HEALTH INS. REIMBURSEMENT										
599		04/22 AP		10/26/21	0005868	ISOLVED BENEFIT SERVICES, INC	338.00			11/03/21
HEALTH INS. REIMBURSEMENT										
599		04/22 AP		10/26/21	0005868	ISOLVED BENEFIT SERVICES, INC	100.00			11/03/21
HEALTH INS. REIMBURSEMENT										
ACCOUNT TOTAL							555.04	.00		555.04
552-6665-436.72-99 OPERATING SUPPLIES / POSTAGE										
731		05/22 AP		11/02/21	0396383	CMRS-POC	26.15			11/05/21
POC#8031880-REPL.POSTAGE 08/18/21-11/02/21										
ACCOUNT TOTAL							26.15	.00		26.15
552-6665-436.86-33 REPAIR & MAINTENANCE / SLUDGE REMOVAL										
664		04/22 AP		10/15/21	0396313	BLACK HAWK CO.LANDFILL	153.37			10/26/21
LANDFILL SRV:10/1-10/15 10/1-10/15/21										
ACCOUNT TOTAL							153.37	.00		153.37
552-6665-436.89-04 MISCELLANEOUS SERVICES / SALES TAX										
599		04/22 AP		10/22/21	0005862	IOWA DEPT.OF REVENUE	1,947.87			11/03/21
SEMI MONTHLY SALES TAX COMMERCIAL SEWER										
599		04/22 AP		10/08/21	0005861	IOWA DEPT.OF REVENUE	8,191.84			11/03/21
SEMI MONTHLY SALES TAX COMMERCIAL SEWER										
ACCOUNT TOTAL							10,139.71	.00		10,139.71
FUND TOTAL							12,749.47	.00		12,749.47
FUND 553 2004 SEWER BOND										
FUND 555 STORM WATER UTILITY										
555-6630-432.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES										
731		05/22 AP		11/02/21	0396383	CMRS-POC	4.77			11/05/21
POC#8031880-REPL.POSTAGE 08/18/21-11/02/21										
ACCOUNT TOTAL							4.77	.00		4.77
FUND TOTAL							4.77	.00		4.77

PREPARED 11/09/2021, 9:49:42
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 37
 ACCOUNTING PERIOD 04/2022

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										
606-1078-441.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES										
731		05/22 AP		11/02/21	0396383	CMRS-POC	71.10			11/05/21
					POC#8031880-REPL.	POSTAGE 08/18/21-11/02/21				
ACCOUNT TOTAL							71.10	.00	71.10	
606-1078-441.82-10 COMMUNICATION / TELEPHONE HOLDING ACCOUNT										
745		05/22 AP		11/01/21	0396386	CENTURYLINK	71.94			11/09/21
						CITY PHONE SERV.-NOV'21				
731		05/22 AP		10/19/21	0396385	VERIZON WIRELESS	1,441.04			11/05/21
						WIRELESS SRV:10/20-11/19				10/20-11/19/21
700		05/22 AP		10/06/21	0396341	U.S. CELLULAR	2,516.35			11/01/21
						WIRELESS SRV:10/6-11/5/21				
ACCOUNT TOTAL							4,029.33	.00	4,029.33	
FUND TOTAL							4,100.43	.00	4,100.43	
FUND 680 HEALTH INSURANCE FUND										
680-1902-457.51-01 INSURANCE / HEALTH INSURANCE										
599		04/22 AP		10/29/21	0005896	WELLMARK IOWA	57,376.00			11/03/21
						HEALTH CLAIMS PROCESSING				
599		04/22 AP		10/25/21	0005852	EXPRESS SCRIPTS, INC.	14,594.38			11/03/21
						RX CLAIMS PROCESSING				
599		04/22 AP		10/25/21	0005897	WEX HEALTH, INC.	124.40			11/03/21
						COBRA MONTHLY ADMIN FEE				
599		04/22 AP		10/22/21	0005895	WELLMARK IOWA	119,598.06			11/03/21
						HEALTH CLAIMS PROCESSING				
599		04/22 AP		10/18/21	0005851	EXPRESS SCRIPTS, INC.	11,398.93			11/03/21
						RX CLAIMS PROCESSING				
599		04/22 AP		10/15/21	0005894	WELLMARK IOWA	72,645.12			11/03/21
						HEALTH CLAIMS PROCESSING				
599		04/22 AP		10/13/21	0005850	EXPRESS SCRIPTS, INC.	6,743.10			11/03/21
						RX CLAIMS PROCESSING				
599		04/22 AP		10/08/21	0005893	WELLMARK IOWA	84,149.69			11/03/21
						HEALTH CLAIMS PROCESSING				
599		04/22 AP		10/04/21	0005849	EXPRESS SCRIPTS, INC.	6,667.40			11/03/21
						RX CLAIMS PROCESSING				
599		04/22 AP		10/01/21	0005891	WELLMARK IOWA	106,673.57			11/03/21
						HEALTH CLAIMS PROCESSING				
599		04/22 AP		10/01/21	0005892	WELLMARK IOWA	53,123.56			11/03/21
						HEALTH CLAIMS PROCESSING				
ACCOUNT TOTAL							533,094.21	.00	533,094.21	

PREPARED 11/09/2021, 9:49:42
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 38
 ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 680 HEALTH INSURANCE FUND									
680-1902-457.51-06 INSURANCE / DENTAL INSURANCE									
599		04/22	AP	10/01/21	0005847 DELTA DENTAL OF IOWA	7,431.00			11/03/21
					OCTOBER 2021 DENTAL				
ACCOUNT TOTAL						7,431.00	.00	7,431.00	
FUND TOTAL						540,525.21	.00	540,525.21	
FUND 681 HEALTH SEVERANCE									
681-1902-457.51-10 INSURANCE / HEALTH SEVERANCE PAYMENTS									
745		05/22	AP	11/08/21	0396388 REGENOLD, SHARON K.	261.17			11/09/21
					RMB:SEP.2021 HEALTH SEV.				
664		04/22	AP	10/25/21	0396318 LUX, JOSH	106.97			10/26/21
					RMB:HEALTH SEV.1/2 SEP'21				
664		04/22	AP	10/25/21	0396318 LUX, JOSH	106.97			10/26/21
					RMB:HEALTH SEV.1/2 OCT'21				
664		04/22	AP	10/25/21	0396318 LUX, JOSH	106.97			10/26/21
					RMB:HEALTH SEV.1/2 OCT'21				
ACCOUNT TOTAL						582.08	.00	582.08	
FUND TOTAL						582.08	.00	582.08	
FUND 682 HEALTH INSURANCE - FIRE									
FUND 685 VEHICLE MAINTENANCE FUND									
FUND 686 PAYROLL FUND									
686-0000-222.01-00 PAYROLL LIABILITY / FEDERAL TAXES									
599		04/22	AP	10/25/21	0005887 UNITED STATES TREASURY	65,678.95			11/03/21
					FEDERAL WITHHOLDING TAX				
599		04/22	AP	10/08/21	0005886 UNITED STATES TREASURY	65,513.98			11/03/21
					FEDERAL WITHHOLDING TAX				
ACCOUNT TOTAL						131,192.93	.00	131,192.93	
686-0000-222.02-00 PAYROLL LIABILITY / STATE WITHHOLDING									
599		04/22	AP	10/25/21	0005863 IOWA DEPT.OF REVENUE	27,982.27			11/03/21
					STATE WITHHOLDING TAX				
599		04/22	AP	10/08/21	0005860 IOWA DEPT.OF REVENUE	27,891.73			11/03/21
					STATE WITHHOLDING TAX				
ACCOUNT TOTAL						55,874.00	.00	55,874.00	
686-0000-222.03-00 PAYROLL LIABILITY / FICA									
599		04/22	AP	10/25/21	0005887 UNITED STATES TREASURY	74,222.78			11/03/21

PREPARED 11/09/2021, 9:49:42
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 39
 ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 686 PAYROLL FUND									
686-0000-222.03-00 PAYROLL LIABILITY / FICA						continued			
599				04/22 AP 10/08/21	SS & MQGE/MEDICARE TAX 0005886	75,412.98			11/03/21
				10/08/21	UNITED STATES TREASURY PAYROLL				
				10/08/21	SS & MQGE/MEDICARE TAX				
ACCOUNT TOTAL						149,635.76	0.00	149,635.76	
686-0000-222.04-00 PAYROLL LIABILITY / IPERS									
599				04/22 AP 10/27/21	IPERS OCTOBER 2021 0005859	141,943.32			11/03/21
ACCOUNT TOTAL						141,943.32	0.00	141,943.32	
686-0000-222.05-00 PAYROLL LIABILITY / OTHER DEDUCTIONS PAYABLE									
599				04/22 AP 10/25/21	CHILD SUPPORT PAYMENTS 0005845	653.39			11/03/21
				10/22/21	COLLECTION SERVICES CENTER PAYROLL				
599				04/22 AP 10/22/21	CAFETERIA PLAN 0005867	7,378.31			11/03/21
				10/22/21	ISOLVED BENEFIT SERVICES, INC PAYROLL				
599				04/22 AP 10/21/21	EMPLOYEE 457 CONTRIBUTION 0005890	8,515.00			11/03/21
				10/22/21	VOYA FINANCIAL PAYROLL				
599				04/22 AP 10/12/21	CAFETERIA PLAN 0005844	653.39			11/03/21
				10/08/21	COLLECTION SERVICES CENTER PAYROLL				
599				04/22 AP 10/08/21	EMPLOYEE 457 CONTRIBUTION 0005865	7,416.77			11/03/21
				10/08/21	ISOLVED BENEFIT SERVICES, INC PAYROLL				
599				04/22 AP 10/06/21	CAFETERIA PLAN 0005889	8,565.00			11/03/21
				10/08/21	VOYA FINANCIAL PAYROLL				
ACCOUNT TOTAL						33,181.86	0.00	33,181.86	
686-0000-222.14-00 PAYROLL LIABILITY / POLICE & FIRE RETIREMENT									
599				04/22 AP 10/27/21	MUNICIPAL FIRE & POLICE RETIR MFPRSI RETIREMENT 0005869	161,138.29			11/03/21
ACCOUNT TOTAL						161,138.29	0.00	161,138.29	
686-1902-457.89-05 MISCELLANEOUS SERVICES / UNEMPLOYMENT TAXES									
599				04/22 AP 10/20/21	RMB:BENEFITS THRU 9/30/21 0005864	4,229.00			11/03/21
ACCOUNT TOTAL						4,229.00	0.00	4,229.00	
FUND TOTAL						677,195.16	0.00	677,195.16	

PREPARED 11/09/2021, 9:49:42
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 40
 ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT	
FUND 687 WORKERS COMPENSATION FUND										
687-1902-457.51-02 INSURANCE / WORKERS COMP INSURANCE										
599		04/22 AP		10/19/21	0005848	EMC RISK SERVICES, LLC	900.00		11/03/21	
		WORKER COMP ADMIN FEE								
599		04/22 AP		10/19/21	0005848	EMC RISK SERVICES, LLC	7,656.78		11/03/21	
		WORKER COMP CLAIM								
700		05/22 AP		08/18/21	0396340	MERCYONE WATERLOO MEDICAL CEN	102.00		11/01/21	
		W/C:A.DEJONG-08/18/21								
		ACCOUNT TOTAL						8,658.78	.00	8,658.78
		FUND TOTAL						8,658.78	.00	8,658.78
FUND 688 LTD INSURANCE FUND										
688-1902-457.51-03 INSURANCE / LTD INSURANCE										
681		04/22 AP		11/01/21	0396331	MADISON NATIONAL LIFE INS.CO.	3,923.77		10/28/21	
		LTD - NOVEMBER 2021								
		ACCOUNT TOTAL						3,923.77	.00	3,923.77
688-1902-457.51-04 INSURANCE / LIFE INSURANCE										
681		04/22 AP		11/01/21	0396333	STANDARD INSURANCE COMPANY	3,547.83		10/28/21	
		GROUP LIFE AD/D-NOV'21								
		ACCOUNT TOTAL						3,547.83	.00	3,547.83
		FUND TOTAL						7,471.60	.00	7,471.60
FUND 689 LIABILITY INSURANCE FUND										
689-1902-457.51-05 INSURANCE / LIABILITY INSURANCE										
681		04/22 AP		10/28/21	0396336	TREASURER, STATE OF IOWA	29.56		10/28/21	
		UNCLAIMED CK:END 06/30/19								
599		04/22 AP		10/19/21	0005848	EMC RISK SERVICES, LLC	10,289.96		11/03/21	
		LIABILITY CLAIM								
599		04/22 AP		10/19/21	0005848	EMC RISK SERVICES, LLC	71.10		11/03/21	
		LIABILITY CLAIM								
599		04/22 AP		10/19/21	0005848	EMC RISK SERVICES, LLC		25,000.00	11/03/21	
		LIABILITY CLAIM								
599		04/22 AP		10/19/21	0005848	EMC RISK SERVICES, LLC	602.00		11/03/21	
		LIABILITY CLAIM								
599		04/22 AP		10/19/21	0005848	EMC RISK SERVICES, LLC	5,229.87		11/03/21	
		LIABILITY CLAIM								
683		04/22 AP		06/18/19	0393077	GARRETT MOSES		29.56	10/28/21	
		VOID CHECK LOST								
		ACCOUNT TOTAL						16,222.49	25,029.56	8,807.07-

PREPARED 11/09/2021, 9:49:42
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 41
ACCOUNTING PERIOD 04/2022

GROUP	PO	ACCTG	-----TRANSACTION-----						CURRENT
NBR	NBR	PER.	CD	DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	BALANCE
									POST DT
FUND 689	LIABILITY INSURANCE FUND								
	FUND TOTAL						16,222.49	25,029.56	3,807.07-
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						1,488,101.97	25,202.36	1,462,899.61

Council Invoices for Council Meeting 11/15/21

PREPARED 11/09/2021, 9:41:38
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 1
 ACCOUNTING PERIOD 04/2022

Item 42.

GROUP	PO	ACCTG	-----TRANSACTION-----	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE
NBR	NBR	PER.	CD DATE NUMBER				POST DT
FUND 101 GENERAL FUND							
101-1008-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES							
724		05/22 AP	11/04/21 0000000	OFFICE EXPRESS OFFICE PRODUCT	17.39		11/09/21
		COPY PAPER					
724		05/22 AP	11/04/21 0000000	OFFICE EXPRESS OFFICE PRODUCT	4.73		11/09/21
		CORR TAPE,PENS,POST ITS					
684		05/22 AP	11/01/21 0000000	ADVANCED BUSINESS SYSTEMS, IN	223.95		11/09/21
		POSTAGE METER TAPE & INK					
684		05/22 AP	10/28/21 0000000	OFFICE EXPRESS OFFICE PRODUCT	4.69		11/09/21
		LEGAL PADS,JR.LEGAL PADS					
713		05/22 AP	10/27/21 0000000	OFFICE EXPRESS OFFICE PRODUCT	20.84		11/09/21
		CALENDAR REFILLS					
ACCOUNT TOTAL					271.60	.00	271.60
101-1008-441.83-05 TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)							
684		05/22 AP	10/22/21 0000000	HOLIDAY INN-CONFERENCE CENTER	112.00		11/09/21
		HOTEL-IMFOA CONF-KERR		DES MOINES 10/21-10/22/21			
ACCOUNT TOTAL					112.00	.00	112.00
101-1026-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES							
724		05/22 AP	11/04/21 0000000	OFFICE EXPRESS OFFICE PRODUCT	5.80		11/09/21
		COPY PAPER					
724		05/22 AP	11/04/21 0000000	OFFICE EXPRESS OFFICE PRODUCT	1.40		11/09/21
		CORR TAPE,PENS,POST ITS					
684		05/22 AP	10/28/21 0000000	OFFICE EXPRESS OFFICE PRODUCT	1.38		11/09/21
		LEGAL PADS,JR.LEGAL PADS					
ACCOUNT TOTAL					8.58	.00	8.58
101-1026-441.83-04 TRANSPORTATION&EDUCATION / DUES & MEMBERSHIPS							
684		05/22 AP	10/21/21 0000000	GOVERNMENT FINANCE OFFICERS A	125.00		11/09/21
		2022 MEMBERSHIP-RODENBECK		12/1/21-11/30/22			
ACCOUNT TOTAL					125.00	.00	125.00
101-1026-441.83-05 TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)							
684		05/22 AP	10/22/21 0000000	HOLIDAY INN-CONFERENCE CENTER	112.00		11/09/21
		HOTEL-IMFOA CONF-RODENBEC		DES MOINES 10/21-10/22/21			
ACCOUNT TOTAL					112.00	.00	112.00
101-1026-441.83-06 TRANSPORTATION&EDUCATION / EDUCATION							
710		05/22 AP	10/20/21 0138612	US BANK	125.00		11/05/21
		IOWA LEAGUE OF CITIES		REG:IMFOA CONF.-RODENBECK			

PREPARED 11/09/2021, 9:41:38
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 2
 ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	-----TRANSACTION----- NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 101 GENERAL FUND									
101-1026-441.83-06 TRANSPORTATION&EDUCATION / EDUCATION							continued		
ACCOUNT TOTAL							125.00	.00	125.00
101-1028-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
724		05/22 AP		11/04/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	23.19		11/09/21
						COPY PAPER			
724		05/22 AP		11/04/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	4.72		11/09/21
						CORR TAPE,PENS,POST ITS			
684		05/22 AP		10/29/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	21.59		11/09/21
						PLANNER			
684		05/22 AP		10/28/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	4.67		11/09/21
						LEGAL PADS,JR.LEGAL PADS			
ACCOUNT TOTAL							54.17	.00	54.17
101-1028-441.83-04 TRANSPORTATION&EDUCATION / DUES & MEMBERSHIPS									
684		05/22 AP		10/21/21	0000000	GOVERNMENT FINANCE OFFICERS A	125.00		11/09/21
						2022 MEMBERSHIP-ROEDING			
						12/1/21-11/30/22			
ACCOUNT TOTAL							125.00	.00	125.00
101-1028-441.83-05 TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)									
684		05/22 AP		10/22/21	0000000	HOLIDAY INN-CONFERENCE CENTER	112.00		11/09/21
						HOTEL-IMFOA CONF-KOCKLER			
						DES MOINES 10/21-10/22/21			
684		05/22 AP		10/22/21	0000000	HOLIDAY INN-CONFERENCE CENTER	112.00		11/09/21
						HOTEL-IMFOA CONF-ROEDING			
						DES MOINES 10/21-10/22/21			
ACCOUNT TOTAL							224.00	.00	224.00
101-1028-441.83-06 TRANSPORTATION&EDUCATION / EDUCATION									
710		05/22 AP		10/20/21	0138612	US BANK		100.00	11/05/21
						IOWA LEAGUE OF CITIES			
						REFUND OVERCHARGE IMFOA			
ACCOUNT TOTAL							.00	100.00	100.00-
101-1038-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
724		05/22 AP		11/04/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	23.19		11/09/21
						COPY PAPER			
724		05/22 AP		11/04/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	1.40		11/09/21
						CORR TAPE,PENS,POST ITS			
684		05/22 AP		10/28/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	1.38		11/09/21
						LEGAL PADS,JR.LEGAL PADS			
684		05/22 AP		10/21/21	0000000	KIRK GROSS COMPANY	24.00		11/09/21
						NAME PLATE-B SCHINDEL			

PREPARED 11/09/2021, 9:41:38
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 3
 ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 101 GENERAL FUND								
101-1038-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES						continued		
ACCOUNT TOTAL						49.97	.00	49.97
101-1038-441.81-09 PROFESSIONAL SERVICES / HUMAN RIGHTS COMMISSION								
724		05/22 AP		11/04/21	0000000 OFFICE EXPRESS OFFICE PRODUCT COPY PAPER	2.32		11/09/21
ACCOUNT TOTAL						2.32	.00	2.32
101-1038-441.81-50 PROFESSIONAL SERVICES / PRE-EMPLOYMENT PHYSICALS								
684		05/22 AP		10/13/21	0000000 MERCYONE OCCUPATIONAL HEALTH PRE-EMPLOY.PHYS-SEPT'21	1,748.00		11/09/21
684		05/22 AP		09/09/21	0000000 MERCYONE WATERLOO MEDICAL CEN PRE-EMPLOY.PHYS-AUG'21	4,216.00		11/09/21
ACCOUNT TOTAL						5,964.00	.00	5,964.00
101-1038-441.81-51 PROFESSIONAL SERVICES / POST-EMPLOYMENT PHYSICALS								
684		05/22 AP		10/13/21	0000000 MERCYONE OCCUPATIONAL HEALTH POST-EMPLOY.PHYS-SEPT'21	591.00		11/09/21
684		05/22 AP		09/09/21	0000000 MERCYONE WATERLOO MEDICAL CEN POST-EMPLOY.PHYS-AUG'21	119.00		11/09/21
ACCOUNT TOTAL						710.00	.00	710.00
101-1038-441.81-52 PROFESSIONAL SERVICES / DRUG TESTING								
684		05/22 AP		10/13/21	0000000 MERCYONE OCCUPATIONAL HEALTH DRUG TESTING-SEPT'21	507.00		11/09/21
ACCOUNT TOTAL						507.00	.00	507.00
101-1038-441.81-53 PROFESSIONAL SERVICES / JOB NOTICES								
724		05/22 AP		10/26/21	0000000 COURIER COMMUNICATIONS-ADVERT SEARCH BOOST ONLINE	39.00		11/09/21
724		05/22 AP		10/16/21	0000000 COURIER COMMUNICATIONS-ADVERT JOB AD:PT OFFICE ASSISTNT ONLINE DIGITAL IMPRESSION	210.00		11/09/21
724		05/22 AP		10/13/21	0000000 COURIER COMMUNICATIONS-ADVERT JOB AD:REC CENTER PULSE	25.00		11/09/21
724		05/22 AP		10/13/21	0000000 COURIER COMMUNICATIONS-ADVERT JOB AD:RESERVE POLICE PULSE	56.50		11/09/21
724		05/22 AP		10/13/21	0000000 COURIER COMMUNICATIONS-ADVERT JOB AD:PUB.SAFETY OFFICER PULSE	25.00		11/09/21
724		05/22 AP		10/13/21	0000000 COURIER COMMUNICATIONS-ADVERT JOB AD:PT OFFICE ASSISTNT PULSE	56.50		11/09/21

PREPARED 11/09/2021, 9:41:38
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 4
ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 101 GENERAL FUND								
101-1038-441.81-53					PROFESSIONAL SERVICES / JOB NOTICES			continued
724		05/22 AP		10/10/21	0000000 COURIER COMMUNICATIONS-ADVERT	31.25		11/09/21
					JOB AD:REC CENTER COURIER			
724		05/22 AP		10/10/21	0000000 COURIER COMMUNICATIONS-ADVERT	227.00		11/09/21
					JOB AD:RESERVE OFFICER ONLINE DIGITAL IMPRESSION			
724		05/22 AP		10/10/21	0000000 COURIER COMMUNICATIONS-ADVERT	56.50		11/09/21
					JOB AD:RESERVE OFFICER COURIER			
724		05/22 AP		10/10/21	0000000 COURIER COMMUNICATIONS-ADVERT	227.00		11/09/21
					JOB AD:PUB.SAFETY OFFICER ONLINE DIGITAL IMPRESSION			
724		05/22 AP		10/10/21	0000000 COURIER COMMUNICATIONS-ADVERT	25.00		11/09/21
					JOB AD:PUB.SAFETY OFFICER COURIER			
724		05/22 AP		10/10/21	0000000 COURIER COMMUNICATIONS-ADVERT	85.50		11/09/21
					JOB AD:PT OFFICE ASSISTNT COURIER			
724		05/22 AP		10/06/21	0000000 COURIER COMMUNICATIONS-ADVERT	25.00		11/09/21
					JOB AD:REC CENTER PULSE			
724		05/22 AP		10/06/21	0000000 COURIER COMMUNICATIONS-ADVERT	56.50		11/09/21
					JOB AD:RESERVE POLICE PULSE			
724		05/22 AP		10/06/21	0000000 COURIER COMMUNICATIONS-ADVERT	25.00		11/09/21
					JOB AD:PUB.SAFETY OFFICER PULSE			
724		05/22 AP		10/06/21	0000000 COURIER COMMUNICATIONS-ADVERT	56.50		11/09/21
					JOB AD:PT OFFICE ASSISTNT PULSE			
710		05/22 AP		10/05/21	0138612 US BANK	119.95		11/05/21
					LINKEDIN 7099560484 RECRUITER LITE RENEWAL			
724		05/22 AP		10/03/21	0000000 COURIER COMMUNICATIONS-ADVERT	83.34		11/09/21
					JOB AD:REC CENTER ONLINE DIGITAL IMPRESSION			
724		05/22 AP		10/03/21	0000000 COURIER COMMUNICATIONS-ADVERT	31.25		11/09/21
					JOB AD:REC CENTER COURIER			
724		05/22 AP		10/03/21	0000000 COURIER COMMUNICATIONS-ADVERT	56.50		11/09/21
					JOB AD:RESERVE POLICE COURIER			
724		05/22 AP		10/03/21	0000000 COURIER COMMUNICATIONS-ADVERT	25.00		11/09/21
					JOB AD:PUB.SAFETY OFFICER COURIER			
724		05/22 AP		10/03/21	0000000 COURIER COMMUNICATIONS-ADVERT	450.00		11/09/21
					30K IMPRESSIONS ONLINE			
724		05/22 AP		10/03/21	0000000 COURIER COMMUNICATIONS-ADVERT	123.00		11/09/21
					JOB AD:PT OFFICE ASSISTNT COURIER			
724		05/22 AP		09/29/21	0000000 COURIER COMMUNICATIONS-ADVERT	33.00		11/09/21
					JOB AD:SEASONAL LABORERS PULSE			
724		05/22 AP		09/29/21	0000000 COURIER COMMUNICATIONS-ADVERT	33.00		11/09/21
					JOB AD:PT LABORER PULSE			
724		05/22 AP		09/29/21	0000000 COURIER COMMUNICATIONS-ADVERT	25.00		11/09/21
					JOB AD:REC CENTER PULSE			
724		05/22 AP		09/29/21	0000000 COURIER COMMUNICATIONS-ADVERT	56.50		11/09/21
					JOB AD:RESERVE POLICE PULSE			
724		05/22 AP		09/29/21	0000000 COURIER COMMUNICATIONS-ADVERT	25.00		11/09/21
					JOB AD:PUB.SAFETY OFFICER PULSE			
ACCOUNT TOTAL						2,288.79	000	2,288.79

101-1038-441.81-55 PROFESSIONAL SERVICES / EMPLOYEE ASSISTANCE PROG

PREPARED 11/09/2021, 9:41:38
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 5
 ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-1038-441.684		81-55		05/22 AP 10/01/21	0000000	PROFESSIONAL SERVICES / EMPLOYEE ASSISTANCE PROG MERCYONE WATERLOO MEDICAL CEN EMPL.ASSISTANCE PROGRAM	75.00			11/09/21
ACCOUNT TOTAL							75.00	.00	75.00	
continued										
101-1038-441.710		81-56		05/22 AP 10/15/21	0138612	PROFESSIONAL SERVICES / EMPLOYEE WELLNESS PROG US BANK WELLNESS CHALLENGE PRIZE	1,020.80			11/05/21
101-1038-441.710		81-56		05/22 AP 10/01/21	0138612	PROFESSIONAL SERVICES / EMPLOYEE WELLNESS PROG US BANK WELLNESS CHALLENGE PRIZE	1,339.80			11/05/21
101-1038-441.710		81-56		05/22 AP 09/29/21	0138612	PROFESSIONAL SERVICES / EMPLOYEE WELLNESS PROG US BANK WELLNESS CHALLENGE PRIZES	540.00			11/05/21
ACCOUNT TOTAL							2,900.60	.00	2,900.60	
101-1048-441.711-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
101-1048-441.724		71-01		05/22 AP 11/04/21	0000000	OFFICE EXPRESS OFFICE PRODUCT COPY PAPER	2.32			11/09/21
101-1048-441.724		71-01		05/22 AP 11/04/21	0000000	OFFICE EXPRESS OFFICE PRODUCT CORR TAPE,PENS,POST ITS	.87			11/09/21
101-1048-441.684		71-01		05/22 AP 10/28/21	0000000	OFFICE EXPRESS OFFICE PRODUCT LEGAL PADS,JR.LEGAL PADS	.87			11/09/21
ACCOUNT TOTAL							4.06	.00	4.06	
101-1048-441.72-11 OPERATING SUPPLIES / DUES, BOOKS, MAGAZINES										
101-1048-441.724		72-11		05/22 AP 11/01/21	0000000	THOMSON REUTERS - WEST WESTLAW INFORMATION 10/1/21-10/31/21	644.21			11/09/21
ACCOUNT TOTAL							644.21	.00	644.21	
101-1048-441.81-29 PROFESSIONAL SERVICES / LEGAL CONSULTANTS										
101-1048-441.684		81-29		05/22 AP 10/29/21	0000000	LEGAL CONSULTANTS SWEENEY, MICHELLE 3006-WITNESS FEE-GREENHIL 01/01/21-10/29/21	2,975.00			11/09/21
101-1048-441.684		81-29		05/22 AP 10/26/21	0000000	LEGAL CONSULTANTS AHLERS AND COONEY, P.C. LGL:GENERAL MATTERS 10/05/21	100.00			11/09/21
101-1048-441.724		81-29		05/22 AP 10/26/21	0000000	LEGAL CONSULTANTS TEAM SERVICES, INC. LGL:GREENHILL VILLAGE SERVICES 12/29/20-10/8/21	3,150.00			11/09/21
101-1048-441.684		81-29		05/22 AP 10/21/21	0000000	LEGAL CONSULTANTS AHLERS AND COONEY, P.C. LGL:LABOR RELATIONS 9/20/21-10/19/21	304.64			11/09/21
101-1048-441.684		81-29		05/22 AP 10/11/21	0000000	LEGAL CONSULTANTS SWEENEY, MICHELLE 3006-WITNESS FEE-GREENHIL 7/29/20-12/31/20	3,765.40			11/09/21
PROJECT#: 023006										

PREPARED 11/09/2021, 9:41:38
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-1048-441.81-29 PROFESSIONAL SERVICES / LEGAL CONSULTANTS							continued			
ACCOUNT TOTAL							10,295.04	.00	10,295.04	
101-1060-423.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
711		05/22 AP		10/20/21	0138612	US BANK	18.59			11/05/21
						REPLACEMENT PAPER CUTTER				
711		05/22 AP		10/13/21	0138612	US BANK	82.88			11/05/21
						AMAZON.COM*278S27DNO				
711		05/22 AP		09/24/21	0138612	US BANK	17.88			11/05/21
						AMZN MKTP US*2G2Y05K32				
ACCOUNT TOTAL							119.35	.00	119.35	
101-1060-423.81-91 PROFESSIONAL SERVICES / LICENSES & SERVICE CONTRT										
711		05/22 AP		10/12/21	0138612	US BANK	70.00			11/05/21
						INTUIT *QUICKBOOKS ONLINE				
ACCOUNT TOTAL							70.00	.00	70.00	
101-1060-423.83-05 TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)										
711		05/22 AP		10/01/21	0138612	US BANK	27.64			11/05/21
						HY-VEE CEDAR FALLS 1052				
711		05/22 AP		10/01/21	0138612	US BANK	202.00			11/05/21
						PP*CARTER HOUSE MARKE				
ACCOUNT TOTAL							229.64	.00	229.64	
101-1060-423.83-06 TRANSPORTATION&EDUCATION / EDUCATION										
711		05/22 AP		10/08/21	0138612	US BANK	49.00			11/05/21
						LIBRARYWORKS.COM				
711		05/22 AP		10/07/21	0138612	US BANK	49.00			11/05/21
						LIBRARYWORKS.COM				
ACCOUNT TOTAL							98.00	.00	98.00	
101-1060-423.89-33 MISCELLANEOUS SERVICES / FRIENDS SUPPORTED PROGRAM										
711		05/22 AP		10/18/21	0138612	US BANK	105.95			11/05/21
						AMZN MKTP US*2Y8UW7O80				
711		05/22 AP		10/15/21	0138612	US BANK	90.45			11/05/21
						AMZN MKTP US*2703J0URO				
711		05/22 AP		10/13/21	0138612	US BANK	79.96			11/05/21
						AMZN MKTP US*275HH9DNO				
711		05/22 AP		10/12/21	0138612	US BANK	24.19			11/05/21
						WM SUPERCENTER #753				

PREPARED 11/09/2021, 9:41:38
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 7
ACCOUNTING PERIOD 04/2022

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					
711		05/22 AP		10/11/21	0138612	US BANK	19.80			11/05/21	
		ETSY.COM - MULTIPLE SHOPS FOTL:YOUTH-POSTERS									
711		05/22 AP		10/11/21	0138612	US BANK	245.00			11/05/21	
		EARL MAY 130 FOTL:YOUTH-PUMPKINS									
711		05/22 AP		10/11/21	0138612	US BANK	10.00			11/05/21	
		EARL MAY 130 FOTL:YOUTH-PUMPKINS									
711		05/22 AP		10/07/21	0138612	US BANK	33.27			11/05/21	
		AMAZON.COM*276EZ6J11 AMZN FOTL:YOUTH-YOUTH BOOKS									
711		05/22 AP		10/06/21	0138612	US BANK	287.98			11/05/21	
		AMAZON.COM*2C8L142V2 AMZN FOTL:YA-NINTENDO SWITCH									
711		05/22 AP		10/06/21	0138612	US BANK	26.68			11/05/21	
		SP * LULU PRESS FOTL:ADULT-WCV PROOFS									
711		05/22 AP		10/05/21	0138612	US BANK	22.61			11/05/21	
		WAL-MART #1496 FOTL:YA-PAINT SUPPLIES									
711		05/22 AP		10/04/21	0138612	US BANK	12.00			11/05/21	
		AMAZON.COM*2C0U49K10 FOTL:YOUTH-MODELING CLAY									
711		05/22 AP		10/04/21	0138612	US BANK	48.25			11/05/21	
		AMZN MKTP US*2C1GC85F2 FOTL:YOUTH-PAINT, LENS									
711		05/22 AP		10/04/21	0138612	US BANK	32.97			11/05/21	
		AMAZON.COM*2C4YP9H02 FOTL:YOUTH-YOUTH BOOKS									
711		05/22 AP		10/01/21	0138612	US BANK	93.20			11/05/21	
		BARNES & NOBLE #2168 FOTL:ADULT-GIVEAWAYS FOR									
711		05/22 AP		09/28/21	0138612	US BANK	20.34			11/05/21	
		WAL-MART #0753 FOTL:YA-JARS & COMP. BOOK									
711		05/22 AP		09/23/21	0138612	US BANK	83.40			11/05/21	
		AMZN MKTP US*2G96R6QN2 FOTL:YOUTH-TURTLE STICKER									
		ACCOUNT TOTAL						1,236.05	.00	1,236.05	
101-1060-423.89-34 MISCELLANEOUS SERVICES / ENDOWMENT SUPPORTED PROG.											
711		05/22 AP		10/04/21	0138612	US BANK	43.16			11/05/21	
		CHEWY.COM RAY 2RMB GARDEN BEDS-BIRD									
711		05/22 AP		09/28/21	0138612	US BANK	226.34			11/05/21	
		MENARDS WATERLOO IA RAY 2 RMB GARDEN BEDS-									
		ACCOUNT TOTAL						269.50	.00	269.50	
101-1061-423.71-11 OFFICE SUPPLIES / TECHNICAL PROCESSING SUPP											
711		05/22 AP		10/20/21	0138612	US BANK	8.99			11/05/21	
		AMZN MKTP US*2Y5VF0XM1 SILICONE MAT									
711		05/22 AP		09/21/21	0138612	US BANK	179.00			11/05/21	
		B2B PRIME*2G6L60IY0 AMAZON PRIME RENEWAL 1-YR									
		ACCOUNT TOTAL						187.99	.00	187.99	
101-1061-423.81-91 PROFESSIONAL SERVICES / LICENSES & SERVICE CONTRT											

PREPARED 11/09/2021, 9:41:38
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-1061-423.81-91 PROFESSIONAL SERVICES / LICENSES & SERVICE CONTRT						continued				
711		05/22 AP		09/27/21	0138612	US BANK	480.00			11/05/21
						MOBILEBEACO				
						1YR DATA SRVCE 4 HOTSPOTS				
ACCOUNT TOTAL							480.00	.00	480.00	
101-1061-423.89-20 MISCELLANEOUS SERVICES / ADULT BOOKS										
711		05/22 AP		10/18/21	0138612	US BANK	28.93			11/05/21
						AMAZON.COM*273Z65QG2				
						ADULT BOOKS				
711		05/22 AP		10/15/21	0138612	US BANK	57.21			11/05/21
						AMAZON.COM*274IA0U80				
						ADULT BOOKS				
711		05/22 AP		10/14/21	0138612	US BANK	25.98			11/05/21
						AMAZON.COM*272LR7UG1				
						ADULT BOOKS				
711		05/22 AP		10/12/21	0138612	US BANK	11.49			11/05/21
						AMAZON.COM*274JC18G1 AMZN				
						ADULT BOOKS				
711		05/22 AP		10/11/21	0138612	US BANK	14.99			11/05/21
						AMAZON.COM*2756X18S1				
						ADULT BOOKS				
711		05/22 AP		10/08/21	0138612	US BANK	23.24			11/05/21
						AMZN MKTP US*274SW53C0				
						ADULT BOOKS				
711		05/22 AP		10/07/21	0138612	US BANK	22.98			11/05/21
						AMAZON.COM*2C95A0I12 AMZN				
						ADULT BOOKS				
711		05/22 AP		10/05/21	0138612	US BANK	24.68			11/05/21
						AMAZON.COM*2718V9CL1				
						ADULT BOOKS				
711		05/22 AP		10/04/21	0138612	US BANK	11.99			11/05/21
						AMAZON.COM*2C17I3740				
						ADULT BOOKS				
711		05/22 AP		10/01/21	0138612	US BANK	11.95			11/05/21
						AMAZON.COM*2C8JB00M2 AMZN				
						ADULT BOOKS				
711		05/22 AP		09/30/21	0138612	US BANK	13.89			11/05/21
						AMAZON.COM*2C59J4QH1 AMZN				
						ADULT BOOKS				
711		05/22 AP		09/29/21	0138612	US BANK	21.28			11/05/21
						AMAZON.COM*2C69W35K1				
						ADULT BOOKS				
711		05/22 AP		09/27/21	0138612	US BANK	12.94			11/05/21
						AMZN MKTP US*2C07Z30B1				
						ADULT BOOKS				
711		05/22 AP		09/22/21	0138612	US BANK	15.99			11/05/21
						AMAZON.COM*2G7J94WGO AMZN				
						ADULT BOOKS				
711		05/22 AP		09/21/21	0138612	US BANK	14.33			11/05/21
						AMAZON.COM*2G5503YP1 AMZN				
						ADULT BOOKS				
ACCOUNT TOTAL							311.87	.00	311.87	
101-1061-423.89-21 MISCELLANEOUS SERVICES / YOUNG ADULT BOOKS										
711		05/22 AP		10/20/21	0138612	US BANK	19.99			11/05/21
						AMZN MKTP US*2Y83R3XA1				
						YOUNG ADULT BOOKS				
ACCOUNT TOTAL							19.99	.00	19.99	
101-1061-423.89-22 MISCELLANEOUS SERVICES / YOUTH BOOKS										

PREPARED 11/09/2021, 9:41:38
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 9
ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-1061-423.89-22 MISCELLANEOUS SERVICES / YOUTH BOOKS						continued				
711		05/22 AP		10/12/21	0138612	US BANK	39.50			11/05/21
						AMAZON.COM*274V05JK2 AMZN				
						YOUTH BOOKS				
711		05/22 AP		10/12/21	0138612	US BANK	36.63			11/05/21
						AMAZON.COM*274VV3MPO				
						YOUTH BOOKS				
711		05/22 AP		10/11/21	0138612	US BANK	17.95			11/05/21
						AMAZON.COM*270R59F22				
						YOUTH BOOKS				
711		05/22 AP		10/11/21	0138612	US BANK	17.95			11/05/21
						AMAZON.COM*278730M50				
						YOUTH BOOKS				
711		05/22 AP		10/08/21	0138612	US BANK	17.95			11/05/21
						AMAZON.COM*279J430G1				
						YOUTH BOOKS				
711		05/22 AP		10/05/21	0138612	US BANK	7.82			11/05/21
						AMAZON.COM*274KN5OR1 AMZN				
						YOUTH BOOKS				
711		05/22 AP		09/28/21	0138612	US BANK	14.99			11/05/21
						AMAZON.COM*2C6QD3FU2				
						YOUTH BOOKS				
711		05/22 AP		09/27/21	0138612	US BANK	44.04			11/05/21
						AMAZON.COM*2C1ZX41U1 AMZN				
						YOUTH BOOKS				
711		05/22 AP		09/27/21	0138612	US BANK	22.60			11/05/21
						AMZN MKTP US*2G9TC87W2				
						YOUTH BOOKS				
711		05/22 AP		09/27/21	0138612	US BANK	84.19			11/05/21
						AMAZON.COM*2C9003CH2				
						YOUTH BOOKS				
711		05/22 AP		09/23/21	0138612	US BANK	22.60			11/05/21
						AMAZON.COM*2G4XR76I2				
						YOUTH BOOKS				
						ACCOUNT TOTAL	326.22	0.00		326.22
101-1061-423.89-25 MISCELLANEOUS SERVICES / ADULT VIDEO										
711		05/22 AP		10/14/21	0138612	US BANK	15.89			11/05/21
						AMZN MKTP US*278C55RG1 AM				
						ADULT VIDEOS				
711		05/22 AP		10/11/21	0138612	US BANK	15.95			11/05/21
						AMAZON.COM*279VC3A50				
						ADULT VIDEOS				
711		05/22 AP		10/11/21	0138612	US BANK	15.99			11/05/21
						AMZN MKTP US*271VV3PC1				
						ADULT VIDEOS				
711		05/22 AP		10/08/21	0138612	US BANK	14.39			11/05/21
						AMZN MKTP US*275J223D0				
						ADULT VIDEOS				
711		05/22 AP		09/23/21	0138612	US BANK	19.19			11/05/21
						AMZN MKTP US*2C43404S1				
						ADULT VIDEOS				
						ACCOUNT TOTAL	81.41	0.00		81.41
101-1061-423.89-31 MISCELLANEOUS SERVICES / PERIODICALS										
711		05/22 AP		09/27/21	0138612	US BANK	30.00			11/05/21
						COMMON SENSE PLUS				
						1YR SUB. COMMON SENSE				
						ACCOUNT TOTAL	30.00	0.00		30.00
101-1061-423.89-47 MISCELLANEOUS SERVICES / LIBRARY OF THINGS										

PREPARED 11/09/2021, 9:41:38
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 10
ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-1061-423.89-47						MISCELLANEOUS SERVICES / LIBRARY OF THINGS				
711		05/22 AP		09/22/21	0138612	US BANK	100.76			11/05/21
						AMAZON.COM*2C4JJ7CM1 AMZN				
						CASES FOR HOTSPOTS (X11)				
						ACCOUNT TOTAL	100.76	.00	100.76	
101-1118-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
724		05/22 AP		11/04/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	1.16			11/09/21
						COPY PAPER				
724		05/22 AP		11/04/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	1.40			11/09/21
						CORR TAPE,PENS,POST ITS				
684		05/22 AP		10/28/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	1.38			11/09/21
						LEGAL PADS,JR.LEGAL PADS				
						ACCOUNT TOTAL	3.94	.00	3.94	
101-1158-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
724		05/22 AP		11/04/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	1.16			11/09/21
						COPY PAPER				
724		05/22 AP		11/04/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	.70			11/09/21
						CORR TAPE,PENS,POST ITS				
684		05/22 AP		10/28/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	.69			11/09/21
						LEGAL PADS,JR.LEGAL PADS				
710		05/22 AP		09/22/21	0138612	US BANK	59.08			11/05/21
						BLANKS/USA				
						3-BANK TAB DIVIDERS				
						ACCOUNT TOTAL	61.63	.00	61.63	
101-1199-411.32-60 COMM PROTECTION GRANTS / GRANTS - FIRE										
722		05/22 AP		10/27/21	0000000	SANDRY FIRE SUPPLY, L.L.C.	2,178.85			11/09/21
						TURNOUT GEAR				
						4 SETS FOR GRANT-PARTIAL				
						ACCOUNT TOTAL	2,178.85	.00	2,178.85	
101-1199-411.32-64 COMM PROTECTION GRANTS / FIRE EQUIPMENT GRANT										
710		05/22 AP		10/04/21	0138612	US BANK	690.17			11/05/21
						THE SHIRT SHACK				
						PINK BADGE T-SHIRTS				
						ACCOUNT TOTAL	690.17	.00	690.17	
101-1199-421.31-10 HUMAN DEVELOPMENT GRANTS / GRANTS - CULTURAL SERVICE										
723		05/22 AP		11/02/21	0000000	LAMAR COMPANIES	4,110.00			11/09/21
						BILLBOARDS, GRANT FUNDED				
						MARKETING CAMPAIGN				
710		05/22 AP		10/20/21	0138612	US BANK	39.98			11/05/21
						DRI*GALLUP				
						CLIFTON STRENGTHS TO BE				

PREPARED 11/09/2021, 9:41:38
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 11
ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	-----TRANSACTION----- DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT	
FUND 101 GENERAL FUND										
101-1199-421.31-10 HUMAN DEVELOPMENT GRANTS / GRANTS - CULTURAL SERVICE							continued			
ACCOUNT TOTAL							4,149.98	.00	4,149.98	
101-1199-421.31-45 HUMAN DEVELOPMENT GRANTS / REC TRAIL GRANTS										
728		05/22 AP		10/28/21	0000000	GIBSON SPECIALTY CO. BENCH PLAQUES	554.99		11/09/21	
ACCOUNT TOTAL							554.99	.00	554.99	
101-1199-441.72-19 OPERATING SUPPLIES / PRINTING										
684		05/22 AP		10/22/21	0000000	COURIER LEGAL COMMUNICATIONS 1303 WALNUT	28.13		11/09/21	
684		05/22 AP		10/22/21	0000000	COURIER LEGAL COMMUNICATIONS	27.25		11/09/21	
684		05/22 AP		10/21/21	0000000	COURIER LEGAL COMMUNICATIONS	15.75		11/09/21	
684		05/22 AP		10/19/21	0000000	MUNICIPAL CODE CORPORATION	840.69		11/09/21	
ACCOUNT TOTAL							911.82	.00	911.82	
101-1199-441.89-13 MISCELLANEOUS SERVICES / CONTINGENCY										
684		05/22 AP		10/28/21	0000000	IOWA STATE UNIV-TREASURER RETF FACILITATION &REPORT	9,250.00		11/09/21	
ACCOUNT TOTAL							9,250.00	.00	9,250.00	
101-2205-432.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
724		05/22 AP		11/04/21	0000000	OFFICE EXPRESS OFFICE PRODUCT COPY PAPER	2.32		11/09/21	
713		05/22 AP		10/27/21	0000000	OFFICE EXPRESS OFFICE PRODUCT WALL CALENDARS	45.24		11/09/21	
ACCOUNT TOTAL							47.56	.00	47.56	
101-2205-432.83-06 TRANSPORTATION&EDUCATION / EDUCATION										
710		05/22 AP		10/19/21	0138612	US BANK CONFERENCE-S SHEETZ	75.00		11/05/21	
ACCOUNT TOTAL							75.00	.00	75.00	
101-2235-412.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
713		05/22 AP		10/27/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	57.59		11/09/21	

PREPARED 11/09/2021, 9:41:38
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 12
ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	-----TRANSACTION----- NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-2235-412.71-01						OFFICE SUPPLIES / OFFICE SUPPLIES				continued
						DESK CALENDARS, APPT BOOKS				
705		05/22 AP		10/18/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	104.88			11/09/21
						LGL FILE STORAGE BOX-CTN				
						ACCOUNT TOTAL	162.47	.00	162.47	
101-2235-412.71-07						OFFICE SUPPLIES / CODE ENFORCEMENT SUPPLIES				
713		05/22 AP		11/01/21	0000000	PROFESSIONAL LAWN CARE, LLC	157.70			11/09/21
						CODE ENF.MOW-923 ELLEN				
713		05/22 AP		10/18/21	0000000	PROFESSIONAL LAWN CARE, LLC	71.25			11/09/21
						CODE ENF.MOW-303 WALNUT				
						ACCOUNT TOTAL	228.95	.00	228.95	
101-2235-412.72-11						OPERATING SUPPLIES / DUES, BOOKS, MAGAZINES				
710		05/22 AP		10/13/21	0138612	US BANK	536.25			11/05/21
						IAPMO CODE BOOKS				
713		05/22 AP		10/12/21	0000000	INTERNATIONAL CODE COUNCIL, IN	704.34			11/09/21
						CODE BOOKS				
						ACCOUNT TOTAL	1,240.59	.00	1,240.59	
101-2235-412.83-04						TRANSPORTATION&EDUCATION / DUES & MEMBERSHIPS				
713		05/22 AP		10/12/21	0000000	INTERNATIONAL CODE COUNCIL, IN	145.00			11/09/21
						ICC MEMBERSHIP-CITY				
						ACCOUNT TOTAL	145.00	.00	145.00	
101-2245-442.71-01						OFFICE SUPPLIES / OFFICE SUPPLIES				
724		05/22 AP		11/04/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	17.39			11/09/21
						COPY PAPER				
713		05/22 AP		10/27/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	30.16			11/09/21
						WALL CALENDARS				
						ACCOUNT TOTAL	47.55	.00	47.55	
101-2245-442.72-01						OPERATING SUPPLIES / OPERATING SUPPLIES				
713		05/22 AP		09/10/21	0000000	BLACK HAWK RENTAL	37.45			11/09/21
						SCREEN RENTAL 9/9/21				
						HISTORIC PRESERV. EVENT				
						ACCOUNT TOTAL	37.45	.00	37.45	
101-2245-442.81-01						PROFESSIONAL SERVICES / PROFESSIONAL SERVICES				

PREPARED 11/09/2021, 9:41:38
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 13
ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-2245-442.81-01						PROFESSIONAL SERVICES / PROFESSIONAL SERVICES				
684		05/22	AP	10/18/21	0000000	DENTONS DAVIS BROWN PC	32.00			11/09/21
						LGL:RE:IMMIGRATION				
						9/29/21				
						ACCOUNT TOTAL	32.00	.00	32.00	
101-2245-442.83-04 TRANSPORTATION&EDUCATION / DUES & MEMBERSHIPS										
710		05/22	AP	10/04/21	0138612	US BANK	99.00			11/05/21
						AMERICANPLA				
						MEMBERSHIP:C SEVY				
710		05/22	AP	09/30/21	0138612	US BANK	119.00			11/05/21
						AMERICANPLA				
						MEMBERSHIP-JD ATODARIA				
						ACCOUNT TOTAL	218.00	.00	218.00	
101-2245-442.83-06 TRANSPORTATION&EDUCATION / EDUCATION										
710		05/22	AP	09/28/21	0138612	US BANK	305.00			11/05/21
						AMERICANPLA				
						CONFERENCE-JD ATODARIA				
710		05/22	AP	09/24/21	0138612	US BANK	200.00			11/05/21
						AMERICAN PLANNING A				
						APA VIRTUAL CONFERENCE				
						ACCOUNT TOTAL	505.00	.00	505.00	
101-2253-423.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
710		05/22	AP	10/20/21	0138612	US BANK	83.91			11/05/21
						AMZN MKTP US*2Y1UL11X0				
						MEMBERSHIP CARDS				
710		05/22	AP	10/20/21	0138612	US BANK	14.98			11/05/21
						AMZN MKTP US*2Y35D2G80				
						LUGGAGE TAG LOOPS				
710		05/22	AP	10/18/21	0138612	US BANK	9.99			11/05/21
						FACEBK *KA24F7BR72				
						FACEBOOK AD				
710		05/22	AP	10/13/21	0138612	US BANK	18.75			11/05/21
						SQ *POLK'S LOCK SERVICE				
						REC CENTER KEYS				
710		05/22	AP	10/12/21	0138612	US BANK	44.87			11/05/21
						AMZN MKTP US*2760A1601				
						BLANK ID CARDS				
710		05/22	AP	09/22/21	0138612	US BANK	39.28			11/05/21
						STAPLES DIRECT				
						SHREDDER BAGS & LUBRICANT				
						ACCOUNT TOTAL	211.78	.00	211.78	
101-2253-423.73-55 OTHER SUPPLIES / MEDIA										
710		05/22	AP	09/22/21	0138612	US BANK	25.00			11/05/21
						FACEBK UVNWG7TR72				
						FACEBOOK AD				
						ACCOUNT TOTAL	25.00	.00	25.00	
101-2253-423.83-05 TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)										

PREPARED 11/09/2021, 9:41:38
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 14
 ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-2253-423.83-05 TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)						continued				
710		05/22	AP	09/27/21	0138612	US BANK	13.17			11/05/21
						TST* SAFFRON				
						MEAL:NRP-CONF-JJ-NASHVILL				
710		05/22	AP	09/27/21	0138612	US BANK	6.49			11/05/21
						TST* HATTIE JANE'S				
						MEAL:NRP CONF-JJ-NASHVILL				
710		05/22	AP	09/27/21	0138612	US BANK	51.97			11/05/21
						UBER TRIP				
						UBER:NPR CONF-JJ-NASHVILL				
710		05/22	AP	09/27/21	0138612	US BANK	12.94			11/05/21
						BONGO JAVA OMNI NASHVL				
						MEAL:JJ-NRP CONF.NASHVILL				
710		05/22	AP	09/27/21	0138612	US BANK	37.00			11/05/21
						EASTERN IOWA AIRPORT				
						PARKING:JJ-NRP CONF.NSHVL				
710		05/22	AP	09/24/21	0138612	US BANK	9.74			11/05/21
						SQ *ELIXR COFFEE NASHVILL				
						MEAL:NRP CONF-JJ-NASHVILL				
710		05/22	AP	09/23/21	0138612	US BANK	12.53			11/05/21
						TST* D ANDREWS BAKERY				
						MEAL:NRP CONF-JJ-NASHVILL				
710		05/22	AP	09/23/21	0138612	US BANK	17.56			11/05/21
						ACME FEED & SEED				
						MEAL:NRP CONF-JJ-NASHVILL				
710		05/22	AP	09/23/21	0138612	US BANK	7.06			11/05/21
						PANERA BREAD #601143 P				
						MEAL:NRP CONF-JJ-NASHVILL				
710		05/22	AP	09/22/21	0138612	US BANK	23.75			11/05/21
						BAKERSFIELD NASHVILLE				
						MEAL:JJ-NRP CONF.NASHVILL				
710		05/22	AP	09/22/21	0138612	US BANK	14.45			11/05/21
						TST* HATTIE B'S HOT CHICK				
						MEAL:NRP CONF-JJ-NASHVILL				
710		05/22	AP	09/22/21	0138612	US BANK	3.82			11/05/21
						DUNKIN #352295 Q35				
						MEAL:NRP CONF-JJ-NASHVILL				
710		05/22	AP	09/21/21	0138612	US BANK	17.23			11/05/21
						UBER TRIP				
						UBER:NRP CONF-JJ-NASHVILL				
						ACCOUNT TOTAL	227.71	.00		227.71
101-2253-423.86-30 REPAIR & MAINTENANCE / MAINTENANCE & UPKEEP										
710		05/22	AP	10/01/21	0138612	US BANK	23.99			11/05/21
						O DONNELL ACE HARDWARE				
						T ALLEN WRENCHES				
710		05/22	AP	09/30/21	0138612	US BANK	19.33			11/05/21
						AMAZON.COM*2C0NVSAF2				
						RACQUETBALL DOOR LATCH				
						ACCOUNT TOTAL	43.32	.00		43.32
101-2253-423.86-31 REPAIR & MAINTENANCE / THE FALLS REPAIR & MAINT.										
710		05/22	AP	09/23/21	0138612	US BANK	147.00			11/05/21
						O DONNELL ACE HARDWARE				
						ANTIFREEZE POOL PLUMBING				
710		05/22	AP	09/22/21	0138612	US BANK	64.95			11/05/21
						O DONNELL ACE HARDWARE				
						STORAGE TOTES, PIPE TAPE				
678		04/22	AP	08/27/21	0138273	CEDAR VALLEY LAWN CARE		544.26		10/27/21
						VOID CHECK-DUPLICATE PMT				
						REPAIR BROKEN POOL PIPES				
730		05/22	AP	05/18/21	0000000	FISCHER BROS, LLC	140.00			11/09/21
						PIPE REPAIR AQUATIC CNTR				
730		05/22	AP	06/15/20	0000000	ARCTIC REFRIGERATION LC	272.32			11/09/21

PREPARED 11/09/2021, 9:41:38
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 15
 ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT	
FUND 101 GENERAL FUND											
101-2253-423.86-31 REPAIR & MAINTENANCE / THE FALLS REPAIR & MAINT.											
ICE MACHINE SERVICE FALLS											
ACCOUNT TOTAL							624.27	544.26	80.01		
101-2280-423.72-11 OPERATING SUPPLIES / DUES, BOOKS, MAGAZINES											
710		05/22 AP		10/19/21	0138612	US BANK	537.00			11/05/21	
						WATERLOO CEDAR FALLS COUR					
710		05/22 AP		10/13/21	0138612	US BANK	22.88			11/05/21	
						AMAZON.COM*277WH97H1 AMZN					
ACCOUNT TOTAL							559.88	.00	559.88		
101-2280-423.72-70 OPERATING SUPPLIES / CLASSROOM SUPPLIES											
710		05/22 AP		10/20/21	0138612	US BANK	43.05			11/05/21	
						WM SUPERCENTER #753					
710		05/22 AP		10/18/21	0138612	US BANK	39.47			11/05/21	
						HOBBY-LOBBY #0135					
710		05/22 AP		10/15/21	0138612	US BANK	226.72			11/05/21	
						WM SUPERCENTER #753					
710		05/22 AP		10/11/21	0138612	US BANK	27.99			11/05/21	
						AMZN MKTP US*270H504X2					
710		05/22 AP		10/07/21	0138612	US BANK	28.49			11/05/21	
						HOBBY-LOBBY #0135					
710		05/22 AP		09/24/21	0138612	US BANK		17.11		11/05/21	
						FARM & FLT OF CEDAR FLS					
710		05/22 AP		09/24/21	0138612	US BANK	17.59			11/05/21	
						WM SUPERCENTER #753					
710		05/22 AP		09/24/21	0138612	US BANK	17.11			11/05/21	
						FARM & FLT OF CEDAR FLS					
710		05/22 AP		09/24/21	0138612	US BANK	15.99			11/05/21	
						FARM & FLT OF CEDAR FLS					
710		05/22 AP		09/24/21	0138612	US BANK	86.28			11/05/21	
						MICHAELS STORES 1246					
ACCOUNT TOTAL							502.69	17.11	485.58		
101-2280-423.72-71 OPERATING SUPPLIES / GALLERY SUPPLIES											
723		05/22 AP		10/28/21	0000000	SIGNS BY TOMORROW	38.75			11/09/21	
						MESKWAKI EXHIBITION					
710		05/22 AP		10/14/21	0138612	US BANK	7.00			11/05/21	
						SIGNS BY TOMORROW					
710		05/22 AP		10/06/21	0138612	US BANK		3.01		11/05/21	
						ETSY.COM - HANGERBEE					
710		05/22 AP		09/29/21	0138612	US BANK	32.68			11/05/21	
						DIAMOND VOGEL PAINT #210					
710		05/22 AP		09/23/21	0138612	US BANK	23.42			11/05/21	
						DUANE SLICK EXHIBITION					

PREPARED 11/09/2021, 9:41:38
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 16
 ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 101 GENERAL FUND									
101-2280-423.72-71						OPERATING SUPPLIES / GALLERY SUPPLIES DIAMOND VOGEL PAINT #210 MESKWAKI CREATIVITY EXHIB			continued
						ACCOUNT TOTAL	101.85	3.01	98.84
101-2280-423.72-72						OPERATING SUPPLIES / PRODUCTS FOR RESALE 723 05/22 AP 03/31/21 0000000 KENYON, JAMES ECHOS IN THE HALLWAY BKS	72.00		11/09/21
						ACCOUNT TOTAL	72.00	.00	72.00
101-2280-423.73-01						OTHER SUPPLIES / REPAIR & MAINT. SUPPLIES 710 05/22 AP 09/21/21 0138612 US BANK O DONNELL ACE HARDWARE POWER BIT	5.69		11/05/21
						ACCOUNT TOTAL	5.69	.00	5.69
101-2280-423.81-01						PROFESSIONAL SERVICES / PROFESSIONAL SERVICES 723 05/22 AP 11/03/21 0000000 DISBURG, MARY DRAWING CLASS INSTRUCTION TUESDAYS 10/5-10/26/21	180.00		11/09/21
723						05/22 AP 10/29/21 0000000 ARAMARK RUG SERVICE	6.56		11/09/21
723						05/22 AP 10/22/21 0000000 ARAMARK RUG SERVICE	6.56		11/09/21
						ACCOUNT TOTAL	193.12	.00	193.12
101-2280-423.81-61						PROFESSIONAL SERVICES / PROMOTIONS 723 05/22 AP 10/31/21 0000000 IOWA PUBLIC RADIO, INC.	354.40		11/09/21
710						05/22 AP 10/12/21 0138612 US BANK IPR ADS FOR FALL PROGRAMS	25.00		11/05/21
710						05/22 AP 10/11/21 0138612 US BANK FACEBK 2V5DY7BZN2 FACEBOOK ADS FOR CLASSES	12.95		11/05/21
710						05/22 AP 10/04/21 0138612 US BANK CANVA* I03203-15685154 MONTHLY FEE FOR SERVICE	15.00		11/05/21
710						05/22 AP 09/29/21 0138612 US BANK FACEBK ETC4R7BZN2 FACEBOOK ADS FOR CLASSES	48.82		11/05/21
710						05/22 AP 09/28/21 0138612 US BANK FACEBK PHNCR8XYN2 FACEBOOK ADS FOR CLASSES	50.00		11/05/21
710						05/22 AP 09/22/21 0138612 US BANK BUSY BEAVER BUTTON CO. DUANE SLICK BUTTONS	19.00		11/05/21
						05/22 AP 09/22/21 0138612 US BANK FONTSRING *67129907 KOCH GEOMETRIC FONT			
						ACCOUNT TOTAL	525.17	.00	525.17

PREPARED 11/09/2021, 9:41:38
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 17
ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-2280-423.88-21						OUTSIDE AGENCIES / PUBLIC ART COMMITTEE				
710		05/22 AP		10/19/21	0138612	US BANK	14.89			11/05/21
						THE UPS STORE 5617				
						RETURN SHIPPING OF MODEL				
						ACCOUNT TOTAL	14.89	.00	14.89	
101-2280-423.89-33 MISCELLANEOUS SERVICES / FRIENDS SUPPORTED PROGRAM										
723		05/22 AP		10/04/21	0000000	LAMAR COMPANIES	525.00			11/09/21
						DUANE SLICK BILLBOARD				
						TRAPP FUNDING/FRIENDS				
710		05/22 AP		09/22/21	0138612	US BANK	54.08			11/05/21
						ETSY.COM - EAGLEASAPSHOP				
						STONE COASTERS FOR FRIEND				
						ACCOUNT TOTAL	579.08	.00	579.08	
101-2280-423.93-01 EQUIPMENT / EQUIPMENT										
710		05/22 AP		09/30/21	0138612	US BANK	139.99			11/05/21
						MENARDS CEDAR FALLS IA				
						METAL SHELF				
710		05/22 AP		09/23/21	0138612	US BANK	1,290.24			11/05/21
						THECERAMICSHOP				
						RAKU KILN				
						ACCOUNT TOTAL	1,430.23	.00	1,430.23	
101-4511-414.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
724		05/22 AP		11/04/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	2.32			11/09/21
						COPY PAPER				
						ACCOUNT TOTAL	2.32	.00	2.32	
101-4511-414.72-02 OPERATING SUPPLIES / LAUNDRY										
722		05/22 AP		10/15/21	0000000	ARAMARK	7.25			11/09/21
						TOWELS-STATION #1				
722		05/22 AP		10/08/21	0000000	ARAMARK	7.25			11/09/21
						TOWELS-STATION #1				
						ACCOUNT TOTAL	14.50	.00	14.50	
101-4511-414.72-09 OPERATING SUPPLIES / EQUIPMENT REPAIR										
722		05/22 AP		10/25/21	0000000	CAMPBELL SUPPLY WATERLOO	398.00			11/09/21
						BATTERIES AND CHARGERS				
722		05/22 AP		10/19/21	0000000	EQUIPMENT MANAGEMENT COMPANY	750.00			11/09/21
						EXTRICATION EQUIP.REPAIR				
						ACCOUNT TOTAL	1,148.00	.00	1,148.00	

PREPARED 11/09/2021, 9:41:38
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 18
 ACCOUNTING PERIOD 04/2022

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				
722		05/22 AP		10/27/21	0000000	SANDRY FIRE SUPPLY, L.L.C.	1,097.55			11/09/21
						TURNOUT GEAR				
710		05/22 AP		10/04/21	0138612	US BANK	93.17			11/05/21
						LEATHER RADIO STRAP				
						WPSG				
						ACCOUNT TOTAL	1,190.72	.00		1,190.72
101-4511-414.73-10 OTHER SUPPLIES / HEADQUARTER SUPPLIES										
722		05/22 AP		10/31/21	0000000	MENARDS-CEDAR FALLS	40.93			11/09/21
						LAUNDRY DET./SPONGES/BATT				
706		05/22 AP		09/30/21	0000000	NAPA AUTO PARTS	29.25			11/09/21
						PARTS & EXPENSES SEPT'21				
						ACCOUNT TOTAL	70.18	.00		70.18
101-4511-414.83-06 TRANSPORTATION&EDUCATION / EDUCATION										
722		05/22 AP		10/25/21	0000000	FIRE SERVICE TRNG. BUREAU	50.00			11/09/21
						1 CERT.FEE-INSTRUCTOR 1				
722		05/22 AP		10/22/21	0000000	FIRE SERVICE TRNG. BUREAU	50.00			11/09/21
						1 CERT.FEE-FIRE OFFICER 2				
710		05/22 AP		10/18/21	0138612	US BANK	20.00			11/05/21
						NATIONAL REGISTRY EMT				
710		05/22 AP		10/14/21	0138612	US BANK	16.15			11/05/21
						KWIK STAR 93400009340				
710		05/22 AP		10/12/21	0138612	US BANK	20.00			11/05/21
						NATIONAL REGISTRY EMT				
710		05/22 AP		10/08/21	0138612	US BANK	11.44			11/05/21
						WAL-MART #0753				
						WARMERS-THRML.CAMERA TRNG				
						ACCOUNT TOTAL	167.59	.00		167.59
101-4511-414.86-01 REPAIR & MAINTENANCE / REPAIR & MAINTENANCE										
710		05/22 AP		09/21/21	0138612	US BANK	37.45			11/05/21
						PAYPAL *DOUG MELVEN				
						FIRE ALARM KEY SET-501				
						ACCOUNT TOTAL	37.45	.00		37.45
101-4511-414.89-40 MISCELLANEOUS SERVICES / UNIFORM ALLOWANCE										
722		05/22 AP		09/01/21	0000000	WERTJES UNIFORMS	372.47			11/09/21
						PSO UNIFORM ALLOWANCE				
722		05/22 AP		07/14/21	0000000	WERTJES UNIFORMS	385.47			11/09/21
						PSO UNIFORM ALLOWANCE				
722		05/22 AP		07/14/21	0000000	WERTJES UNIFORMS	345.47			11/09/21
						PSO UNIFORM ALLOWANCE				
722		05/22 AP		07/14/21	0000000	WERTJES UNIFORMS	394.46			11/09/21
						PSO UNIFORM ALLOWANCE				

PREPARED 11/09/2021, 9:41:38
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 19
 ACCOUNTING PERIOD 04/2022

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						continued				
						PSO UNIFORM ALLOWANCE				
						JOSH MIXDORF				
722		05/22 AP		07/14/21	0000000	WERTJES UNIFORMS	385.47			11/09/21
						MADDIE SULLIVAN				
						ACCOUNT TOTAL	1,883.34	.00	1,883.34	
101-4511-414.93-01 EQUIPMENT / EQUIPMENT										
722		05/22 AP		11/03/21	0000000	SANDRY FIRE SUPPLY, L.L.C.	1,166.00			11/09/21
						4 GAS METERS				
722		05/22 AP		11/01/21	0000000	CAMPBELL SUPPLY WATERLOO	109.28			11/09/21
						AIR HAMMER-540				
722		05/22 AP		10/25/21	0000000	CAMPBELL SUPPLY WATERLOO	947.00			11/09/21
						RESCUE EQUIPMENT FOR 501				
722		05/22 AP		10/25/21	0000000	CAMPBELL SUPPLY WATERLOO	947.00			11/09/21
						RESCUE EQUIPMENT FOR 502				
722		05/22 AP		10/22/21	0000000	CAMPBELL SUPPLY WATERLOO	1,496.00			11/09/21
						RESCUE EQUIPMENT FOR 540				
722		05/22 AP		10/22/21	0000000	CAMPBELL SUPPLY WATERLOO	947.00			11/09/21
						RESCUE EQUIPMENT FOR 503				
						ACCOUNT TOTAL	5,612.28	.00	5,612.28	
101-5521-415.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
724		05/22 AP		11/04/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	2.32			11/09/21
						COPY PAPER				
727		05/22 AP		10/27/21	0000000	OFFICE EXPRESS OFFICE PRODUCT		16.32		11/09/21
						CREDIT-COVER RPT.RETURNED				
727		05/22 AP		09/14/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	16.32			11/09/21
						COVER REPORT				
						ACCOUNT TOTAL	18.64	16.32	2.32	
101-5521-415.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES										
727		05/22 AP		11/01/21	0000000	THOMSON REUTERS - WEST	305.65			11/09/21
						INVESTIGATIVE SOFTWARE				
727		05/22 AP		10/18/21	0000000	RASMUSSEN CO., THE	75.00			11/09/21
						MOVE SCION TO IMPOUND				
727		05/22 AP		10/15/21	0000000	RAY MOUNT WRECKER SERVICE, IN	175.00			11/09/21
						TOW STOLEN G6 TO CFPD				
727		05/22 AP		10/06/21	0000000	RASMUSSEN CO., THE	75.00			11/09/21
						MOVE HARLEY TO IMPOUND				
						ACCIDENT TOW				
						ACCOUNT TOTAL	630.65	.00	630.65	
101-5521-415.72-08 OPERATING SUPPLIES / CAMERA & PHOTO EQUIPMENT										

PREPARED 11/09/2021, 9:41:38
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 20
ACCOUNTING PERIOD 04/2022

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				
710		05/22 AP		09/23/21	0138612	US BANK	32.94			11/05/21
						AMZN MKTP US*2G2MF3DH2 AM (6)SD CAMERA CARDS-PD				
						ACCOUNT TOTAL	32.94	.00	32.94	
101-5521-415.72-11						OPERATING SUPPLIES / DUES, BOOKS, MAGAZINES				
710		05/22 AP		10/08/21	0138612	US BANK	21.82			11/05/21
						WALMART.COM AA BOOK-EVENT ON RACISM				
						ACCOUNT TOTAL	21.82	.00	21.82	
101-5521-415.72-20						OPERATING SUPPLIES / OFFICERS EQUIPMENT				
710		05/22 AP		09/28/21	0138612	US BANK		17.43		11/05/21
						WWW.SCHEELS.COM CREDIT-TAX ON BIKE GEAR				
727		05/22 AP		09/01/21	0000000	WERTJES UNIFORMS	517.40			11/09/21
						INTL.EQUIP.-NEW OFFICER ZACH ANDERSEN				
727		05/22 AP		09/01/21	0000000	WERTJES UNIFORMS	210.58			11/09/21
						INTL.EQUIP.-NEW OFFICER ZACH ANDERSEN				
727		05/22 AP		07/14/21	0000000	WERTJES UNIFORMS	517.40			11/09/21
						INTL.EQUIP.-NEW OFFICER JOSH MIXDORF				
727		05/22 AP		07/14/21	0000000	WERTJES UNIFORMS	210.58			11/09/21
						INTL.EQUIP.-NEW OFFICER JOSH MIXDORF				
727		05/22 AP		07/14/21	0000000	WERTJES UNIFORMS	210.58			11/09/21
						INTL.EQUIP.-NEW OFFICER MADDIE SULLIVAN				
727		05/22 AP		07/14/21	0000000	WERTJES UNIFORMS	496.70			11/09/21
						INTL.EQUIP.-NEW OFFICER MADDIE SULLIVAN				
727		05/22 AP		07/14/21	0000000	WERTJES UNIFORMS	496.70			11/09/21
						INTL.EQUIP.-NEW OFFICER HANNA ZIKUDA				
727		05/22 AP		07/14/21	0000000	WERTJES UNIFORMS	210.58			11/09/21
						INTL.EQUIP.-NEW OFFICER HANNA ZIKUDA				
727		05/22 AP		07/14/21	0000000	WERTJES UNIFORMS	210.58			11/09/21
						INTL.EQUIP.-NEW OFFICER LUCAS KLANG				
727		05/22 AP		07/14/21	0000000	WERTJES UNIFORMS	496.70			11/09/21
						INTL.EQUIP.-NEW OFFICER LUCAS KLANG				
						ACCOUNT TOTAL	3,577.80	17.43	3,560.37	
101-5521-415.72-29						OPERATING SUPPLIES / MIRT EQUIPMENT				
727		05/22 AP		10/22/21	0000000	GALLS, LLC	157.80			11/09/21
						MIRT SHIRT & PANTS SCOTT DOUGAN				
710		05/22 AP		10/13/21	0138612	US BANK	200.00			11/05/21
						WITT MACHINE 1 SWAT SUPPRESSOR				
710		05/22 AP		10/04/21	0138612	US BANK	2,011.38			11/05/21
						WITT MACHINE 10 SWAT SUPPRESSORS				
						ACCOUNT TOTAL	2,369.18	.00	2,369.18	

PREPARED 11/09/2021, 9:41:38
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

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)										
710		05/22 AP		10/13/21	0138612	US BANK	218.75			11/05/21
						THE OTHER PLACE EDALE				
						MEALS-FIREARMS TRAINING				
710		05/22 AP		10/07/21	0138612	US BANK	152.47			11/05/21
						THE OTHER PLACE EDALE				
						MEALS-FIREARMS TRAINING				
710		05/22 AP		10/04/21	0138612	US BANK	315.00			11/05/21
						JIMMY JOHNS - 496				
						MEALS-UNI HOMECOMING				
710		05/22 AP		10/04/21	0138612	US BANK	184.78			11/05/21
						THE OTHER PLACE U AVE				
						MEALS-UNI HOMECOMING				
710		05/22 AP		09/27/21	0138612	US BANK	497.28			11/05/21
						HAMPTON INN & SUITES A				
						HOTEL-BASIC SWAT				
710		05/22 AP		09/27/21	0138612	US BANK	540.60			11/05/21
						HAMPTON INNS				
						HTL-BASIC SWAT-MADSEN/FEY				
710		05/22 AP		09/27/21	0138612	US BANK	540.60			11/05/21
						HAMPTON INNS				
						HOTEL-BASIC SWAT-YOUNG &				
						ACCOUNT TOTAL	2,449.48	.00		2,449.48
101-5521-415.83-06 TRANSPORTATION&EDUCATION / EDUCATION										
710		05/22 AP		10/20/21	0138612	US BANK	695.00			11/05/21
						FBI LEEDA INC				
						REG:COMMAND LDRSHP-CARMAN				
710		05/22 AP		09/27/21	0138612	US BANK		695.00		11/05/21
						PAYPAL *NTOA				
						REF:SWAT DECISION MAKING				
710		05/22 AP		09/27/21	0138612	US BANK		695.00		11/05/21
						PAYPAL *NTOA				
						REF:SWAT DECISION MAKING				
710		05/22 AP		09/27/21	0138612	US BANK	540.60			11/05/21
						HAMPTON INNS				
						HTL.-BASIC SWAT-BRUGGEMAN				
						ACCOUNT TOTAL	1,235.60	1,390.00		154.40-
101-5521-415.89-40 MISCELLANEOUS SERVICES / UNIFORM ALLOWANCE										
727		05/22 AP		11/01/21	0000000	GALLS, LLC	49.13			11/09/21
						BIKE PATROL PANTS				
						TYLER LENOX				
727		05/22 AP		09/01/21	0000000	WERTJES UNIFORMS	889.97			11/09/21
						INTL.UNIFORM-NEW OFFICER				
						ZACH ANDERSEN				
727		05/22 AP		09/01/21	0000000	WERTJES UNIFORMS	74.90			11/09/21
						INTL.UNIFORM-NEW OFFICER				
						ZACH ANDERSEN				
727		05/22 AP		07/14/21	0000000	WERTJES UNIFORMS	900.86			11/09/21
						INTL.UNIFORM-NEW OFFICER				
						JOSH MIXDORF				
727		05/22 AP		07/14/21	0000000	WERTJES UNIFORMS	74.90			11/09/21
						INTL.UNIFORM-NEW OFFICER				
						JOSH MIXDORF				
727		05/22 AP		07/14/21	0000000	WERTJES UNIFORMS	74.90			11/09/21
						INTL.UNIFORM-NEW OFFICER				
						MADDIE SULLIVAN				
727		05/22 AP		07/14/21	0000000	WERTJES UNIFORMS	910.86			11/09/21
						INTL.UNIFORM-NEW OFFICER				
						MADDIE SULLIVAN				
727		05/22 AP		07/14/21	0000000	WERTJES UNIFORMS	910.86			11/09/21
						INTL.UNIFORM-NEW OFFICER				
						HANNA ZIKUDA				
727		05/22 AP		07/14/21	0000000	WERTJES UNIFORMS	74.90			11/09/21

PREPARED 11/09/2021, 9:41:38
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 22
 ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	-----TRANSACTION----- DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 101 GENERAL FUND									
101-5521-415.89-40 MISCELLANEOUS SERVICES / UNIFORM ALLOWANCE						continued			
727		05/22 AP		07/14/21	0000000	INTL.UNIFORM-NEW OFFICER HANNA ZIKUDA	74.90		11/09/21
727		05/22 AP		07/14/21	0000000	INTL.UNIFORM-NEW OFFICER LUCAS KLANG	900.86		11/09/21
ACCOUNT TOTAL							4,937.04	.00	4,937.04
101-5521-415.93-01 EQUIPMENT / EQUIPMENT									
710		05/22 AP		09/29/21	0138612	US BANK IOWA PRISON INDUSTRIES	765.00		11/05/21
ACCOUNT TOTAL							765.00	.00	765.00
101-6613-433.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES									
684		05/22 AP		11/01/21	0000000	BROWN'S SHOE FIT	160.00		11/09/21
706		05/22 AP		09/30/21	0000000	SAFETY SHOES-S CRAWFORD P.O. 56658	23.80		11/09/21
ACCOUNT TOTAL							183.80	.00	183.80
101-6616-446.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES									
720		05/22 AP		10/28/21	0000000	ECHO GROUP, INC. LIGHT BULBS	127.80		11/09/21
728	PROJECT#:	05/22 AP		10/28/21	0000000	062503 OFFICE EXPRESS OFFICE PRODUCT	16.99		11/09/21
692	PROJECT#:	05/22 AP		10/27/21	0000000	062511 TRASH CAN LINERS OFFICE EXPRESS OFFICE PRODUCT	77.52		11/09/21
692	PROJECT#:	05/22 AP		10/27/21	0000000	062501 TOWELS, TISSUES, LINERS, SOAP, CLEANERS	273.76		11/09/21
692	PROJECT#:	05/22 AP		10/27/21	0000000	062507 TOWELS, TISSUES, LINERS CLEANER	133.41		11/09/21
728	PROJECT#:	05/22 AP		10/27/21	0000000	062511 POLK'S LOCK SERVICE, INC.	290.00		11/09/21
663	PROJECT#:	05/22 AP		10/22/21	0000000	062515 DOOR HANDLES FOR CLOSETS WILSON RESTAURANT SUPPLY, INC	299.95		11/09/21
663	PROJECT#:	05/22 AP		10/20/21	0000000	062501 COFFEE MAKER OFFICE EXPRESS OFFICE PRODUCT	38.48		11/09/21
ACCOUNT TOTAL									

PREPARED 11/09/2021, 9:41:38
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 23
ACCOUNTING PERIOD 04/2022

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#:		062501								
663		05/22 AP		10/20/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	147.76		11/09/21	
		TISSUES, TOWELS, SOAP								
PROJECT#:		062506								
663		05/22 AP		10/20/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	425.33		11/09/21	
		TISSUES, TOWELS, SOAP								
PROJECT#:		062507								
660		05/22 AP		10/18/21	0000000	JOHNSTONE SUPPLY OF WATERLOO	230.16		11/09/21	
		HVAC FILTERS								
PROJECT#:		062511								
660		05/22 AP		10/11/21	0000000	ECHO GROUP, INC.	63.90		11/09/21	
		LIGHT BULBS								
PROJECT#:		062501								
660		05/22 AP		10/07/21	0000000	ECHO GROUP, INC.	60.48		11/09/21	
		WIRE CONNECTORS								
PROJECT#:		062506								
710		05/22 AP		10/01/21	0138612	US BANK	68.76		11/05/21	
		AMZN MKTP US*2C7601B70 FACE MASKS								
PROJECT#:		062506								
706		05/22 AP		09/30/21	0000000	NAPA AUTO PARTS	36.85		11/09/21	
		PARTS & EXPENSES SEPT'21								
710		05/22 AP		09/22/21	0138612	US BANK	50.97		11/05/21	
		AMZN MKTP US*2G7D09WDO FACE MASKS								
PROJECT#:		062506								
692		05/22 AP		08/03/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	33.66		11/09/21	
		TOWELS								
PROJECT#:		062506								
		ACCOUNT TOTAL						2,375.78	.00	2,375.78
101-6616-446.72-17 OPERATING SUPPLIES / UNIFORMS										
728		05/22 AP		10/22/21	0000000	SERVICEWEAR APPAREL, INC.	20.33		11/09/21	
		UNIFORMS FOR MATT BUCK								
		ACCOUNT TOTAL						20.33	.00	20.33
101-6616-446.73-05 OTHER SUPPLIES / OPERATING EQUIPMENT										
710		05/22 AP		09/30/21	0138612	US BANK	81.40		11/05/21	
		SWEEPSCRUB FLOOR SCRUBBER REPAIR								
PROJECT#:		062501								
		ACCOUNT TOTAL						81.40	.00	81.40
101-6616-446.73-06 OTHER SUPPLIES / BUILDING REPAIR										
728		05/22 AP		10/28/21	0000000	POLK'S LOCK SERVICE, INC.	154.16		11/09/21	
		DOOR CLOSER ARM REPLACEME								

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-6616-446.73-06 OTHER SUPPLIES / BUILDING REPAIR						continued				
PROJECT#:		062507								
720		05/22 AP		10/27/21	0000000	O'DONNELL ACE HARDWARE	7.99			11/09/21
						GRINDER ATTACHMENT				
PROJECT#:		062515								
663		05/22 AP		10/21/21	0000000	O'DONNELL ACE HARDWARE	35.37			11/09/21
						SINK REPAIR FITTINGS				
PROJECT#:		062501								
692		05/22 AP		10/21/21	0000000	MENARDS-CEDAR FALLS	23.49			11/09/21
						PLUMBING CONNECTORS, SPONGES, SINK NUTS				
PROJECT#:		062501								
692		05/22 AP		10/21/21	0000000	MENARDS-CEDAR FALLS	25.78			11/09/21
						DOOR STOPS, METAL TUBING CORNER BRACKETS				
PROJECT#:		062511								
692		05/22 AP		10/20/21	0000000	CHRISTIE DOOR COMPANY	125.00			11/09/21
						OVERHEAD DOOR BUTTON STATION				
PROJECT#:		062506								
692		05/22 AP		10/20/21	0000000	MENARDS-CEDAR FALLS	13.00			11/09/21
						TAPE, ADHESIVE, GROMMETS				
PROJECT#:		062511								
660		05/22 AP		10/19/21	0000000	JOHNSTONE SUPPLY OF WATERLOO	143.03			11/09/21
						HVAC REPAIR 309 BUILDING				
PROJECT#:		062506								
692		05/22 AP		10/19/21	0000000	ECHO GROUP, INC.	63.90			11/09/21
						BULBS				
PROJECT#:		062503								
692		05/22 AP		10/19/21	0000000	MENARDS-CEDAR FALLS	74.38			11/09/21
						FLASHING AND NAILS				
PROJECT#:		062510								
728		05/22 AP		10/18/21	0000000	PLUMB SUPPLY COMPANY, LLC	50.76			11/09/21
						REGULATOR KIT-FOUNT.REPR BLUFF				
PROJECT#:		062506								
663		05/22 AP		10/15/21	0000000	MENARDS-CEDAR FALLS	43.43			11/09/21
						PLUMBING REPAIR LADDER HANGERS				
PROJECT#:		062506								
660		05/22 AP		10/14/21	0000000	ECHO GROUP, INC.	25.38			11/09/21
						EXTERIOR LIGHT REPAIR				
PROJECT#:		062510								
663		05/22 AP		10/14/21	0000000	MENARDS-CEDAR FALLS		73.31		11/09/21
						RETURNED PLUMBING ITEMS				
PROJECT#:		062510								
663		05/22 AP		10/14/21	0000000	O'DONNELL ACE HARDWARE	14.67			11/09/21
						BUSHING,CONDUT				
PROJECT#:		062510								
663		05/22 AP		10/13/21	0000000	MENARDS-CEDAR FALLS	938.48			11/09/21
						WATER HEATER FOR 1718 MAIN STATION				
PROJECT#:		062510								
663		05/22 AP		10/13/21	0000000	MENARDS-CEDAR FALLS	104.48			11/09/21
						FITTINGS FOR WATER HEATER GAS AND EXHAUST				
PROJECT#:		062510								

PREPARED 11/09/2021, 9:41:38
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 25
 ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	-----TRANSACTION----- DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 101 GENERAL FUND									
101-6616-446.73-06 OTHER SUPPLIES / BUILDING REPAIR						continued			
663		05/22 AP		10/13/21	0000000	MENARDS-CEDAR FALLS FITTINGS FOR WATER HEATER INSTALL	85.34		11/09/21
PROJECT#:					062510				
663		05/22 AP		10/12/21	0000000	MENARDS-CEDAR FALLS PLIERS, FITTINGS-HOTSY REPAIR	40.69		11/09/21
PROJECT#:					062506				
692		05/22 AP		10/12/21	0000000	CHRISTIE DOOR COMPANY OVERHEAD DOOR REPAIR	345.00		11/09/21
PROJECT#:					062506				
663		05/22 AP		10/11/21	0000000	MENARDS-CEDAR FALLS SHELF BRACKETS	21.96		11/09/21
PROJECT#:					062511				
663		05/22 AP		07/08/21	0000000	POLK'S LOCK SERVICE, INC. DOOR CLOSER HEAVY DUTY SHOP DOOR	621.00		11/09/21
PROJECT#:					062506				
663		05/22 AP		06/10/21	0000000	POLK'S LOCK SERVICE, INC. DOOR HINGES	68.18		11/09/21
PROJECT#:					062506				
ACCOUNT TOTAL							3,025.47	73.31	2,952.16
101-6616-446.81-08 PROFESSIONAL SERVICES / PEST CONTROL									
728		05/22 AP		11/01/21	0000000	PLUNKETT'S PEST CONTROL, INC PEST CONTROL	24.96		11/09/21
PROJECT#:					062508				
728		05/22 AP		11/01/21	0000000	PLUNKETT'S PEST CONTROL, INC PEST CONTROL	49.18		11/09/21
PROJECT#:					062511				
728		05/22 AP		11/01/21	0000000	PLUNKETT'S PEST CONTROL, INC PEST CONTROL	80.00		11/09/21
PROJECT#:					062515				
728		05/22 AP		11/01/21	0000000	PLUNKETT'S PEST CONTROL, INC PEST CONTROL	25.00		11/09/21
PROJECT#:					062505				
728		05/22 AP		11/01/21	0000000	PLUNKETT'S PEST CONTROL, INC PEST CONTROL	30.00		11/09/21
PROJECT#:					062510				
ACCOUNT TOTAL							209.14	.00	209.14
101-6616-446.86-02 REPAIR & MAINTENANCE / BUILDINGS & GROUNDS									
720		05/22 AP		11/01/21	0000000	FRESH START CLEANING SOLUTION JANITORIAL SERVICE	3,700.00		11/09/21
PROJECT#:					062501				
720		05/22 AP		11/01/21	0000000	FRESH START CLEANING SOLUTION JANITORIAL SERVICE	700.00		11/09/21
PROJECT#:					062509				

PREPARED 11/09/2021, 9:41:38
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 26
 ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-6616-446.86-02 REPAIR & MAINTENANCE / BUILDINGS & GROUNDS						continued				
720		05/22 AP		11/01/21	0000000	FRESH START CLEANING SOLUTION	8,420.00			11/09/21
PROJECT#: 062507 JANITORIAL SERVICE										
720		05/22 AP		11/01/21	0000000	FRESH START CLEANING SOLUTION	3,165.00			11/09/21
PROJECT#: 062511 JANITORIAL SERVICE										
720		05/22 AP		11/01/21	0000000	FRESH START CLEANING SOLUTION	770.00			11/09/21
PROJECT#: 062508 JANITORIAL SERVICE										
720		05/22 AP		11/01/21	0000000	FRESH START CLEANING SOLUTION	3,300.00			11/09/21
PROJECT#: 062503 JANITORIAL SERVICE										
720		05/22 AP		11/01/21	0000000	FRESH START CLEANING SOLUTION	1,865.00			11/09/21
PROJECT#: 062506 JANITORIAL SERVICE										
720		05/22 AP		11/01/21	0000000	FRESH START CLEANING SOLUTION	2,000.00			11/09/21
PROJECT#: 062505 ARAMARK										
720		05/22 AP		10/29/21	0000000	ARAMARK	13.00			11/09/21
PROJECT#: 062501 MAT SERVICE										
720		05/22 AP		10/29/21	0000000	ARAMARK	25.30			11/09/21
PROJECT#: 062506 MAT SERVICE										
663		05/22 AP		10/22/21	0000000	ARAMARK	27.90			11/09/21
PROJECT#: 062506 MAT SERVICE										
692		05/22 AP		10/22/21	0000000	ARAMARK	13.00			11/09/21
PROJECT#: 062501 MAT SERVICE										
692		05/22 AP		10/21/21	0000000	BLACKHAWK SPRINKLERS, INC.	274.95			11/09/21
PROJECT#: 062503 ANNUAL FIRE SPRINKLER INSPECTION										
706		05/22 AP		10/19/21	0000000	NATIONAL ELEVATOR INSPECTION	88.00			11/09/21
PROJECT#: 062501 ELEVATOR INSPECTION CITY HALL										
660		05/22 AP		10/15/21	0000000	ARAMARK	13.00			11/09/21
PROJECT#: 062501 MAT SERVICE										
692		05/22 AP		10/15/21	0000000	CHRISTIE DOOR COMPANY	188.00			11/09/21
PROJECT#: 062511 OVERHEAD DOOR REPAIR										
710		05/22 AP		10/13/21	0138612	US BANK	95.00			11/05/21
PROJECT#: 062506 IA DNR FEES AND PAYMENTS ANNUAL WELL WATER USAGE										
ACCOUNT TOTAL							24,658.15	.00	24,658.15	

PREPARED 11/09/2021, 9:41:38
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 27
 ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-6623-423.86-01						REPAIR & MAINTENANCE / REPAIR & MAINTENANCE				
728		05/22 AP		11/04/21	0000000	BLACK HAWK RENTAL	1,025.06			11/09/21
						GOLF IRRIGATION LINES WINTERIZED				
728		05/22 AP		10/25/21	0000000	TESTAMERICA LABORATORIES, INC	21.00			11/09/21
						WATER TESTING PRO SHOP				
660		05/22 AP		10/04/21	0000000	COMPRESSED AIR & EQUIPMENT	398.81			11/09/21
						AIR COMPRESSOR AT 606 UNION SHOP				
						ACCOUNT TOTAL	1,444.87	.00		1,444.87
101-6625-432.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
705		05/22 AP		10/18/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	104.88			11/09/21
						LGL FILE STORAGE BOX-CTN				
						ACCOUNT TOTAL	104.88	.00		104.88
101-6625-432.72-17 OPERATING SUPPLIES / UNIFORMS										
705		05/22 AP		10/23/21	0000000	SERVICWEAR APPAREL, INC.	162.64			11/09/21
						8 POLOS-L.ANDREASEN				
705		05/22 AP		10/23/21	0000000	SERVICWEAR APPAREL, INC.	20.33			11/09/21
						POLO-D.WICKE				
705		05/22 AP		10/23/21	0000000	SERVICWEAR APPAREL, INC.	4.50			11/09/21
						UNIFORM PACK CHARGES				
705		05/22 AP		10/21/21	0000000	AWARDS, GIFTS & ENGRAVING	8.25			11/09/21
						NAME BADGE-L.ANDREASEN				
						ACCOUNT TOTAL	195.72	.00		195.72
101-6625-432.72-60 OPERATING SUPPLIES / SAFETY SUPPLIES										
705		05/22 AP		10/18/21	0000000	R & R INDUSTRIES, INC.	21.50			11/09/21
						HI-VIS-L.ANDREASEN RAIN JACKET				
705		05/22 AP		10/18/21	0000000	R & R INDUSTRIES, INC.	14.62			11/09/21
						FREIGHT ON HI-VIS				
						ACCOUNT TOTAL	36.12	.00		36.12
101-6625-432.73-05 OTHER SUPPLIES / OPERATING EQUIPMENT										
710		05/22 AP		10/11/21	0138612	US BANK	18.30			11/05/21
						AMZN MKTP US*272W44A90				
710		05/22 AP		10/08/21	0138612	US BANK	109.94			11/05/21
						THE HOME DEPOT #2101				
						OPERATING EQUIPMENT				
						ACCOUNT TOTAL	128.24	.00		128.24
101-6625-432.81-44 PROFESSIONAL SERVICES / USGS RIVER GAUGE										

PREPARED 11/09/2021, 9:41:38
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 28
 ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-6625-432.81-44						PROFESSIONAL SERVICES / USGS RIVER GAUGE				
705		05/22 AP		10/21/21	0000000	MIDAMERICAN ENERGY	10.15			11/09/21
						FINCHFORD RIVER GAUGE				
						09/22/21-10/21/21				
						ACCOUNT TOTAL	10.15	.00	10.15	
101-6633-423.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
728		05/22 AP		10/14/21	0000000	PARKADE PRINTER, INC.	91.80			11/09/21
663		05/22 AP		10/12/21	0000000	SERVICE TICKETS FOR PARKS	32.62			11/09/21
						OFFICE EXPRESS OFFICE PRODUCT				
						STAPLES,PENS				
						ACCOUNT TOTAL	124.42	.00	124.42	
101-6633-423.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES										
728		05/22 AP		10/28/21	0000000	MENARDS-CEDAR FALLS	14.88			11/09/21
						PAINT				
728		05/22 AP		10/28/21	0000000	MENARDS-CEDAR FALLS	21.94			11/09/21
						BUSHINGS,TEE-PLMB SUPPLY				
728		05/22 AP		10/28/21	0000000	SERVICEWEAR APPAREL, INC.		20.33		11/09/21
						CROSS				
720		05/22 AP		10/27/21	0000000	O'DONNELL ACE HARDWARE	6.30			11/09/21
						UNIFORMS RETURN FOR KEVIN				
728		05/22 AP		10/27/21	0000000	MENARDS-CEDAR FALLS	27.33			11/09/21
						NUTS AND BOLTS				
728		05/22 AP		10/22/21	0000000	SERVICEWEAR APPAREL, INC.	40.66			11/09/21
						BUSHINGS,CLEANER,CEMENT				
720		05/22 AP		10/15/21	0000000	O'DONNELL ACE HARDWARE	247.92			11/09/21
						UNIFORMS FOR KEVIN CROSS				
706		05/22 AP		10/11/21	0000000	MENARDS-WATERLOO	99.31			11/09/21
						SHOVELS				
692		05/22 AP		10/01/21	0000000	COOLEY PUMPING, LLC	300.00			11/09/21
						IRRIGATION PARTS				
706		05/22 AP		09/30/21	0000000	NAPA AUTO PARTS	86.04			11/09/21
						PORTA-POTTY DAMAGED				
728		05/22 AP		09/30/21	0000000	STOKES WELDING	303.98			11/09/21
						PARTS & EXPENSES SEPT'21				
						2 BLOWERS				
						ACCOUNT TOTAL	1,148.36	20.33	1,128.03	
101-6633-423.81-01 PROFESSIONAL SERVICES / PROFESSIONAL SERVICES										
705		05/22 AP		11/01/21	0000000	RITLAND & KUIPER LANDSCAPE AR	4,750.00			11/09/21
						SEERLEY PARK IMPROVEMENTS				
						10/01-10/31/21				
						ACCOUNT TOTAL	4,750.00	.00	4,750.00	

PREPARED 11/09/2021, 9:41:38
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 29
 ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	-----TRANSACTION----- DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 101 GENERAL FUND									
101-6633-423.86-01						REPAIR & MAINTENANCE / REPAIR & MAINTENANCE			
728		05/22 AP		10/25/21	0000000	TESTAMERICA LABORATORIES, INC	21.00		11/09/21
						WATER TESTING BOAT HOUSE			
663		05/22 AP		10/22/21	0000000	C & C WELDING & SANDBLASTING	5,990.62		11/09/21
						PED BRIDGE REPAIR			
						BIG WOODS LAKE			
692		05/22 AP		10/22/21	0000000	COOLEY PUMPING, LLC	105.00		11/09/21
						PORTA-POTTY EL DORADO PRK			
						ACCOUNT TOTAL	6,116.62	.00	6,116.62
101-6633-423.92-01 STRUCTURE IMPROV & BLDGS / STRUCTURE IMPROV & BLDGS									
728		05/22 AP		10/22/21	0000000	WAPSIE PINES LAWN CARE/LANDSC	4,500.00		11/09/21
						STREET TREE REPLACEMENT			
						ACCOUNT TOTAL	4,500.00	.00	4,500.00
101-6633-423.93-01 EQUIPMENT / EQUIPMENT									
710		05/22 AP		09/23/21	0138612	US BANK	3,644.00		11/05/21
						BCEFABMASK			
						VEGETATION BURNER			
						ACCOUNT TOTAL	3,644.00	.00	3,644.00
						FUND TOTAL	132,738.73	2,181.77	130,556.96
FUND 203 TAX INCREMENT FINANCING									
FUND 206 STREET CONSTRUCTION FUND									
206-6637-436.72-16 OPERATING SUPPLIES / TOOLS									
720		05/22 AP		10/29/21	0000000	MENARDS-CEDAR FALLS	103.85		11/09/21
						BRUSH,TAPE			
728		05/22 AP		10/26/21	0000000	TRACTOR SUPPLY CO.	37.99		11/09/21
						BALL VALVE FOR 239 UTILIT			
						TRUCK			
						ACCOUNT TOTAL	141.84	.00	141.84
206-6637-436.72-19 OPERATING SUPPLIES / PRINTING									
728		05/22 AP		09/21/21	0000000	PARKADE PRINTER, INC.	91.80		11/09/21
						SERVICE TICKETS STREETS			
						ACCOUNT TOTAL	91.80	.00	91.80
206-6637-436.72-54 OPERATING SUPPLIES / BUILDING SUPPLIES									
720		05/22 AP		10/26/21	0000000	MENARDS-CEDAR FALLS	32.99		11/09/21
						2 IN BALL VALVE			
728		05/22 AP		10/26/21	0000000	MENARDS-CEDAR FALLS	2.38		11/09/21

PREPARED 11/09/2021, 9:41:38
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 30
ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 206 STREET CONSTRUCTION FUND										
206-6637-436.72-54 OPERATING SUPPLIES / BUILDING SUPPLIES continued										
HOSE BARB FOR HOSE REPAIR										
ACCOUNT TOTAL							35.37	.00	35.37	
206-6637-436.72-57 OPERATING SUPPLIES / ICE CONTROL										
728		05/22 AP		11/02/21	0000000	GIERKE-ROBINSON COMPANY, INC.	130.09			11/09/21
TIES FOR SNOW FENCE INSTA LLATION										
728		05/22 AP		10/26/21	0000000	TRACTOR SUPPLY CO.	43.98			11/09/21
TEC JETS FOR BRINE SYSTEM										
728		05/22 AP		10/26/21	0000000	TRACTOR SUPPLY CO.	11.98			11/09/21
PARTS FOR TRUCK 265 BRINE SYSTEM-NOZZLE CAPS										
710		05/22 AP		10/18/21	0138612	US BANK	173.71			11/05/21
CALL-EM-ALL PHONE AND TEXT SERVICE										
ACCOUNT TOTAL							359.75	.00	359.75	
206-6637-436.72-60 OPERATING SUPPLIES / SAFETY SUPPLIES										
724		05/22 AP		11/03/21	0000000	THOMPSON SHOES	160.00			11/09/21
SAFETY SHOES-R HENRY P.O. 56663										
724		05/22 AP		11/03/21	0000000	THOMPSON SHOES	160.00			11/09/21
SAFETY SHOES-C YOKEM P.O. 56659										
684		05/22 AP		11/01/21	0000000	BROWN'S SHOE FIT	160.00			11/09/21
SAFETY SHOES-C PAINE P.O. 56649										
ACCOUNT TOTAL							480.00	.00	480.00	
206-6637-436.73-05 OTHER SUPPLIES / OPERATING EQUIPMENT										
660		05/22 AP		10/20/21	0000000	CAMPBELL SUPPLY WATERLOO	2,047.80			11/09/21
EQUIPMENT FOR #239 UTILIT Y TRUCK										
ACCOUNT TOTAL							2,047.80	.00	2,047.80	
206-6637-436.73-32 OTHER SUPPLIES / STREETS										
728		05/22 AP		10/29/21	0000000	BENTON'S READY MIX CONCRETE,	301.00			11/09/21
CONCRETE VICTORY & HAWTHORNE										
728		05/22 AP		10/29/21	0000000	BENTON'S READY MIX CONCRETE,	426.00			11/09/21
CONCRETE FOR CFU REPAIRS										
706		05/22 AP		10/27/21	0000000	BLACK HAWK RENTAL	158.67			11/09/21
PROPANE FOR HOT PATCHER										
728		05/22 AP		10/27/21	0000000	BENTON'S READY MIX CONCRETE,	167.00			11/09/21
CONCRETE FOR VICTORY AND HAWTHORNE										
706		05/22 AP		10/23/21	0000000	BMC AGGREGATES L.C.	1,608.57			11/09/21
ROADSTONE FOR SHOULDER WORK										
706		05/22 AP		10/23/21	0000000	BMC AGGREGATES L.C.	181.40			11/09/21
CLEAN ROADSTONE										

PREPARED 11/09/2021, 9:41:38
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 31
 ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 206 STREET CONSTRUCTION FUND										
206-6637-436.73-32 OTHER SUPPLIES / STREETS						continued				
692		05/22 AP		10/22/21	0000000	BENTON'S READY MIX CONCRETE, VICTORY	355.00			11/09/21
692		05/22 AP		10/22/21	0000000	CONCRETE HAWTHORNE AND BITUMINOUS MATERIALS & SUPPLY	376.92			11/09/21
660		05/22 AP		10/21/21	0000000	CRS-2 EMULSION BUILDERS SELECT LLC	26.88			11/09/21
692		05/22 AP		10/21/21	0000000	FORM LUMBER FOR HAWTHORNE AND VICTORY	461.50			11/09/21
692		05/22 AP		10/21/21	0000000	CONCRETE FOR CURB SECTION VICTORY DR	565.25			11/09/21
692		05/22 AP		10/20/21	0000000	BENTON'S READY MIX CONCRETE, 5TH & COLLEGE	355.00			11/09/21
692		05/22 AP		10/19/21	0000000	CONCRETE-CURB UNIV.AVE ACROSS FROM DEERY AUTO	595.00			11/09/21
692		05/22 AP		10/19/21	0000000	BENTON'S READY MIX CONCRETE, CURB HUDSON RD	624.75			11/09/21
692		05/22 AP		10/18/21	0000000	CONCRETE-CFU REPAIR COLLEGE ST	1,071.00			11/09/21
660		05/22 AP		10/16/21	0000000	BENTON'S READY MIX CONCRETE, UNIVERSITY AVE	1,047.20			11/09/21
660		05/22 AP		10/16/21	0000000	HOTMIX ASPHALT ASPRO, INC.	355.52			11/09/21
660		05/22 AP		10/16/21	0000000	HOTMIX ASPHALT ASPRO, INC.	278.96			11/09/21
660		05/22 AP		10/14/21	0000000	HOTMIX ASPHALT BENTON'S READY MIX CONCRETE, WEST 18TH ST	714.00			11/09/21
PROJECT#:		062436								
660		05/22 AP		10/14/21	0000000	BENTON'S READY MIX CONCRETE, REPAIR NEOLA	476.00			11/09/21
660		05/22 AP		10/14/21	0000000	CONCRETE FOR STREET BENTON'S READY MIX CONCRETE, E SEERLY BLVD	952.00			11/09/21
PROJECT#:		062436								
660		05/22 AP		10/11/21	0000000	CFU REPAIR/CONCRETE BENTON'S READY MIX CONCRETE, NEOLA ST	167.00			11/09/21
660		05/22 AP		10/06/21	0000000	CONCRETE FOR CURE REPAIR BENTON'S READY MIX CONCRETE, LAVERNE LANE	654.50			11/09/21
706		05/22 AP		09/30/21	0000000	STREET REPAIR/CONCRETE NAPA AUTO PARTS	225.89			11/09/21
						PARTS & EXPENSES SEPT'21				
ACCOUNT TOTAL							12,145.01	.00	12,145.01	
206-6637-436.92-93 STRUCTURE IMPROV & BLDGS / WEST 27TH ST IMPROVEMENTS										
705		05/22 AP		10/27/21	0000000	PIRC-TOBIN CONSTRUCTION INC.	85,184.75			11/09/21
						3240-W27TH SANITARY SEWER				
PROJECT#:		023240								
ACCOUNT TOTAL							85,184.75	.00	85,184.75	

PREPARED 11/09/2021, 9:41:38
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 32
 ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT	
FUND 206 STREET CONSTRUCTION FUND											
206-6647-436	72-01	OPERATING SUPPLIES / OPERATING SUPPLIES									
720		05/22	AP	10/26/21	0000000	ECHO GROUP, INC.	2,234.30			11/09/21	
		ELECTRICAL SUPPLIES									
720		05/22	AP	10/26/21	0000000	ECHO GROUP, INC.	39.72			11/09/21	
		GLOVES									
720		05/22	AP	10/22/21	0000000	ECHO GROUP, INC.	5.80			11/09/21	
		ELECTRICAL SUPPLIES									
706		05/22	AP	10/21/21	0000000	ECHO GROUP, INC.	19.36			11/09/21	
		CORD END									
706		05/22	AP	10/19/21	0000000	CAMPBELL SUPPLY WATERLOO	239.53			11/09/21	
		DRILL BITS									
720		05/22	AP	10/19/21	0000000	FASTENAL COMPANY	21.30			11/09/21	
		GRINDER BLADE									
706		05/22	AP	10/18/21	0000000	ECHO GROUP, INC.	353.96			11/09/21	
		ELECTRICAL CORD									
706		05/22	AP	09/30/21	0000000	NAPA AUTO PARTS	48.50			11/09/21	
		PARTS & EXPENSES SEPT'21									
		ACCOUNT TOTAL						2,962.47	.00		2,962.47
206-6647-436.72-16 OPERATING SUPPLIES / TOOLS											
720		05/22	AP	10/29/21	0000000	CAMPBELL SUPPLY WATERLOO	50.68			11/09/21	
		PLIER, SCREWDRIVER									
		ACCOUNT TOTAL						50.68	.00		50.68
206-6647-436.92-01 STRUCTURE IMPROV & BLDGS / STRUCTURE IMPROV & BLDGS											
706		05/22	AP	10/27/21	0000000	MOBOTREX, INC	3,500.00			11/09/21	
		CONTROLLER UPGRADE									
728		05/22	AP	10/21/21	0000000	TRAFFIC CONTROL CORPORATION	11,325.00			11/09/21	
		CABINET UPGRADE COMPONENT									
663		05/22	AP	08/26/21	0000000	MIOVISION TECHNOLOGIES INC	250.00			11/09/21	
		SAFETY ANALYTICS PACKAGE									
		ACCOUNT TOTAL						15,075.00	.00		15,075.00
		FUND TOTAL						118,574.47	.00		118,574.47
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											
684		05/22	AP	10/21/21	0000000	KIRK GROSS COMPANY	24.00			11/09/21	
		NAME PLATE-A ANDREWS									
		ACCOUNT TOTAL						24.00	.00		24.00

PREPARED 11/09/2021, 9:41:38
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 33
 ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	-----TRANSACTION----- NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 217 SECTION 8 HOUSING FUND									
FUND TOTAL							24.00	.00	24.00
FUND 223 COMMUNITY BLOCK GRANT									
223-2224-432.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
724		05/22 AP		11/04/21	0000000	OFFICE EXPRESS OFFICE PRODUCT COPY PAPER	1.16		11/09/21
ACCOUNT TOTAL							1.16	.00	1.16
223-2224-432.81-01 PROFESSIONAL SERVICES / PROFESSIONAL SERVICES									
713		05/22 AP		09/30/21	0000000	IOWA NORTHLAND REGIONAL CO. O ENT.ENVIRONMENT REVIEW GA	515.41		11/09/21
713		05/22 AP		09/30/21	0000000	IOWA NORTHLAND REGIONAL CO. O CARES CV-3 AGENCY AWARD-SEPTEMBER	197.50		11/09/21
PROJECT#:		022354							
713		05/22 AP		09/30/21	0000000	IOWA NORTHLAND REGIONAL CO. O CARES CV-3 PLAN & REPORT-SEPTEMBER	406.98		11/09/21
PROJECT#:		022354							
713		05/22 AP		09/30/21	0000000	IOWA NORTHLAND REGIONAL CO. O ENTITLEMENT AGENCY AWARD	724.44		11/09/21
713		05/22 AP		09/30/21	0000000	IOWA NORTHLAND REGIONAL CO. O ENT.PLANS & REPORTS	1,245.58		11/09/21
ACCOUNT TOTAL							3,089.91	.00	3,089.91
223-2224-432.89-57 MISCELLANEOUS SERVICES / NBRHD ACCESSBLTY IMPRVMT									
705		05/22 AP		10/27/21	0000000	OEL CONSTRUCTION SERVICES, IN 3248-CDBG'21 SIDEWALK INF	17,686.53		11/09/21
PROJECT#:		023248							
713		05/22 AP		09/30/21	0000000	IOWA NORTHLAND REGIONAL CO. O ENTITLEMENT SIDEWALKS	297.05		11/09/21
PROJECT#:		023248							
ACCOUNT TOTAL							17,983.58	.00	17,983.58
223-2224-432.89-59 MISCELLANEOUS SERVICES / NBRHD INFRASTRCT IMPRVMT									
713		05/22 AP		09/30/21	0000000	IOWA NORTHLAND REGIONAL CO. O ENTITLEMENT SEWER LINING	103.08		11/09/21
ACCOUNT TOTAL							103.08	.00	103.08
223-2224-432.89-66 MISCELLANEOUS SERVICES / STATE CARES - CV2									
713		05/22 AP		09/30/21	0000000	IOWA NORTHLAND REGIONAL CO. O CARES CV-2 ENVIRO REVIEW-SEPTEMBER	204.09		11/09/21
PROJECT#:		022353							

PREPARED 11/09/2021, 9:41:38
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 34
 ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	-----TRANSACTION----- DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 223 COMMUNITY BLOCK GRANT									
223-2224-432.89-66 MISCELLANEOUS SERVICES / STATE CARES - CV2						continued			
713		05/22 AP		09/30/21	0000000	IOWA NORTHLAND REGIONAL CO. O AGENCY AWARD-SEPTEMBER	195.03		11/09/21
PROJECT#: 022353									
713		05/22 AP		09/30/21	0000000	IOWA NORTHLAND REGIONAL CO. O CITY EQUIPMENT-SEPTEMBER	201.22		11/09/21
PROJECT#: 022353									
713		05/22 AP		09/30/21	0000000	IOWA NORTHLAND REGIONAL CO. O SCHOOL EQUIPMENT-SEPT.	391.30		11/09/21
PROJECT#: 022353									
ACCOUNT TOTAL							991.64	.00	991.64
223-2234-432.81-01 PROFESSIONAL SERVICES / PROFESSIONAL SERVICES									
713		05/22 AP		09/30/21	0000000	IOWA NORTHLAND REGIONAL CO. O ENT.SINGLE FAMILY REHAB SEPTEMBER EXPENSES	538.59		11/09/21
ACCOUNT TOTAL							538.59	.00	538.59
223-2244-432.89-84 MISCELLANEOUS SERVICES / HOME PROGRAM									
713		05/22 AP		09/30/21	0000000	IOWA NORTHLAND REGIONAL CO. O HOME REHAB SEPTEMBER EXPENSES	4,286.40		11/09/21
713		05/22 AP		09/30/21	0000000	IOWA NORTHLAND REGIONAL CO. O HOME ENVIR.REVIEW HABITAT SEPTEMBER EXPENSES	1,019.33		11/09/21
ACCOUNT TOTAL							5,305.73	.00	5,305.73
FUND TOTAL							28,013.69	.00	28,013.69
FUND 224 TRUST & AGENCY									
FUND 242 STREET REPAIR FUND									
242-1240-431.92-44 STRUCTURE IMPROV & BLDGS / STREET RECONSTRUCTION									
705		05/22 AP		10/29/21	0000000	PETERSON CONTRACTORS	118,095.48		11/09/21
PROJECT#: 023227									
ACCOUNT TOTAL							118,095.48	.00	118,095.48
242-1240-431.98-45 CAPITAL PROJECTS / MAIN STREET RECONSTRUCT									
705		05/22 AP		10/11/21	0000000	FOTH INFRASTRUCTURE & ENVIRON 3283-MAIN ST RECONSTRUCT. SERVICES THRU 09/30/21	87,532.72		11/09/21
PROJECT#: 023283									
705		05/22 AP		10/04/21	0000000	FOTH INFRASTRUCTURE & ENVIRON 3283-MAIN ST RECONSTRUCT. SERVICES THRU 08/31/21	81,220.89		11/09/21
PROJECT#: 023283									

PREPARED 11/09/2021, 9:41:38
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 35
 ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	-----TRANSACTION----- NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT	
FUND 242 STREET REPAIR FUND											
242-1240-431.98-45 CAPITAL PROJECTS / MAIN STREET RECONSTRUCT											
							continued				
ACCOUNT TOTAL							168,753.61	.00	168,753.61		
FUND TOTAL							286,849.09	.00	286,849.09		
FUND 254 CABLE TV FUND											
254-1088-431.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES											
724		05/22 AP		11/04/21	0000000	FILMTOOLS	79.40			11/09/21	
CD/DVD CASES											
724		05/22 AP		11/04/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	5.80			11/09/21	
COPY PAPER											
724		05/22 AP		11/04/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	1.40			11/09/21	
CORR TAPE,PENS,POST ITS											
684		05/22 AP		10/28/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	1.38			11/09/21	
LEGAL PADS,JR.LEGAL PADS											
724		05/22 AP		10/28/21	0000000	FILMTOOLS	301.42			11/09/21	
BLU RAY DISC,STACK RINGS											
710		05/22 AP		10/19/21	0138612	US BANK	104.56			11/05/21	
B&H PHOTO 800-606-6969 TRI COLOR INK CARTRIDGE											
ACCOUNT TOTAL							493.96	.00	493.96		
254-1088-431.83-05 TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)											
710		05/22 AP		10/04/21	0138612	US BANK	14.41			11/05/21	
WINGSTOP 1067 MEAL:CF FOOTBALL VS CR											
ACCOUNT TOTAL							14.41	.00	14.41		
254-1088-431.92-01 STRUCTURE IMPROV & BLDGS / STRUCTURE IMPROV & BLDGS											
710		05/22 AP		10/13/21	0138612	US BANK	141.48			11/05/21	
B&H PHOTO 800-606-6969 ROLLS RA163 DIST AMP 8-CH											
ACCOUNT TOTAL							141.48	.00	141.48		
254-1088-431.93-01 EQUIPMENT / EQUIPMENT											
684		05/22 AP		10/29/21	0000000	B & H PHOTO-VIDEO-PRO AUDIO	2,120.58			11/09/21	
SACHTLER WEDGE PLATE/ CF150 EFP PO 56668											
724		05/22 AP		10/29/21	0000000	MARKERTEK VIDEO SUPPLY	823.47			11/09/21	
SNAKE CABLE,CABLE REEL PO 56650											
ACCOUNT TOTAL							2,944.05	.00	2,944.05		
FUND TOTAL							3,593.90	.00	3,593.90		

PREPARED 11/09/2021, 9:41:38
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 36
 ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT	
FUND 258 PARKING FUND											
258-5531-435.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES											
724		05/22 AP		11/04/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	5.80			11/09/21	
		COPY PAPER									
724		05/22 AP		11/04/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	.87			11/09/21	
		CORR TAPE,PENS,POST ITS									
684		05/22 AP		10/28/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	.87			11/09/21	
		LEGAL PADS,JR.LEGAL PADS									
		ACCOUNT TOTAL						7.54	.00	7.54	
258-5531-435.81-48 PROFESSIONAL SERVICES / CONTRACT SERVICES											
684		05/22 AP		10/31/21	0000000	IPS GROUP, INC	81.59			11/09/21	
		GATEWAY FEES-OCTOBER'21									
724		05/22 AP		10/31/21	0000000	IPS GROUP, INC	3,367.65			11/09/21	
		CITATION PRKNG FEES OCT21									
		ACCOUNT TOTAL						3,449.24	.00	3,449.24	
		FUND TOTAL						3,456.78	.00	3,456.78	
FUND 261 TOURISM & VISITORS											
261-2291-423.72-99 OPERATING SUPPLIES / POSTAGE											
710		05/22 AP		10/19/21	0138612	US BANK	25.50			11/05/21	
		USPS PO 1814940913									
		39 FLAT LG ENVELOPES									
710		05/22 AP		10/08/21	0138612	US BANK	27.68			11/05/21	
		THE UPS STORE 5189									
		SHIP 1 BOX VG TO SOUTHERN									
		ACCOUNT TOTAL						53.18	.00	53.18	
261-2291-423.73-55 OTHER SUPPLIES / MEDIA											
712		05/22 AP		10/28/21	0000000	IOWA HIGH SCHOOL SPORTS NETWO	500.00			11/09/21	
		2021 FOOTBALL VIDEO WELCM									
		MSG SEMI-FINALS/FINALS									
		PROJECT#: 032421									
		ACCOUNT TOTAL						500.00	.00	500.00	
261-2291-423.83-06 TRANSPORTATION&EDUCATION / EDUCATION											
710		05/22 AP		10/18/21	0138612	US BANK	20.00			11/05/21	
		IOWATRAVELINDUSTRY.ORG									
		ITIP MEMBERSHIP MEETING									
		PROJECT#: 032426									
710		05/22 AP		10/18/21	0138612	US BANK	30.00			11/05/21	
		SQ *WESTERN IOWA TOURISM									
		POWER OF TRAVEL CONFERENC									
		PROJECT#: 032424									
710		05/22 AP		10/18/21	0138612	US BANK	30.00			11/05/21	
		SQ *WESTERN IOWA TOURISM									
		POWER OF TRAVEL CONFERENC									

PREPARED 11/09/2021, 9:41:38
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 37
 ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 261 TOURISM & VISITORS										
261-2291-423.83-06 TRANSPORTATION&EDUCATION / EDUCATION continued										
PROJECT#: 032424										
710		05/22 AP		10/18/21	0138612	US BANK	30.00			11/05/21
		SQ *WESTERN IOWA TOURISM				POWER OF TRAVEL CONFERENC				
PROJECT#: 032424										
710		05/22 AP		10/18/21	0138612	US BANK	30.00			11/05/21
		SQ *WESTERN IOWA TOURISM				POWER OF TRAVEL CONFERENC				
PROJECT#: 032424										
ACCOUNT TOTAL							140.00	.00	140.00	
261-2291-423.85-20 UTILITIES / INTERNET SERVICE										
712		05/22 AP		11/01/21	0000000	IDSS GLOBAL LLC	1,500.00			11/09/21
		IDSS QRTLY SUBSCRIPTION				DEC2021-FEB2022				
710		05/22 AP		09/28/21	0138612	US BANK	24.34			11/05/21
		DNH*GODADDY.COM				2 YEAR REGISTRATION FOR				
712		05/22 AP		08/02/21	0000000	IDSS GLOBAL LLC	1,500.00			11/09/21
		IDSS QRTLY SUBSCRIPTION				SEPT-NOV 2021				
ACCOUNT TOTAL							3,024.34	.00	3,024.34	
261-2291-423.85-23 UTILITIES / BUILDING MAINTENANCE										
712		05/22 AP		10/29/21	0000000	ARAMARK	5.20			11/09/21
		MAT SERVICE								
712		05/22 AP		10/22/21	0000000	ARAMARK	5.20			11/09/21
		MAT SERVICE								
ACCOUNT TOTAL							10.40	.00	10.40	
261-2291-423.85-51 UTILITIES / EVENTS, BIDS, & SPONSORS										
710		05/22 AP		10/07/21	0138612	US BANK	36.80			11/05/21
		WESTERN HOME COMMUNITIES				SITE VISIT W/CROWN				
PROJECT#: 032423										
710		05/22 AP		09/30/21	0138612	US BANK	250.00			11/05/21
		SQ *NINJA U				NINJA U COMPETITION				
PROJECT#: 032421										
ACCOUNT TOTAL							286.80	.00	286.80	
261-2291-423.88-43 OUTSIDE AGENCIES / COMMUNITY BETTERMENT GRTS										
712		05/22 AP		10/27/21	0000000	UNIVERSITY OF NORTHERN IOWA	5,184.00			11/09/21
		GBPAC SOUND EQUIPMENT FOR				SHOWMOBILE				
ACCOUNT TOTAL							5,184.00	.00	5,184.00	

PREPARED 11/09/2021, 9:41:38
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 38
 ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	-----TRANSACTION----- NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 261 TOURISM & VISITORS									
FUND TOTAL							9,198.72	.00	9,198.72
FUND 262 SENIOR SERVICES & COMM CT									
262-1092-423.89-08 MISCELLANEOUS SERVICES / BUS TRIPS/PROGRAMMING									
711		05/22 AP		10/07/21	0138612	US BANK	160.00		11/05/21
		FH* HANSENS DAIRY				DAIRY FARM TOUR ADM. (X20)			
711		05/22 AP		10/07/21	0138612	US BANK	48.00		11/05/21
		FH* HANSENS DAIRY				DAIRY FARM TOUR ADM. (X6)			
711		05/22 AP		10/01/21	0138612	US BANK	110.00		11/05/21
		SQ *THE PATCH				PUMPKIN PATCH TRIP FEES			
ACCOUNT TOTAL							318.00	.00	318.00
262-1092-423.93-01 EQUIPMENT / EQUIPMENT									
711		05/22 AP		10/15/21	0138612	US BANK	75.99		11/05/21
		AMZN MKTP US*271132H22				BLU-RAY PLAYER			
ACCOUNT TOTAL							75.99	.00	75.99
FUND TOTAL							393.99	.00	393.99
FUND 291 POLICE FORFEITURE FUND									
FUND 292 POLICE RETIREMENT FUND									
292-5521-415.54-01 WORKERS COMP / POLICE WORKERS COMP									
684		05/22 AP		10/15/21	0000000	ARTHUR J. GALLAGHER RISK MGMT	1,086.89		11/09/21
		20-21 WC AUDIT							
ACCOUNT TOTAL							1,086.89	.00	1,086.89
FUND TOTAL							1,086.89	.00	1,086.89
FUND 293 FIRE RETIREMENT FUND									
293-4511-414.54-02 WORKERS COMP / FIRE WORKERS COMP									
684		05/22 AP		10/15/21	0000000	ARTHUR J. GALLAGHER RISK MGMT	431.73		11/09/21
		20-21 WC AUDIT							
ACCOUNT TOTAL							431.73	.00	431.73
FUND TOTAL							431.73	.00	431.73

PREPARED 11/09/2021 9:41:38
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 39
 ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	-----TRANSACTION----- DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 294 LIBRARY RESERVE										
FUND 295 SOFTBALL PLAYER CAPITAL										
FUND 296 GOLF CAPITAL										
296-6623-423.92-01						STRUCTURE IMPROV & BLDGS / STRUCTURE IMPROV & BLDGS				
720		05/22	AP	11/01/21	0000000	JOHNSTONE SUPPLY OF WATERLOO HVAC FILTERS	42.12			11/09/21
PROJECT#:					062516					
728		05/22	AP	10/28/21	0000000	POLK'S LOCK SERVICE, INC. DOOR CLOSER REPLACEMENT PRO SHOP	307.00			11/09/21
PROJECT#:					062516					
ACCOUNT TOTAL							349.12	.00	349.12	
FUND TOTAL							349.12	.00	349.12	
FUND 297 REC FACILITIES CAPITAL										
FUND 298 HEARST CAPITAL										
FUND 311 DEBT SERVICE FUND										
FUND 402 WASHINGTON PARK FUND										
FUND 404 FEMA										
404-1220-431.89-80						MISCELLANEOUS SERVICES / COVID-19 PUB HEALTH EMERG				
711		05/22	AP	10/13/21	0138612	US BANK AMAZON.COM*275YA3G52 DISPOSABLE FACE MASKS	12.00			11/05/21
PROJECT#:					012020					
711		05/22	AP	10/01/21	0138612	US BANK AMZN MKTP US*2C1M05BQ0 DISPOSABLE CHILD MASKS	45.92			11/05/21
PROJECT#:					012020					
711		05/22	AP	10/01/21	0138612	US BANK AMZN MKTP US*2C7AM1BS0 DISPOSABLE CHILD MASKS	11.98			11/05/21
PROJECT#:					012020					
711		05/22	AP	09/24/21	0138612	US BANK AMZN MKTP US*2C3XX5L60 NITRILE GLOVES (SMALL)	19.97			11/05/21
PROJECT#:					012020					
ACCOUNT TOTAL							89.87	.00	89.87	
FUND TOTAL							89.87	.00	89.87	
FUND 405 FLOOD RESERVE FUND										
FUND 407 VISION IOWA PROJECT										
FUND 408 STREET IMPROVEMENT FUND										
FUND 410 CORONAVIRUS LOCAL RELIEF										

PREPARED 11/09/2021, 9:41:38
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 40
 ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 430 2004 TIF BOND										
430-1220-431.97-80						TIF BOND PROJECTS / NORTH CEDAR IND. PARK				
684		05/22 AP		10/19/21	0000000	ARTHUR J. GALLAGHER RISK MGMT	27,876.00			11/09/21
						N.IND.PARK-RAILROAD SPUR				
						LIAB.INS.-EFFECT.10/17/21				
ACCOUNT TOTAL							27,876.00	.00	27,876.00	
430-1220-431.97-82 TIF BOND PROJECTS / STREETScape MAINTENANCE										
705		05/22 AP		10/29/21	0000000	OWEN CONTRACTING INC.	107,812.57			11/09/21
						3242-DWNTWN STREETS CP II				
						PROJECT#: 023242				
705		05/22 AP		10/25/21	0000000	SNYDER & ASSOCIATES, INC.	4,320.76			11/09/21
						3242-DWNTWN STREETS CP II				
						SERVICES THRU 09/30/21				
						PROJECT#: 023242				
ACCOUNT TOTAL							112,133.33	.00	112,133.33	
430-1220-431.97-83 TIF BOND PROJECTS / TIF LEGAL FEES										
684		05/22 AP		10/28/21	0000000	AHLERS AND COONEY, P.C.	372.00			11/09/21
						LGL:URBAN RENEWAL				
						10/18/21				
ACCOUNT TOTAL							372.00	.00	372.00	
430-1220-431.98-47 CAPITAL PROJECTS / CYBER LANE										
705		05/22 AP		10/27/21	0000000	OWEN CONTRACTING INC.	7,296.00			11/09/21
						3245-CYBER LANE EXTENSION				
						PROJECT#: 023245				
ACCOUNT TOTAL							7,296.00	.00	7,296.00	
FUND TOTAL							147,677.33	.00	147,677.33	
FUND 431 2014 BOND										
FUND 432 2003 BOND										
FUND 433 2001 TIF										
FUND 434 2000 BOND										
FUND 435 1999 TIF										
FUND 436 2012 BOND										
436-1220-431.98-26						CAPITAL PROJECTS / DOWNTOWN LEVEE IMPROVEMNT				
705		05/22 AP		10/19/21	0000000	AECOM TECHNICAL SERVICES, INC	4,943.95			11/09/21
						3251-FEMA LEVEE CERT.				
						07/17-10/15/21				
						PROJECT#: 023251				
ACCOUNT TOTAL							4,943.95	.00	4,943.95	

PREPARED 11/09/2021, 9:41:38
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 41
 ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE
								POST DT
FUND 436 2012 BOND								
FUND TOTAL						4,943.95	.00	4,943.95
FUND 437 2018 BOND								
FUND 438 2020 BOND FUND								
438-1220-431.95-27	705	05/22 AP		11/01/21 0000000	UNION ROAD TRAIL LODGE CONSTRUCTION, INC	36,022.68		11/09/21
PROJECT#: 023217								
438-1220-431.95-27	705	05/22 AP		10/25/21 0000000	TERRACON CONSULTANTS, INC. SERVICES THRU 10/16/21	1,842.71		11/09/21
PROJECT#: 023217								
ACCOUNT TOTAL						37,865.39	.00	37,865.39
438-1220-431.95-73 BOND FUND PROJECTS /								
438-1220-431.95-73	705	05/22 AP		10/27/21 0000000	SIDEWALK RECONSTRUCTION COBALT CONTRACTING LC	23,718.67		11/09/21
PROJECT#: 023266								
ACCOUNT TOTAL						23,718.67	.00	23,718.67
438-1220-431.98-83 CAPITAL PROJECTS /								
438-1220-431.98-83	705	05/22 AP		11/02/21 0000000	CEDAR HGTS DRIVE RECON PETERSON CONTRACTORS	77,164.83		11/09/21
PROJECT#: 023171								
438-1220-431.98-83	705	05/22 AP		10/25/21 0000000	TERRACON CONSULTANTS, INC. SERVICES THRU 10/16/21	1,163.99		11/09/21
PROJECT#: 023171								
ACCOUNT TOTAL						78,328.82	.00	78,328.82
FUND TOTAL						139,912.88	.00	139,912.88
FUND 439 2008 BOND FUND								
FUND 443 CAPITAL PROJECTS								
443-1220-431.98-88	705	05/22 AP		10/26/21 0000000	ASHWORTH DR TO HUDSON RD AHLERS AND COONEY, P.C.	1,476.50		11/09/21
PROJECT#: 023244								
443-1220-431.98-88	705	05/22 AP		10/26/21 0000000	ASHWORTH DR EXT. AHLERS AND COONEY, P.C.	2,470.54		11/09/21
PROJECT#: 023244								
443-1220-431.98-88	705	05/22 AP		10/19/21 0000000	HARRIET & HARRIET AECOM TECHNICAL SERVICES, INC	2,239.34		11/09/21
PROJECT#: 023292								

PREPARED 11/09/2021, 9:41:38
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 42
ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 443 CAPITAL PROJECTS										
443-1220-431.98-88 CAPITAL PROJECTS / ASHWORTH DR TO HUDSON RD							continued			
ACCOUNT TOTAL							6,186.38	.00	6,186.38	
FUND TOTAL							6,186.38	.00	6,186.38	
FUND 472 PARKADE RENOVATION										
FUND 473 SIDEWALK ASSESSMENT										
473-1220-431.98-99 CAPITAL PROJECTS / SIDEWALK SPECIAL ASSESSMT										
705		05/22 AP		10/27/21	0000000	COBALT CONTRACTING LC	6,826.43			11/09/21
3237-'21 SIDEWALK ASSESS										
PROJECT#: 023237										
ACCOUNT TOTAL							6,826.43	.00	6,826.43	
FUND TOTAL							6,826.43	.00	6,826.43	
FUND 483 ECONOMIC DEVELOPMENT										
483-2245-432.89-03 MISCELLANEOUS SERVICES / CFU-TIF PAYMENT										
684		05/22 AP		11/02/21	0000000	CEDAR FALLS UTILITIES	1,935.74			11/09/21
FY22 TIF 1ST 1/2 PINN.PRA										
PINNACLE PRAIRIE										
684		05/22 AP		11/02/21	0000000	CEDAR FALLS UTILITIES	250,000.00			11/09/21
FY22 TIF 1ST 1/2 UNIFIED										
ACCOUNT TOTAL							251,935.74	.00	251,935.74	
FUND TOTAL							251,935.74	.00	251,935.74	
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										
551-6685-436.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
720		05/22 AP		10/26/21	0000000	O'DONNELL ACE HARDWARE	15.98			11/09/21
AIR FRESHENER FOR TRANSFE										
STATION OFFICE										
ACCOUNT TOTAL							15.98	.00	15.98	

PREPARED 11/09/2021, 9:41:38
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 43
 ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 551 REFUSE FUND										
551-6685-436.71-06						OFFICE SUPPLIES / OFFICE EQUIPMENT SUPPLIES				
663		05/22 AP		10/12/21	0000000	OFFICE EXPRESS OFFICE PRODUCT STAPLES,PENS	32.62			11/09/21
ACCOUNT TOTAL							32.62	.00	32.62	
551-6685-436.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES										
720		05/22 AP		10/31/21	0000000	CULLIGAN WATER CONDITIONING WATER-TRANSFER STATION	13.50			11/09/21
660		05/22 AP		10/07/21	0000000	ATLAS RFID SOLUTIONS STORE LL SAMPLE RFID TAGS	86.00			11/09/21
ACCQUNT TOTAL							99.50	.00	99.50	
551-6685-436.72-16 OPERATING SUPPLIES / TOOLS										
706		05/22 AP		10/26/21	0000000	CAMPBELL SUPPLY WATERLOO RIVET TOOL	1,499.10			11/09/21
663		05/22 AP		10/20/21	0000000	O'DONNELL ACE HARDWARE SAWS ALL BLADES	3.69			11/09/21
ACCOUNT TOTAL							1,502.79	.00	1,502.79	
551-6685-436.72-19 OPERATING SUPPLIES / PRINTING										
728		05/22 AP		10/14/21	0000000	PARKADE PRINTER, INC. XMAS TREE TAGS FOR REFUSE	96.37			11/09/21
728		05/22 AP		10/14/21	0000000	PARKADE PRINTER, INC. FIX IT TICKETS FOR REFUSE	91.80			11/09/21
ACCOUNT TOTAL							188.17	.00	188.17	
551-6685-436.72-60 OPERATING SUPPLIES / SAFETY SUPPLIES										
724		05/22 AP		11/03/21	0000000	THOMPSON SHOES SAFETY SHOES-C BLOHN P.O. 56660	160.00			11/09/21
684		05/22 AP		11/01/21	0000000	BROWN'S SHOE FIT SAFETY SHOES-S GOODENBOUR P.O. 56661	110.00			11/09/21
ACCOUNT TOTAL							270.00	.00	270.00	
551-6685-436.73-05 OTHER SUPPLIES / OPERATING EQUIPMENT										
706		05/22 AP		09/30/21	0000000	NAPA AUTO PARTS PARTS & EXPENSES SEPT'21	191.42			11/09/21
ACCOUNT TOTAL							191.42	.00	191.42	

PREPARED 11/09/2021, 9:41:38
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 44
 ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 551 REFUSE FUND										
551-6685-436	73-06	OTHER SUPPLIES / BUILDING REPAIR								
720		05/22 AP		10/28/21	0000000	MENARDS-CEDAR FALLS	172.98			11/09/21
		DOOR,GREASE GUN								
728		05/22 AP		10/28/21	0000000	CHRISTIE DOOR COMPANY	65.00			11/09/21
		OVERHEAD DOOR TRACK REPAI IN RECYCLING CENTER								
ACCOUNT TOTAL							237.98	.00	237.98	
551-6685-436.87-02 RENTALS / MATERIAL DISPOSAL/HANDLIN										
706		05/22 AP		10/29/21	0000000	MIDWEST ELECTRONIC RECOVERY	655.15			11/09/21
		COMPUTER RECYCLING								
706		05/22 AP		10/23/21	0000000	LIBERTY TIRE RECYCLING, LLC	328.67			11/09/21
		TIRE RECYCLING								
692		05/22 AP		10/14/21	0000000	A-TEC RECYCLING, INC.	1,790.71			11/09/21
		BALLAST RECYCLING								
ACCOUNT TOTAL							2,774.53	.00	2,774.53	
FUND TOTAL							5,312.99	.00	5,312.99	
FUND 552 SEWER RENTAL FUND										
552-6655-436	72-60	OPERATING SUPPLIES / SAFETY SUPPLIES								
715		05/22 AP		10/27/21	0000000	CAMPBELL SUPPLY WATERLOO	61.80			11/09/21
		GLOVES								
715		05/22 AP		10/26/21	0000000	CAMPBELL SUPPLY WATERLOO	72.18			11/09/21
		GLOVES								
ACCOUNT TOTAL							133.98	.00	133.98	
552-6655-436	73-27	OTHER SUPPLIES / IOWA ONE CALL								
692		05/22 AP		10/21/21	0000000	IOWA ONE CALL	602.10			11/09/21
		IOWA ONE CALLS SEPT 2021								
ACCOUNT TOTAL							602.10	.00	602.10	
552-6665-436	72-26	OPERATING SUPPLIES / TESTING & LAB								
715		05/22 AP		10/16/21	0000000	NORTH CENTRAL LABORATORIES	56.34			11/09/21
		LAB SUPPLIES								
ACCOUNT TOTAL							56.34	.00	56.34	
552-6665-436	72-60	OPERATING SUPPLIES / SAFETY SUPPLIES								
715		05/22 AP		10/26/21	0000000	O'DONNELL ACE HARDWARE	25.99			11/09/21
		N95 MASKS								

PREPARED 11/09/2021, 9:41:38
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 45
 ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	-----TRANSACTION----- DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 552 SEWER RENTAL FUND										
552-6665-436.72-60 OPERATING SUPPLIES / SAFETY SUPPLIES										
							continued			
ACCOUNT TOTAL							25.99	.00	25.99	
552-6665-436.73-05 OTHER SUPPLIES / OPERATING EQUIPMENT										
715		05/22 AP		10/29/21	0000000	O'DONNELL ACE HARDWARE	5.98			11/09/21
						NUTS AND BOLTS				
715		05/22 AP		10/28/21	0000000	O'DONNELL ACE HARDWARE	1.20			11/09/21
						NUTS AND BOLTS				
715		05/22 AP		10/27/21	0000000	JOHNSTONE SUPPLY OF WATERLOO		27.91		11/09/21
						RETURN MICA GLASS				
715		05/22 AP		10/26/21	0000000	JOHNSTONE SUPPLY OF WATERLOO	422.47			11/09/21
						MOTOR BLOWER				
715		05/22 AP		10/25/21	0000000	CAMPBELL SUPPLY WATERLOO	34.27			11/09/21
						VALVE				
715		05/22 AP		10/25/21	0000000	JOHNSTONE SUPPLY OF WATERLOO	165.21			11/09/21
						MOTOR/CONTACTS				
715		05/22 AP		10/25/21	0000000	JOHNSTONE SUPPLY OF WATERLOO	31.87			11/09/21
						TRANSFORMER				
715		05/22 AP		10/22/21	0000000	JOHNSTONE SUPPLY OF WATERLOO	172.67			11/09/21
						THERMOSTAT				
715		05/22 AP		10/21/21	0000000	CRESCENT ELECTRIC	256.17			11/09/21
						PUSH BUTTON- LIFT STATION				
715		05/22 AP		10/11/21	0000000	CRESCENT ELECTRIC	41.50			11/09/21
						BALLASTS				
706		05/22 AP		09/30/21	0000000	NAPA AUTO PARTS	74.95			11/09/21
						PARTS & EXPENSES SEPT'21				
710		05/22 AP		09/22/21	0138612	US BANK	37.40			11/05/21
						WAL-MART #0753 CLEANER				
ACCOUNT TOTAL							1,243.69	27.91	1,215.78	
552-6665-436.73-36 OTHER SUPPLIES / SAN. LIFT STATION SUPP.										
715		05/22 AP		05/27/21	0000000	MOTION INDUSTRIES, INC.	905.13			11/09/21
						LIFT STATION PANEL				
ACCOUNT TOTAL							905.13	.00	905.13	
552-6665-436.86-01 REPAIR & MAINTENANCE / REPAIR & MAINTENANCE										
715		05/22 AP		10/28/21	0000000	BRECKE MECHANICAL CONTRACTORS	465.05			11/09/21
						BOILER REPAIR				
715		05/22 AP		10/26/21	0000000	HUPP ELECTRIC MOTORS	14,031.30			11/09/21
						SUBMERSIBLE PUMP REBUILD				
ACCOUNT TOTAL							14,496.35	.00	14,496.35	

PREPARED 11/09/2021, 9:41:38
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 46
 ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 552 SEWER RENTAL FUND								
552-6665-436.86-12					REPAIR & MAINTENANCE / TOWELS			
715		05/22	AP	10/29/21	0000000 ARAMARK	22.11		11/09/21
					RUGS			
715		05/22	AP	10/22/21	0000000 ARAMARK	22.11		11/09/21
					RUGS			
715		05/22	AP	10/15/21	0000000 ARAMARK	22.11		11/09/21
					RUGS			
					ACCOUNT TOTAL	66.33	.00	66.33
552-6665-436.86-29 REPAIR & MAINTENANCE / LAB & TESTING								
715		05/22	AP	10/29/21	0000000 TESTAMERICA LABORATORIES, INC	1,351.50		11/09/21
					LAB TESTS			
					ACCOUNT TOTAL	1,351.50	.00	1,351.50
					FUND TOTAL	18,881.41	27.91	18,853.50
FUND 553 2004 SEWER BOND								
FUND 555 STORM WATER UTILITY								
555-6630-432.73-34					OTHER SUPPLIES / STORM SEWERS			
720		05/22	AP	11/01/21	0000000 O'DONNELL ACE HARDWARE	11.98		11/09/21
					BAG CONCRETE			
660		05/22	AP	10/22/21	0000000 BUILDERS SELECT LLC	224.95		11/09/21
					LUMBER FOR CATCH BASIN BO			
					X FORMS HAWTHORNE AND VIC			
663		05/22	AP	10/11/21	0000000 LEYMASTER TILE, RUSTY	13.46		11/09/21
					STORM TILE COUPLERS			
					ACCOUNT TOTAL	250.39	.00	250.39
555-6630-432.92-01 STRUCTURE IMPROV & BLDGS / STRUCTURE IMPROV & BLDGS								
705		05/22	AP	11/01/21	0000000 BENTON'S SAND & GRAVEL, INC.	28,848.18		11/09/21
					3252-'21 PERMEABLE ALLEY			
PROJECT#:					023252			
705		05/22	AP	10/27/21	0000000 DOUGLAS J. HATTERY	2,500.00		11/09/21
					3215-OLIVE ST BOX CULVERT			
					APPRAISAL-2017 OLIVE P101			
PROJECT#:					023215			
					ACCOUNT TOTAL	31,348.18	.00	31,348.18
					FUND TOTAL	31,598.57	.00	31,598.57

PREPARED 11/09/2021, 9:41:38
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 47
ACCOUNTING PERIOD 04/2022

GROUP	PO	ACCTG	----TRANSACTION----			DEBITS	CREDITS	CURRENT
NBR	NBR	PER.	CD	DATE	NUMBER	DESCRIPTION		BALANCE
								POST DT
FUND 570 SEWER ASSESSMENT								
FUND 606 DATA PROCESSING FUND								
606-1078-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES								
724		05/22 AP		11/04/21	00000000	OFFICE EXPRESS OFFICE PRODUCT	2.32	11/09/21
						COPY PAPER		
724		05/22 AP		10/07/21	00000000	STOREY KENWORTHY	372.55	11/09/21
						BLUE BAR PAPER		
ACCOUNT TOTAL						374.87	.00	374.87
606-1078-441.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES								
710		05/22 AP		10/07/21	0138612	US BANK	115.68	11/05/21
						AMZN MKTP US*279Z60NQ0		
						MOUSE, THUMB DRIVES, CABLE,		
ACCOUNT TOTAL						115.68	.00	115.68
606-1078-441.81-40 PROFESSIONAL SERVICES / PUBLIC INFORMATION PROG.								
710		05/22 AP		10/04/21	0138612	US BANK	99.00	11/05/21
						STK*BIGSTOCKPHOTO.COM		
						ONLINE IMAGE SUBSCRIPTION		
ACCOUNT TOTAL						99.00	.00	99.00
606-1078-441.82-10 COMMUNICATION / TELEPHONE HOLDING ACCOUNT								
684		05/22 AP		10/22/21	00000000	GORDON FLESCH COMPANY	1,083.25	11/09/21
						COPIERS/24629-MPS01/OCT21		
						10/22/21-11/21/21		
ACCOUNT TOTAL						1,083.25	.00	1,083.25
606-1078-441.86-10 REPAIR & MAINTENANCE / SOFTWARE SUPPORT AGREEMTS								
724		05/22 AP		11/01/21	00000000	SUPERION, LLC	24,176.61	11/09/21
						FINANCIAL SYSTEM SUPPORT		
						11/1/21-10/31/22		
684		05/22 AP		10/27/21	00000000	VERTIGIS NORTH AMERICA LTD	5,464.00	11/09/21
						ANNUAL GIS SUPPORT		
						1/31/22-1/30/23		
ACCOUNT TOTAL						29,640.61	.00	29,640.61
606-1078-441.93-01 EQUIPMENT / EQUIPMENT								
724		05/22 AP		10/29/21	00000000	DE LAGE LANDEN FINANCIAL SERV	6,750.00	11/09/21
						MFA-DUO SECURITY 1 YEAR		
684		05/22 AP		10/21/21	00000000	CDW GOVERNMENT, INC.	492.78	11/09/21
						RETURN-LAPTOP DOCKING		
						STATIONS		
710		05/22 AP		10/20/21	0138612	US BANK	170.97	11/05/21
						RISEVISION		
						(3)RISE VISION LICENSES		
710		05/22 AP		10/14/21	0138612	US BANK	252.39	11/05/21
						AMAZON.COM*274P887Z0 AMZN		
						NETWORK SWITCH- P2P		
710		05/22 AP		10/14/21	0138612	US BANK	408.00	11/05/21

PREPARED 11/09/2021, 9:41:38
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 48
ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE
								POST DT
FUND 606 DATA PROCESSING FUND								
606-1078-441.93-01 EQUIPMENT / EQUIPMENT								
AMZN MKTP US*278XF9IK1 PLACE 2 PLAY BRIDGE AP'S								
684		05/22 AP		08/26/21 0000000	CDW GOVERNMENT, INC.	1,724.73		11/09/21
LAPTOP DOCKING STATIONS								
ACCOUNT TOTAL						9,306.09	492.78	8,813.31
FUND TOTAL						40,619.50	492.78	40,126.72
FUND 680 HEALTH INSURANCE FUND								
FUND 681 HEALTH SEVERANCE								
FUND 682 HEALTH INSURANCE - FIRE								
FUND 685 VEHICLE MAINTENANCE FUND								
685-6698-446.72-05 OPERATING SUPPLIES / GAS & OIL								
706		05/22 AP		09/30/21 0000000	NAPA AUTO PARTS	157.50		11/09/21
PARTS & EXPENSES SEPT'21								
ACCOUNT TOTAL						157.50	0.00	157.50
685-6698-446.72-16 OPERATING SUPPLIES / TOOLS								
728		05/22 AP		11/04/21 0000000	KAY, PHILIP R.	67.75		11/09/21
1 1/2 END CROWS FOOT								
663		05/22 AP		10/21/21 0000000	KAY, PHILIP R.	289.94		11/09/21
ELECTRICAL TESTING EQUIP FOR 12 VOLT SYSTEMS								
ACCOUNT TOTAL						357.69	0.00	357.69
685-6698-446.73-04 OTHER SUPPLIES / VEHICLE SUPPLIES								
728		05/22 AP		10/21/21 0000000	LAWSON PRODUCTS, INC.	748.65		11/09/21
MISC SHOP SUPPLIES								
728		05/22 AP		10/21/21 0000000	LAWSON PRODUCTS, INC.	126.24		11/09/21
MISC SHOP SUPPLIES								
663		05/22 AP		10/11/21 0000000	LAWSON PRODUCTS, INC.	55.93		11/09/21
MISC SHOP TOOLS								
706		05/22 AP		09/30/21 0000000	NAPA AUTO PARTS	34,034.33		11/09/21
PARTS & EXPENSES SEPT'21								
ACCOUNT TOTAL						34,965.15	0.00	34,965.15
685-6698-446.86-12 REPAIR & MAINTENANCE / TOWELS								
720		05/22 AP		10/29/21 0000000	ARAMARK	82.45		11/09/21
SHOP TOWELS								
663		05/22 AP		10/22/21 0000000	ARAMARK	82.45		11/09/21
SHOP TOWELS								
ACCOUNT TOTAL						164.90	0.00	164.90

PREPARED 11/09/2021, 9:41:38
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 49
 ACCOUNTING PERIOD 04/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	---TRANSACTION--- NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT	
FUND 685 VEHICLE MAINTENANCE FUND										
685-6698-446.87-08 RENTALS / WORK BY OUTSIDE AGENCY										
692		05/22 AP		10/15/21	0000000	MH EQUIPMENT COMPANY	915.04		11/09/21	
		REPLACED STEER TIRES ON FORKLIFT #30								
660		05/22 AP		10/13/21	0000000	D & D TIRE INC.	250.00		11/09/21	
		#290 TIRE REPAIR								
663		05/22 AP		10/07/21	0000000	LAWSON PRODUCTS, INC.	37.34		11/09/21	
		BLOW GUN FOR CLEANING RADIATORS								
728		05/22 AP		09/10/21	0000000	RASMUSSON CO., THE	55.00		11/09/21	
		TOWING FOR 99 FORD F250								
		ACCOUNT TOTAL						1,257.38	.00	1,257.38
685-6698-446.93-04 EQUIPMENT / REFURBISH VEHICLES										
660		05/22 AP		10/19/21	0000000	C & C WELDING & SANDBLASTING	285.41		11/09/21	
		#241 REPAIRED BOX THAT WAS RUSTED								
660		05/22 AP		10/07/21	0000000	C & C WELDING & SANDBLASTING	1,047.62		11/09/21	
		REBUILT PLOW HITCH ON #405 PLOW								
		ACCOUNT TOTAL						1,333.03	.00	1,333.03
		FUND TOTAL						38,235.65	.00	38,235.65
FUND 686 PAYROLL FUND										
FUND 687 WORKERS COMPENSATION FUND										
687-1902-457.51-02 INSURANCE / WORKERS COMP INSURANCE										
684		05/22 AP		10/15/21	0000000	ARTHUR J. GALLAGHER RISK MGMT	8,194.38		11/09/21	
		20-21 WC AUDIT								
		ACCOUNT TOTAL						8,194.38	.00	8,194.38
		FUND TOTAL						8,194.38	.00	8,194.38
FUND 688 LTD INSURANCE FUND										
FUND 689 LIABILITY INSURANCE FUND										
FUND 724 TRUST & AGENCY										
FUND 727 GREENWOOD CEMETERY P-CARE										
FUND 728 FAIRVIEW CEMETERY P-CARE										
FUND 729 HILLSIDE CEMETERY P-CARE										
FUND 790 FLOOD LEVY										
		GRAND TOTAL						1,285,126.19	2,702.46	1,282,423.73