



**AGENDA
CITY OF CEDAR FALLS, IOWA
CITY COUNCIL MEETING
MONDAY, NOVEMBER 20, 2023
7:00 PM AT CITY HALL, 220 CLAY STREET**

Call to Order by the Mayor

Roll Call

Pledge of Allegiance

Approval of Minutes

1. Regular meeting of November 6, 2023.

Agenda Revisions

Special Presentations

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

Staff Updates

Special Order of Business

Old Business

2. Repass, over Mayor's veto of Resolution #23,366, being a resolution rescinding Resolution #22,360 approving and adopting the Imagine College Hill Vision Plan. (Requires five aye votes to override Mayor's veto)
3. Pass Ordinance #3045, amending Chapter 26, Zoning, by removing Section 26-196E. Special Parking Standards, relative to allowing adjacent on-street parking to count towards shared parking requirements in the Downtown Character District (CD-DT), upon its third & final consideration. (requires 5 aye votes)

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.)

4. Receive and file the City Council Standing Committee minutes of November 6, 2023 relative to the following items:
 - a) FY2023 Audit Report.
 - b) Main Street RAISE Grant Update.
 - c) Royal Drive & Seerley Boulevard One-Ways.
 - d) College Hill Area Zoning Districts Review.
5. Receive and file the following resignations of members from Boards and Commissions:
 - a) Amy Lang, Board of Adjustments.
6. Receive and file communications from the Civil Service Commission relative to the following certified lists:
 - a) Equipment Mechanic.
 - b) Public Safety Officer.
 - c) Wastewater Treatment Plant Operator I.

- [7.](#) Receive and file the Bi-Annual Report of College Hill Partnership relative to FY2024 Self-Supported Municipal Improvement District (SSMID) funds and an FY2024 Economic Development Grant.
- [8.](#) Approve an Order Accepting Acknowledgement/Settlement Agreement with Daffodils, Inc. d/b/a Buzz Smoke & Vapor, 2125 College Street, for a second tobacco violation.
- [9.](#) Approve the application of CIV Plus, 704 Main Street, for a cigarette/tobacco/nicotine/vapor permit.
- [10.](#) Approve the following applications for retail alcohol licenses:
 - a) Urban Pie, 200 State Street, Class C retail alcohol & outdoor service - renewal.
 - b) Alist Nails & Spa, 6015 University Avenue, Special Class C retail alcohol - new - change in ownership.
 - c) Cedar Falls Family Restaurant, 2627 Center Street, Special Class C retail alcohol - new.

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

- [11.](#) Resolution Calendar with items considered separately.
- [12.](#) Resolution amending Resolution No. 20,502, establishing a University of Northern Iowa student liaison to the City Council and developing certain procedures and imposing certain requirements for such position.
- [13.](#) Resolution approving and authorizing execution of a Mutual Non-Disclosure Agreement with RxBenefits, Inc. relative to a prescription drug benefits plan.
- [14.](#) Resolution approving and authorizing execution of a 28E Agreement for Tobacco, Alternative Nicotine and Vapor Product Enforcement with the Iowa Alcoholic Beverages Division.
- [15.](#) Resolution approving an amendment to the RP Zoning District Master Plan and Development Procedures Agreement for Autumn Ridge Development.
- [16.](#) Resolution approving and authorizing execution of an Extension of a Yard Waste Management Service Agreement with T & W Grinding relative to management of the City's compost facility.

Ordinances

- [17.](#) Pass an ordinance amending Chapter 9, Fire Prevention and Protection, of the Code of Ordinances relative to installation of post indicator valves, upon its first consideration.

Allow Bills and Claims

- [18.](#) Allow Bills and Claims for November 20, 2023.

Council Updates and Announcements

Council Referrals

Adjournment

**CITY HALL
CEDAR FALLS, IOWA, NOVEMBER 6, 2023
REGULAR MEETING, CITY COUNCIL
MAYOR ROBERT M. GREEN PRESIDING**

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

- 54516 - Mayor Green and Finance & Business Operations Director Rodenbeck responded to a request by Beth Koch, Cedar Falls, that City Meetings be Closed Captioned. Mayor Green and Councilmember Kruse responded to Ms. Koch's concerns on the safety of the trails and the use of e-bikes.

Dan Trelka, Black Hawk County Board of Supervisors, requested a joint venture between Waterloo, Cedar Falls and the Board of Supervisors for a property evidence and processing building. Councilmember Sires and Public Safety Director Berte commented.

Pastor Larry Stumme, St. Paul Lutheran Church, commented on the quality of life for black citizens in our community and encouraged cities to work together to find solutions to these problems.

Reverend Michael Blackwell, Cedar Falls, has been heartened by responses from the Mayor and Council but still has concerns with racial disparity. Mayor Green commented.

Councilmember deBuhr recognized the Scouts from Troop #500 and thanked them for being in attendance.

- 54517 - Mayor noted he inadvertently skipped an item on the agenda.

It was moved by Kruse and seconded by Harding that the minutes of the Regular Meeting of October 16, 2023 be approved as presented and ordered of record. Motion carried unanimously.

- 54518 - Community Development Director Sheetz provided an update on banners placed around town welcoming the Iowa State Football playoffs and announced a presentation naming the drive along the UNI-Dome Playoff Parkway during the playoffs.

Mayor Green noted that November 7, 2023 is voting day for local elections from 7 AM to 8 PM.

- 54519 - Mayor Green announced that in accordance with the public notice of October 21, 2023, this was the time and place for a public hearing to consider entering into an Amended and Restated Agreement for Private Development with McDonald

Construction & Remodeling, LLC. It was then moved by Kruse and seconded by Harding that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.

- 54520 - The Mayor then asked if there were any written communications filed to the proposed agreement. Upon being advised that there were no written communications on file, the Mayor then called for oral comments. Economic Development Coordinator Graham provided a summary of the proposed agreement. There being no one else present wishing to speak about the proposed agreement, the Mayor declared the hearing closed and passed to the next order of business.
- 54521 - It was moved by Kruse and seconded by Harding that Resolution #23,369, approving and authorizing execution of an Amended and Restated Agreement for Private Development and an Amended Minimum Assessment Agreement with McDonald Construction & Remodeling, LLC, be adopted. Following due consideration by the Council, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Schultz, deBuhr, Kruse, Harding, Ganfield, Sires, Dunn. Nay: None. Motion Carried. The Mayor then declared Resolution #23,369 duly passed and adopted.
- 54522 - Mayor Green announced that in accordance with the public notice of October 19, 2023, this was the time and place for a public hearing on the City's FFY22 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) and HOME Programs. It was then moved by Kruse and seconded by Harding that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.
- 54523 - The Mayor then asked if there were any written communications filed to the proposed report. Upon being advised that there were no written communications on file, the Mayor then called for oral comments. Planning & Community Services Manager Howard provided a summary of the proposed report. There being no one else present wishing to speak about the proposed report, the Mayor declared the hearing closed and passed to the next order of business.
- 54524 - It was moved by Ganfield and seconded by Kruse that Resolution #23,370, approving and authorizing submission of the City's FFY22 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) and HOME Programs, be adopted. Following due consideration by the Council, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Schultz, deBuhr, Kruse, Harding, Ganfield, Sires, Dunn. Nay: None. Motion Carried. The Mayor then declared Resolution #23,370 duly passed and adopted.
- 54525 - Mayor Green announced that in accordance with the public notice of October 21, 2023, this was the time and place for a public hearing on a proposal to undertake a public improvement project for the Viking Road and Prairie Parkway Intersection Improvements Project, and to authorize acquisition of private

property for said project. It was then moved by Ganfield and seconded by Harding that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.

54526 - The Mayor then asked if there were any written communications filed to the proposed project. Upon being advised that there were no written communications on file, the Mayor then called for oral comments. Civil Engineer Claypool provided a summary of the proposed project. There being no one else present wishing to speak about the proposed project, the Mayor declared the hearing closed and passed to the next order of business.

54527 - It was moved by Ganfield and seconded by Kruse that Resolution #23,371, approving a public improvement project for the Viking Road and Prairie Parkway Intersection Improvements Project, and authorizing acquisition of private property for said project, be adopted. Following questions and comments by Councilmembers Sires, deBuhr and Schultz, and responses by Civil Engineer Claypool, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Schultz, Kruse, Harding, Ganfield, Dunn. Nay: deBuhr, Sires. Motion Carried. The Mayor then declared Resolution #23,371 duly passed and adopted.

54528- It was moved by Kruse and seconded by Harding that Ordinance #3044, granting a partial property tax exemption to KL Iowa 01, LLC for construction of a warehouse and manufacturing facility at 6313 Production Drive, 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: Schultz, deBuhr, Kruse, Harding, Ganfield, Sires, Dunn. Nay: None. Motion carried. The Mayor then declared Ordinance #3044 duly passed and adopted.

54529- It was moved by deBuhr and seconded by Ganfield that Ordinance #3045, amending Chapter 26, Zoning, by removing Section 26-196E. Special Parking Standards, relative to allowing adjacent on-street parking to count towards shared parking requirements in the Downtown Character District (CD-DT), 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: Schultz, deBuhr, Kruse, Harding, Ganfield, Sires. Nay: Dunn. Motion carried.

54530 - It was moved by Harding and seconded by Dunn that the following items on the Consent Calendar be received, filed, and approved:

Receive and file Departmental Monthly Reports of September 2023.

Receive and file the FY2023 Annual Comprehensive Financial Report.

Receive and file the FY2023 Annual City Street Finance Report.

Receive and file the Bi-Annual Report of Community Main Street relative to FY24 Self-Supported Municipal Improvement District (SSMID) funds and an FY24 Economic Development Grant.

Approve the application of J & M Displays, Inc. (Holiday Hoopla) for a fireworks display permit for November 24, 2023.

Approve the following applications for retail alcohol licenses:

- a) Hansen's Dairy, 123 East 18th Street, Class B retail alcohol - renewal.
- b) The Brown Bottle, 1111 Center Street, Class C retail alcohol & outdoor service - renewal.
- c) Tony's La Pizzeria, 407 Main Street, Class C retail alcohol & outdoor service - renewal.
- d) Five Corners Liquor & Wine, 809 East 18th Street, Class E retail alcohol - renewal.
- e) Cedar Falls Community Theatre, 103 Main Street, Special Class C retail alcohol - new.
- f) Grid Lounge, 100 East 2nd Street, Special Class C retail alcohol - new.

Motion carried unanimously.

- 54531 - It was moved by deBuhr and seconded by Harding to receive and file the Mayor's veto of Resolution #23,366, being a resolution rescinding Resolution #22,360 approving and adopting the Imagine College Hill! Vision Plan.

Following comments by Councilmembers deBuhr and Harding, and Mayor Green, the motion failed 3-4, with deBuhr, Kruse, Ganfield, and Sires voting Nay.

- 54532 - It was moved by Dunn and seconded by Harding to receive and file communications from the Civil Service Commission relative to the following certified lists:
- a) Information Systems Technician II.
 - b) Water Reclamation Supervisor.

Following a question by Councilmember Ganfield, and response by Finance & Business Operations Director Rodenbeck, the motion carried unanimously.

- 54533 - It was moved by deBuhr and seconded by Ganfield that the following resolutions be introduced and adopted:

Resolution #23,372, approving and adopting amendments to the City's Emergency Operations Plan.

Resolution #23,373, approving and authorizing submission of the City's FY2023 Annual Urban Renewal Report.

Resolution #23,374, authorizing certification of eligible expenses for reimbursement from the College Hill, Downtown, Pinnacle Prairie, South Cedar Falls, and Unified Tax Increment Financing Revenues.

Resolution #23,375, 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 parking lot overlay project costs in the College Hill Urban Renewal Area.

Resolution #23,376, approving and authorizing an inter-fund loan from the Stormwater Fund to the Tax Increment Financing (TIF) Fund relative to funding for the Olive Street Box Culvert project costs in the College Hill Urban Renewal Area.

Resolution #23,377, 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 Prairie Parkway & Viking Road intersection improvements and Pinnacle Prairie round-a-bout intersection improvements in the Pinnacle Prairie Urban Renewal Area.

Resolution #23,378, 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 Cyber Lane and Hudson & Ridgeway Avenue intersection improvements in the South Cedar Falls Urban Renewal Area.

Resolution #23,379, 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.

Resolution #23,380, approving and authorizing an inter-fund loan from the Street Repair Fund to the Tax Increment Financing (TIF) Fund relative to funding for the Main Street Reconstruction Project-6th & 7th Street portions in the Downtown Urban Renewal Area.

Resolution #23,381, 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 Expansion, and other administrative and legal fees in the Unified Urban Renewal Area.

Resolution #23,382, levying a final assessment for costs incurred by the City to remove a tree from the property located at 821 Walnut Street.

Resolution #23,383, approving and authorizing the expenditure of funds for renewal of a Microsoft Enterprise License relative to operating systems on the City's computer network servers.

Resolution #23,384, approving and authorizing the expenditure of funds for a video playback server for Cable Television.

Resolution #23,385, approving and accepting Bulletproof Vest Partnership (BVP) grant funding from the U.S. Department of Justice relative to replacement of police ballistic vests.

Resolution #23,386, approving and authorizing a Service Agreement with

TargetSolutions Learning, LLC, d/b/a Vector Solutions relative to training management software for Public Safety Services.

Resolution #23,387, approving and authorizing the expenditure of funds for the purchase of two plow trucks for Public Works.

Resolution #23,388, approving and authorizing execution of Supplemental Agreement No. 3 to the Professional Services Agreement with AECOM Technical Services, Inc. for surveying services relative to the Storm Water Study.

Resolution #23,389, approving and authorizing execution of a Contract with Rally Appraisal, LLC for appraisal services relative to the Northern Cedar Falls Flood Buyout Program.

Resolution #23,390, approving a College Hill Neighborhood (CHN) Overlay Zoning District site plan for construction of a new garage at 423 West 26th Street.

Resolution #23,391, approving a College Hill Neighborhood (CHN) Overlay Zoning District site plan for construction of a new porch and siding at 2121 Walnut Street.

Resolution #23,392, approving a HWY-1, Highway Commercial Zoning District site plan for construction of a retail center at 703 Brandilynn Boulevard.

Resolution #23,393, approving and authorizing execution of a Rental Rehabilitation Contract with Daniels Home Improvement relative to a Community Development Block Grant (CDBG) Rental Rehabilitation Project at 915 West 4th Street; and approving and accepting a Real Estate Mortgage in conjunction with the project.

Resolution #23,394, approving and adopting 2023 payment standards for the Housing Choice Voucher Program relative to the Section-8 Housing Program.

Resolution #23,395, approving and authorizing execution of a Subrecipient Agreement for the Use of Federal HOME Investment Partnerships Funds with Iowa Heartland Habitat for Humanity relative to a project located at 2925 Sands Avenue; and approving and authorizing execution of a HOME Program Homebuyer Agreement in conjunction with the project.

Following due consideration by the Council, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Schultz, deBuhr, Kruse, Harding, Sires, Ganfield, Dunn. Nay: None. Motion carried. The Mayor then declared Resolutions #23,372 through #23,395 duly passed and adopted.

54534 - It was moved by Harding and seconded by Kruse that Resolution #23,396, approving and authorizing execution of a Master Services and Purchasing Agreement for Agency with Axon Enterprises, Inc. relative to replacement of police body cameras and in-car cameras, be adopted. Following comments and questions by Councilmembers Ganfield and deBuhr, Mayor Green, and Dan

Trelka, Waterloo, and responses by Public Safety Director Berte and Fleet Maintenance Supervisor Rawdon, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Schultz, deBuhr, Kruse, Harding, Ganfield, Sires, Dunn. Nay: None. Motion Carried. The Mayor then declared Resolution #23,396 duly passed and adopted.

- 54535 - It was moved by Kruse and seconded by Ganfield that Resolution #23,397, of support for Community Main Street, and approving and authorizing execution of a Main Street Iowa Program Continuation Agreement with Community Main Street (CMS) and the Iowa Economic Development Authority (IEDA) for the purpose of continuing the Main Street Iowa Program in Cedar Falls, be adopted. Following questions by Councilmembers Ganfield and deBuhr, and responses by Community Development Director Sheetz and Finance & Business Operations Director Rodenbeck, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Schultz, deBuhr, Kruse, Harding, Ganfield, Sires, Dunn. Nay: None. Motion Carried. The Mayor then declared Resolution #23,397 duly passed and adopted.
- 54536 - It was moved by Ganfield and seconded by Kruse that Resolution #23,398, approving and authorizing execution of an Offer to Buy Real Estate and Acceptance for property located at 523 West 1st Street, be adopted. Following comments by Community Development Director Sheetz, it was moved by Harding and seconded by Kruse to amend the motion to increase the purchase price from \$95,00 to \$97,000. Following questions by Councilmembers Ganfield and Kruse, and Mayor Green, and responses by Sheetz and City Attorney Rogers, the motion to amend carried unanimously. The Mayor then put the question on the original motion as amended and upon call of the roll, the following named Councilmembers voted. Aye: Schultz, deBuhr, Kruse, Harding, Ganfield, Sires, Dunn. Nay: None. Motion Carried. The Mayor then declared Resolution #23,398 duly passed and adopted.
- 54537 - It was moved by Kruse and seconded by Ganfield that the bills and claims of November 6, 2023 be allowed as presented, and that the Controller/City Treasurer be authorized to issue City checks in the proper amounts and on the proper funds in payment of the same. Upon call of the roll, the following named Councilmembers voted. Aye: Schultz, deBuhr, Kruse, Harding, Ganfield, Sires, Dunn. Nay: None. Motion carried.
- 54538 - Mayor Green announced that polls are open on Tuesday, November 7, 2023 from 7 AM to 8 PM for City and School Board elections.
- 54539 - It was moved by Kruse and seconded by Harding to refer to the Community Development Committee for staff to research and report on allowable regulation of business concentration in Cedar Falls as well as private restrictive covenants directed at businesses Following comments by Mayor Green and Rogers, the motion carried unanimously.

It was moved by Sires and seconded by Harding to refer to a City Council Meeting an amended resolution to include the UNI Student Liaison's participation

at Committee Meetings. Following comments by Mayor Green, Councilmembers Sires, Kruse and Harding, current UNI Student Liaison Noah Hackbart, and City Attorney Rogers, the motion carried unanimously.

It was moved by Kruse and seconded by deBuhr to refer to the November 20, 2023 City Council Meeting discussion on overriding the veto on the College Hill Vision Plan. The motion carried 5-2, with Harding and Dunn voting Nay.

- 54540 - It was moved by Kruse and seconded by Harding to adjourn to Executive Session to discuss Legal Matters per Iowa Code Section 21.5(1)(c) to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation. Upon call of the roll, the following named Councilmembers voted. Aye: Schultz, deBuhr, Kruse, Harding, Ganfield, Sires, Dunn. Nay: None. Motion carried.

The City Council adjourned to Executive Session at 8:09 P.M.

Mayor Green reconvened the Council meeting at 8:18 P.M.

- 54541 - It was moved by Ganfield and seconded by Harding that the meeting be adjourned at 8:19 P.M. Motion carried unanimously.

Kim Kerr, CMC, City Clerk



MAYOR ROBERT M. GREEN

CITY OF CEDAR FALLS, IOWA

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FROM: Mayor Robert M. Green

TO: City Council

DATE: October 26, 2023

SUBJ: **Veto of City Council's 10/16/2023 Repeal of the *Imagine! College Hill Vision Plan***

REF: (a) Iowa Code §380.6 – Effective Date

(b) City Council Meeting Procedures (CFD 1121), Rule 1.7 - Prevalence of Council

1. The Cedar Falls City Council recently voted 4-to-3 to repeal the College Hill Vision Plan, which had been adopted on a 4-to-3 vote in May 2021. After careful consideration, and in accordance with reference (a), I am vetoing this repeal resolution.
2. In nearly four years as mayor, my philosophy has been that a mayor should use their veto power only when they genuinely believe that a proposed decision is detrimental to the community's interests, threatens the democratic process or checks and balances, and when the issue is of significant importance; such an approach helps maintain trust, collaboration, and efficient governance while ensuring the veto is reserved for critical matters that align with the best interests of the community.
3. The College Hill Vision Plan repeal resolution merits my veto for the following reasons:
 - a. **Timing.** The council's recent action takes place just weeks prior to a local election which will see the installation of a new mayor and three new council members in ten weeks. I do not believe it is in the community's best interest to put College Hill stakeholders through the stress of a repeal, given that the new council can simply re-adopt the *Imagine! College Hill Vision Plan* in January. No specific actions are forthcoming from the vision plan, so no compelling reason exists to repeal the plan prior to the new mayor and councilors being seated in January.
 - b. **Stakeholder Perception.** Two major stakeholders, the University of Northern Iowa and the College Hill Partnership, are strongly in favor of retaining the plan and working from it for future growth; the city's rejection of their extensive work on the plan, and their expressed desires for its continuance, would be detrimental to our vital relationships with these College Hill stakeholders. Council actions have lasting repercussions for how the city is perceived. I believe that the city's rejection of the

College Hill Vision Plan will be perceived as a lack of support for College Hill and for the many stakeholders who seek a developmental renaissance on the Hill.

c. **Efficacy.** The council’s intent can be achieved without a plan repeal. During both the October 6 standing committee meeting and the October 16 regular council meeting, I sensed a general desire (or at least willingness) for the council majority to focus College Hill redevelopment efforts on character areas 1, 2, and 3 (shown on page 36 of the plan). This focus can easily be accommodated through a council resolution to the effect that a proposed College Hill Character District (and any zoning reforms) should only be for character areas 1, 2 and 3. The Character District could easily be expanded to include more of the surrounding residential areas later, if desired.

d. **Council Control and the Role of Plans.** The College Hill Vision Plan is not a zoning document. During the October 16 deliberations, an argument was made that any adopted city plan is then “rolled over” on the council, locking the council into certain actions. This argument does not hold water, as evidenced by this College Hill Vision Plan itself: due to council consensus at the 2021 and 2022 goal setting, no action has been taken during the past two fiscal years for rezoning or other ordinance changes affecting College Hill. The Council and public must appreciate that the council has final authority for the direction and spending of the city, and it is free to do so.

4. Given that I will be returning to my previous employment at the University of Northern Iowa as a web developer in January, I wish to dispel any concerns of a conflict of interest. I have never allowed this status to impact my decisions as mayor. I note that no similar concerns were brought up regarding Planning and Zoning Commission members employed by UNI. That said, if any council members question the propriety of my veto, I encourage them to vote to override the veto on these grounds.

5. In keeping with the spirit of reference (b), I will require that four council members make a request directly to the City Clerk to place a veto override on the agenda. While reference (a) does not define an override request process, the veto inherently signifies the presiding officer’s desire to not place an override on the agenda. Please note that, per reference (a), the council has 30 days from today to pass the override with a two-thirds (5 of 7 members) vote. I show this date as November 25, 2023.

6. I respectfully request that the council not override my veto, and I look forward to a lively discussion of the Council’s desires for College Hill development during the November 6 committee meeting and at the Council Goal Setting Work Session next month.

Xc: City Administrator
City Clerk

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DEPARTMENT OF COMMUNITY DEVELOPMENT



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MEMORANDUM
Planning & Community Services Division

TO: Mayor Robert M. Green and City Council
FROM: Karen Howard, AICP, Planning & Community Services Manager
DATE: October 16, 2023
SUBJECT: Public hearing on a petition from City Council to amend parking requirements in the Downtown Character District (TA23-004)

On March 20, 2023, the City Council considered the Planning and Zoning Commission's recommendation regarding their request to eliminate the shared parking requirements in the Downtown Character District (CD-DT). The Commission recommended against eliminating the shared parking requirements and on a split vote, the ordinance amendment failed to pass at Council, so the shared parking requirements remain unchanged. At that same meeting, the Council made a referral to petition the Planning and Zoning Commission to consider amending the zoning code to eliminate the provision that allows on-street parking that directly abuts a property to count toward the shared parking requirement for any new development on the property that requires shared parking.

Background

In the Downtown Character District, for a new development project that contains apartments or upper floor commercial uses, a certain number of shared parking spaces must be provided. These are in addition to the required parking spaces for the project. The shared parking requirement is intended to provide a small amount of publicly available parking to the downtown area for visitors and customers to use in locations where public parking is in short supply. To help alleviate the cost of making this contribution to the supply of publicly available parking and to prevent this requirement from becoming so onerous on tight development sites that it prevents projects from occurring, the ordinance is written to provide flexibility on how the shared parking requirement is met. To that end, shared parking spaces may be located on the development site or on another private property within a 600-foot walking distance from the site (approximately 2 blocks). In addition, any on-street parking that directly abuts the property may be counted toward the development's shared parking requirement. This last provision was intended to mirror how the parking requirements were administered in the Central Business District Overlay (CBD) prior to adoption of the new code. In the previous

CBD Overlay the parking requirements for upper floor residential uses were rather ambiguous and were thus established through a review at P&Z and Council. In practice, any on-street parking spaces that directly abutted the property counted toward the visitor parking requirement. The thinking was that if parking was already available for visitors next to the site, the developer didn't need to provide extra parking on the private property for visitors.

The City Council has requested that the Commission consider eliminating the provision in the Downtown Character District Code that allows on-street parking to count toward a development's shared parking requirement.

Specifically, delete City Code Section 26-196E., Special Parking Standards.

If eliminated, the shared parking requirement would have to be provided on the private development site and/or on another private property within 600 feet walking distance. The latter would require a binding agreement between the two properties to ensure the shared parking spaces were available to the public to use during the designated times as approved by the City.

RECOMMENDATION:

At their meeting on September 13, 2023, the Planning and Zoning Commission disapproved the petition to delete Section 26-196E., Special Parking Standards.

Due to the disapproval by the Planning and Zoning Commission, a 2/3 majority vote of the Council will be required to approve the ordinance amendment.

PLANNING & ZONING COMMISSION MINUTES

Introduction
07/23/23 The first item of business became a zoning code text amendment regarding on-street parking as shared parking. Acting Chair Hartley introduced the item and Ms. Howard provided background information. She explained that this is related to on-street parking being counted toward shared parking in the downtown area that City Council has petitioned to eliminate. She provided background and spoke about information that has been discussed at previous meetings. There were no comments or questions.

Ms. Grybovych made a motion to set public hearing for August 9, 2023. Mr. Larson seconded the motion. The motion was approved with 6 ayes (Alberhasky, Crisman, Grybovych, Hartley, Larson and Moser), and 1 nay (Leeper).

Re-set public hearing
8/23/2023 The next item for consideration by the Commission was a Zoning Code Text Amendment regarding On-Street Parking as Shared Parking. Chair Lynch introduced the item and Ms. Howard provided background information. She explained that the Commission needed to reset the public hearing because the Courier failed to publish the required notice according to the City's requirements.

Mr. Leeper made a motion to set the public hearing for September 13, 2023. Mr. Stalnaker seconded the motion. The motion was approved unanimously with 8 ayes (Alberhasky, Grybovych, Hartley, Larson, Leeper, Lynch, Moser and Stalnaker), and 0 nays.

Public hearing and
Vote
9/13/2023

The next item for consideration by the Commission was a Zoning Code text amendment for on-street parking as shared parking. Chair Lynch introduced the item and Ms. Howard provided background information. She explained that the Commission has been asked to consider eliminating the zoning code provision that allows on-street parking that directly abuts a property to count toward the shared parking requirement for any new development on the property. More specifically, it is requested to delete City Code Section 26-196E, Special Parking Standards. She provided brief background again regarding the current code, explaining that the ordinance provides flexibility on how the shared parking requirement is satisfied. She noted that the flexibility is intended to help reduce the burden/cost of making this contribution to the supply of publicly available parking.

Staff recommends that the Commission hold a public hearing, discuss, and make a recommendation to the City Council regarding their petition to delete the code.

Mr. Leeper asked what the options were. Ms. Howard stated that they can either approve or deny the deletion of the section of the code.

Mr. Hartley stated that the Commission discussed this a great deal during the process and feels that they made a decision at that time and that they are now being asked to change it, when they have already calculated and made a decision. Mr. Leeper agreed and stated that the provisions are meant to encourage density and in order to promote growth downtown, a different approach to parking is needed. Mr. Larson agreed with those sentiments.

Ms. Moser made a motion to approve the item. Mr. Hartley seconded the motion. The motion was denied unanimously with 8 nays (Alberhasky, Crisman, Hartley, Larson, Leeper, Lynch, Moser and Stalnaker), and 0 ayes.

ORDINANCE NO. 3045

AN ORDINANCE DELETING THE ZONING CODE PROVISION THAT ALLOWS ON-STREET PARKING TO COUNT TOWARD SHARED PARKING REQUIREMENTS WITHIN THE DOWNTOWN CHARACTER DISTRICT (CD-DT) BY DELETING SUBSECTION E, SPECIAL PARKING STANDARDS, WITHIN SECTION 26-196, CHARACTER DISTRICT PARKING AND LOADING, WITHIN DIVISION 2, SPECIFIC DISTRICTS, OF ARTICLE III, DISTRICTS AND DISTRICT REGULATIONS, OF CHAPTER 26, ZONING, OF THE CODE OF ORDINANCES OF THE CITY OF CEDAR FALLS, IOWA

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

WHEREAS, the City Council has petitioned the Cedar Falls Planning and Zoning Commission to consider deleting the provision in the Downtown Character District that allows on-street parking that directly abuts a property to count toward any shared parking requirement for that property; and

WHEREAS, the Planning and Zoning Commission considered said petition (TA23-004), at a public hearing on September 13, 2023 and recommends disapproval; and

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

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

Section 1: Subsection E. Special Parking Standards, of Section 26-196, Character District Parking and Loading, within Division 2, Specific Districts, of Article III, Districts and District Regulations, of Chapter 26, Zoning, of the Code of Ordinances of the City of Cedar Falls, Iowa, is hereby deleted in its entirety.

INTRODUCED: _____ October 16, 2023

PASSED 1ST CONSIDERATION: _____ October 16, 2023

PASSED 2ND CONSIDERATION: _____ November 6, 2023

PASSED 3RD CONSIDERATION: _____

ADOPTED: _____

Robert M. Green, Mayor

ATTEST:

Kim Kerr, CMC, City Clerk

MEETING OF STANDING COMMITTEES

City Hall, 220 Clay Street

November 6, 2023

The meeting of Standing Committees met at City Hall at 5:15 p.m. on November 6, 2023, with the following Committee persons in attendance: Councilmembers Susan deBuhr, Kelly Dunn, Simon Harding, Daryl Kruse, Dustin Ganfield, Gil Schultz, and Dave Sires. Staff members from all City Departments and members of the community attended in person.

Finance and Business Operations:

Chair Dunn called the meeting to order and introduced the only item on the Finance and Business Committee agenda, FY2023 Audit Report and introduced Controller/City Treasurer Lisa Roeding. Ms. Roeding gave an overview of the FY2023 Annual Comprehensive Financial Report and stated the City is required to publish a complete set of audited financial statements presented in accordance with generally accepted accounting principles. Ms. Roeding stated the auditors reviewed and tested various items and gave an unmodified or clean opinion; the unmodified opinion is the highest audit assurance that you can receive on your financial statements. Ms. Roeding noted it is the City's 33rd year receiving the Government Finance Officer's Association Certificate of Achievement for Excellence in Financial Reporting for the FY2022 Annual Comprehensive Financial Report. She stated once the report is received and filed by Council, it will be submitted to the State Auditor's office as required by Iowa Code, to GFOA, and will be posted on the City's website. Councilmember Ganfield asked if the City had received the award 33 years in total or 33 years running and when the report would be uploaded to the City website; Ms. Roeding responded 33 years running, and the report would be uploaded the following day. Ms. Roeding stated the report would go before Council to be received and filed.

Public Works Committee:

Chair Schultz called the meeting to order and introduced the first item on the Public Works Committee agenda, Main Street RAISE Grant Update and introduced Public Works Director Chase Schrage. Mr. Schrage provided a history of the Main Street project letting, schedule, original contract cost, and current contract prices. Mr. Schrage introduced Aaron Moniza. Mr. Moniza provided an overview of the RAISE grant including: funding application and selection process; implementation of secured grant funds, which would cancel the existing construction contract and split Phases 3 & 4 off into a new project requiring federalization and new letting, bidding, and contracting which would push out the timeline; costs incurred by cancelling the current contract; and the potential financial benefit of utilizing the grant in the range of -\$100,000 to \$300,000. Mr. Schrage summarized the project and concluded that accepting and utilizing the grant incurs too many risks and costs that outweigh the benefits. He stated at this time it is the plan to move forward with the current contract unless directed otherwise. Councilmembers, staff, and Mr. Moniza discussed: the potential benefit range' if items moved into Phases 1 & 2 were additional or taken from Phases 3 & 4; if the RAISE money could be utilized for other projects; and finalization of construction on this project for the year.

Public Works Committee:

Chair Schultz called the meeting to order and introduced the second item on the Public Works Committee Agenda, Royal Drive & Seerley Boulevard One-Ways and introduced City Engineer David Wicke. Mr. Wicke stated Council gave staff a referral to conduct a one-way to two-way conversion study on the roads; he provided an overview of the roadways' characteristics and

drone video of current traffic patterns. Mr. Wicke provided a copy of the postcard mailed to area residents which included an invitation to a Public Meeting to discuss interest in the proposed conversion from one-way to two-way streets and a QR code to take a survey. Mr. Wicke stated there were 37 respondents and provided response data, which was shared at the Public Meeting where the public spoke for and against conversion – many strongly against, speed, and potential safety concerns regarding daycare pick-up and drop-off if converted. Mr. Wicke stated the Engineering Division recommends E. Seerley Boulevard and Royal Drive remain one-directional.

Community Development Committee:

Chair Harding called the meeting to order and introduced the only item on the Community Development Committee Agenda, College Hill Area Zoning Districts Review and introduced Planning & Community Services Manager Karen Howard. Ms. Howard reviewed the referral from Council to review current R-4 and C-3 Zoning Districts in College Hill and how they relate to the College Hill Vision Plan. Ms. Howard presented the College Hill zoning map and the College Hill Overlay district map. Ms. Howard gave an overview of current permitted uses and dimensional standards and explained the College Hill Overlay changes to both current zoning districts. Ms. Howard provided a map of the College Hill Vision Plan for Areas 1, 2, & 3 overlaying the current zones noting Council's request to compare current zoning to the proposed Vision Plan focus areas. She gave an overview of the three districts' relation to current zoning districts and the goal of the Vision Plan for each area; she presented challenges noted in the Vision Plan including confusing and vague zoning standards, lengthy review process, parking requirements that impede new or re-development, and conflicting parking policies between the City and UNI. Ms. Howard noted specific challenges for the College Hill business district including small lots, split zoning, parking requirements, diversity of businesses, Dry Run Creek improvements, and improved public spaces. Ms. Howard presented potential next steps that included Council referral of the project to Goal-Setting to determine the scope of work and address the funding, and outlined the process from draft to adoption.

Councilmembers and City staff discussed: rezoning split lot lines on College St.; mass re-zoning with regard to Character Districts; City code and property owner notice practices regarding re-zoning; Council's ability to override Mayor's veto to rescind the College Hill Vision Plan; parking requirements, resident parking and passes, and commuter parking with regard to new or re-development; incentive to address residential and commercial cosmetic issues; concentration of vape shops and liquor stores, and how current zoning can be adjusted to address the issue; problems inhibiting new or re-development in current C-3 & R-4 zoning code; proactive Code Enforcement for residential and commercial properties on the Hill; and criteria for a nuisance business.

Meeting adjourned at 6:55 p.m.

Minutes by Katie Terhune, Administrative Assistant

Sent: Friday, November 3, 2023 15:16
To: Rob Green <Rob.Green@cedarfalls.com>
Cc: Thomas Weintraut <Thomas.Weintraut@cedarfalls.com>
Subject: [EXTERNAL] Board of Adjustments

Mayor Green,

I have recently accepted a new position in Ames and will be relocating to this community in early December. Please accept this email as my resignation from the Board of Adjustments.

Thank you,

Amy Lang

CIVIL SERVICE COMMISSION
City of Cedar Falls
CEDAR FALLS, IOWA

November 13, 2023

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

Mayor Green and City Council Members:

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

Rank	Name	Combined Averaged Score	Veteran's Preference Points	Total Points With Preference
1	Zachary Tolia	393	30	423
2	Dylan Danielsen	370		370

Respectfully Submitted,


Paul Lee, Commission Chairperson

Crystal Ford, Commissioner


Cathy Showalter, Commissioner

Orig: Kim Kerr, City Clerk

Cc: Civil Service Records
Chase Schrage, Director of Public Works
Brian Heath, Operations & Maintenance Manager
Dustin Rawdon, Vehicle Maintenance Supervisor

CIVIL SERVICE COMMISSION
City of Cedar Falls
CEDAR FALLS, IOWA

November 13, 2023

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

Mayor Green and City Council Members:

The Civil Service Commission of the City of Cedar Falls, Iowa 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	Samuel Nicolino	329		329
2	Sydney Stoll	318		318
3	Stephanie Tejeda-Gasca	316		316
4	Adam Aries	282		282

Respectfully Submitted,



Paul Lee, Commission Chairperson

Crystal Ford, Commissioner



Cathy Showalter, Commissioner

Orig: Kim Kerr, City Clerk

Cc: Civil Service Records
Craig Berte, Director of Public Safety
Mark Howard, Assistant Director of Public Safety/Police Chief
John Zolondek, Assistant Director of Public Safety/Fire Chief

CIVIL SERVICE COMMISSION
City of Cedar Falls
CEDAR FALLS, IOWA

November 13, 2023

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

Mayor Green and City Council Members:

The Civil Service Commission of the City of Cedar Falls, Iowa approved and authorized administration of an interview testing instrument for the entry position of Wastewater Treatment Plant Operator I. An applicant meeting the minimum qualifications of the position, including possession of, or ability to obtain, a current State of Iowa Wastewater Treatment Operator Grade 1 certificate was interviewed. Listed below are the names of the candidates and their average interview score and applicable Veteran's Preference points.

Rank	Name	Combined Averaged Score	Veteran's Preference Points	Total Points With Preference
1	Joseph Tegtmeier	47		47
2	James Dietz	42		42

Respectfully Submitted,



Paul Lee, Commission Chairperson

Crystal Ford, Commissioner



Cathy Showalter, Commissioner

Orig: Kim Kerr, City Clerk

Cc: Civil Service Records
Chase Schrage, Director of Public Works
Tyler Giffin, Water Reclamation Manager



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, 2023
SUBJECT: FY24 Report by College Hill Partnership

As you may recall, starting in FY09 we signed formal agreements with those outside agencies that receive funding from the City of Cedar Falls. As part of those agreements, these agencies were required to submit reports and documentation on how those funds were used.

Attached is the bi-annual report for FY24 filed by College Hill Partnership. The first ½ payment for their SSMID funding and the first ½ payment for their economic development grant are therefore listed on the council bills to be processed.

If you have any questions, please feel free to let me know.

xc: Jennifer Rodenbeck, Director of Finance and Business Operations
Stacy Braun-Wagner, Finance Clerk
Paul Kockler, Accountant



College Hill Partnership

2304 College Street
Po Box 974
Cedar Falls, Iowa 50613

collegehillpartnership@gmail.com
www.collegehillpartnership.org

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2023-2024

Board of Directors

Hannah Crisman, President
Chris Martin, Vice President
Angela Johnson, Treasurer
Adam Bolander
Frank Darrah
Amanda Walters
David Grant
Ryan Kriener
Rebecca Kauten

28 October 2023

Mayor Green & Members of Cedar Falls City Council
220 Clay Street
Cedar Falls, IA 50613

RE: Economic Development and SSMID Funds

Attached please find the Biannual Report form College Hill Partnership detailing our organization's current status and progress in promoting and revitalizing College Hill.

In this report you will find the following information:

- Accomplishments of the last 6 Months
- List of Current Board of Directors
- Financial Statements
- 2023-2024 Budget (included on Financial Statement)

We are thankful for the support and collaboration that the City of Cedar Falls has given our organization.

With the submission of this report, we respectfully ask for the disbursement of the SSMID funds to the College Hill Partnership. Please notify us if there is any additional information as needed as we would be happy to provide it.

Regards,

Hannah Crisman

Hannah Crisman, President

On behalf of the College Hill Partnership Board of Directors



Economic Development Fund, SSMID & Community Development Fund EVALUATION FY23

Name of Organization: College Hill Partnership

Project Description:

SSMID

The College Hill Partnership received approval for our business district as a Self Supported Municipal Improvement District. The objective of the College Hill Partnership SSMID is to help further our organization by representing and advocating for the interests of College Hill. We have worked to do this through economic development, tourism, and quality of life in the College Hill area. We have also worked to improve the administration's performance, redevelopment, and revitalization of the district. These funds specifically aid us in our mission of revival and promotion of the College Hill area.

What is the mission of your organization?:

College Hill Partnership (CHP) is a non-profit organization that serves as the leader in the revitalization and promotion of the College Hill area, an urban neighborhood community. The scope of its mission includes promoting healthy neighborhood businesses and housing enhancement, strengthening collaboration and pride, developing public/private partnerships, and serving as an advocate for addressing area concerns.

Grant Amount:

- SSMID \$32,028+ (Approximation)

Address of Organization or person completing this application:

2304 College Street

Po Box 974

Cedar Falls, Iowa 50613

Email: collegehillpartnership@gmail.com

1. Do you consider your organization/projects a success from April 2023 through September 2023? Why?

Over the last year and a half our organization has run solely on volunteer hours, a change from the previous five years and a first for our organization while receiving SSMID funding. Our volunteers have made numerous advancements to the mission and vision of the College Hill Partnership (CHP) and we consider the last six months to be a huge success.

The CHP has established four committees to aid in the mission and vision of our organization. These committees are Economic Development, Neighborhood Engagement, Strategic Partnerships, and Communication and Marketing. Each committee is chaired by a board member and allows us to continue the work done by our previous Executive Director, including projects such as the Seerley Park Improvement Project, the Imagine College Hill Vision Plan and code update. Additionally these committees continue to foster relationships with the City of Cedar Falls, the University of Northern Iowa, and other community stakeholders.

The Economic Development Committee has worked to develop strategies to attract new businesses to College Hill. The committee serves as a place for business owners to connect with one another and allows us to provide any resources they may need. They are working on creating a social media strategy to attract more patrons to The Hill.

In collaboration with the City of Cedar Falls, our Neighborhood Engagement Committee has continued to focus on updating Seerley Park. We have a well established group of volunteers who have worked closely with City staff and the landscape architects to create a more accessible and functional park. In support of our fundraising efforts we have established a College Hill Partnership fund at the Cedar Falls Community Foundation.

The Neighborhood Engagement Committee has also funded several community events including Saturdays in Seerley, a monthly event that allows opportunity for conversation with neighbors, and allows us to support Hill businesses by purchasing coffee and baked goods. The committee has also brought jazz music back to Seerley Park. The recent Jazz in Seerley event saw over 200 attendees.

The Strategic Partnership Committee has established new relationships with the University of Northern Iowa, which we hope will be mutually beneficial to both the University and the City of Cedar Falls. UNI has seen many changes in staff over the last six months, and our organization has created many opportunities for these new staff members to connect with community members.

The CHP has continued to fund clean-up efforts in the area. We have worked with several organizations, including the University of Northern Iowa, GreenAmericorps, and ThreeHouse to facilitate volunteer clean-ups of the College Hill Business District and College Hill Neighborhood.

After many hours of work were put in by the CHP to create the *Imagine College Hill!* Vision Plan, our organization looks forward to the upcoming code changes to the College Hill overlay. Using our resources, we will continue to advocate for The Hill, and we look forward to seeing

new entrepreneurs head to The Hill to open new businesses.

Item 7.

2. Does the outcome of this grant funding to your operation/project align with the Economic Development Fund/SSMID/Façade/Community Betterment goals of complementing Cedar Falls economic development efforts? Explain.

The College Hill Partnership's use of the SSMID and City funding aligns with Cedar Falls' economic development efforts. In the last six months we have seen the opening of two new businesses, Astro ESports Lounge and Coopers Taphouse. We are also excited to welcome a new and exciting business to The Hill, Zuri's, which is reportedly opening in January 2022.

The College Hill Partnership continues to foster its unique connection between the business district and the University. By funding the CHP, a multifaceted organization with a diverse demographic, the City of Cedar Falls ensures that customers connect to businesses and vice-versa. Through this connection, College Hill businesses can supply offerings in demand. For example, several years ago, a study supported by the CHP helped neighbors voice their support for a coffee shop on The Hill. Because of this study, the College Hill Business District was able to gain Sidecar Coffee, now a staple of The Hill.

Currently, there are over five vacant storefronts. College Hill continues to face challenges caused by the current economic crisis, changes in purchasing and dining habits, and decreased enrollment at the University of Northern Iowa. These issues tell us that the CHP's mission to promote and encourage revitalization is still critical to the health and vitality of The Hill.

3. Did receipt of an Economic Development Fund, Community Betterment grant, or SSMID enable your organization/project to provide a new service to promote economic development or the creation of quality employment opportunities in Cedar Falls? How?

Our services fall into several key areas including; encouraging cooperative business strategies, developing awareness of the neighborhood and business district, collaborative opportunities for marketing through events and partnerships, improving the physical appearance of College Hill, and sponsoring cultural events that promote the district.

We continue to see that the nature of College Hill is ever-changing. It is a district that requires our organization's continual focus. Funding helps the College Hill Partnership provide services that promote economic development, community growth, and stronger relationships with our stakeholders.

Through funding we have been able to increase awareness of the business district and neighborhood through both physical and digital media. For example, we have recently purchased a full page ad in the Cedar Falls Visitor and Tourism Guide. This guide will help attract visitors to Cedar Falls and especially to the University aware of services in our area. We have also purchased a fiberglass panther as a part of the Panthers on Parade campaign.

We have been able to offer our community several cultural events free of charge, including but not limited to a monthly event in Seerley Park with free coffee and pastries. This event allows neighbors to connect, for the CHP to recruit new members, and for the CHP to get a gauge on

October 28, 2023 UPDATE

what community members are looking for from The Hill.

4. Please provide a summary of activities completed from April 2023 through September 2023 by your organization/project.

The College Hill Partnership provides services aimed at promoting economic development throughout College Hill. Through funding we were able to undertake many new projects during the year while maintaining our core mission and vision.

Encouraging cooperative business strategies

The College Hill Partnership understands the challenges the College Hill area faces. We work together with merchants, residents, landlords, the University of Northern Iowa, and Cedar Falls to make improvements and promote the district. We have been at the forefront in facilitating growth through better communication and connecting relevant parties. In the past we have helped business growth by establishing a College Hill TIF District, a College Hill Urban Revitalization Program (CHURP), and participation in the Façade Grant Program.

The CHP works with city staff to get the community involved in several public input opportunities, from the Pettersen Plaza Expansion to Imagine College Hill Visioning. We use our communication channels to promote events and projects the City works on, such as the Halloweek, or the partnership between the University and Cedar Falls Public Safety as UNI welcomed students back to campus.

Promoting College Hill

In the last six months the CHP has been particularly focused on building lasting relationships with our stakeholders to support the promotion of College Hill. Through frequent face-to-face meetings with staff at UNI, we hope to establish ways to support UNI and vice versa. In turn, we hope these interactions will lead to creating a more vibrant community for future UNI students. Additionally, we are working on partnerships with groups like the Cedar Falls Economic Development Corporation.

The College Hill Partnership is promoting the Hill through regular face-to-face meetings, frequent email communication, our website (www.collegehillpartnership.org) and blog. Over the last six months we have seen:

- Facebook page reach: 7301, a 206.5 % increase
- Facebook page likes: 74 new likes, a 155.2% increase
- Instagram page reach: 2,121, a 21.6% increase
- Instagram page likes: 89 new likes, a 111.9% increase

While social media helps to keep our members and interested groups connected and up-to-date with what's happening on College Hill and how we can collaborate on its improvement, we can use other media to connect with visitors. We have recently purchased a full page ad in the Cedar Falls Visitor and Tourism Guide. This guide will help attract visitors to Cedar Falls and especially to the University aware of services in our area

Sponsoring and Fostering Cultural Events

Since our organization was established in 2008, the CHP has sponsored many events. Each year we host an annual meeting for members where they can enjoy a meal and vote on new board members. This year we felt it was important to establish new traditions for our entire community.

The CHP, along with UNI's Center for Energy and Environmental Education, helped establish the College Hill Farmers which takes place weekly on Wednesdays from June to October. This year we have supported relocating the farmers market to W 22nd Street to encourage more vendors and customers to participate. Along with moving the location of the market to, we also supported market management in their decision to move from Thursdays to Wednesdays. The market management and vendors believe this will spread the time between the Cedar Falls Farmers Market and draw more market goers to The Hill.

In April the CHP facilitated the second College Hill Neighborhood Garage Sales. We encouraged neighborhood participation by sending out postcards via USPS to every neighbor in our district. We gathered addresses of participants, provided signs for their yards, created a map of sales, and advertised the sales on social media. Despite the rainy day, the sales were a great success, and we are planning to make the event an annual tradition.

In 2021 the CHP began hosting Saturday in Seerley, a monthly event on the second Saturday of each month. We continued this event beginning in May through October. We provide coffee and pastries, both from College Hill business, and gather together with our neighbors and friends.

An idea sparked from one Saturday in Seerley was our Jazz in Seerley Park concert. In late August over 200 attendees gathered in Seerley Park for our second annual jazz concert featuring three local jazz groups. At this event the College Hill Partnership was able to promote the upcoming Seerley Park Improvement project. The CHP had new member sign-ups and reconnected with old neighbors.

Activities such as these are an important way to appeal to a substantial, diverse demographic our neighborhood serves. Public events and activities bring significant revenue to College Hill and the City of Cedar Falls. They also promote the vitality of College Hill, drive interest in spending time on the Hill, and aid economic development within our local district and the City of Cedar Falls.

Improving the physical appearance of College Hill

One of CHP's charges is to create an inviting environment where people want to live, work, and visit. The College Hill district is a gateway to Cedar Falls from UNI. It is one of the first places to create an impression on future students and their parents. The CHP has overseen the maintenance of flower beds in Pettersen Plaza and College and 23rd Streets, and the parking lots on the Hill. The flower beds on the Hill were highlighted on several Master Gardener websites highlighting public garden spaces and maintaining them successfully. Continually, the College Hill Partnership has worked with the Black Hawk County Master Gardeners to aid our organization in the area's beautification. Their volunteers have continued to donate countless hours to help put the plant beds to bed for the winter season.

A collaboration between the College Hill Partnership, BHC Co Master Gardeners, and Friends of

Pettersen Plaza has spent countless hours providing an aesthetically pleasing, event-friendly space at the bottom of the Hill that reflects the Namesake of the Plaza, Hugh Pettersen. To date, we have raised over \$17,000 in private donations to go towards the improvements of Pettersen Plaza. We are thrilled to see the completion of the Olive Street Box Culvert project, we are looking forward to planning a celebratory ribbon cutting event in the sprint.

Many board members and CHP volunteers spend free time picking up trash and debris left behind in highly used areas like the College Hill neighborhood. Another proud partnership we have is with Green Iowa Americorps and TreeHouse Collaborative Campus Ministries. Through this partnership we facilitate clean-ups. These days featured an opportunity for UNI Students to help us clean up The Hill.

Our largest current project which will greatly improve both the appearance of College Hill and create a new opportunity for neighborhood and community members alike is our Seerley Park Improvement Project. Again, in partnership with the City, we are working to make Seerley Park a more accessible, functional, and welcoming City.

As the City focuses on making park improvements citywide, we hope Seerley Park will serve as inspiration for other projects. We have established a committee to help determine what facilities are needed in the park. We are working with the landscape architect and the Cedar Falls Community Foundation to select more accessible play equipment. We are also hoping to be the first city park to offer free Wi-Fi so that students can enjoy the park while studying or attending online classes.

The College Hill Partnership has committed to helping fundraise \$100,000. This is a considerable sum of money, so the CHP has established an account at the Cedar Falls Community Foundation. This account not only allows us to have an online platform for donations, but sets us up for financial success in the future including but not limited to endowments and corporate donations. To date we have raised over \$55,000 in grant funding

Fostering Partnership with City of Cedar Falls

The College Hill Partnership values the working relationship with the City of Cedar Falls. This includes but is not limited to:

- Regularly communicating with City staff
 - City staff liaison at CHP board meetings
 - Monthly meetings with Mayor Green
 - City council members at CHP board meetings
 - A volunteer representative on the Parking Tech Committee
 - Attending City Council meetings
- Working to help promote activities and important issues the City is working on
 - Parking
 - Annual City Wide Clean Up
 - Olive Street Box Culvert
 - Halloweek
 - Public Safety as students return to campus
 - Seerley Park Improvement
- Participating in joint media communications

- Interviews with local press
- Social media

5. Do you have suggestions for improvement of this grant process?

We do not have any suggestions at this time.

**Board of Directors
2023-2024**

At-Large	2022-2024	Amanda Moran	walteaae@gmail.com
At-Large	2023-2025	Frank Darrah	wfd@cfu.net
At-Large	2023-2025	Hannah Crisman	hannahcrisman10@gmail.com
At-Large	2022-2024	Rebecca Kauten	rkauten@cfu.net
Business	2022-2024	VACANT	
At-Large	2022-2024	Adam Bolander	adam.bolander@cedarfalls.com
Landlord	2022-2024	Chris Martin	chris.martin@cfu.net
Landlord	2023-2025	Ryan Kriener	ryankriener@gmail.com
Neighbor	2023-2025	Angela Johnson	Angelaj1932@gmail.com
Neighbor	2022-2024	David Grant	david.grant@uni.edu

Liaisons

Arian Sullivan	University of Northern Iowa Students
Cory Hurless	Hearst Center
Heather Harbach	University of Northern Iowa
Jeff Harrenstein	Cedar Falls Public Safety
Karen Howard	City of Cedar Falls
Kelly Dunn	Cedar Falls City Council
Kim Bear	Downtown Cedar Falls

Supporting Documents

Item 7.

Financial Statement & Budget
See Attached Document

Total Volunteer Hours
See Attached Document

Income	
Memberships/Donations	\$381.92
SSMID	\$31,740.00
Total Income	\$32,121.92
Expenses	
Neighborhood Services Committee	\$3,034.27
Strategic Partnerships	\$1,615.16
Economic Development	\$1,370.57
Communication and Recruitment	\$9,032.24
Administrative	\$8,044.69
Total Expenses	\$23,096.93
Balance (Income vs. Expenses)	\$9,024.99

BEFORE THE CEDAR FALLS CITY COUNCIL

IN RE:
Daffodils, Inc.
d/b/a Buzz Smoke & Vapor
2125 College Street, Suite A
Cedar Falls, IA 50613

**ORDER ACCEPTING
ACKNOWLEDGMENT/
SETTLEMENT AGREEMENT**

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

Pursuant to the Agreement, IT IS THEREFORE ORDERED that a civil penalty of One Thousand Five Hundred Dollars (\$1,500.00) or a thirty (30) day cigarette permit suspension be assessed against the above-captioned permittee effective _____, 2023 [Future Date]. This sanction will count as a second violation of Iowa Code Section 453A.2(1), pursuant to Iowa Code Section 453A.22(2)(b).

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

BEFORE THE CEDAR FALLS CITY COUNCIL

IN RE:
Daffodils, Inc.
d/b/a Buzz Smoke & Vape
2125 College Street, Suite A
Cedar Falls, IA 50613

**ACKNOWLEDGMENT/
SETTLEMENT AGREEMENT**

ACKNOWLEDGMENT/SETTLEMENT AGREEMENT

I (we) hereby knowingly and voluntarily acknowledge that I (we) have received the Notice of Hearing and the Complaint in the above case. I (we) hereby knowingly and voluntarily acknowledge the facts and allegations contained in the Complaint, attached hereto and incorporated herein by reference, and knowingly and voluntarily admit that the same are true and correct. I (we) hereby knowingly and voluntarily waive hearing, and submit to the statutory penalties prescribed by Iowa law. I (we) understand that this penalty will count as an official "Second Violation" of Iowa Code Section 453A.2 pursuant to Iowa Code Section 453A.22. I (we) understand that the penalty for this second violation is a civil penalty in the amount of One Thousand Five Hundred Dollars (\$1,500.00) OR suspension of my (our) cigarette permit for thirty (30) days, beginning on the date that will be specified in the official City Order that I will receive. We elect the imposition of a civil penalty/30-day suspension (*circle the applicable provision*)

DAFFODILS, INC.

CITY OF CEDAR FALLS, IOWA

By: [Signature]

By: [Signature]

Date: 11/07/23

Date: 11-9-2023

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

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

Instructions on the reverse side

For period (MM/DD/YYYY) 11 / 20 / 2023 through June 30, 2024

I/we apply for a retail permit to sell cigarettes, tobacco, alternative nicotine, or vapor products:

Business Information:

Trade name/Doing business as: CIV PLUS

Physical location address: 704 Main Street City: Cedar Falls ZIP: 50613

Mailing address: 11338 Aurora Ave Bldg 10 City: Urbandale State: IA ZIP: 50322

Business phone number: 515-255-0004

Legal Ownership Information:

Type of Ownership: Sole Proprietor Partnership Corporation LLC LLP

Name of sole proprietor, partnership, corporation, LLC, or LLP Central Iowa Vapors Plus Cedar Falls LLC

Mailing address: 11338 Aurora Ave Bldg 10 City: Urbandale State: IA ZIP: 50322

Phone number: 515-255-0004 Fax number: _____ Email: corey.h@centraliowavapors.com

Retail Information:

Types of Sales: Over-the-counter Vending machine

Do you make delivery sales of alternative nicotine or vapor products? (See Instructions) Yes No

Types of Products Sold: (Check all that apply)

Cigarettes Tobacco Alternative Nicotine Products Vapor Products

Type of Establishment: (Select the option that best describes the establishment)

Alternative nicotine/vapor store Bar Convenience store/gas station Drug store

Grocery store Hotel/motel Liquor store Restaurant Tobacco store

Has vending machine that assembles cigarettes Other _____

If application is approved and permit granted, I/we do hereby bind ourselves to a faithful observance of the laws governing the sale of cigarettes, tobacco, alternative nicotine, and vapor products.

Signature of Owner(s), Partner(s), or Corporate Official(s)

Name (please print): Corey F. Halfhill

Name (please print): _____

Signature: 

Signature: _____

Date: 11-2-2023

Date: _____

Send this completed application and the applicable fee to your local jurisdiction. If you have any questions contact your city clerk (within city limits) or your county auditor (outside city limits).

FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE

- Fill in the amount paid for the permit: \$75.00
- Fill in the date the permit was approved by the council or board: _____
- Fill in the permit number issued by the city/county: _____
- Fill in the name of the city or county issuing the permit: Cedar Falls
- New Renewal

Send completed/approved application to Iowa Alcoholic Beverages Division within 30 days of issuance. Make sure the information on the application is complete and accurate. A copy of the permit does not need to be sent; only the application is required. It is preferred that applications are sent via email, as this allows for a receipt confirmation to be sent to the local authority.

- Email: iapledge@iowaabd.com
- Fax: 515-281-7375



DEPARTMENT OF PUBLIC SAFETY SERVICES

POLICE OPERATIONS
CITY OF CEDAR FALLS
4600 SOUTH MAIN STREET
CEDAR FALLS, IOWA 50613

319-273-8612

MEMORANDUM

To: Mayor Green and City Councilmembers
From: Craig Berte, Public Safety Services Director
Mark Howard, Police Chief
Date: November 13, 2023
Re: Retail Alcohol License Applications

Police Operations has received applications for retail alcohol licenses. We find no records that would prohibit these licenses and recommend approval.

Name of Applicants:

- a) Urban Pie, 200 State Street, Class C retail alcohol & outdoor service - renewal.
- b) Alist Nails & Spa, 6015 University Avenue, Special Class C retail alcohol - new - change in ownership.
- c) Cedar Falls Family Restaurant, 2627 Center Street, Special Class C retail alcohol - new.



DEPARTMENT OF FINANCE AND BUSINESS OPERATIONS

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

MEMORANDUM
Legal Services Division

TO: Mayor Green, City Council
FROM: Kevin Rogers, City Attorney
DATE: November 10, 2023
SUBJECT: Amendment to UNI Student Liaison Resolution

On November 6, 2023, Council referred to staff the drafting of an amendment to Resolution 20,502 dated April 17, 2017, to allow greater participation by the student liaison during standing committee meetings. I have determined that the best way to accomplish this is to eliminate the distinction between regular council meetings and standing committee meetings as pertaining to participation by the student liaison. In addition, the student liaison’s ability to participate in all meetings was expanded to also include, in addition to comments during the public comment period, when called upon by Mayor or Council. Interestingly, Resolution No. 20,502 allowed this additional participation during committee meetings but not during regular council meetings.

Under the amendment as drafted, UNI student liaison participation will be the same for both standing committee and regular council meetings and will allow participation during public comment and also when called upon by the Mayor or Council.

Please feel free to contact me with any questions.

RESOLUTION NO. _____

AMENDMENT TO RESOLUTION APPOINTING STUDENT LIAISON TO THE CITY COUNCIL

WHEREAS, the City Council of the City of Cedar Falls, Iowa, adopted Resolution No. 20,502 on April 17, 2017, establishing a University of Northern Iowa student liaison to the City Council and developing certain procedures and imposing certain requirements for such position; and

WHEREAS, Section 5 of such Resolution addresses the involvement of the student liaison in Committees of the City Council; and

WHEREAS, the City Council has determined that there should be no difference between Committee meetings and regular meetings of the City Council pertaining to the involvement of the UNI student liaison; and

WHEREAS, the City Council wishes to allow the UNI student liaison to comment not only during public comment, but also if called upon by the Mayor or City Council; and

WHEREAS, the City Council has approved amending City Council Resolution No. 20,502 to effectuate these changes.

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

1. Section 4 of City Council Resolution No. 20,502, entitled City Council Meetings is hereby stricken in its entirety and the following is substituted in lieu thereof:

Section 4: City Council Meetings: Except in the event of illness or family emergency, or other good cause, the Student Liaison shall be required to attend all regular and standing committee meetings of the City Council that occur during the fall and spring semesters at UNI. The Student Liaison is encouraged to attend regular and standing committee meetings of the City Council that occur during semester breaks and during the summer. The Student Liaison may be seated on the dais during City Council Meetings, including standing committee meetings. Violation of the attendance requirements set forth herein shall result in immediate removal of the student from the Student Liaison position. The Student Liaison shall be allowed to speak during City Council meetings only during the public comment period and when called upon by the Mayor or City Council.

2. Section 5 of City Council Resolution No. 20,502, entitled Committee of the Whole Meetings is hereby stricken in its entirety.

3. In all other respects, City Council Resolution No. 20, 502 is hereby reaffirmed.

ADOPTED this _____ day of _____, 2023.

ATTEST:

Robert M. Green, Mayor

Kim Kerr, CMC, 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

MEMORANDUM

TO: Mayor Green and City Council Members

FROM: Paul Kockler, Accountant

DATE: November 9, 2023

SUBJECT: **Mutual Non-Disclosure Agreement with RxBenefits, Inc.**

Attached for your approval is a mutual non-disclosure agreement with RxBenefits, Inc. This agreement will allow the City and RxBenefits, Inc. to enter into discussions to determine if the City would recommend a contract in which RxBenefits, Inc. would provide administrative services for the City's prescription drug benefits plan. A mutual non-disclosure agreement is necessary as these discussions may require the exchange of proprietary and confidential information in order to determine the viability of a future contract with RxBenefits, Inc. Should it be determined that a future administrative services contract with RxBenefits, Inc. is recommended, that contract will be brought to City Council for approval at that time. City staff recommends your approval of the mutual non-disclosure agreement. If you have questions regarding the attached, please contact Jennifer Rodenbeck at 268-5108 or me at 268-5101.

Thanks,

Attachment

MUTUAL NON-DISCLOSURE AGREEMENT

This Mutual Non-Disclosure Agreement ("Agreement") is effective September 1, 2023, ("Effective Date"), between RxBenefits, Inc., on behalf of itself and its subsidiaries ("RxB") and City of Cedar Falls, Iowa, on behalf of itself and its pharmacy benefit plan ("Client"; together with RxB, each a "Party" and collectively, the "Parties"). Client and RxB are entering into discussions that will likely result in an exchange and review of proprietary, confidential and/or trade secret information to enable the Parties to evaluate one or more potential business transactions (each, a "Potential Transaction"). Client desires for RxB to provide, and RxB is willing to provide, claims review, analyses and related RFP and administrative services for and on behalf of Client, all as mutually agreed upon by the Parties. As a condition of permitting such exchange and review (including RxB's preparation and delivery of written analyses to Client's employee benefits consultant ("Consultant") with respect to Client), the Parties each covenant and agree:

1. "Confidential Information" includes all confidential or proprietary information or trade secrets, in any form, disclosed to a Party (such Party, as the recipient, the "Receiving Party") by another Party (such Party, as the discloser, the "Furnishing Party") at any time. Without limiting anything in the prior sentence, Confidential Information includes: (a) the contents of all financial analyses disclosed between the Parties; (b) pricing information and terms, projections and forecasts, modeling, specific programs and any related recommendations; (c) any other business intelligence of a Party; (d) any other material or information (including any information of Client) that is marked or expressly identified as being "Confidential" and/or "Proprietary" upon disclosure. However, "Confidential Information" shall NOT include information which: (i) is or becomes generally available to the public through no act or failure to act of the Receiving Party(ies); (ii) was lawfully in the possession of the Receiving Party(ies) prior to any disclosure by the Furnishing Party; (iii) was obtained by the Receiving Party(ies) on a non-confidential basis from a third party who had the right to disclose such information; or (iv) is ordered or otherwise required to be disclosed by the Receiving Party(ies) by a court of law or governmental body; provided, however, that the Furnishing Party is notified promptly of such order or requirement and given a reasonable opportunity to intervene or seek to obtain a protective order or other available relief or remedy to prevent or limit such required disclosure.

2. Each Receiving Party agrees (a) to use Confidential Information of the Furnishing Party only for the purpose of evaluating the Potential Transaction and for no other purpose; (b) except for disclosures to Representatives, as defined and set forth below, not to share Confidential Information of the Furnishing Party with any third party without the Furnishing Party's prior written consent, and (c) to promptly return Confidential Information to the Furnishing Party if requested to do so by the Furnishing Party. Receiving Party may disclose Confidential Information to an employee, corporate member, director, officer, Affiliate (as defined herein), subcontractor or agent of Receiving Party that has a demonstrable need to know such Confidential Information for the purposes of carrying out or evaluating the Potential Transaction (each a "Representative"), as long as such persons are informed of the confidential nature of the Confidential Information and agree to comply with the terms of this Agreement or are subject to a separate confidentiality agreement containing provisions no less stringent than the provisions in this Agreement. For purposes of this Agreement, the term "Affiliate" means an entity that directly or indirectly (i) controls; (ii) is controlled by; or (iii) is under common control with a Party, including any subsidiary or successor. Receiving Party will be fully responsible for any breach of this Agreement by any of its Representatives. The Parties also agree to keep confidential the contents of this Agreement and the fact that they are in discussions regarding a Potential Transaction. Confidential Information shall remain the property of the Furnishing Party.

3. Notwithstanding anything to the contrary in this Agreement, the Parties hereto understand and acknowledge that any Confidential Information disclosed to Client by RxB (as a "Discloser") may potentially be subject to disclosure under federal or state-specific Open Records Acts or Open Meetings Acts (each, an "Act"). Upon receipt of any request or demand by any person or entity seeking release of Confidential Information and/or prior to any release or disclosure of Confidential Information to any person or entity that Client or its Representatives deem necessary or required under the Act or otherwise, Client shall immediately notify the Discloser in writing of such request, demand or obligation (a "Disclosure Request"). If the Discloser fails to give express written consent to the disclosure of the Confidential Information subject to the Disclosure Request within three (3) business days of receiving written notice from Client of such Disclosure Request (initiated by any person other than Client or its Representatives), Client shall not disclose such information and the Discloser shall defend and indemnify Client against any action brought to compel compliance with the Act, and against any out-of-pocket expense, including, but not limited to, court costs, all other costs of litigation, attorney's fees, fines, and statutory damages, to the extent arising from Discloser's failure to consent to disclosure of the requested Confidential Information. Without in any way limiting the Discloser's defense and indemnification obligations under the preceding sentence, the Discloser, at its own expense and at any time, may seek or initiate action to quash, limit, modify, narrow the scope of, and/or otherwise intervene, obtain a protective order and/or defend against, any requested disclosure subject to such Disclosure Request (a "Discloser's Intervention"). Client agrees to reasonably cooperate with the Discloser in any Discloser's Intervention. If Client is ultimately legally compelled to

disclose Confidential Information pursuant to a Disclosure Request, Client shall disclose only the minimum required pursuant to and in order to comply with the court order or other legal compulsion.

4. Nothing in this Agreement should be read or interpreted to alter, replace or supersede any other confidentiality or non-disclosure agreement between or among RxB, a Consultant and/or Client, including without limitation, any Business Associate Agreement or subcontract confidentiality agreement related to the handling of PHI and to comply with the privacy and security rules and regulations related thereto. The Receiving Party acknowledges that the Confidential Information is received "as is" for evaluation purposes only relating to the Potential Transaction and is not to be relied upon for any purpose except as set forth in writing by the Furnishing Party. Neither Party shall be under any obligation of any kind whatsoever to enter into any further agreement with the other Party with respect to the Potential Transaction or otherwise by reason of this Agreement. The Parties may modify this Agreement only in writing signed by each Party's authorized representative.

RxBenefits, Inc.

City of Cedar Falls, Iowa

By: _____
Title: Vice President – Compliance & Legal Affairs

By: _____
Title: _____



CEDAR FALLS PUBLIC SAFETY DEPARTMENT

CITY OF CEDAR FALLS
4600 S. MAIN STREET
CEDAR FALLS, IOWA 50613

319-273-8612

MEMORANDUM

To: Mayor Green, City Council Members
From: Craig Berte, Director of Public Safety Services *ceb*
Date: November 13, 2023
Re: Tobacco Enforcement Agreement

Attached you will find a tobacco enforcement agreement between the City of Cedar Falls and the Iowa Alcoholic Beverages Division. This agreement requires the Police Division to conduct one compliance check on all retail businesses that sell tobacco between October 1, 2023 and February 15, 2024. The Division shall conduct a second compliance check on any retailer that is found to be non-compliant during the first inspection no later than May 15, 2024. The Iowa Alcoholic Beverages Division will reimburse the City seventy-five dollars per compliance check.

This agreement is similar to those that we have entered into over the past several years and I recommend its approval.

28E AGREEMENT FOR TOBACCO, ALTERNATIVE NICOTINE AND VAPOR PRODUCT ENFORCEMENT

This agreement ("Agreement") is made and entered into on the Effective Date by and between the Iowa Department of Revenue ("IDR"), and Cedar Falls Police Department ("Department"). The parties agree as follows:

SECTION 1. IDENTITY OF THE PARTIES.

- 1.1 **IDR.** IDR is an agency of the State of Iowa is authorized, pursuant to Iowa Code chapter 453A and a memorandum of understanding with the Iowa Department of Health and Human Services, to provide enforcement for Iowa's tobacco, alternative nicotine, and vapor product laws. IDR's address for the purposes of this Agreement is: 1918 SE Hulsizer Road, Ankeny, Iowa 50021.
- 1.2 **Department.** The Department operates a duly-recognized Iowa law enforcement agency. The Department's address is: 220 Clay Street, Cedar Falls, IA 50613.

SECTION 2. PURPOSE. The parties have entered into this Agreement for the purpose of providing and funding tobacco, alternative nicotine, and vapor product enforcement activities in compliance with Iowa Code section 453A.2. The legal authority for this agreement is Iowa Code chapter 28E, Iowa Code section 453A.2, and MOU-2024-ABD01 Memorandum of Understanding between the Iowa Department of Health and Human Services Division of Tobacco Use and Prevention and Control and Iowa Department of Revenue.

SECTION 3. TERM. The term of the Agreement shall be from the aforementioned date through June 30, 2024, unless earlier terminated in accordance with the terms of the Agreement.

SECTION 4. FILING. Pursuant to Iowa Code section 28E.8, IDR shall electronically file the Agreement with the Iowa Secretary of State, after the Parties have executed the Agreement.

SECTION 5. RESPONSIBILITIES OF THE PARTIES.

- 5.1 **Responsibilities of the Department.**
- 5.1.1 **Local Tobacco, Alternative Nicotine and Vapor Product Enforcement.** The Department shall provide tobacco, alternative nicotine, and vapor product enforcement of Iowa Code chapter 453A.
- 5.1.2 **Compliance Checks.**
- 5.1.2.1 "Compliance checks" means activity to enforce tobacco, alternative nicotine, and vapor product laws in accordance with Iowa Code section 453A.2 within the jurisdiction of the Department. Compliance checks also may include enforcement of Iowa Code section 453A.2 within additional jurisdictions upon agreement of the Parties. IDR shall make available to the Department the location of each tobacco, alternative nicotine, and vapor product permit holder subject to a compliance check by the Department at <https://tobacco.iowaabd.com/>.
- 5.1.2.2 The Department shall perform one (1) **compliance check** of each tobacco, alternative nicotine and vapor product permit holder within

the jurisdiction of the Department during the term of the Agreement. Please note that alternative nicotine, and vapor products are age-restricted pursuant to Iowa Code section 453A.2 and are therefore included in the I-PLEDGE program. Attempts to purchase alternative nicotine and vapor products may be conducted at any retailer that sells these products.

- 5.1.2.3 **The Department shall not begin to conduct any retailer compliance checks until October 1, 2023.**
- 5.1.2.4 The compliance check shall be completed and submitted for reimbursement to IDR by **February 15, 2024**. The Department should try to complete a compliance check of all seasonal businesses, such as golf courses, marinas, and bait shops, before the businesses close for the 2023 business year, but not before October 1, 2023. If the Department is unable to complete the compliance checks on seasonal businesses prior to the businesses close for the 2023 business year, the Department shall work with IDR to establish a plan for completing these compliance checks.
- 5.1.2.5 The Department shall conduct a second compliance check on any retailer that is found to be non-compliant during the first inspection. The second compliance check on the non-compliant retailer shall be completed and entered no later than **May 15, 2024**.
- 5.1.2.6 Clerks that fail compliance checks shall be ticketed criminally.
- 5.1.2.7 The Department shall, within seven (7) business days, notify the retail owner or manager of any violation. Within seventy-two (72) hours of the Department issuing a citation for a violation of Iowa Code § 453A.2(1) to a permit-holder or employee of a permit-holder, the Department must notify the local permit-issuing authority that issued the tobacco, alternative nicotine, and vapor product permit to the retailer where the offense was committed.
- 5.1.2.8 If the Department fails to complete and submit reimbursement for compliance checks to IDR by **February 15, 2024**, IDR will consult with the Department to establish a plan for completing the remaining compliance checks. In the event that the Department fails to execute the agreed upon plan, the Department agrees that IDR may authorize the Iowa State Patrol or other law enforcement agency to conduct any remaining compliance checks.
- 5.1.3 **Underage Purchaser Volunteers.** Utilization of underage purchaser volunteers is strongly encouraged, where feasible. The Department may compensate the underage purchasers involved in the compliance checks in a manner consistent with Section 6 . Underage purchasers from the age of sixteen to twenty years old may be utilized in the program. Keep in mind that the federal government (SYNAR) ***will not allow underage purchasers under the age of sixteen*** to be used to conduct compliance checks. Please ensure that the officers assigned to conduct the compliance checks do not work with an underage purchaser younger than age of sixteen. If utilizing multiple underage purchasers to perform compliance checks, please ensure that a representative mix of 16, 17, 18, 19 and 20 year old underage purchasers are used when feasible.

- 5.1.4 **Routine Enforcement.** In addition to conducting compliance checks, the Department agrees to regularly enforce underage tobacco, alternative nicotine and vapor product laws by ticketing underage offenders.
- 5.1.5 **Civil Proceedings.** The Department shall cooperate with city, county, and state prosecutors if civil permit proceedings are initiated against a tobacco, alternative nicotine, and vapor product permit holder. The Department shall also cooperate in proceedings against cited clerks and underage persons. Cooperation shall include, but not be limited to, sharing investigative reports and copies of issued citations, as well as providing witness statements and testimony.
- 5.1.6 **Compliance Reports.** The Department shall provide monthly reports to IDR in the manner prescribed by IDR.
- 5.1.7 **Miscellaneous.** The Department shall be responsible for the day-to-day administration of its tobacco, alternative nicotine, and vapor product enforcement activities. The Department shall provide all office space, equipment, and personnel necessary to conduct tobacco, alternative nicotine, and vapor product enforcement activities under the Agreement. The Department is solely responsible for the selection, hiring, disciplining, firing, and compensation of its officers.
- 5.2 **Responsibilities of IDR.**
- 5.2.1 **Enforcement Guidance.** IDR shall provide guidance on tobacco, alternative nicotine, and vapor product enforcement to the Department, if needed, and cooperate with the Department in the performance of the Agreement.
- 5.2.2 **Payment.** IDR shall pay the Department in the manner described in Section 6 of this Agreement.
- 5.2.3 **Cooperation.** If IDR believes that any officer of the Department fails to perform duties in a manner that is consistent with the Agreement, IDR shall notify the Department. The Department shall then take such action as necessary to investigate and, if appropriate, discipline or reassign the officer away from tobacco, alternative nicotine, and vapor product enforcement activities. IDR shall have no authority to discipline or reassign an officer, except that IDR shall have the authority to stipulate that a particular officer not be assigned to provide services under the Agreement.
- 5.2.4 **Insurance, Benefits, and Compensation.** IDR shall not provide for, nor pay, any employment costs of the Department's officers including, but not limited to, worker's compensation, unemployment insurance, health insurance, life insurance, and any other benefits or compensation, nor make any payroll payments with respect to the Department's officers. IDR shall have no liability whatsoever for all such employment costs or other expenses relating to, or for the benefit of, the Department's officers.

SECTION 6. PAYMENT TO DEPARTMENT.

- 6.1 **Method of Payment.** In consideration for providing the services required by the Agreement, the Department shall be paid on a flat fee basis of seventy-five dollars (\$75) per reported compliance check. The flat fee payment for each compliance check constitutes the full and exclusive remuneration for the compliance checks. For example, compensation of underage purchasers is the sole responsibility of the Department and is to be paid from the flat fee payment.

- 6.2 **Eligible Claims.** Compliance checks that are conducted on or after October 1, 2023 are eligible for payment provided that the results are reported in accordance with Section 5. Any compliance checks that were funded by a non-departmental entity are not eligible for payment.
- 6.3 **Allocations.** The costs of the services referred to in Section 6.1 shall be allocated as follows:
- 6.3.1 **Sole Activity.** Money paid to the Department, pursuant to the Agreement, shall be used to fund overtime of full- or part-time peace officer positions solely for tobacco, alternative nicotine and vapor product enforcement activities described in the Agreement. Money also shall be used for compensation, if any, of underage purchasers. In addition, the Department may use money paid pursuant to the Agreement for reasonable Department expenditures, including, but not limited to, officer training and equipment, provided that such expenditures do not impair the Department's ability to perform tobacco, alternative nicotine and vapor product enforcement activities.
- 6.4 **Payment in Arrears.** IDR shall verify the Department's performance and compliance with this Agreement before making payment. IDR shall pay all approved invoices in arrears and in conformance with Iowa Code section 8A.514. IDR may pay in less than sixty (60) days, but an election to pay in less than sixty (60) days shall not act as an implied waiver of Iowa Code section 8A.514. Unless otherwise agreed in writing by the Parties, the Department shall not be entitled to receive any other payment or compensation from IDR or the State of Iowa for any Compliance Checks not compliant with this Agreement. The Department shall be solely responsible for paying all costs, expenses, and charges it incurs in connection with its performance under this Agreement.

SECTION 7. ADMINISTRATION OF AGREEMENT. IDR and the Department shall jointly administer the Agreement.

SECTION 8. NO SEPARATE ADMINISTRATIVE ENTITY. No new or separate legal or administrative entity is created by the Agreement.

SECTION 9. NO PROPERTY ACQUIRED. IDR and the Department, in connection with the performance of the Agreement, shall acquire no real or personal property.

SECTION 10. TERMINATION.

- 10.1 **Termination for Convenience.** Following twenty (20) days written notice, either party may terminate the Agreement, in whole or in part, for convenience without the payment of any penalty or incurring any further obligation to the non-terminating party. Following termination for convenience, the non-terminating party shall be entitled to compensation, upon submission of invoices and proper proof of claim, for services provided under the Agreement to the terminating party up to and including the date of termination.
- 10.2 **Termination Due to Lack of Funds or Change in the Law.** Notwithstanding anything in this Agreement to the contrary, and subject to the limitations set forth below, IDR shall have the right to terminate this Agreement without penalty and without any advance notice as a result of any of the following:

- 10.2.1 The legislature or governor fail in the sole opinion of IDR to appropriate funds sufficient to allow IDR to either meet its obligations under this Agreement or to operate as required and to fulfill its obligations under this Agreement;
 - 10.2.2 If funds are de-appropriated, reduced, not allocated, or receipt of funds is delayed, or if any funds or revenues needed by IDR to make any payment hereunder are insufficient or unavailable for any other reason as determined by IDR in its sole discretion;
 - 10.2.3 If IDR's authorization to conduct its business or engage in activities or operations related to the subject matter of this Agreement is withdrawn or materially altered or modified;
 - 10.2.4 If IDR's duties, programs or responsibilities are modified or materially altered;
 - 10.2.5 If there is a decision of any court, administrative law judge, or an arbitration panel or any law, rule, regulation, or order is enacted, promulgated, or issued that materially or adversely affects IDR's ability to fulfill any of its obligations under this Agreement. IDR shall provide the Department with written notice of termination pursuant to this section.
- 10.3 **Termination for Cause**. The occurrence of any one or more of the following events shall constitute cause for any party to declare another party in default of its obligations under the Agreement:
- 10.3.1 Failure to observe and perform any covenant, condition or obligation created by the Agreement;
 - 10.3.2 Failure to make substantial and timely progress toward performance of the Agreement;
 - 10.3.3 Failure of the party's work product and services to conform with any specifications noted herein;
 - 10.3.4 Infringement of any patent, trademark, copyright, trade dress or any other intellectual property right.
- 10.4 **Notice of Default**. If there occurs a default event under Section 10.3, the non-defaulting party shall provide written notice to the defaulting party requesting that the breach or noncompliance be immediately remedied. In the event that the breach or noncompliance continues to be evidenced ten days beyond the date specified in the written notice, the non-defaulting party may either:
- 10.4.1 Immediately terminate the Agreement without additional written notice; or,
 - 10.4.2 Enforce the terms and conditions of the Agreement and seek any available legal or equitable remedies.

SECTION 11. CONTACT PERSON. At the time of execution of the Agreement, each party shall designate, in writing, a Contact Person to serve until the expiration of the Agreement or the designation of a substitute Contact Person. During the term of the Agreement, each Contact Person shall be available to meet, as otherwise mutually agreed, to plan the services being provided under the Agreement.

SECTION 12. CONTRACT ADMINISTRATION.

- 12.1 **Amendments**. The Agreement may be amended in writing from time to time by mutual consent of the parties. All amendments to the Agreement must be fully executed by the parties.
- 12.2 **Third Party Beneficiaries**. There are no third party beneficiaries to the Agreement. The Agreement is intended only to benefit IDR and the Department.

- 12.3 **Choice of Law and Forum.** The laws of the State of Iowa shall govern and determine all matters arising out of or in connection with this Agreement without regard to the conflict of law provisions of Iowa law. Any and all litigation commenced in connection with this Agreement shall be brought and maintained solely in Polk County District Court for the State of Iowa, Des Moines, Iowa, or in the United States District Court for the Southern District of Iowa, Central Division, Des Moines, Iowa, wherever jurisdiction is appropriate. This provision shall not be construed as waiving any immunity to suit or liability including without limitation sovereign immunity in State or Federal court, which may be available to IDR or the State of Iowa.
- 12.4 **Assignment and Delegation.** The Agreement may not be assigned, transferred, or conveyed in whole or in part without the prior written consent of the other party.
- 12.5 **Integration.** The Agreement represents the entire Agreement between the parties and neither party is relying on any representation that may have been made which is not included in the Agreement.
- 12.6 **Headings or Captions.** The paragraph headings or captions are for identification purposes only and do not limit nor construe the contents of the paragraphs.
- 12.7 **Not a Joint Venture.** Nothing in the Agreement shall be construed as creating or constituting the relationship of a partnership, joint venture, association of any kind or agent and principal relationship between the parties. Each party shall be deemed an independent contractor acting toward the expected mutual benefits. No party, unless otherwise specifically provided for herein, has the authority to enter into any contract or create an obligation or liability on behalf of, in the name of, or binding upon the other party to the Agreement.
- 12.8 **Supersedes Former Agreements.** The Agreement supersedes all prior Agreements between IDR and the Department for the services provided in connection with the Agreement.
- 12.9 **Waiver.** Except as specifically provided for in a waiver signed by duly authorized representatives of IDR and the Department, failure by any party at any time to require performance by the other party or to claim a breach of any provision of the Agreement shall not be construed as affecting any subsequent breach, the right to require performance with respect thereto, or to claim a breach with respect thereto.
- 12.10 **Notices.** Any and all notices, designations, consents, offers, acceptances, or any other communication provided for herein shall be given in writing by a reliable carrier which shall be addressed to the person listed below at the address specified. From time to time, the Parties may change the name and address of an individual designated to receive notice. Such change of the designated person shall be in writing to the other Party and as provided herein. Such change shall not require an amendment to this Agreement. Each such notice shall be deemed to have been provided:
 - 12.10.1 At the time it is actually received; or,
 - 12.10.2 Within one day in the case of overnight hand delivery, courier or services such as Federal Express with guaranteed next day delivery; or,
 - 12.10.3 Within five (5) days after it is deposited in the U.S. Mail in the case of registered U.S. Mail.

Party: IDR
 Name: Jessica Ekman
 Title: Tobacco Program Coordinator
 Address: 1918 SE Hulsizer Road

City, State Zip Code Ankeny, Iowa 50021
 Phone Number: (515) 281-7434
 E-mail Address Ekman@iowaabd.com

Party: The Department
 Name: Craig Berte
 Title: Chief
 Address: 220 Clay Street
 City, State Zip Code Cedar Falls, Iowa 50613
 Phone Number: 319-273-8612
 E-mail Address craig.berte@cedarfalls.com

- 12.11 **Cumulative Rights.** The various rights, powers, options, elections and remedies of any party provided in the Agreement, shall be construed as cumulative and not one of them is exclusive of the others or exclusive of any rights, remedies, or priorities allowed any party by law, and shall in no way affect or impair the right of any party to pursue any other equitable or legal remedy to which any party may be entitled as long as any default remains in any way un-remedied, unsatisfied, or un-discharged.
- 12.12 **Severability.** If any provision of the Agreement is determined by a court of competent jurisdiction to be invalid or unenforceable, such determination shall not affect the validity or enforceability of any other part or provision of the Agreement.
- 12.13 **Time is of the Essence.** Time is of the essence with respect to the performance of the terms of the Agreement.
- 12.14 **Authorization.** Each party to the Agreement represents and warrants to the other that:
- 12.14.1 It has the right, power, and authority to enter into and perform its obligations under the Agreement.
- 12.14.2 It has taken all requisite action (corporate, statutory or otherwise) to approve execution, delivery, and performance of the Agreement, and the Agreement constitutes a legal, valid, and binding obligation upon itself in accordance with its terms.
- 12.15 **Successors in Interest.** All the terms, provisions, and conditions of the Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors, assigns, and legal representatives.
- 12.16 **Record Retention and Access.** The Department shall maintain accurate, current, and complete records of the financial activity of this Agreement which sufficiently and properly document and calculate all charges billed to IDR throughout the term of this Agreement and for a period of at least three years following the date of final payment or completion of any required audit (whichever is later). If any litigation, claim, negotiation, audit, or other action involving the records has been started before the expiration of the three-year period, the records must be retained until completion of the action and resolution of all issues which arise from it, or until the end of the regular three-year period, whichever is later. The Department shall permit IDR, the Auditor of the State, or any other authorized representative of the State and, where federal funds are involved, the Comptroller General of the United States or any other authorized representative of the United States government, to access and examine, audit, excerpt, and transcribe any directly pertinent books, documents, papers, electronically or optically stored and created records, or other records of the Department relating to invoices or payments or any other documentation or materials pertaining to this

Agreement, wherever such records may be located. The Department shall not impose a charge for audit or examination of the Department's books and records. Based on the audit findings, IDR reserves the right to address the Contractor's board or other managing entity regarding performance and expenditures.

- 12.17 **Additional Provisions.** The parties agree that any Addendum, Rider, or Exhibit, attached hereto by the parties, shall be deemed incorporated herein by reference.
- 12.18 **Further Assurances and Corrective Instruments.** The parties agree that they shall, from time to time, execute, acknowledge, and deliver, or cause to be executed, acknowledged, and delivered, such supplements hereto and such further instruments as may reasonably be required for carrying out the expressed intention of the Agreement.

SECTION 13. EXECUTION.

IN WITNESS WHEREOF, in consideration of the mutual covenants set forth above and for other good and valuable consideration, the receipt, adequacy and legal sufficiency of which are hereby acknowledged, the parties have entered into the Agreement and have caused their duly authorized representatives to execute the Agreement.

Iowa Department of Revenue	
Signature	Date
Name:	
Title:	

Cedar Falls Police Department	
Signature	Date
<i>Craig R. Berte</i>	<i>11/13/23</i>
Name:	<i>CRAIL BERTÉ</i>
Title:	<i>Director of Public Safety</i>



DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MEMORANDUM

Planning & Community Services Division

TO: Honorable Mayor Robert M. Green and City Council
FROM: Jaydevsinh Atodaria (JD), AICP, City Planner 1
 Matthew Tolan, Civil Engineer II
DATE: November 20, 2023
SUBJECT: The Autumn Ridge Master Plan Amendment (MP23-002)

BACKGROUND

This case was reviewed at the Planning and Zoning Commission meetings on June 14th, June 28th, and July 26, 2023. Below is the summary from all the meetings:

June 14th P&Z Meeting:

Request: Developer was requesting amendment to RP Master Plan to include Autumn Ridge 9th and 11th Addition. The proposal was to include 44 detached single-family units, 46 bi-attached units and a little over one acre of public park space.

Discussion summary at P&Z: The Planning and Zoning Commission and public brought up similar concerns including:

- Lack of maintenance of existing drainage way (south of proposed subdivision)
- Increase in density (from originally approved 58 single-family units in the area)
- On-street parking issues with the proposed number of driveways and curb cuts.
- Potential for stormwater issues with an increase in density.
- Lack of usable park space
- Inappropriate park space location

The Planning and Zoning Commission discussed the proposal and requested additional information from staff regarding the following points:

- Requested Maria Perez, Stormwater Specialist to attend the next meeting to summarize current conditions of stormwater management facility in Autumn Ridge and explain on-site erosion control measures.
- Requested information from the Cedar Falls Housing Needs Assessment
- The commission asked staff to bring information on who is liable for any downstream water damage.
- Continue the discussion on June 28th P&Z meeting as per staff's recommendations.

See attached Planning and Zoning meeting minutes at the end of this memo for more reference.

June 28th P&Z Meeting:

The same request was continued at the June 28th Planning and Zoning meeting.

Discussion at P&Z: Staff provided updates to the requested additional information.

- Maria Perez, Stormwater Specialists provided requested updates and mentioned that the erosion control measures will be required prior to construction/grading activity for any new development.
- Staff provided updates from the Cedar Falls Housing Needs Assessment (HNA) highlighting the need for a variety of housing types and price levels to meet the needs of the community.
- Staff recommended that the existing homeowners who are part of the stormwater association consult with an attorney for advice on the matter of liability for any downstream water damage.

Staff made three recommendations for modifications to the proposed Master Plan. The following is a summary of those recommendations:

1. Provide a clear picture of how the existing drainageway is currently functioning and how it is going to be maintained over time. Also recommended that the developer consider increasing the capacity of the basin to alleviate potential flooding concerns of the property owners along the drainageway.
2. Increase the park space to approximately 2 acres and relocate the park space to a centralized location for better safety, accessibility, and usability of park space.
3. Increase the width of single-family lots along Aronia Drive to have a usable yard space and recommend eliminating 4-6 lots to achieve the goal.

Staff recommended deferring the discussion to the July 26th meeting to allow the developer time to address the concerns as recommended in the staff report. More detail regarding these recommendations can be found in the staff report dated June 28, 2023, which has been attached with the packet.

See attached Planning and Zoning meeting minutes at the end of this memo for more reference.

July 26th P&Z Meeting:

At the July 26th Planning and Zoning Commission meeting, the developer requested deferral to September 13th to allow time to make changes to the master plan to address concerns expressed by the neighbors, the Commission, and staff.

See attached Planning and Zoning meeting minutes at the end of this memo for more reference.

Following the last discussion at the Planning and Zoning Commission meeting and upon the commission's recommendations at the June 28th meeting, the developer brought a revised master plan for review and consideration.

For ease of review, staff has presented the latest changes in this separate memo. However, you can access the whole record of this case, including agenda packets with previous detailed staff reports, minutes, correspondence, and other supplemental materials for the Planning and Zoning meetings on June 14th, June 28th, and July 26th, 2023

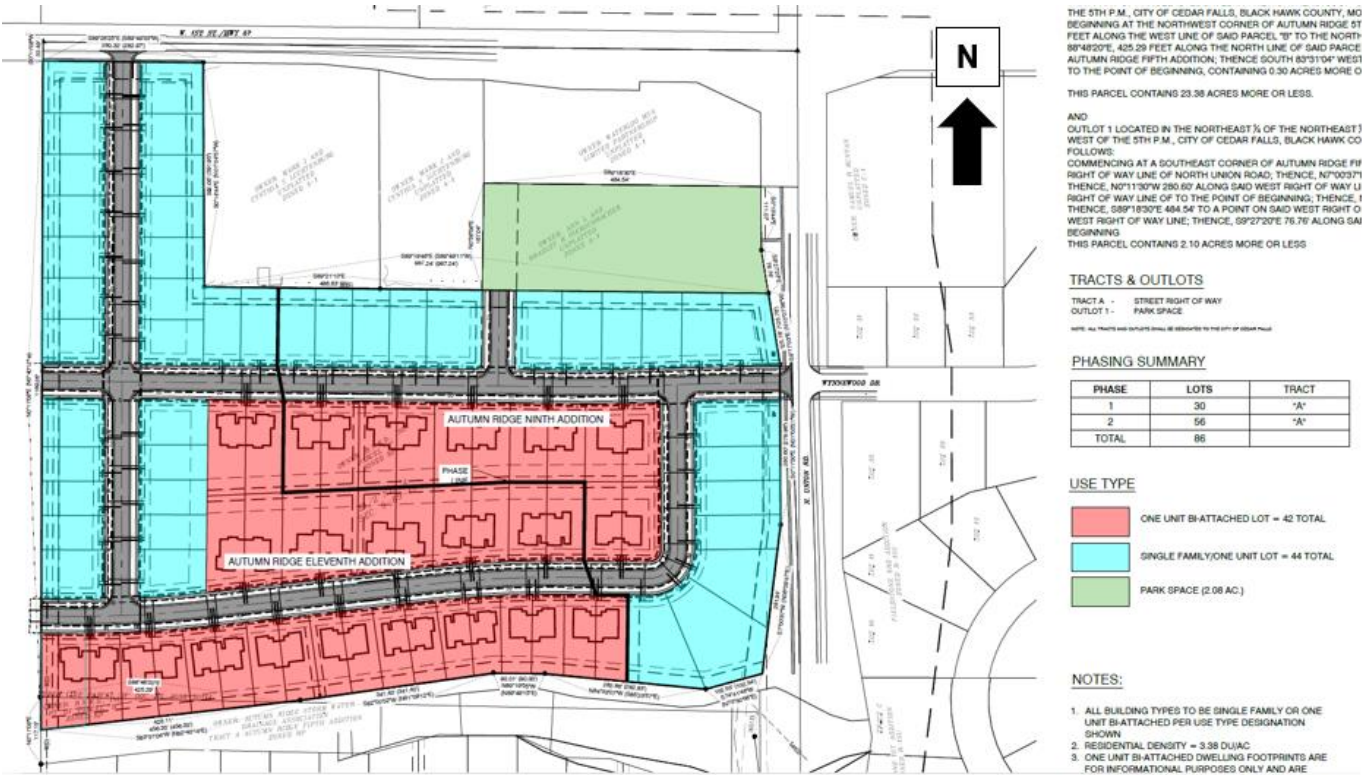
at <https://www.cedarfalls.com/852/Public-Meeting-Agendas-With-Video>. The most recent full staff report (dated June 28th, 2023) on this case is included in this packet for reference. All written correspondence received for this case is included in this packet for review.

STAFF ANALYSIS

The revised RP Master Plan for Autumn Ridge 9th and 11th Additions proposed by the developer is described below, with areas of change from the original plan highlighted and staff recommendations noted.

Master Plan layout for Autumn Ridge 9th and 11th Additions:

The last remaining area of development for Autumn Ridge is located just south of W.1st Street and north of the east-west drainage way that separates the subject area from the developed portion of Autumn Ridge. This area will be accessed from both W.1st Street and Union Road. Wynnewood Drive would be extended westward from Union Road and streets would be stubbed to the western boundary of the development to provide for future development. The recently revised master plan for the 9th and 11th Additions now includes 86 dwelling units, reduced from 90 units; 42 lots for single-unit bi-attached dwellings, 44 single-family lots, and public park space located on land to the north that is proposed to be added to this development. The area will be developed in two phases: Phase 1 will be Autumn Ridge 9th Addition, which will include 30 lots (18 single-family dwellings, 12 single-family bi-attached dwellings, and a little over two acres of public park space); and Phase 2 will be Autumn Ridge 11th Addition, which will include 56 lots (26 single family dwellings, and 30 single-family bi-attached dwellings). See the below image for reference (also attached).



Residential Density, Lot Sizes and Housing Types:

The proposal includes an increase in density for this area of the development from the 2013 preliminary plat, as the previous plat included a proposal for 58 single-family units. The current proposal includes 44 single-family units and 42 single-unit bi-attached dwellings.

In the Comprehensive Plan, a major portion of this area is designated as Low Density Residential and a small area is designated as Medium Density Residential. As per the Comprehensive Plan, Low Density Residential is defined as development of up to 4 units per

acre, and development of 4-12 units per acre is considered Medium Density Residential. The proposed development (9th and 11th Additions) is 3.8 units per acre and thus is considered low density. Staff notes that both types of units proposed in this development are considered single family, which is defined as one dwelling unit per lot. There are detached single family units and single family bi-attached units included in the revised master plan.

As noted previously, the 2012 Comprehensive Plan and the recently completed Housing Needs Study call for a variety of housing types to serve the needs of the residents of the community. Following is a relevant paragraph from the 2012 Comprehensive Plan:

HOUSING DIVERSITY

Most of Cedar Falls’ residential development is in the form of single family detached units. However, housing needs and preferences today are changing to include more diverse housing types. The mortgage crisis and subsequent economic downturn of 2008-2009 have many residents looking for more affordable housing options. As the baby boomer generation ages, more empty nesters are looking for smaller or attached housing. At the same time, the Millennial generation tends to favor more mixed-use, multi-family living or smaller lot single family development in innovative design settings. Cedar Falls should plan to provide opportunities for a variety of housing and mixed-use developments, in order to accommodate people of varying preferences at all stages of life.

In response to the concerns about density and lot size, the developer has reduced the number of units to 86. The lots on the northern portion of Aronia Drive are now wider, which will provide some additional yard space. In addition, some bi-attached lots have also been increased in width, resulting in a decrease of 4 bi-attached units. There has been concern expressed about the size of the bi-attached lots and the perception that there will be little yard space. However, as shown in the table below, the lot sizes for the bi-attached dwellings are similar to the detached dwellings and in many cases the bi-attached lots are deeper and thus provide more rear yard space. The following table is a comparison of the proposed lot sizes to the dimensional requirements for other low-density residential zones in the city. Note that bi-attached units are allowed in all residential zones, including the low density R-1 and R-2 Zones.

	R-1 Zone		R-2 Zone		Proposed Sizes	
	Lot Width	Lot Area	Lot Width	Lot Area	Lot Width	Lot Area
Single-family, detached	75 feet	9,000 sq.ft.	60 feet	7,200 sq.ft.	60-90 feet	6,596 – 20,385 sq.ft.
Single-family, bi-attached	40 feet	5,000 sq.ft.	35 feet	4,000 sq.ft.	52 - 85 feet	7,168 – 13,919 sq.ft.

Community Open Space:

As per the original development agreement at the time of rezoning, a reserved open space for the community was shown to be developed to enhance the livability of the entire neighborhood. City staff believes that having a usable park space in the Autumn Ridge is important to the

livability of the area and aligns with both the minimum subdivision standards and with the principles of the R-P, Planned Residence District.

The original Master Plan (2001) and development agreement for the Autumn Ridge Development had an area designated as a “3-5 acre” park space and stormwater detention area. The existing stormwater detention area is around 3 acres in size, so 2 acres of park space would align with the amount of open space in the original proposal.

In response to concerns expressed about the size and sloping topography of the previously proposed park space in the southeast corner of the development, the developer now plans to move the park space to the north, which is designated in green and labeled as “Park Space” on the Master Plan. The proposed park space is about 2.1 acres in area and will have street and sidewalk access (Braeburn Drive) from the 9th Addition and pedestrian access from a sidewalk connection to the public sidewalk (to be added with the 9th Addition) on Union Road. The park space is proposed to be included in the first phase of development. The newly proposed space is relatively level, which will provide for a larger and more usable park area than what was originally proposed. The sidewalk connections will provide easy access to the park space for all residents of Autumn Ridge, both north and south of the drainage way.

Staff notes that this land for the park will need to be rezoned and subdivided from the property to the north, but this process can occur concurrently with the platting for the 9th and 11th Additions. The intent is to dedicate this area to the City for public park space. The Parks and Recreation Commission discussed the proposal at their regular scheduled meeting on September 14, 2023. The Park and Recreation Commission appreciated developer’s efforts to accommodate a sizable park space and noted that the proposed park location will allow possibility of future street extension. The commission also noted that the proposed park location will provide great pedestrian connectivity both from within the proposed neighborhood as well as with pedestrian access to proposed Park space off Union Road for residents south of proposed development. Overall, the Parks and Recreation Commission was supportive of the proposed public park space in this area.

Existing Stormwater Basin (South of proposed subdivision):

The developer’s engineer has provided an updated stormwater analysis based on a recently completed topographic survey. The updated stormwater analysis for the existing basin and the proposed improvements with 9th and 11th Additions affirms that ponding is limited to the existing basin and associated drainage tract. The topographic survey and stormwater analysis will be further developed with preliminary platting of the proposed 9th and 11th Additions and will be reviewed by the City Engineer to ensure that it meets all City Code requirements. City Staff is continuing to work with the Autumn Ridge Stormwater Drainage Association with the ongoing maintenance of the drainage tract and will ensure the basin is performing at its originally intended design.

Staff notes that with the preliminary plat for 9th and 11th Additions, a separate tract should be established to provide access to the stormwater facility, so the drainageway can be efficiently maintained without traversing through private yards, similar to the designated accessway provided from the south in Autumn Ridge 5th Addition.

Staff recommends that the developer work with the neighboring property owners and the Autumn Ridge Stormwater Drainage Association to come up with a future maintenance plan for

the stormwater basin, so that it continues to function properly over time.

RP Master Plan & associated developmental procedures agreement:

The RP Master Plan Amendment requires the need for update to the developmental procedures agreement that outlines any specific conditions pertaining to the development, any timing and phasing of the project and other details as necessary. For this case, staff recommends including the following conditions in the developmental procedure's agreement:

- The development permits 44 detached single-family units, 42 single-family bi-attached units and 2.10 acres of Park Space.
- All lots will maintain a minimum side-yard setback of 5 feet, front-yard setback of 20 feet and rear-yard setback of 30 feet.
- Park Space shall be subdivided from the existing parcel and rezoned from A-1 to R-P. The Park Space shall be included in the preliminary plat and the final plat of the first phase of the subdivision of the Property.
- All lots less than or equal to 60 feet in width are limited to a two-car garage.
- Driveway width for all lots, regardless of the number of garage stalls, shall not exceed 18 feet at the street-side lot line and 24 feet at the curb.
- The Park Space shall be established in Phase 1 of the project, and it shall be graded and seeded according to City requirements prior to final acceptance by the City.
- One appropriately sized and located Outlot, as determined by the City shall be established on the plat for Phase 1 of the subdivision of the property to provide access to Tract A of Autumn Ridge 5th Addition (existing stormwater basin)
- Prior to any final plat for the property, the developer will restore the stormwater management facility within Tract A of Autumn Ridge 5th Addition to its original design capacity and function.

See attached signed developmental procedures agreement signed by the developer for more reference. The agreement has been attached with the packet for review.

Notification of Surrounding Property Owners:

City Staff sent a courtesy notice to the surrounding property owners on 11th November 2023.

RECOMMENDATION:

Planning and Zoning Commission recommends denial of the submitted RP Master Plan Amendment for Autumn Ridge (MP23-002) at their regular meeting on 13th September 2023 with a vote of 6 nays and 2 abstentions.

PLANNING & ZONING COMMISSION

Discussion & Vote P&Z 9/13/2023	Chair Lynch introduced the item and Mr. Atodaria provided background information. He gave a brief recap of what has been discussed at previous meetings regarding the proposal, including the specifics about the park space, stormwater management and increasing width of single-family units, the things that were recommended by both staff and Planning and Zoning Commission members. Mr. Atodaria also explained the updated master plan proposal, provided comparison of type of units proposed with other low density residential zone, discussed the new park location and highlighted easements and setbacks proposed for the units.
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Mr. Tolan spoke about the stormwater management for the development and Mr. Atodaria stated that staff recommends approval of the Master Plan Amendment subject

to compliance with conditions noted in the staff report and any comments or direction specified by the Planning and Zoning Commission.

Mr. Leeper asked how many units were planned originally. Mr. Atodaria stated that there were originally 58 units, and the current has 86 units.

Adam Daters, CGA Engineers, 5106 Nordic Drive, spoke about the functioning of the stormwater detention and provided renderings to demonstrate where and how it works. He explained different watershed analysis scenarios that have been considered and the results of each.

Dennis Happel, BNKD, noted that he has had a great deal of review and confirmation regarding detention information and their numbers have come out as correct. He mentioned the maintenance concerns and stated that it has been out of sight, out of mind, but that no one has contacted them with issues. He stated that they have come to a decision with the City that issues will be addressed during grading of the site for construction and thereafter there will be an established and regular mowing plan for the stormwater facility. With regard to capacity of the facility, he said that they far exceed what is required for the area.

Ms. Moser asked about the status of the area that Maria Perez, Stormwater Specialist found when she came out to visit the site. Mr. Happel stated that any mowing debris will be collected at the time. Anything that was previously done is intertwined with new growth will be addressed during the maintenance process and reshaping of the detention facility.

John Englin, 4327 Wynnewood Drive, spoke about the letter that was received regarding this meeting and noted that he emailed the Commission members his concerns. He discussed the previously presented 90 dwelling units and concerns by the Commission with the density. At this time the units have only been decreased by four units and he feels that the concerns about density have been disregarded by the City and BNKD. He discussed concerns regarding this proposal.

Lyle Simmons, 207 Corduroy Drive, echoed Mr. Englin's sentiments.

Genevieve VanDorn, 4124 Thresher Court, Unit 304, thanked staff for their hard work. She noted her concerns with the number of units being built. She explained that she had been originally told that there would be far less and that this increase would make for greater traffic issues. She also commented on the pricing for these units and how they are not what would be considered to be affordable. She also brought forward concerns about the location of the playground and its maintenance.

Cindy Luchtenberg, 4322 West 1st Street, spoke to concerns with density and congestion and how it will affect access for emergency vehicles. She also noted concerns with how close the houses would be, particularly in case of fire, and the potential for it to spread to the next house.

Ann Spurr, 4211 Berryhill Drive, took issue with a statement made by the developer regarding stormwater maintenance and how it's been out of sight, out of mind. She stated that the HOA has sent dues to him each year, which should be a reminder. She also noted that the calculations from Mr. Dater causes her to question why there is water in their back yards when they are being told it will be in the detention basins. If it is already encroaching now, what will happen with more housing? She also questioned the proposal of bi-attached homes, noting that a change of a site plan was recently

approved in another part of town to remove bi-attached dwellings because they are not selling.

Mr. Happel spoke to the comment regarding the association dues, explaining that the whole detention is owned by the Autumn Ridge Stormwater Association. The dues are deposited in an account and are available at any time.

Mr. Daters stated that they can only deal with the data that is in front of them and the survey information and analysis indicates that the stormwater facility has adequate capacity for all areas. He said more specific information would be needed from individual property owners about any encroachment into their yards so they could investigate.

Jim Hancock, 821 Lakeshore Drive, stated concerns with a lack of adjustment for the additional density added with regard to the detention area. He asked about additional sizing has been placed in the spillway to add for the 48% density being added to the project. He feels that there hasn't been adequate attention given to what is actually happening versus what is being calculated. He also asked about the lack of additional rip rap that he has seen go into other projects but has not been factored in for this one.

Mr. Tolan explained that rip rap throughout an entire stream channel is not an effective use or measure. They use rip rap in energy dissipation and areas where additional armoring is needed, but typically for best stream corridor practices for aquatic life, etc., a grass system with plantings with strong root systems that hold the banks in is best.

Mr. Daters explained that they did analyze the increased runoff from a higher density and he was trying to show that the capacity from the model they performed appears to be sufficient. If there are discrepancies in what people are seeing versus what the model shows, they are more than happy to work with staff and any other third party engineers that would have comments. He also noted that this isn't the final stormwater analysis that would be done. When the final plat is submitted a more detailed final report is submitted and reviewed by staff.

Tim Caswell, 4119 Shocker Road, stated concerns with and questioned who has the liability for the stormwater runoff issues.

Jeff Ries, 4227 Paddington, agreed with the statements made by other neighbors. He stated that he met with Rhonda Happel when first moving to the neighborhood and was promised something very different than what is currently being proposed. He noted issues with stormwater as well.

Ms. Crisman asked for more clarification regarding the park. Mr. Atodaria explained that the proposed park space is 2.1 acres and will be a City park. The Park Commission will be discussing this proposal request tomorrow at their regular scheduled meeting. Ms. Howard added that if parkland is proposed by developer in a subdivision, and is to be dedicated as a city park, the land needs to be prepared to City standards before it is accepted by the City. Once it is City parkland, further improvements such as playground and other park amenities can be proposed and approved by City Council as part of the capital improvements plan.

Mr. Leeper noted that he struggles with the project as he feels that the developer has done an adequate job with the numbers and requirements, but noted concerns with the expectations that the neighbors were given compared to what is now being proposed.

Ms. Moser agreed with that struggle. Mr. Hartley also noted concerns with the extreme change in density.

Ms. Lynch stated that while she loves the public process and truly appreciates everyone showing up to speak their thoughts and concerns, but she also feels that the numbers still fit into the parameters of low density. With the need for housing the community she is struggling with how she feels for the neighbors versus the facts presented.

Ms. Crisman stated similar concerns, noting that as a Commission they don't do a lot of actual planning. They mostly vote. While this project does meet the requirements, that doesn't take into account complaints raised by the citizens. She knows there is an issue with housing, but doesn't feel the solution is more \$400,000 homes. She would like to see a revision that takes into consideration the comments made to make an impact on the community.

Mr. Leeper made a motion to approve the item. Ms. Crisman seconded the motion. The motion was denied with 6 nays (Crisman, Hartley, Leeper, Lynch, Moser and Stalnaker), and 2 abstentions (Alberhasky and Larson).

Discussion
P&Z
7/26/2023

Acting Chair Hartley introduced the item and Mr. Atodaria provided background information. He explained that the items have been discussed at the previous three meetings so he gave a brief update, noting that it has been recommended to defer the discussion to the September 13, 2023 meeting. Ms. Crisman asked if there is a deadline of how long this item can continue to be deferred. Ms. Howard stated that that is up to the Commission to discuss and decide.

Cindy Luchtenberg, 4322 W. 1st Street, read an email sent to the Commission and staff. She thanked them for their work and was encouraged that Maria Perez came to inspect the area to see any issues that may be taking place. She stated that she feels that the developer should go back to the original plan that was promised and that the majority of the lots are too small, causing extreme density. She also asked that Mr. Happel put a stipulation into the deed that the proposed duplexes can be owner occupied only. She stated further concern that there would be more duplexes created than initially proposed.

Ms. Moser made a motion to defer the discussion to the September 13, 2023 meeting. Mr. Leeper seconded the motion. The motion was approved unanimously with 5 ayes (Crisman, Grybovych, Hartley, Leeper and Moser), and 0 nays.

Discussion
P&Z
6/28/2023

Chair Lynch introduce the item and Mr. Atodaria provided background information. He explained that the item was discussed at the last Planning and Zoning meeting and provided a brief overview. He explained that the subdivision has 105 acres and is located south of West 1st Street and west of Union Road. He displayed the 2001 RP Master Plan and provided history on the amendments since that time and then displayed a rendering of the current Master Plan. He explained the two phases that are proposed in the 9th and 11th Additions that propose to increase density, create a well-connected street pattern and have a variety of housing types to meet the housing needs of the community. He discussed setback requirements and minimum lot sizes for different housing types, easements and concerns with different aspects of the proposal. He also spoke about sidewalk connections, community space and shared usable open space. Matthew Tolan, EI, Civil Engineer II was available to discuss the traffic impact and Maria

Perez, Stormwater Specialist spoke about stormwater pollution prevention and the effects of urbanization on water quality. She explained the requirements and expectations with stormwater maintenance. Mr. Atodaria explained the staff recommendations to address public concerns regarding maintenance on the existing stormwater basin, increase in park space and increase lot sizes in certain areas to create more usable yard space for those lots. He noted outstanding issues that included a revision to the existing developmental procedures agreement that will be required to make it consistent with the revision to the RP Master Plan and deed of dedication need to be finalized once direction and decision is made by the Planning and Zoning Commission. At this point, the master plan amendment is for discussion and public comment. Staff recommends continuing the discussion to the July 26 meeting to allow the developer time to address staff recommendations and any direction from the Planning and Zoning Commission.

Mr. Leeper commented that there are a lot of requirements that the city has for all developments [stormwater] and those will be met before the project can proceed.

Dennis Happel, BNKD Development and Adam Daters, CGA Engineers, addressed items as brought forward by staff and the public. With regard to the existing basin waterway, he explained that at the time Autumn Ridge 3rd Addition was done, the City was responsible for all detention basins and maintenance. By the time they started Autumn Ridge 4th Addition, the City changed their policy to make it the responsibility of the homeowners associations. That is why the pond was removed. Mr. Daters also stated that at the request of staff, the topo survey of the detention basin was updated and found that they are within the appropriate range. Mr. Happel discussed access to the detention and provided examples of where that access would be. He also spoke regarding greenspace and options for a park, as well as lot sizes and proposed housing. He feels that the plan is in line with the code and should not be a problem.

Brad Pierschbacher, 4228 W. 1st Street, commented on the letters that were sent out by BNKD and stated that he did try to reach out about it and wasn't able to touch base. He doesn't believe the current plan would complement the neighborhood and feels that lot sizes would be too small.

John Englin, 4327 Wynnewood, noted concerns with regard to the proposal. He explained that although there is not a large group in attendance, many could not make it due to schedules. He provided a list of neighbors who are in opposition of the project and stated the reasons for their disapproval, which included the change in the plans from 2013 that neighbors were made to believe would be how development would occur here.

Jim Hancock, 821 Lakeshore Drive, asked about the sizing and retention control gate, potential use of rip rap in the design, and the responsibility of the maintenance of the water areas.

Cyndi Luchtenburg, 4322 W. 1st Street, read letters from herself and other neighbors expressing their concerns with the development and issues with changes being made.

Dan Bumblauskas, 4433 Wynnewood Drive, came forward to read a letter stating concerns from a neighbor who couldn't make it to the meeting (Lyle Simmons).

Deb Hudspeth, 315 Corduroy Drive, agreed with all previous comments regarding the change in plans with regard to the lots. She believes that it should remain the same, as it was promised to the homeowners when they moved in.

Brian Happel, 4306 Berry Hill Road, stated that he has heard from neighbors who had no issues with the proposal. He feels that the lack of people at the meeting is not because they can't attend, but because they don't have an issue with the changes. He responded to different concerns that he has heard at meetings and from residents.

David Davis, 4407 Berry Hill Road, stated that he is Mr. Happel's neighbor and that Mr. Happel does not speak for him. He is opposed to the changes.

Ann Spurr, 4211 Berry Hill Road, echoed Mr. Davis's statement.

Cyndi Luchtenberg came forward to speak again and read a letter from Tim Caswell. He noted concerns with the narrow lots and streets that have several cars blocking mailboxes, keeping mail from being delivered. It was also noted that there are rentals already. His letter stated that the street is already cracked after only five years. He believes that BNKD is doing the absolute minimum and should be held accountable.

Ms. Crisman thanked the community members for coming to the meeting to express concerns, as well as Ms. Perez attending to help with questions. She noted that she has concerns with the current master plan and would like to recommend to the other commissioners to really look at what it means to have a master plan and uphold it. She feels that the Commission should take the community members concerns into consideration regarding changes that are proposed that conflict with what they were promised when moving to that neighborhood.

Chair Lynch asked Mr. Tolan and Ms. Perez to speak to questions that were brought forward during the meeting. Mr. Tolan explained that the 100-acres to the west was covered in the drainage analysis. He also gave a reminder that when a stormwater analysis report is put together, it is designed on an impervious measure, not on a case-by-case basis. He also explained that rip rap is used in areas where there is a high risk of erosion but is not used unless really needed. Ms. Perez explained that she did not see any major erosion concerns with the existing basin and would not recommend rip rap. Mr. Daters gave an explanation of the process used for studying the stormwater.

Ms. Grybovych thanked staff for their hard work, as well as the people in attendance to state their concerns. She noted she was disheartened by the finger pointing and hopes that everyone can work together to improve the community. She also stated that she feels that this is a larger deviation from the master plan and may warrant further discussion.

Ms. Moser stated that she wants to ensure the community members that they are being heard. She noted that she does appreciate the duplexes but has concerns regarding the density and would like to see some of that redeveloped in the plan. She also likes the recommendation of the greenspace and would like to see it be made useable to the community.

Mr. Leeper thanked the developers for developing and stated his appreciation to the residents for coming to speak. His greatest issue is the density and feels that the changes are significant enough and should be addressed. Mr. Hartley and Chair Lynch agreed.

Chair Lynch suggested that the developer and residents meet and have a discussion that could hopefully lead to finding a compromise.

The item will be continued at the July 26 meeting.

Discussion
P&Z
6/14/2023

Acting Chair Hartley introduced the item and Mr. Atodaria provided background information. Ms. Alberhasky recused herself from the item as she has a conflict of interest. Mr. Atodaria explained that the location consists of 105 acres west of Union Road and south of West 1st Street. He noted that development has been ongoing since 2001 and showed renderings of the Master Plans and preliminary plats since then. He then showed a color coded drawing of the subdivision today, showing the breakdown of the additions and the proposed revisions of the RP-Master Plan. Mr. Atodaria discussed the proposed number of lots and units and showed a rendering of where they are each proposed to be located.

He explained the concerns with the project, including excessive paving along street frontages. This would add congestion on the streets, less on-street parking, compromised sidewalk continuity and front yards that will be largely paved with less room for landscaping and trees. To address this concern the developer is proposing that the driveway width for the lots will be limited to 18 feet at the front lot line. It is also proposed that lots with less than 60 feet will be limited to a 2-car garage. Mr. Atodaria noted another concern with sidewalk connections and noted that the developer will be adding sidewalks along the Union Road and W. 1st Street in addition to sidewalks bordering platted lots to comply with the City's ordinance. The City has agreed to construct a small segment of missing sidewalk along Union Road between Paddington Drive and the southern edge of the proposed Autumn Ridge 9th Addition as a capital improvement project. A third concern is with community space and shared useable open space. Per the subdivision code and the RP Development Agreement, usable open space should be provided to meet the needs of the neighborhood. Staff recommends that some usable open space be designated within the 9th and 11th Addition as originally agreed. The developer is proposing 1.15 acres of open space for a park.

Matthew Tolan, EI, Civil Engineer II, spoke about the stormwater management plan and spoke to concerns by neighbors. He explained renderings of the stormwater plans and showed a photo of the existing stormwater detention basin. He also discussed concerns with the traffic impact and explained that a traffic impact study was done and it showed that requirements have been met. The DOT has also confirmed their acceptance of the connection onto HWY 57.

Mr. Atodaria explained the final outstanding issues, which include a revision to the existing developmental procedures agreement that will be required to make it consistent with the revision to the RP Master Plan. The draft agreement and the deed of dedication will be finalized once staff has received direction and a decision by the Planning and Zoning Commission. The introduction of the Master Plan Amendment is for discussion and public comment only at this time.

Mr. Atodaria moved forward with the next item for consideration with regard to these additions, the preliminary plat. He displayed a rendering showing street connection, access points and mailbox locations, as well as one showing the setbacks of the preliminary plat. He stated that all lots meet the minimum requirements for lot width and area as per the Code. He discussed drainage and utility easements, community space/shared usable open space, public sidewalks and the stormwater maintenance and repair agreement. Mr. Tolan explained the requirements with regard to stormwater

maintenance and stated that they have been met. He also discussed the Stormwater Pollution Prevention Plan (SWPPP) and the process the contractor is required to follow. Mr. Atodaria spoke regarding technical issues that will need to be addressed with the proposal.

Ms. Moser asked when the traffic study was completed. Mr. Tolan explained that it was done in 2021. Mr. Larson asked if the proposed preliminary plat still has expected revisions that are to be made before approval. Ms. Howard stated that it depends on whether there are modifications to the master plan based on public input. Until the master plan and any modifications have been finalized, the plat cannot be approved.

Ms. Crisman asked if the Fieldstone retention basin was put in in anticipation of this addition. Ms. Howard stated that there would always be an expectation that the community grows, every development is responsible for accepting the water from upstream properties and managing the stormwater for their development and maintaining the facilities over time.

Mr. Leeper asked Mr. Tolan to speak to any other mechanisms and requirements that would control silt buildups. Mr. Tolan explained that there will always be natural siltation, so maintenance agreements should address regular maintenance and when and how it is removed.

Ms. Moser asked how the grading for the greenspace will impact the movement of water. Mr. Tolan explained that there is no planned construction in the basin. Everything will be outside the basin and controls will be placed around the waterway and secondary controls around stockpiles. With final development, the agricultural field will be switched to more of a permanent lawn status. Seeding would take place that will lock the topsoil layer down to avoid erosion.

Ms. Crisman asked if Maria Perez, Stormwater Specialist, could provide more information at the next meeting. Ms. Howard stated she would ask Ms. Perez to attend the next meeting.

Dennis Happel, BNKD, spoke as the developer for the project. He explained that a new Master Plan and the preliminary plat are being submitted based on recommendations from City staff and comments from the Commission in the past. Every phase of the development have gone through City Staff, Planning and Zoning and Council. He stated that all requirements have been met or exceeded and that he wants to make sure that there are no misconceptions regarding what they are required to do.

Cindy Luchtenberg, 4322 W. 1st Street, stated that there were several neighbors with concerns regarding the project. She clarified that they are not against the development, but they were under the assumption that there would be fewer lots with single-family homes with more greenspace until it was changed in 2013. At that time the detention pond was taken away, the cul-de-sacs were taken away and the kind of housing that was proposed. They were told that the whole development to the north would be consistent with the homes on the north end of the property. In 2020 it was changed to almost all duplexes and not what the homeowners were told. She noted concern with the water runoff and read a paragraph from a brochure from the Iowa Stormwater Organization regarding urban landscapes and runoff. She believes the study should be redone as there will be more housing than was originally stated. She also stated concerns with what she referred to as being a transient community as those forms of housing are not usually considered a permanent home. Another concern is with the housing becoming rentals.

Lyle Simmons, 207 Corduroy, stated that at the time he bought the lot they invested their money into the neighborhood itself as that was the ideal they had been looking for. When duplexes started going up the neighborhood changed to something they had not signed up for. He also noted concerns with how the waterway will be maintained with the density going in as it seems to be landlocked and it would be difficult to get to it. With regard to the structure going under Union Road, he asked if homeowners from Autumn Ridge absolved from any ramifications that could come from a torrential rain coming in.

Brad Pierschbacher, 4228 W. 1st Street, stated that they own the property directly north of this subdivision and they have concerns about the setbacks and how that will affect which kind of housing can be built. He also noted concerns with the sidewalks and if it will affect whether he will have to put sidewalk in in front of his home. He also had concerns with traffic once the new high school is built combined with the additional housing.

Jim Hancock, 821 Lakeshore Drive, spoke regarding the silt removal that the lake association had to pay to remove, and stated concerns with future silt issues.

David Davis, 4407 Berryhill Road, stated concerns with traffic and environmental issues.

Ann Spurr, 4211 Berryhill Road, voiced concerns with the runoff and the use and location of the greenspace.

Tom Litton, 918 Juanita, stated concerns with silt issues.

Acting Chair Hartley brought back a question regarding whether duplexes could be built on additional lots. Ms. Howard explained that since this is a Master Plan community there cannot be a change unless the change is brought through Planning and Zoning and City Council. At this time they could not put duplexes on lots that have been designated as single-family without coming back to the Commission to ask for that change.

Mr. Hartley reiterated the question regarding potential liability to existing homeowners for any damage from water flowing downstream. Mr. Tolan explained the drainage flow in place and how it would work. As for any liabilities, the Autumn Ridge Stormwater Drainage Association is responsible for the basins as outlined in their agreement, which has maintenance in place. The City and Association are in agreement that in the event there is an issue at hand, the City notifies the Association of what remedies are to be taken. In the event that those aren't taken or it's a life and death situation where the City has to take immediate action, the City will assess the cost back to the Association. Ms. Howard further explained that in general, every development is responsible for management of their own water. She stated that she could get a more detailed response for the next meeting.

He then asked for staff to address whether a property owner with existing property on West 1st Street be required to put in sidewalk to connect to the sidewalks put in by the developer. Ms. Howard explained that the only way that would be required is if that property owner chose to develop on that property.

Mr. Hartley then asked whether the retention ponds are managed by Homeowner Associations. Ms. Howard stated that the Homeowner's Association would be responsible for collecting the right dues to maintain the facility and the pond. Mr. Leeper asked more about silt control policies and Mr. Tolan responded.

Mr. Atodaria responded to questions from attendees that were raised regarding setbacks.

Mr. Leeper noted confusion with the units per acre that were discussed compared to the plans. Mr. Happel provided an explanation. There was further discussion regarding the changes in numbers of units.

Mr. Larson asked for more clarification on the calculations for the detention basins and changes in permeability. Mr. Tolan provided an explanation and information.

Ms. Crisman asked about the new housing needs assessment and how it relates to this project. Ms. Howard stated that staff could look at the assessment and bring that information back at the next meeting.

Mr. Leeper asked about the obligation for the developer to do what they said they would do in the beginning. Ms. Crisman stated that she feels that this is an example of needing to find a balance between providing housing and being environmentally responsible.

Mr. Stalnaker asked if there has been any new guidance from Council on clearer developments with regard to greenspace. Ms. Howard stated that there is a section of the CIP to do a new parks master plan in a couple years. One of the goals as part of that study, staff would like more clarity on the direction of the amount of open space required.

Mr. Leeper stated that he doesn't feel they can wait years to determine a number of acres should be set aside for parks/greenspace. He feels something should be put into place sooner than that. Ms. Howard agreed with the need for more clarity but explained that there are a lot of legal aspects to determining those kind of formulas so it will take time.

The Master Plan Amendment and Preliminary Plat discussions will be continued at the next meeting.



DEPARTMENT OF COMMUNITY DEVELOPMENT

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MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: Jaydevsinh Atodaria (JD), City Planner I
 Matthew Tolan, Civil Engineer II
DATE: June 28, 2023
SUBJECT: The Autumn Ridge Master Plan Amendment (MP23-002)

REQUEST: Request to approve revised Autumn Ridge Master Plan

PETITIONER: BKND, Inc., Owner; CGA Engineering, Engineer

LOCATION: West of Union Road and south of W. 1st Street

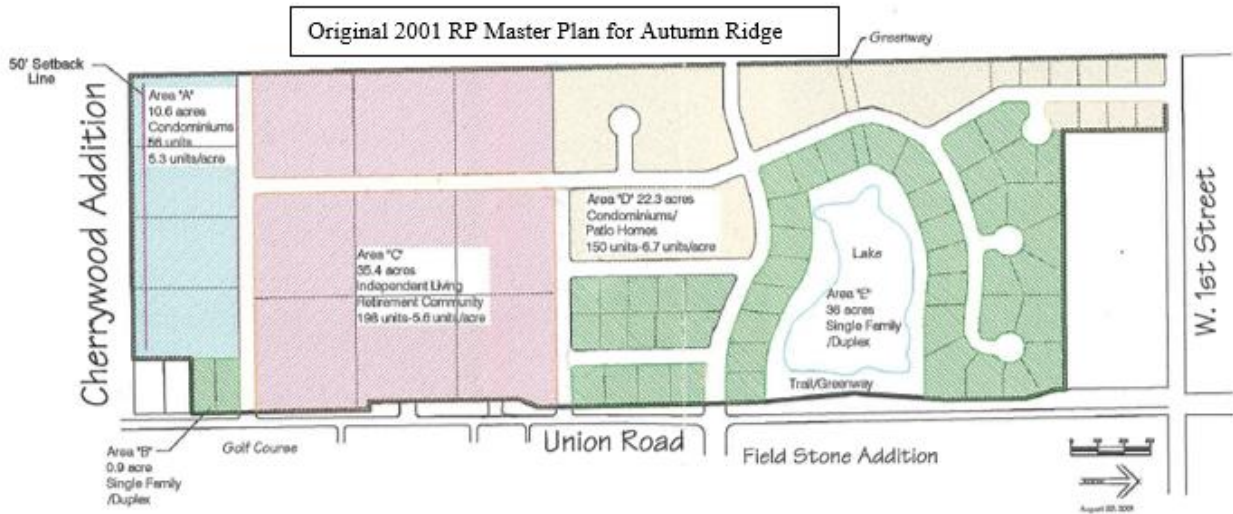
See below for additional highlighted sections added to the staff report after June 14th 2023 meeting regarding public concerns and staff recommendations.

PROPOSAL

It is proposed to amend the RP master plan for the Autumn Ridge development, which was originally approved in 2001. This request is to change what was previously proposed for the undeveloped area in the northern portion of the Autumn Ridge development. It includes a mixture of detached and bi-attached single family units for a total of 90 dwelling units. If approved, the proposed changes will be completed in two phases. A preliminary plat application has been submitted concurrent with this master plan amendment request, which is addressed in a separate staff report.

BACKGROUND

The entire Autumn Ridge development is about 105 acres and was rezoned to R-P, Planned Residential District from A-1, Agricultural Zoning District in 2001. As part of that rezoning, an RP master plan (shown below) along with a developmental procedures agreement was approved



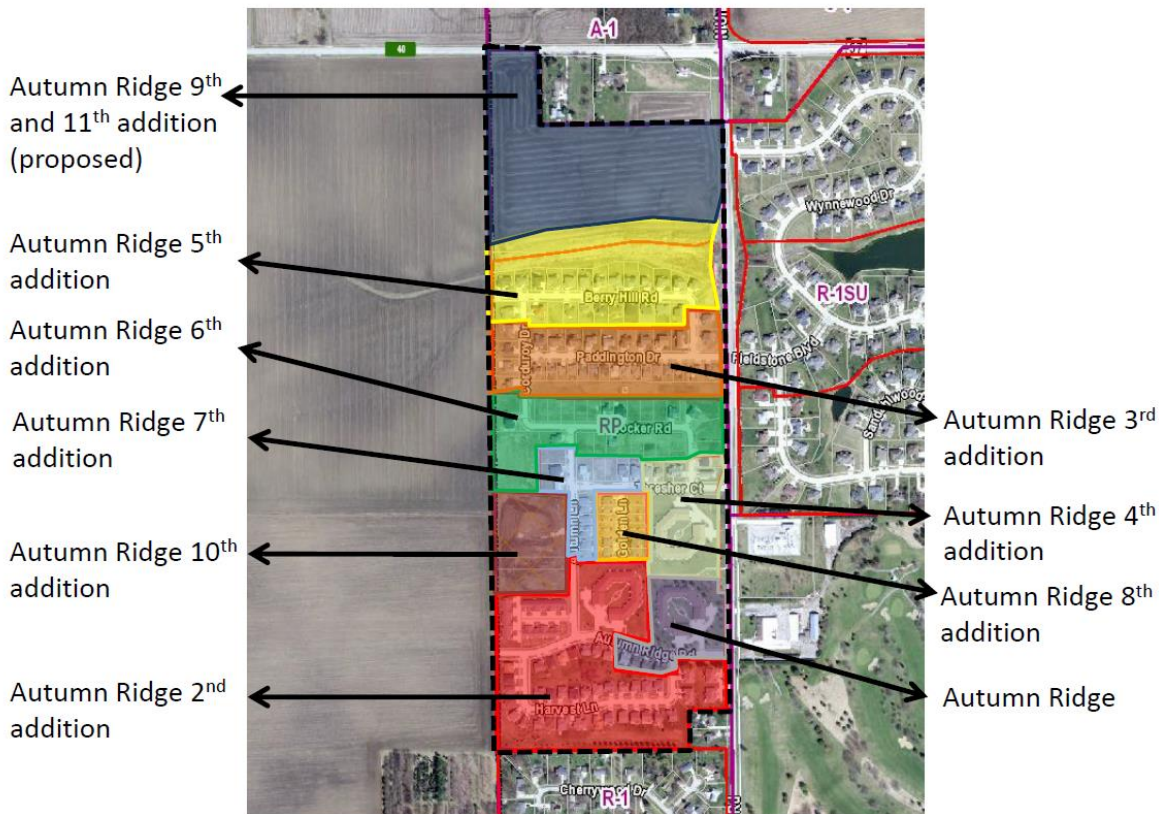
for the entire development area. The original master plan illustrates a mix of housing types, a proposed layout for the streets, and a 3 to 5 acre lake that would serve as both a storm water retention facility for much of the 105 acre development and included shared community space and trails around the perimeter of the lake. These various elements were also identified in the developmental procedures agreement.

Over the past 20 years, Autumn Ridge has been developed in many phases with increasing density in some areas and reductions in others, altering street connections and changing the types of housing as per the developer's market strategy. There were amendments to the RP Plan in 2005 and 2006 to reflect changes south of the east-west drainage way (Autumn Ridge 2nd, 3rd, and 4th Additions). In 2013, the owner submitted and received approval of a preliminary plat for the remaining additions in the subdivision (see attached). However, the RP Plan and associated developmental procedures agreement were not updated at the time to reflect those changes. In particular, the lake surrounded by shared amenity space and trails shown on the master plan and called for in the developmental procedures agreement was eliminated from the proposed development. Instead stormwater management is now handled in a linear east-west drainageway, but no additional open space or trails have been established. Over the years, other significant variations from the original plan include the elimination of the street connection across the drainageway, and changes to the housing types and locations.

The developed portion of Autumn Ridge commenced with a series of retirement condos and patio homes along Autumn Ridge Road coupled with an expansion of single-family dwellings along Paddington Drive, Berry Hill Road and Shocker Road. Subsequent additions included

See image below highlighting the timeline of entire Autumn Ridge Development. For more details, the same image is also included as an attachment to this staff report.

TIMELINE OF AUTUMN RIDGE DEVELOPMENT



For any proposed development that is not consistent with the approved RP master plan, an amendment is required to be approved by Planning and Zoning Commission and City Council. The proposed new master plan possesses significant change from the original master plan and development agreement in terms of density of residential units, common public space/amenities and street connections. Therefore, both the Planning and Zoning Commission and City Council must first review and approve the revised RP master plan prior to the approval of the preliminary plat for Autumn Ridge 9th and 11th Addition in the northern part of the Autumn Ridge development.

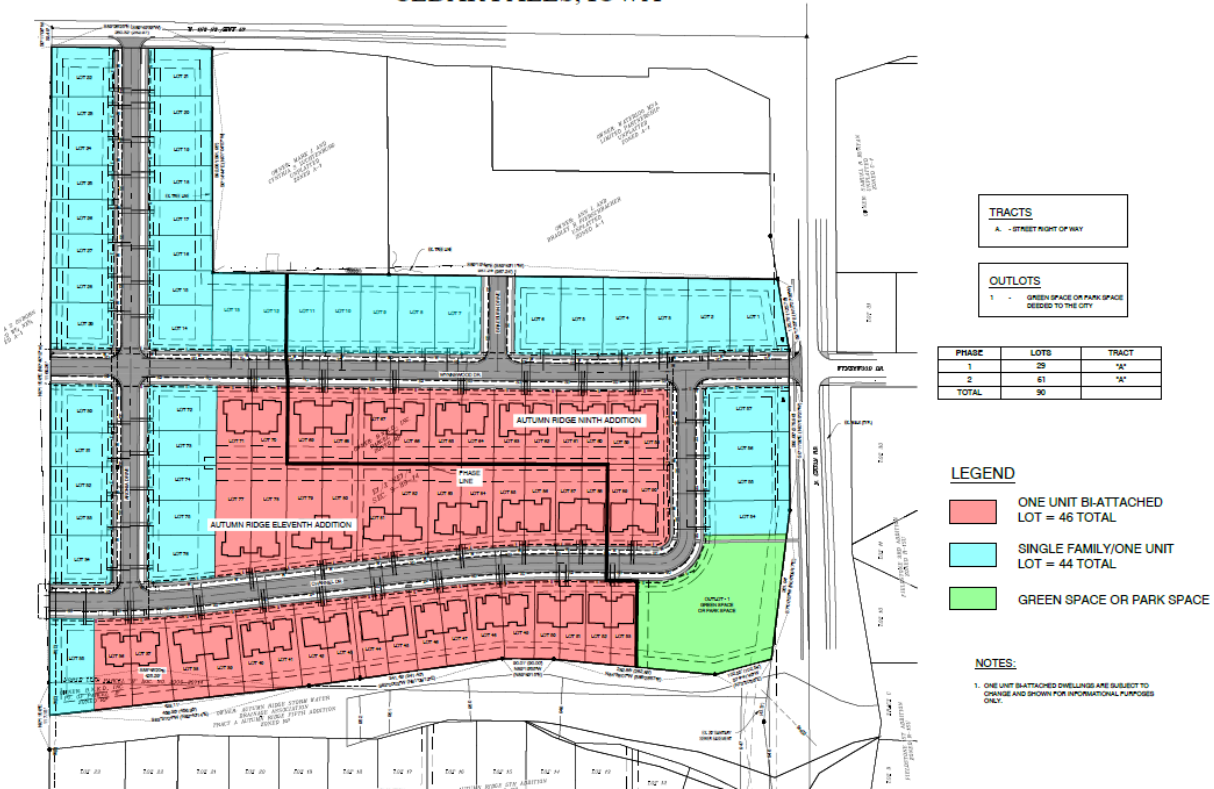
ZONING

The purpose of the R-P Planned Residence District is to permit the establishment of multi-use and integrated use residential developments and to provide for the orderly planned growth of residential developments in larger tracts of land. The RP District allows flexibility in the types of dwellings, the lot sizes, building heights and setbacks. However, to ensure that the area is developed in an orderly manner, provides for efficient traffic circulation between neighborhoods, and includes the necessary infrastructure to meet the needs of the future residents, a master plan must be submitted with the rezoning, which is adopted with a developmental procedures agreement.

STAFF ANALYSIS

The Master Plan exhibit submitted with the current revised application highlights the two remaining phases (9th and 11th) in the subdivision in context with the rest of the development in Autumn Ridge. The updated RP master plan proposed by the developer is described below, with areas of change from the original plan highlighted and staff recommendations noted.

MASTER PLAN - AUTUMN RIDGE NINTH AND ELEVENTH ADDITIONS
CEDAR FALLS, IOWA



Master Plan layout for Autumn Ridge 9th and 11th Additions:

The last remaining area of development for Autumn Ridge is located just south of W. 1st Street and north of the east-west drainage way that separates the subject area from the developed portion of Autumn Ridge. This area will be accessed from both W. 1st Street and Union Road. Wynnewood Drive would be extended westward from Union Road and streets would be stubbed to the western boundary of the development to provide for future development to the west. The 9th and 11th Additions are planned to include 46 lots for single-unit bi-attached dwellings, 44 single-family lots and public park space. The area will be developed in two phases: Phase 1 will be Autumn Ridge 9th Addition, which will include 29 lots (15 single family dwellings, 14 single-family bi-attached dwellings and a little over one acre of public park space); and Phase 2 will be Autumn Ridge 11th Addition, which will include 61 lots (29 single family dwellings, and 32 single-family bi-attached dwellings).

Street Connectivity

While a street connection to the south was never realized with previous subdivision plats, the current proposal is well thought with provision of future street connection/access points to surrounding undeveloped areas, including a street stub (Braeburn Drive) to provide a connection to the undeveloped properties just north of the subdivision, a critical connection of Aronia Drive to 1st Street, and two stubs going west with continuation of Wynnewood Drive and Channel Drive, to allow future development west of Autumn Ridge.

Residential Density and Housing Types

The proposal includes an increase in density for this particular area of the development from the 2013 preliminary plat (see attached), as the previous plat only included proposal for 58 single

family units whereas, the current proposal includes 44 single family units and 46 single-unit bi-attached dwellings. However, as shown in the submitted master plan exhibit, the overall density of the Autumn Ridge development is not changing as approved in 2001, since areas developed in the southern portion of the development are lower in density than originally proposed.

Proposed Autumn Ridge Additions			
Phases	No. of Lots	No. of Single-family units	No. of single-unit bi-attached dwellings
9 th Addition	29	15	14
11 th Addition	61	29	32
Total	90	44	46

Project Phasing:

The applicant proposes final platting the area in two phases: Autumn Ridge 9th Addition in Phase 1, which is in the eastern section of the subdivision, along Union Road; and Autumn Ridge 11th Addition in Phase 2. This aspect will be discussed in more detail in the staff report for the preliminary plat.

Street and Sidewalk Connections

Over 20 years of time, there have been many changes in the subdivision. Street connectivity is important to provide good access to properties, distribute traffic and reduce congestion and emergency response times, and to provide opportunities for future development on abutting properties. In addition, establishing pedestrian connections throughout neighborhoods promotes walkability and safe passage for pedestrians.

With a previous change to the RP Plan, the street connection across the drainageway was eliminated, which effectively separates the proposed 9th and 11th Addition, from the remainder of the development to the south. While this street connection has been eliminated, there is still an opportunity to connect the northern and southern sections of the neighborhood with a sidewalk along Union Road. The developer will be adding the sidewalks both along the Union Road and W 1st Street to comply with the subdivision ordinance. As noted at the P&Z meeting in November 2020, this will leave a small missing segment of the sidewalk along Union Road between Paddington Drive and the southern edge of the proposed Autumn Ridge 9th Addition. After discussions with the developer, the city has agreed to construct this segment as a capital improvement project, and it is now listed in the recently updated Capital Improvements Program (CIP). Staff notes that the sidewalk along Union Road, along with a sidewalk connection to and through the proposed park from Union Road to Channel Drive and sidewalk fronting the proposed park along Channel Drive, will be required to be constructed by the developer in Phase 1 (9th Addition) as part of public improvements for the project. Similarly, The public sidewalk along W. 1st Street will be constructed in Phase 2 (11th Addition) with the public improvements.

While there are missing sidewalk segments in a number of areas within previously platted areas of Autumn Ridge, the subdivision code allows sidewalks to be installed as development occurs. Construction is ongoing in Autumn Ridge 6th Addition, Autumn Ridge 8th Addition and Autumn Ridge 10th Addition. Sidewalk segments will be constructed as homes are developed and will be required for the remaining areas as they are platted. City Staff notes the importance of following

through on the commitment to install sidewalks as lots are developed to ensure better livability of the community. As per City Code Section 20.5C(10) and section 20.5C(11), public sidewalks shall be installed at the time of new building construction on new or recently platted lots or within five years following final subdivision approval. The deed of dedication with the subdivision notes the same as well.

Residential Density and Mix of Housing Types

The developer is proposing to increase the number of single family bi-attached dwellings and reduce some of the lot sizes for the detached single family units in the proposed Autumn Ridge 9th and 11th Addition in response to market demand. The City supports the idea of additional density and a variety of housing types to serve the needs of the community. The proposed master plan shows that the detached single family units are proposed along the perimeter of the development including the lots along the north side of Wynnewood Drive, Union Road, W. 1st Street and along the western boundary of the development. The single family bi-attached units are proposed in the central and southern section of the proposed 9th and 11th Additions.

Staff is supportive of the increased residential density. Providing a variety of housing types and sizes provide opportunities for people of varied incomes and age groups to live in the community. For example, first time homebuyers, empty nesters, and retirees may find attached dwellings to be an attractive and more affordable option to meet their needs.

One issue of concern, however, is that all of the narrower bi-attached unit lots will have street-facing garages. This will result in a considerable number of driveway curb cuts (see attached driveway exhibit). With this many curb cuts, there will be less room for on-street parking, sidewalk continuity will be interrupted and areas for front yard landscaping and street trees will be limited. City Staff made a number of suggestions to the developer that could help alleviate this concern. The developer has indicated that they would like to move forward with the proposal with the street-facing garages, but to address the issue is proposing to add a clause in the developmental procedures agreement and deed of dedication stating that all approaches and driveways in the development will be limited to maximum driveway width of 18 feet at the property line and lots narrower than 60 feet will allow a maximum two-car garage. 18 feet is the minimum width driveway for a two-car garage and allows for two standard width parking spaces behind the garage, so each unit would have at least four off-street parking spaces.

Community Space/Shared usable open space:

As per the original development procedural agreement at the time of rezoning, a reserved open space for community was shown to be developed to enhance the livability of the entire neighborhood. Staff notes that as per City Code Section 20-6 (g), "all residential subdivisions shall be so designed as to meet the neighborhood park and open space needs of its residents. Such needs may be met by dedication and acceptance of public park land/or by reservation by covenant of private open space." City staff believes that having a usable park space in the Autumn Ridge is important to the livability of the area and aligns with both the minimum subdivision standards and with the principles of the R-P, Planned Residence District.

While staff is not opposed to the elimination of the wet-bottomed retention stormwater basin (lake), elimination of the shared open space and amenities entirely is not recommended. In response, developer has included Outlot 1 in the proposed master plan, which is labeled as "Green Space or Park Space." The green space is proposed to be included in the first phase of development. This green space will need to be carefully graded and seeded to provide usable park space (more details about the proposed park space are included in the preliminary plat

staff report). Staff also notes that the developer proposes a sidewalk connection to access the park space from the Union Road sidewalk, to provide easy accessibility to park space for all residents of Autumn Ridge, both north and south of the drainage way, which will need to be added in Phase 1 of the project. This sidewalk connection will require the developer to regrade the previously established Union Road drainage ditch in Right of Way. Additional grading will be done to tie the southerly limit of the park space into the existing stormwater detention facility.

PREVIOUS DISCUSSION AT P&Z

The applicant submitted a request to amend the master plan in 2020 and this proposal was reviewed at the November 24th, 2020, Planning and Zoning meeting. At the time the proposal was to develop the area with 95 dwelling units, including both detached and bi-attached units. At that meeting, staff recommended several conditions of approval including the addition of a sidewalk along Union Road to connect with the developed portion of Autumn Ridge, solutions to reduce the number and width of driveways and curb cuts and incorporating common usable open space/park space. The Planning and Zoning Commission expressed support for these conditions based on staff recommendations and input from the public. Minutes from the November 24, 2020 P&Z meeting are attached for your reference.

In 2022 that the developer submitted a revised proposal to change the master plan, which was reviewed at the March 9, 2022 P&Z meeting. To address some of the previous concerns, the developer reduced the number of units to 92 (58 bi-attached units, 34 single-family units) and included a little over one acre of public park space.

At the March 2022 Planning and Zoning Commission meeting, several concerns were brought up by the neighbors. including:

- Lack of maintenance of existing drainage way (south of proposed subdivision)
- Increase in density (from originally approved 58 single-family units in the area)
- On-street parking issues with the proposed number of driveways and curb cuts.
- Potential for stormwater issues with an increase in density.
- Significant changes to the original Master Plan (approved in 2001)

The Planning and Zoning Commission discussed the proposal and indicated that some changes should be made to address the issues. The Commission also suggested that the developer reach out to the residents to provide more clarity on the proposal. Meeting minutes from the Planning and Zoning Commission are included at the end of the report, for your reference. After the meeting, the developer withdrew the application to rethink the project and work through some of the issues. The applicant now brings forward a revised master plan for this last area of development within Autumn Ridge for consideration, which is the first step necessary before approval of a preliminary plat for the area.

JUNE 14TH P&Z MEETING: SUMMARY AND STAFF COMMENTS:

At the June 14th Planning and Zoning Commission meeting, the public brought up similar concerns as expressed in March 2022, including:

- Lack of maintenance of existing drainage way (south of proposed subdivision)
- Increase in density (from originally approved 58 single-family units in the area)
- On-street parking issues with the proposed number of driveways and curb cuts.
- Potential for stormwater issues with an increase in density.
- Lack of usable park space
- Inappropriate park space location

The Planning and Zoning Commission discussed the proposal and requested some additional information from staff regarding the following points:

- Request for Maria Perez, Stormwater Specialist, to attend the next meeting. At the meeting Ms. Perez will describe the current condition of the stormwater management facility in Autumn Ridge and explain the erosion control measures that are on site, whether erosion control measures are currently in compliance, and erosion control measures that will be required prior to construction/grading activity for any new development.
- Information from the *Cedar Falls Housing Needs Assessment (HNA)*: The HNA reviews the demographic and economic context for the local housing market and provides an overview of publicly available data on the City's housing stock (age, structure type, cost, and vacancy rates). It also provides information on the cost, availability, and demand for both owner-occupied housing and rental housing of various types and projects housing supply and demand through 2040 to determine anticipated unmet needs. There is a lot of good information in this report, so is worth reviewing in its entirety. The full report is posted on the City's website at:
<https://www.cedarfalls.com/DocumentCenter/View/13695/Housing-Needs-Assessment-Final-with-Appendices-5-30-23>

Here are a few interesting findings from the executive summary that speak to the need for a variety of housing types and price levels to meet the needs of the community:

- *The median value of owner-occupied homes increased 35% in Cedar Falls from 2010 to 2020, faster than the statewide increase of 29% (not adjusted for inflation). Housing costs for owners with mortgages and renters increased rapidly in Cedar Falls compared to Iowa – 21% vs. 12% for owners with mortgages, and 43% vs. 31% for renters.*
- *Demand in Cedar Falls appears to be strongest for certain moderately priced homes, even though they are often smaller than more expensive homes. Condos below the median sale price of \$206,500 sell the quickest at a median of 5 cumulative days on market despite having a median size of only 1,053 finished square feet. This suggests that Cedar Falls has unmet demand for relatively small, moderately priced homebuying options, including “affordable” or “workforce housing.” This demand may be met in part by building housing in configurations other than detached single-family homes, including condominiums, and townhomes.*
- *The Cedar Falls home sale market appears to offer a surplus of high-end homes while having a shortage of moderately priced homes for sale.*
- *Real estate professionals and lenders consider housing to be in short supply at multiple price points, but especially between \$150,000 to \$250,000. They perceived unmet demand for multiple housing types, with particular emphasis on smaller unit types such as detached single-family units for the 55+ market, condos and townhomes, accessible units for people with disabilities, and downtown living options. These stakeholders also saw a need for down payment assistance for homebuyers with limited incomes.*

- *According to the low population estimates, Cedar Falls will have a shortfall of 569 units by 2030, increasing to 748 units by 2040. The high population estimates result in a shortfall of 911 units by 2030 and 1,453 units by 2040. The average shortfall would be 740 units by 2030 and 1,101 units by 2040.*
 - *Projected new demand for owner units (not age-restricted) is broken down by price range, based on the price breakdown of closed MLS listings from 2019 through 2022. Units under \$250,000 account for 59% of new units needed.*
- If existing homeowners are liable for any downstream water damage. It is recommended that the existing homeowners who are part of the stormwater association consult with an attorney for advice on these matters.

Meeting minutes from the Planning and Zoning Commission are included at the end of the report, for your reference.

STAFF RECOMMENDATIONS TO ADDRESS PUBLIC CONCERNS

After the meeting, hearing similar concerns for this proposal as for the proposal that was presented in March 2022 Planning and Zoning Meeting, staff has several recommendations that may help alleviate some of the concerns. Staff recommends that the developer or their engineer provide the following information and consider changes to the Master Plan as follows:

1. Existing Stormwater Basin (South of proposed subdivision):
 - Developer to provide a clear picture of how the existing drainageway is currently functioning and how it is going to be maintained over time. For example, how it will be accessed and what is the anticipated maintenance schedule.
 - Developer's engineer to provide an analysis based on the current topography to determine if the existing drainageway/stormwater basin is staying within the designated Outlot at full capacity or whether it is encroaching into the rear yards of the lots along the northside of Berry Hill Road. Given that these lots were established with very shallow or non-existent rear yards, staff recommends that the developer consider increasing the capacity of the basin to ensure that the risk of encroachment will be reduced.
2. Park space:
 - The original Master Plan (2001) and development agreement for the Autumn Ridge Development had an area designated as "3-5 acre" park space and stormwater detention area. The existing drainageway is around 3 acres in size, so staff recommends increasing the park space to approximately 2 acres, which would align with original proposal.
 - Cedar Falls Comprehensive Plan provides information on park classifications. It describes mini-parks, which are less than 1 acre and notes that many cities discourage parks of this size due to their relatively high maintenance costs and limited use. The plan describes neighborhood parks as being approximately 5-10 acres in size and notes that the National Recreation and Park Association (NRPA) suggests 1-2 acres of neighborhood parkland per 1,000 residents. The Autumn Ridge development at full build-out will be approximately 400 units and average household size in Cedar Falls is 2.3 persons, so a 1.5 to 2 acres are needed to serve the needs of this neighborhood. Staff previously discussed 2-acres of park space in the Autumn Ridge area with the Parks and Recreation Commission. The Commission indicated that approximately 2 acres would be acceptable as public park space, given there is a

need in this area. For context, Overman Park and Seerley Park are each 1.7 acres in size and have space for picnic facilities, passive green space, and playgrounds. Staff recommends increasing the size of the park space to closer to 2 acres to serve the needs of the development.

- Based on the sloping nature of the designated park space in the current plan and its location next to an arterial street with a 45 mph speed limit, staff recommends that the park location be moved to a centralized location, for better safety, accessibility, and usability of park space.

3. Lot sizes and usable yard space:

- As noted in the staff report, the single-family lots along Aronia Drive have shallower depths (approximately 110 feet) and a 20-foot drainage/utility easement at the rear of the lots. Since fences are not allowed within drainage easements, there will be only small area that can be fenced to provide privacy or safety for children and pets. Staff recommends reducing the number of single-family lots along Aronia Drive, so that they can be widened to provide more area for yard space or to accommodate a shallower depth house to ensure usable yard space. Staff recommends eliminating 4-6 lots to achieve this goal.

Notification of Surrounding Property Owners:

City Staff sent a courtesy notice to the surrounding property owners on 5th June 2023.

OUTSTANDING ISSUES

A revision to the existing developmental procedures agreement will be required to make it consistent with the revision to the RP Master Plan. The agreement and the deed of dedication for the preliminary plat of Autumn Ridge 9th and 11th Additions must also be consistent. The applicant and City staff are working on the draft agreement and the deed of dedication, which will be finalized once direction and decision is made by the Planning and Zoning Commission.

Staff is forwarding the proposal to amend the master plan for discussion, as any comments or recommendations for changes by the Commission may affect the provisions included in the developmental procedure’s agreement.

STAFF RECOMMENDATION REGARDING NEXT STEPS

Staff recommends deferring the discussion to the July 26 meeting to allow the developer time to address the concerns as recommended in the staff report.

The introduction of this master plan amendment is for discussion and public comment.

PLANNING & ZONING COMMISSION

Previous discussion at P&Z 6/14/2023	Chair Acting Chair Hartley introduced the item and Mr. Atodaria provided background information. Ms. Alberhasky recused herself from the item as she has a conflict of interest. Mr. Atodaria explained that the location consists of 105 acres west of Union Road and south of West 1 st Street. He noted that development has been ongoing since 2001 and showed renderings of the Master Plans and preliminary plats since then. He then showed a color coded drawing of the subdivision today, showing the breakdown of the additions and the proposed revisions of the RP-Master Plan. Mr. Atodaria discussed the proposed number of lots and units and showed a rendering of where they are each proposed to be located.
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He explained the concerns with the project, including excessive paving along street frontages. This would add congestion on the streets, less on-street parking, compromised sidewalk continuity and front yards that will be largely paved with less room for landscaping and trees. The developer is proposing that the driveway width for the lots will be limited to 18 feet at the front lot line. It is also proposed that lots with less than 60 feet will be limited to a 2-car garage. He noted another concern with sidewalk connections and noted that the developer will be adding sidewalks along the Union Road and W. 1st Street in addition to sidewalks bordering platted lots to comply with the City's ordinance. The City had agreed to construct a small segment of missing sidewalk along Union Road between Paddington Drive and the southern edge of the proposed Autumn Ridge 11th addition as a capital improvement project. A third concern is with community space and shared useable open space. Per the subdivision code and the RP Development Agreement, usable open space should be provided to meet the needs of the neighborhood. Staff recommends that some usable open space be designated within the 9th and 11th Addition as originally agreed. The developer is providing 1.15 acres of open space for a park.

Matthew Tolan, EI, Civil Engineer II, spoke about the stormwater management plan and spoke to concerns by neighbors. He explained renderings of the stormwater plans and showed a photo of the existing stormwater detention basin. He also discussed concerns with the traffic impact and explained that a traffic impact study was done and it showed that requirements have been met. The DOT has also confirmed their acceptance of the connection onto HWY 57.

Mr. Atodaria explained the final outstanding issues, which include a revision to the existing developmental procedures agreement that will be required to make it consistent with the revision to the RP Master Plan. The draft agreement and the deed of dedication will be finalized once staff has received direction and a decision by the Planning and Zoning Commission. The introduction of the Master Plan Amendment is for discussion and public comment only at this time.

Mr. Atodaria moved forward with the next item for consideration with regard to these additions, the preliminary plat. He displayed a rendering showing street connection, access points and mailbox locations, as well as one showing the setbacks of the preliminary plat. He stated that all lots meet the minimum requirements for lot width and area as per the Code. He discussed drainage and utility easements, community space/shared usable open space, public sidewalks and the stormwater maintenance and repair agreement. Mr. Tolan explained the requirements with regard to stormwater maintenance and stated that they have been met. He also discussed the Stormwater Pollution Prevention Plan and the process the contractor is required to follow. Mr. Atodaria spoke regarding technical issues that will need to be addressed with the proposal.

Ms. Moser asked when the traffic study was completed. Mr. Tolan explained that it was done in 2021. Mr. Larson asked if the proposed preliminary plat still has expected revisions that are to be made before approval. Ms. Howard stated that it depends on whether there are modifications to the master plan based on public input. Until the master plan and any modifications have been finalized, the plat cannot be approved.

Ms. Crisman asked if the Fieldstone retention basin was put in in anticipation of this addition. Ms. Howard stated that there would always be an expectation that the community grows, every development is responsible for accepting the water from upstream properties and managing the stormwater for their development and maintaining the facilities over time.

Mr. Leeper asked Mr. Tolan to speak to any other mechanisms and requirements that would control silt buildups. Mr. Tolan explained that there will always be natural siltation, so maintenance agreements should address regular maintenance and when and how it is removed.

Ms. Moser asked how the grading for the greenspace will impact the movement of water. Mr. Tolan explained that there is no planned construction in the basin. Everything will be outside the basin and controls will be placed around the waterway and secondary controls around stockpiles. With final development, the agricultural field will be switched to more of a permanent lawn status. Seeding would take place that will lock the topsoil layer down to avoid erosion.

Ms. Crisman asked if Maria Perez, Stormwater Specialist, could provide more information at the next meeting. Ms. Howard stated she would ask Ms. Perez to attend the next meeting.

Dennis Happel, BNKD, spoke as the developer for the project. He explained that a new Master Plan and the preliminary plat are being submitted based on recommendations from City staff and comments from the Commission in the past. Every phase of the development have gone through City Staff, Planning and Zoning and Council. He stated that all requirements have been met or exceeded and that he wants to make sure that there are no misconceptions regarding what they are required to do.

Cindy Luchtenberg, 4322 W. 1st Street, stated that there were several neighbors with concerns regarding the project. She clarified that they are not against the development, but they were under the assumption that there would be fewer lots with single-family homes with more greenspace until it was changed in 2013. At that time the detention pond was taken away, the cul-de-sacs were taken away and the kind of housing that was proposed. They were told that the whole development to the north would be consistent with the homes on the north end of the property. In 2020 it was changed to almost all duplexes and not what the homeowners were told. She noted concern with the water runoff and read a paragraph from a brochure from the Iowa Stormwater Organization regarding urban landscapes and runoff. She believes the study should be redone as there will be more housing than was originally stated. She also stated concerns with what she referred to as being a transient community as those forms of housing are not usually considered a permanent home. Another concern is with the housing becoming rentals.

Lyle Simmons, 207 Corduroy, stated that at the time he bought the lot they invested their money into the neighborhood itself as that was the ideal they had been looking for. When duplexes started going up the neighborhood changed to something they had not signed up for. He also noted concerns with how the waterway will be maintained with the density going in as it seems to be landlocked and it would be difficult to get to it. With regard to the structure going under Union Road, he asked if homeowners from Autumn Ridge absolved from any ramifications that could come from a torrential rain coming in.

Brad Pierschbacher, 4228 W. 1st Street, stated that they own the property directly north of this subdivision and they have concerns about the setbacks and how that will affect which kind of housing can be built. He also noted concerns with the sidewalks and if it will affect whether he will have to put sidewalk in in front of his home. He also had concerns with traffic once the new high school is built combined with the additional housing.

Jim Hancock, 821 Lakeshore Drive, spoke regarding the silt removal that the lake association had to pay to remove, and stated concerns with future silt issues.

David Davis, 4407 Berryhill Road, stated concerns with traffic and environmental issues.

Ann Spurr, 4211 Berryhill Road, voiced concerns with the runoff and the use and location of the greenspace.

Tom Litton, 918 Juanita, stated concerns with silt issues.

Acting Chair Hartley brought back a question regarding whether duplexes could be built on additional lots. Ms. Howard explained that since this is a Master Plan community there cannot be a change unless the change is brought through Planning and Zoning and City Council. At this time they could not put duplexes on lots that have been designated as single-family without coming back to the Commission to ask for that change.

Mr. Hartley reiterated the question regarding potential liability to existing homeowners for any damage from water flowing downstream. Mr. Tolan explained the drainage flow in place and how it would work. As for any liabilities, the Autumn Ridge Stormwater Drainage Association is responsible for the basins as outlined in their agreement, which has maintenance in place. The City and Association are in agreement that in the event there is an issue at hand, the City notifies the Association of what remedies are to be taken. In the event that those aren't taken or it's a life and death situation where the City has to take immediate action, the City will assess the cost back to the Association. Ms. Howard further explained that in general, every development is responsible for management of their own water. She stated that she could get a more detailed response for the next meeting.

He then asked for staff to address whether a property owner with existing property on West 1st Street be required to put in sidewalk to connect to the sidewalks put in by the developer. Ms. Howard explained that the only way that would be required is if that property owner chose to develop on that property.

Mr. Hartley then asked whether the retention ponds are managed by Homeowner Associations. Ms. Howard stated that the Homeowner's Association would be responsible for collecting the right dues to maintain the facility and the pond. Mr. Leeper asked more about silt control policies and Mr. Tolan responded.

Mr. Atodaria responded to questions from attendees that were raised regarding setbacks.

Mr. Leeper noted confusion with the units per acre that were discussed compared to the plans. Mr. Happel provided an explanation. There was further discussion regarding the changes in numbers of units.

Mr. Larson asked for more clarification on the calculations for the detention basins and changes in permeability. Mr. Tolan provided an explanation and information.

Ms. Crisman asked about the new housing needs assessment and how it relates to this project. Ms. Howard stated that staff could look at the assessment and bring that information back at the next meeting.

Mr. Leeper asked about the obligation for the developer to do what they said they would

do in the beginning. Ms. Crisman stated that she feels that this is an example of needing to find a balance between providing housing and being environmentally responsible.

Mr. Stalnaker asked if there has been any new guidance from Council on clearer developments with regard to greenspace. Ms. Howard stated that there is a section of the CIP to do a new parks master plan in a couple years. One of the goals as part of that study, staff would like more clarity on the direction of the amount of open space required.

Mr. Leeper stated that he doesn't feel they can wait years to determine a number of acres should be set aside for parks/greenspace. He feels something should be put into place sooner than that. Ms. Howard agreed with the need for more clarity but explained that there are a lot of legal aspects to determining those kind of formulas so it will take time.

The Master Plan Amendment and Preliminary Plat discussions will be continued at the next meeting.

Previous discussion at P&Z 3/9/2022

Chair Leeper introduced the item and Mr. Atodaria provided background information. He explained that the item was discussed previously on November 24, 2020 and provided information about the previous proposal at that time. He discussed the history of the Autumn Ridge development and provided background on the area for the newer members on the Commission. He provided an aerial view of the entire Autumn Ridge development as currently developed and discussed the various phases that have been completed over the years. He displayed the proposed revised master plan explaining that it includes 92 units (34 single-family and 58 bi-attached units), and gave a summary of the number of lots and units as compared to the previously approved preliminary plat. He noted staff is supportive of the variety of housing types and additional density to meet market demand. Mr. Atodaria displayed photos of what the bi-attached units would look like. He discussed concerns with excessive paving along street frontages due to multiple double-wide driveways for the bi-attached units, which results in less room for on-street parking, compromised sidewalks, largely paved front yards and little room for landscaped front yards or street trees. In response to this concern, the developer proposes that all lots equal to or less than 60 feet in width be limited to a maximum of an 18 ft. driveway at the front lot line to reduce the paving areas on property.

Mr. Atodaria also mentioned that the developer will be adding sidewalks along Union Road and W. 1st Street in addition to sidewalks bordering platted lots to comply with the City's ordinance. The City has agreed to construct a small segment of missing sidewalk along Union Road between Paddington Drive and the southern edge of proposed Autumn Ridge 11th Addition as a capital improvement project. City staff recommends that some usable open space be designated within the 9th and 11th Additions as originally agreed. The developer is proposing 1.15 acres of open space at the southeast of the proposed development. The land slopes toward the drainageway in this area, so will need to be graded and seeded carefully to provide usable park space. Staff outlined that they are working with applicant to make necessary revisions in the developmental procedures agreement, to be consistent with the proposed RP Master Plan. The applicant has submitted a rough draft of the agreement and deed of dedication for the preliminary plat and they are under review by City staff and the City Attorney. At this time, the matter is for discussion only and will be continued to the next meeting.

Adam Daters, CGA Engineers, engineer for the project, came forward to say he is available for any questions.

David Davis, 4407 Berry hill Road, stated concerns with the water drainage behind his house. He stated that the drainage area has not been maintained and that several times in the last two years the water has been running with the creek bed itself. He stated that he has concerns that the developer will not do the maintenance they have agreed to do.

Lyle Simmons, 207 Corduroy Drive, echoed Mr. Davis's concerns with the drainage. He also noted issues with on-street parking and the ability to drive down the street around parked cars. He explained concerns with the traffic on 1st Street and increased density.

Brad Pierschbacher, 4228 W. 1st Street, stated that his property backs up to the north property line on the proposed new Addition and he explained concerns with what is happening with density and storm water management.

Cynthia Luchenberg, 4322 W. 1st Street, stated concerns with increased traffic. She also discussed the original plan with regard to the number of lots and houses proposed and noted concerns about changes made to the original plan, so that now there are nearly double the number of units on the northern portion than what was originally proposed, which makes her neighborhood more dense than anticipated and more homes backing up to her lot. She spoke about the smaller lot sizes along the west boundary of her lot and how small and shallow they are and suggested that the lots be re-sized back to the four wider lots allowing more space for homes accounting for the shallow lot depth and a less congested area surrounding her property. She also noted the loss of a detention pond with trails that was originally proposed and the loss of greenspace from creating smaller lots.

Willis Roberts, 4018 Wynnewood, stated concerns with stormwater drainage and asked how surface water is going to leave the area. His interpretation of the packet suggested that the surface water through swales was to be delivered to the retention area on the west boundary. He doesn't understand how water is going to go down into a drainage area and back up to a retention pond.

Mr. Holst asked if the homeowners association maintains the drainageway in question. Mr. Tolan explained that with Autumn Ridge 5th Addition a maintenance and repair agreement that is required with all detention facilities throughout the City, was signed. It states that all benefited properties have the responsibility to maintain the drainage facility, including the area to the north proposed for development. The Autumn Ridge Stormwater Maintenance group was set up by the developer to maintain these facilities. Mr. Tolan noted that he had conversations with the president of the Homeowner's Association, who stated that the Stormwater Association exists in name only and that there has never been a meeting or vote with anyone in that association. No stormwater maintenance has been done.

Ms. Saul noted concerns with the density and the parking issue on that street and issues with visibility due to all the vehicles. Ms. Howard confirmed that front-facing garages on narrow lots result in more paved areas along the street. There are various possible solutions, as noted in the previous staff report in 2020, including shared driveways or rear access to garages from an alley. The developer has proposed limiting driveway widths to 18 feet. The question for the Commission is whether the overall change to the master plan and whether the solutions proposed by the developer to address concerns are reasonable or if modifications should be made.

Ms. Grybovych asked about the reasoning for increasing the density and removing the pond that was originally proposed. Adam Daters, CGA, explained that the market demand was what drove that decision.

Ms. Moser stated concern with the traffic flow, particularly along Union Road and 1st Street. She asked if there has been any traffic study or any type of estimation of the impact. Mr. Tolan explained that traffic analysis was addressed with the developer's engineer. He noted that 1st Street is a state highway so must also be approved by the Iowa DOT. One concern was spacing from the adjacent intersection with Union and Highway 57. There have been talks with the developer's engineer and the DOT that the proposed location of the driveway was considered an acceptable according to the DOT and their guidance would be followed for the connection to their roadway. Ms. Howard noted that one positive aspect is that there are multiple connections that will help distribute traffic as opposed to the originally proposed cul-de-sacs.

Mr. Daters stated that they are willing to work with the neighbors on issues that have been brought forward.

Mr. Holst felt that there is a pretty big change in density from the original master plan, and while density is good, he does understand how that could create concerns with the water issues. He questioned how it's going to get better when there are already issues.

Ms. Saul asked if the stormwater infrastructure being put in place will help with the surface water runoff. Mr. Tolan explained that regional detention was established with the 5th Addition for the entire area, including the 9th and 11th Additions. There was a culvert structure under Union Road that conveys water from upstream to downstream. At the time the regional facility was set up, a modification was done to the culvert to bring it up to current stormwater code. There is a 100-year detention that releases at a two year rate that is metered out. The concerns with the increase in density were addressed with the developer's engineer and they verified that the detention capacities from the 2012 model do meet the original design intent.

Mr. Leeper stated concern that master plans are meant to let people know generally what's happening and decisions are being made based on the plan. It seems that these are pretty significant changes to the plan. Ms. Lynch agreed and stated while she understands that the demand is there, she hopes the developer will have conversations with surrounding neighbors to provide clarity to come to an agreement.

The item will be continued to the next meeting.

Previous
discussion
at P&Z
11/24/2020

Chair Holst noted that he would need to recuse himself from the item and passed the item to Vice Chair Leeper. Vice Chair Leeper introduced the item and noted that the agenda items are all for public input and will not be voted on at this time. Mr. Atodaria provided background information explaining that the entire development is approximately 105 acres and has developed over a 20 year timeframe. An RP Master Plan was amended in 2001 and the entire area was rezoned from Agriculture to RP and there were five different areas created in the area. Mr. Atodaria showed a rendering of the development and explained the different kinds of development were planned for each area. There were other amendments made in 2005 and 2006 to reflect changes in the 2nd, 3rd and 4th Additions. In 2013 the developer submitted a preliminary plat for the 5th, 6th, 7th, 8th and 9th Additions that included a proposed 31 lots in the 8th Addition and 27 in the 9th, but the master plan was not updated at that time. He showed a rendering of the subdivision today and the breakdown of the 10 additions. He described the units that are proposed to be added to the 9th and 10th additions.

Mr. Atodaria discussed the amendments to the 9th Addition, noting staff concerns with excessive paving along street frontages that would add congestion to the streets, diminish on-street parking, create less sidewalk continuity and reduce room for landscaped front yards or street trees. Staff has provided suggestions that could alleviate the excessive curb cuts, such as bi-attached units or townhomes with alley loaded garages or common driveway for attached units and limited the size to two car garages. Staff also has noted concerns with sidewalk connections along Union Road and community space/shared usable open space. Mr. Atodaria discussed suggestions provided by staff for these issues.

Mr. Atodaria then discussed the proposed amendment to the 10th Addition and the number of units to be added in the area. He explained that staff has reviewed the master plan and recommends some changes to the Master Plan prior to approval. These include:

- Providing a usable open space to enhance the livability of community in the 9th Addition, as was anticipated in the original master plan.
- Reduction of the number and size of proposed curb cuts for the proposed attached units in the 9th Addition.
- Provision of a public sidewalk along Union Road from the 9th Addition to Paddington Drive to comply with the subdivision code and deed of dedication requirements.

At this time, staff asked for comments and suggestions from the public and the Commission.

Dennis Happel spoke about the lake detention that was taken out of the development early on as they felt that the uncontrolled runoff to the west on the farm ground would soon cause it to fall into disarray due to the siltation. During the review of Autumn Ridge 6th and 7th in 2016, it was taken out by City staff due to the large stormwater issue that needed to be addressed. The large stormwater detention that was put into those additions was to help curb the runoff issues being discussed. With regard to the sidewalk, it has gone through the approval of two plats for that area and at that time staff felt it did not need to be installed because of the large bike trail across the street. He stated that they are not opposed to putting the sidewalk in from across the 9th Addition for a connection, but feels the City should be responsible for the rest. He discussed the parking issue that has been a concern and stated that there are other areas in town where similar concepts are used and there is not a problem with the on-street parking. They are trying to provide an affordable product for housing in the area and feel that adding an addition alley would create extra expense to the homeowners and costs for upkeep. They feel that housing mixture they have presented complements the area and is a good plan.

Jesse Meehan, 4305 Berry Hill, lives near the drainage ditch between the properties and stated that their houses were built with low water entry points and with FEMA remapping the area, residents are not able to refinance without getting flood insurance. He believes that increasing the number of houses will create more runoff and problems. He asked if the duplex lots could potentially be single-family if that's what the owner prefers and if the houses were going to be "cookie cutter" and look the same. He would like to see some uniqueness in the area. He feels that if green space is proposed, it shouldn't be like the current green space. He also asked if the City is going to maintain a park if one is planned.

Doug Stanford, President of the Fieldstone Homeowners Association speaking for the Board of Directors, explained that a letter was presented to Stephanie Sheetz expressing their concerns with the project. He noted that they are concerned with the increased housing density in Autumn Ridge 9th and the traffic issues on Union Road. They feel that the increased density will intensify the traffic congestion and feels that it may be time to consider some upgrades to Union Road. The Board is also concerned with potential stormwater runoff issues with the addition of new construction that could potentially damage a pond in the development.

Robert Zoulek, Autumn Ridge resident, asked how the developer will ensure that the elevations with the additional runoff will not worsen the current issues.

Lyle Simmons, asked what impact studies have been done and how can they find the information regarding the potential effects of this project.

Dennis Happel reiterated the planned housing units and explained that the stormwater issue was addressed in 2016 with the large detention area. It has been reviewed and the impact of these additional additions was addressed back in the planning of previous additions. He also stated that they will not be the only builder in the development so there should not be an issue with "cookie cutter" design. As for the traffic issues, the developer has provided all the access the city has asked for and explained that Union Road issues would be more of a city matter. He also noted that the damage to the pond was not a result of Autumn Ridge.

Adam Daters, CGA Engineers, added that the traffic engineer for the project did simulations that showed that there was very little impact from the traffic increase.

Cindy Luchtenberg, resident in the Autumn Ridge area, questioned the approval process of which builder can build in the addition. She stated concerns with the effect this project could have on their ability to hook up to city water and sewer and the costs involved.

Mr. Meehan feels that the detention pond will not help with the issues that could arise.

Willis Roberts noted that he feels there will be additional traffic flow problems based on the layout proposed.

Mr. Happel explained that the developer or the building committee approve the configuration and design of the homes to keep the character of the neighborhood intact. He discussed the planned housing in the garden home area and explained that those are not geared to be rentals. He stated that the runoff has been addressed and numerous studies have been done and that it will not be an issue. He also addressed the comment regarding sewer hookup and explained that they have no control over how it fits someone's property.

Amber Hines feels that the proposed housing does not match the character of the current neighborhoods.

Mr. Happel stated that they have mixed in multi-unit housing well in other areas of the neighborhoods and doesn't feel it will be an issue.

Mr. Schrad asked about the lot sizes proposed for duplexes. Ms. Howard explained that the lot line shown is for one side of the duplex as they are considered to be a “bi- attached” single-family dwellings, with each side on its own lot. Mr. Schrad also feels that there needs to be a park and asked if the City would take care of it. Planning staff spoke with the Parks Department and they would be amenable to looking at a proposal for a public park in that area.

Mr. Larson asked if there were any metrics used to decide that this one parcel needed to have a park or what motivated the decision. He was under the impression that this area was going to be more senior driven and wondered how that would serve that community. Ms. Howard explained that the park would service the whole Autumn Ridge neighborhood as opposed to just one addition. A park would also fill the need for open space requirements. Mr. Larson asked about the proposal process for a park. Ms. Howard explained that the developer would need to submit a plan and the Parks Department would review the proposal.

Vice Chair Leeper asked about stormwater setup for the area. Mr. Tolan explained that with this subdivision and subsequent subdivisions, regional detention was set up utilizing an existing culvert under Union Road and a secondary detention basin series. All detention for the entire area was already included in the 2012 study and has already been installed.

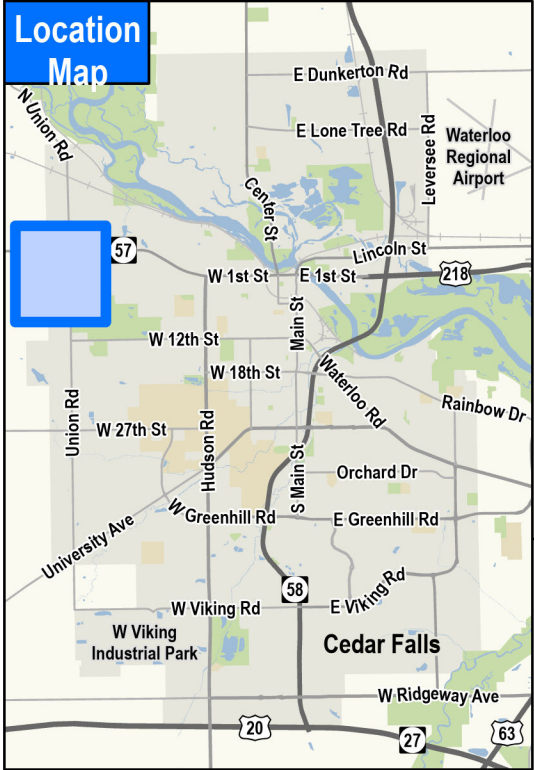
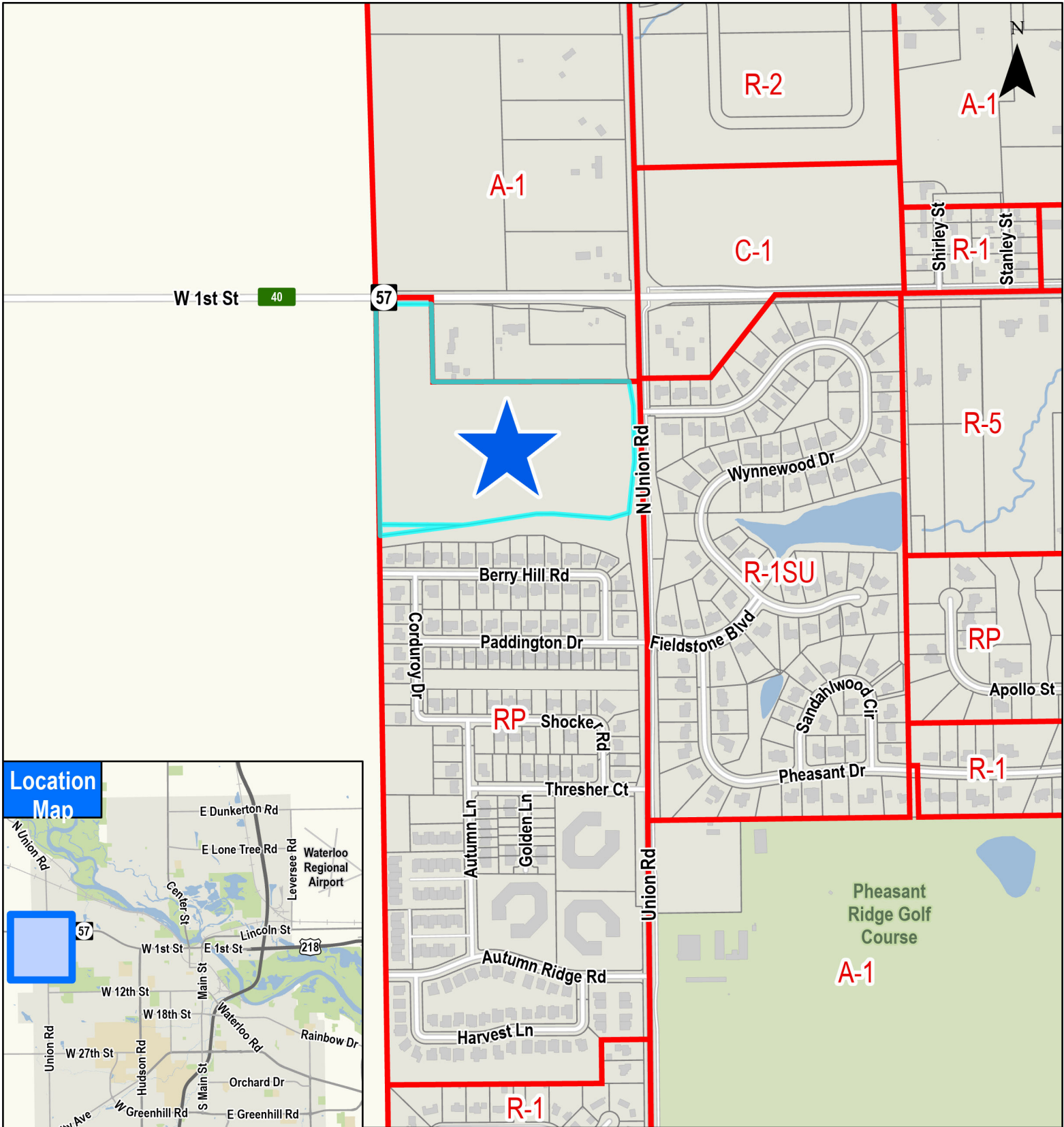
Ms. Saul stated she is concerned with all the paving and driveways with regard to walkability and safety and asked if there is a way to mitigate that. Mr. Larson asked about the maximum allowable width when curb cuts are directly abutting. Mr. Tolan provided information in response.

Vice Chair Leeper stated that he felt the developer should work with the City to address the concerns that have been expressed and then come back to the Commission after that.

Mr. Larson asked about the continuation of the sidewalk from the previous phases. He would like to know if there is a legal obligation to put the paths in. Ms. Howard stated that there is a requirement in the subdivision code that allows sidewalks to be put in post-development and requires it to be completed within five years of the completion of the plat. Mr. Larson asked a few more questions.

Vice Chair Leeper stated that he would like to hear more from the Commission to give some direction to the developer on whether they agree with the comments and recommendations from staff. Mr. Schrad stated that he agrees with the recommendations from staff but does recommend that the developer listen to the comments from neighbors. Mr. Larson felt the park and the sidewalk situations are important for further consideration. Ms. Saul and Ms. Lynch agreed.

The item was continued to the next meeting.



**Master Plan Amendment for
Autumn Ridge Development
(MP23-002)**

RP MASTER PLAN AMENDMENT FOR AUTUMN RIDGE DEVELOPMENT CEDAR FALLS, IOWA

LEGAL DESCRIPTION

PARCEL "C" LOCATED IN THE E½ OF THE NORTHEAST ¼ OF SECTION 9, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH P.M., CITY OF CEDAR FALLS, BLACK HAWK COUNTY, EXCEPT THAT PART OF AUTUMN RIDGE FIFTH ADDITION RECORDED ON INSTRUMENT #2014-00015466 AND

THAT PART OF PARCEL "B" LOCATED IN THE NORTHEAST ¼ OF SECTION 9, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH P.M., CITY OF CEDAR FALLS, BLACK HAWK COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF AUTUMN RIDGE 5TH ADDITION; THENCE NORTH 0°11'08" EAST, 57.20 FEET ALONG THE WEST LINE OF SAID PARCEL "B" TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 88°48'20"E, 425.29 FEET ALONG THE NORTH LINE OF SAID PARCEL "B" TO A POINT ON THE NORTH LINE OF TRACT A, AUTUMN RIDGE FIFTH ADDITION; THENCE SOUTH 83°31'04" WEST, 428.11 FEET ALONG SAID NORTH LINE OF TRACT A TO THE POINT OF BEGINNING, CONTAINING 0.30 ACRES MORE OR LESS.

THIS PARCEL CONTAINS 23.38 ACRES MORE OR LESS.

AND

PROPERTY LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH P.M., CITY OF CEDAR FALLS, BLACK HAWK COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF AUTUMN RIDGE FIFTH ADDITION, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF NORTH UNION ROAD; THENCE, N7°00'37"E 261.94' ALONG SAID WEST RIGHT OF WAY LINE; THENCE, N0°11'30"W 280.60' ALONG SAID WEST RIGHT OF WAY LINE; THENCE, N9°17'03"W 125.76' ALONG SAID WEST RIGHT OF WAY LINE OF TO THE POINT OF BEGINNING; THENCE, N89°19'46"W 500.75'; THENCE, N0°56'57"E 186.80'; THENCE, S89°18'30"E 484.54' TO A POINT ON SAID WEST RIGHT OF WAY LINE; THENCE, S0°15'44"E 111.07' ALONG SAID WEST RIGHT OF WAY LINE; THENCE, S9°27'20"E 76.76' ALONG SAID WEST RIGHT OF WAY LINE TO THE POINT OF BEGINNING

THIS PARCEL CONTAINS 2.10 ACRES MORE OR LESS

TRACTS & OUTLOTS

TRACT A - STREET RIGHT OF WAY
OUTLOT 1 - PARK SPACE

NOTE: ALL TRACTS AND OUTLOTS SHALL BE DEDICATED TO THE CITY OF CEDAR FALLS

PHASING SUMMARY

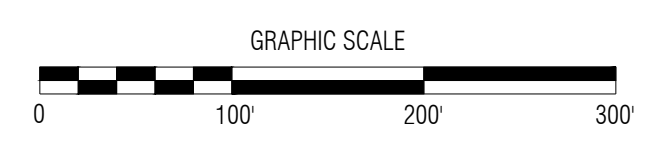
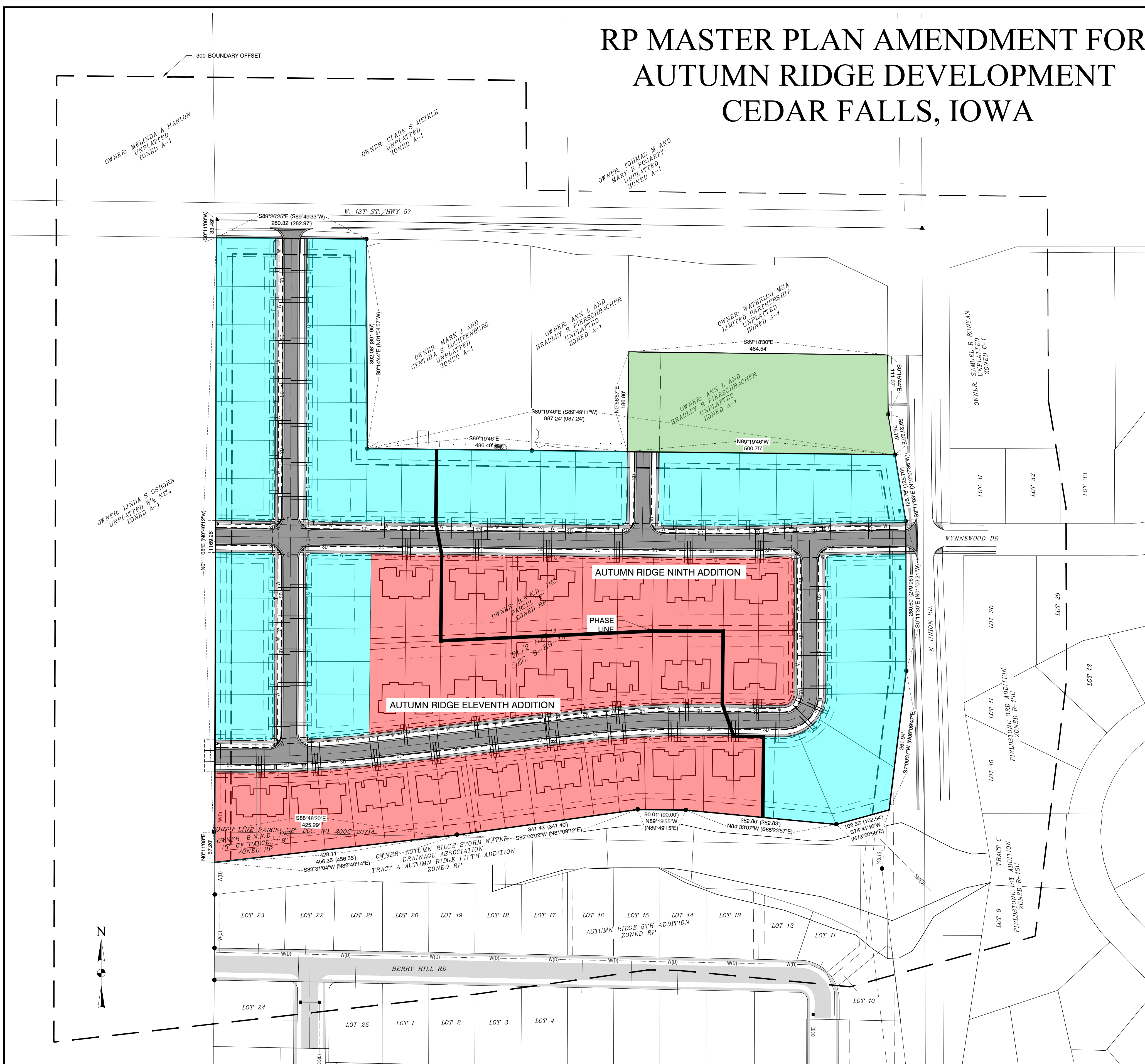
PHASE	LOTS	TRACT
1	30	"A"
2	56	"A"
TOTAL	86	

USE TYPE

- ONE UNIT BI-ATTACHED LOT = 42 TOTAL
- SINGLE FAMILY/ONE UNIT LOT = 44 TOTAL
- PARK SPACE (2.08 AC.)

NOTES:

1. ALL BUILDING TYPES TO BE SINGLE FAMILY OR ONE UNIT BI-ATTACHED PER USE TYPE DESIGNATION SHOWN
2. RESIDENTIAL DENSITY = 3.38 DU/AC
3. ONE UNIT BI-ATTACHED DWELLING FOOTPRINTS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
4. TOPOGRAPHIC FEATURES, DRAINAGE WAYS, STORM WATER FACILITIES AND UTILITY LOCATIONS ARE SHOWN ON THE PRELIMINARY PLAT ACCOMPANYING THIS MASTER PLAN AMENDMENT SUBMITTAL.



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA Clapsaddle-Garber Associates, Inc.
5106 Nordic Drive
Cedar Falls, Iowa 50613
Ph 319-266-0258
www.cgaconsultants.com

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

AUTUMN RIDGE NINTH AND ELEVENTH ADDITIONS
CEDAR FALLS, IOWA

MASTER PLAN

PROJECT NO. 5786
SHEET NO. 1 OF 1

J:\5786\wgms\Exhibits\5786 - Master Plan\2023-04-06.dwg - 1 OF 1 Master Plan - 11-06-23 - 2:40pm - lkoosmann

AN AMENDMENT TO THE R-P PLANNED RESIDENTIAL ZONING DISTRICT
DEVELOPMENTAL PROCEDURES AGREEMENT
FOR AUTUMN RIDGE SUBDIVISION,
IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA

This R-P Planned Residential Zoning District Developmental Procedures Agreement Amendment for Autumn Ridge Subdivision, Cedar Falls, Iowa is made and entered into as of the ____ day of _____, 2023 ("Effective Date"), by and between the City of Cedar Falls, Iowa, a political subdivision of the State of Iowa ("City") and B.N.K.D., Inc. ("Developer"). City and Developer are collectively sometimes referred to as the Parties.

WHEREAS, the original Developmental Procedures Agreement was made and entered, pursuant to Resolution No. 13,090 dated November 12, 2001 with an Autumn Ridge Proposed Development Plan (Exhibit A) by the Developer and the City for the purpose of outlining procedures to be followed for the development of certain property located west of Union Road and north of Cherrywood Acres and continuing north to West 1st Street, containing approximately 105 acres; and

WHEREAS, the original Developmental Procedures Agreement was amended, pursuant to Resolution No. 15,086 dated May 22, 2006, and the R-P Development Plan was also amended at the same time consistent with the Preliminary Plat of Autumn Ridge Third Addition (Exhibit B) to permit a limited commercial use for a daycare/community center in a portion of real estate of Autumn Ridge 3rd Addition, containing 12.45 acres; and

WHEREAS, the Developer now desires to amend the R-P Master Plan and update the Developmental Procedures Agreement for the area legally described below:

PARCEL "C" LOCATED IN THE E1/2 OF THE NORTHEAST 1/4 OF SECTION 9,
TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH P.M., CITY OF CEDAR FALLS,
BLACK HAWK COUNTY, EXCEPT THAT PART OF AUTUMN RIDGE FIFTH ADDITION
RECORDED ON INSTRUMENT #2014-00015466

AND

THAT PART OF PARCEL "B" LOCATED IN THE NORTHEAST 1/4 OF SECTION 9,
TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH P.M., CITY OF CEDAR FALLS,
BLACK HAWK COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF AUTUMN RIDGE 5TH ADDITION;
THENCE NORTH 0°11'08" EAST, 57.20 FEET ALONG THE WEST LINE OF SAID

PARCEL "B" TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 88°48'20"E, 425.29 FEET ALONG THE NORTH LINE OF SAID PARCEL "B" TO A POINT ON THE NORTH LINE OF TRACT A, AUTUMN RIDGE FIFTH ADDITION; THENCE SOUTH 83°31'04" WEST, 428.11 FEET ALONG SAID NORTH LINE OF TRACT A TO THE POINT OF BEGINNING, CONTAINING 0.30 ACRES MORE OR LESS.

THIS PARCEL CONTAINS 23.38 ACRES MORE OR LESS.

AND

PROPERTY LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH P.M., CITY OF CEDAR FALLS, BLACK HAWK COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF AUTUMN RIDGE FIFTH ADDITION, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF NORTH UNION ROAD; THENCE, N7°00'37"E 261.94' ALONG SAID WEST RIGHT OF WAY LINE; THENCE, N0°11'30"W 280.60' ALONG SAID WEST RIGHT OF WAY LINE; THENCE, N9°17'03"W 125.76' ALONG SAID WEST RIGHT OF WAY LINE OF TO THE POINT OF BEGINNING; THENCE, N89°19'46"W 500.75'; THENCE, N0°56'57"E 186.80'; THENCE, S89°18'30"E 484.54' TO A POINT ON SAID WEST RIGHT OF WAY LINE; THENCE, S0°15'44"E 111.07' ALONG SAID WEST RIGHT OF WAY LINE; THENCE, S9°27'20"E 76.76' ALONG SAID WEST RIGHT OF WAY LINE TO THE POINT OF BEGINNING

THIS PARCEL CONTAINS 2.10 ACRES MORE OR LESS

(the "Property")

WHEREAS, it is the desire of Developer to develop the Property with a mixture of single-family units and bi-attached units as part of the R-P Planned Residence District, and

WHEREAS, the R-P Planned Residence District requires the submittal and approval of a R-P Master Plan for the development and a developmental procedures agreement that outlines any specific conditions pertaining to the development, public improvements required, any timing and phasing of the project, and other details as necessary; and

WHEREAS, it is the desire of the City of Cedar Falls to ensure that said development proceeds in an orderly manner and in accordance with the principles of the Comprehensive Plan and the provisions of the R-P Planned Residence District.

NOW, THEREFORE, in consideration of the recitals and mutual covenants and agreements set forth herein, the City and Developer agree as follows:

- 1. Overview

- a) The R-P Development Plan referenced herein is amended to permit 44 Detached Single-Family Units, 42 Single Family Bi-attached Units and Park Space (2.10 acres) on the Property as set forth in the R-P Master Plan Amendment for Autumn Ridge Development (Exhibit C).
- b) The Property shall be developed in two phases as per the RP Master Plan Amendment for Autumn Ridge Development (Exhibit C)

2. Setbacks

- a) All lots will be developed with front-yard building setback of 20 feet and will maintain rear-yard building setback of 30 feet.
- b) All lots will maintain a minimum side-yard building setback of 5 feet.
- c) Bi-attached dwellings shall be allowed on lots as indicated in Exhibit C.
- d) All other lots shall be developed with detached single-family dwellings as indicated in Exhibit C.

3. Usable shared open/park space

- a) The Developer shall establish 2.10 acres of public park land as shown in Exhibit C (“Park Space”) in Phase 1 of the project.
- b) Said Park Space shall be subdivided from the existing parcel and rezoned from A-1 to R-P. The Park Space shall be included in the preliminary plat and the final plat of the first phase of the subdivision of the Property.
- c) The Park Space shall be graded and seeded according to City requirements prior to final acceptance by the City for public park land.

4. Garage and Driveway width

- a) All lots less than or equal to 60 feet in width are limited to a two (2) car garage.
- b) Driveway width for all lots, regardless of the number of garage stalls, shall not exceed 18 feet at the street-side lot line and 24 feet at the curb.
- c) At a minimum, 75 feet of spacing shall be maintained for a driveway curb-cut from a public street intersection, as specified in the Iowa Statewide Urban Design and Specifications (herein “SUDAS”).
- d) No driveway access will be allowed from Union Road or W.1st Street, (also known as Highway 57).

5. Subdivision Plats

The Developer shall provide a preliminary subdivision plat for the entirety of the Property and a final subdivision plat for each phase of the development consistent with the R-P Master Plan (Exhibit C) and the provisions of this agreement. The plats will comply with all City, County and State Platting requirements.

6. Stormwater Management Facilities

- a) The Property has been included as benefited property to the existing drainage basin located on Tract A of the Autumn Ridge 5th Addition and therefore is subject to the established Maintenance and Repair Agreement, as recorded Document No. 2014-10456 in the office of the Black Hawk County Recorder.
- b) At least one appropriately sized and located Outlot, as determined by the City, shall be established on the plat for Phase 1 of the subdivision of the Property to provide access to owners of all benefited properties to maintain the northern side of Tract A of Autumn Ridge 5th Addition.
- c) Prior to any final plat of the Property, the Developer will restore the stormwater management facility within Tract A of Autumn Ridge 5th Addition (hereinafter referred to as Tract A) to its original design capacity and function, as shown in Exhibit D. The parties also agree that, prior to approval of any final plat of the Property, and after City review and approval, the drainage facilities in Tract A shall be updated with a new water quality device to treat the first 1.25 inches of rainfall released over 24 to 48 hours, which will require an addendum to the whole MRA and associated recorded documents based on City Code, the Iowa Stormwater Management Manual by the Iowa Department of Natural Resources, and SUDAS.

7. Successors and Assigns.

- a) The foregoing conditions shall be binding upon the Developer, its successors and assigns and shall apply to the above-described real estate and shall run with the land.

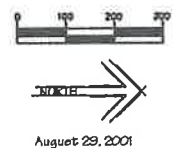
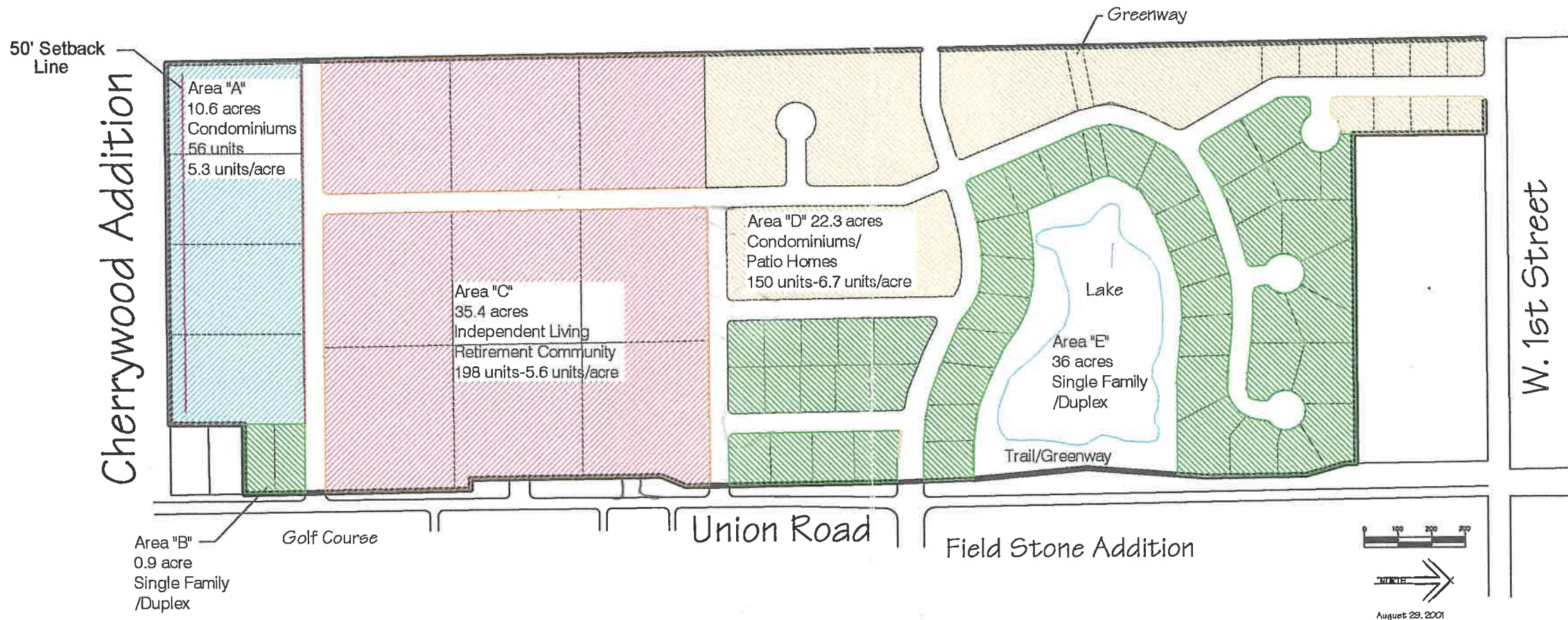
8. Original Developmental Procedures Agreement ratified.

- a) All other aspects of the previous Developmental Procedures Agreement approved and recorded under Resolution 13,090 dated November 12, 2001,

and as amended under Resolution 15,086 dated May 22, 2006, is hereby confirmed and ratified and shall remain in effect, except as amended herein for the portion of the Autumn Ridge development legally described herein.

Signature page to follow

Autumn Ridge-Proposed Plan



Density Summary				
AREA	TYPE UNITS	NUMBER OF PARCELS	LIVING UNITS	DENSITY/ACRE
A	Condominiums	4 Lots (10.6 Acres)	56	5.3
B&E	Single Family / Duplex	50 +/- Lots (36.9 Acres)	75 +/-	2.0
C	Retirement / Independent Living Condominiums	9 Lots (35.4 Acres)	198	5.6
D	Condominiums and Patio Homes	14 Lots (22.3 Acres)	150	6.7
Total		77 Lots (105.2 Acres)	479 Units	4.6 Units/acre

Project Density: 479/105.2 = 4.6 Units per Acre

Exhibit A
 Sept. 24, 2001

Item 15.

FILE: 9/24/2001 11:38 AM Union Road Aer1.dwg

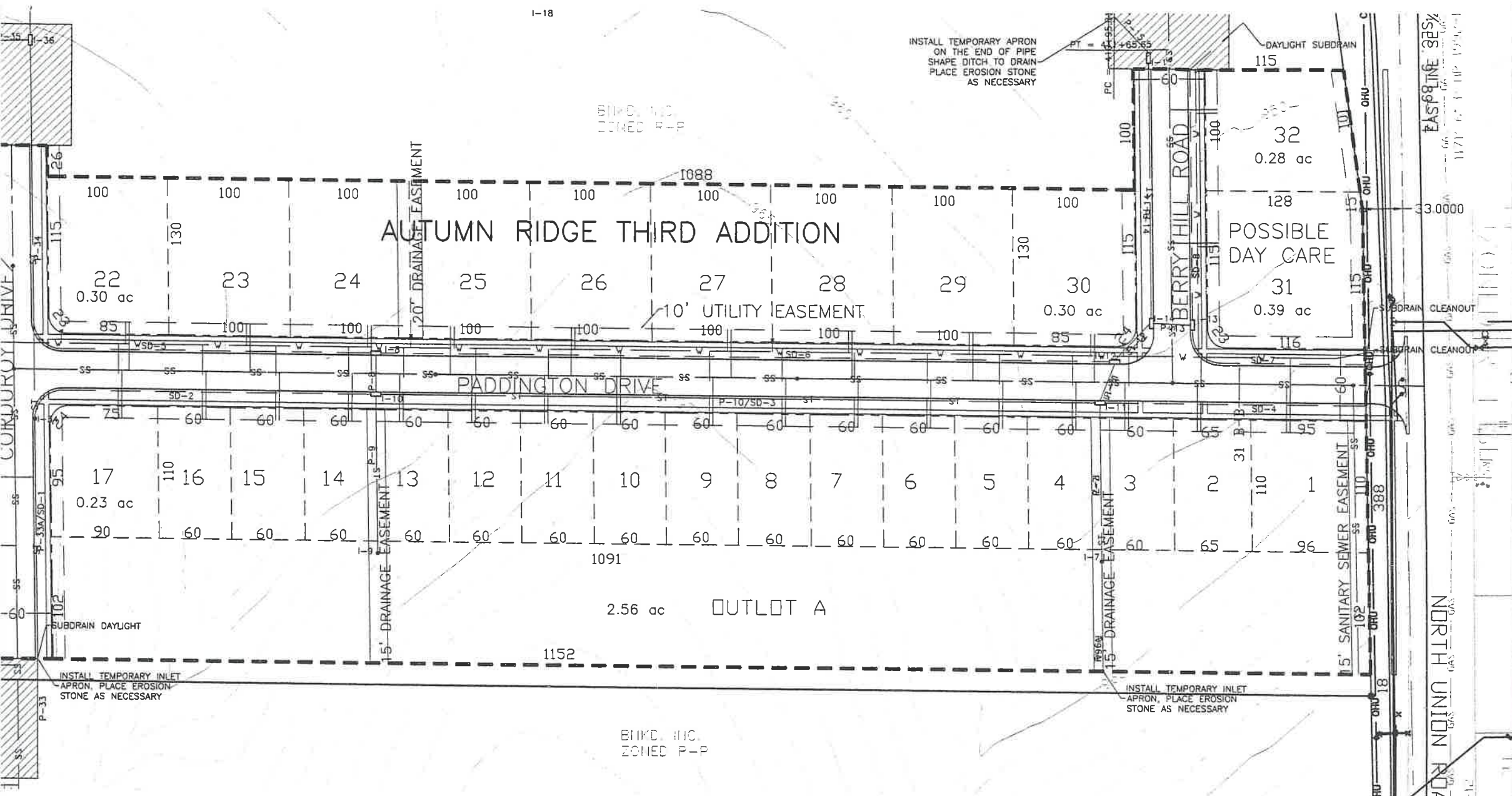
REVISIONS			
DATE	BY	DATE	DATE

SHOFF CONSULTING ENGINEERS
 Civil • Environmental • Land Surveying
 Cedar Falls, Iowa


 Rezoning Plat
 Autumn Ridge Subdivision
 B.N.K.D., Inc.

Sheet No. 2 of 95

PRELIMINARY PLAT
 AUTUMN RIDGE THIRD ADDITION
 IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA



NO.	REVISION	DATE

DRAWN BY: SUS
 APPROVED BY: MGD
 DATE: 2/10/2006

AMENT, INC.
 ENGINEERING, ARCHITECTURE, SURVEYING
 CEDAR RAPIDS, WATERLOO, IOWA & MOLINE, ILLINOIS

LAT
 ADDITION
 IOWA

OWNERS:
 BNKD, INC.
 2203 EAST BREMER AVENUE
 WAVERLY, IA 50677

BNKD, INC.
 2203 EAST BREMER AVENUE
 WAVERLY, IA 50677
 (319) 352-0052

ENGINEER:

LEGAL DESCRIPTION (AUTUMN RIDGE THIRD ADDITION)
 THAT PORTION OF PARCEL "B", PLAT OF SURVEY DOCUMENT #2005-20714,
 LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION NINE (9),
 TOWNSHIP EIGHTY-NINE (89) NORTH, RANGE FOURTEEN (14) WEST OF THE
 5TH PRINCIPAL MERIDIAN, CITY OF CEDAR FALLS, BLACK HAWK COUNTY,



SHOFF CONSULTING ENGINEERS, LC

5106 Nordic Drive
Cedar Falls, Iowa 50613-6967

• Civil • Environmental • Wastewater • Municipal • Water •
• Industrial • Structural • Construction Management • Transportation •
• Electrical • Land Surveying • Land Development • Insurance Claim Investigation •

Phone: (319) 266-0258
Fax: (319) 266-1515

Randy Lorenzen, P.E., City Engineer
Michelle Sweeney, P.E., Civil Engineer II
City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613

4/19/2013

**Subject: Autumn Ridge 5th Addition
Storm Sewer and Detention Analysis and Calculations Submittal**

Dear Randy & Michelle:

Attached are the analysis and calculation results for Autumn Ridge 5th Addition Storm Sewer and Detention.

Existing Conditions

The existing development previously constructed along Paddington Drive as a part of Autumn Ridge 3rd Addition, forms a barrier or “dam” that prevents upstream drainage from both onsite and offsite sources from effectively passing through the developed area. This creates unacceptable rear yard ponding and basement flooding along the south side of the development in Outlot ‘A’.

An existing conditions drainage model was created to analyze the ponding and provide data to assist in designing drainage improvements to resolve the current issue. The results of the model can be seen on ST-01 – Existing Conditions Ponding Exhibit in Section 2. The following criteria were used in developing the existing conditions model:

- 1) 26 acres drain to the west Outlot ‘A’ ponding area from the west adjacent property.
- 2) 17 acres drain to the west Outlot ‘A’ ponding area from the future Autumn Ridge development site to the south.
- 3) 18 acres drain to the east Outlot ‘A’ ponding area from the future Autumn Ridge development site and Autumn Ridge 4th Addition to the south.

With the current drainage areas and storm sewer design, water will pond in the rear yards of Autumn Ridge 3rd Addition.

- 1) The existing house on Lot 15, Autumn Ridge 3rd Addition will experience flooding in a 5-yr storm or greater.
- 2) The existing house on Lot 16, Autumn Ridge 3rd Addition will experience flooding in a 50-yr storm or greater.

With the current grading there is no overflow path that allows the water to pass through the development without flooding the existing lots and houses. The water that flows into the rear yards of Autumn Ridge 3rd Addition from the west adjacent property and the Autumn Ridge site to the south will flow through Lots 13 & 14 into Paddington Drive and also through Outlot A and Lot 3, continuing into Paddington Drive and down Berry Hill Road.

The following section explains several options that were considered to reroute the flow. The current plan is to install an upstream detention basin to capture the 500-yr storm from the west offsite drainage area and from approximately 15 acres of onsite drainage. This 500-year detention basin will be released through the existing 30-in storm sewer on Corduroy Dr.

Design Alternatives

Several options were explored to remediate the current flooding problem for the existing Autumn Ridge development.

- 1) Re-Grading of Corduroy Drive – We explored the option of re-grading Corduroy Drive to allow the water from the south to pass through the existing Autumn Ridge 3rd Addition. This would entail removing existing pavement on Corduroy Drive and on Paddington Drive. The intersection would need to be lowered to create a high point on Paddington just east of Corduroy to keep the water in Corduroy. This would allow the water to get to the proposed detention basin. This option was very costly and created several issues with the driveway grading at the existing houses. Several of the driveways would either be too steep, or drain towards the house.
- 2) Future Shocker Road Grading – Shocker Road was analyzed as a channel to convey the water to the east and then north along the existing storm sewer easements. This would have allowed the water to pass through the Autumn Ridge 3rd Addition site, mainly overland, and enter the proposed detention basin through an over flow on Berry Hill Road. This option was not conducive to resale values of the lots that were planned for Shocker Road. The proposed grading plan would not allow for walk-out basement homes to be built on majority of the road.
- 3) Overflow through Outlot A – Outlot A, Autumn Ridge 3rd Addition was re-graded to allow for higher volumes of water to be passed through and into Berry Hill Road to the north detention basin. This involved creating a larger ponding area to improve flows into the existing storm sewer and allow the overflow to be controlled. The overflow into the sump on Paddington Drive was eliminated. The flow through Outlot A was 75cfs in the 100-yr storm and 125cfs in 500-yr storm. These flows were considered to be too high to be adjacent to the rear yards of homes.
- 4) Dual Pipe along Corduroy Drive – Several alternatives, pipe and intake configurations were evaluated in adding a secondary pipe along Corduroy Drive. A total of 6-8 intakes at a sump location along with a new 48-in pipe would need to be added to capture and route the water from the offsite area and the future development to the south through Autumn Ridge 3rd Addition at a 100-yr flow rate. This option was considered to be too costly due to the impact on existing homes, the use of large diameter pipes and the number of intakes required to capture the flow.
- 5) Overflow through Outlot A with West Boundary Berm– The grading and overflow routing remained very similar to the previous option. In this option a berm and 42-in pipe were added along the west boundary of Autumn Ridge extending from Thresher Court to the detention basin north of the proposed Berry Hill Road extension. The berm and pipe were designed to capture and convey the water generated from the adjacent property on the west directly to the detention basin. Also in this option a temporary earthen berm and intake on the future extension of Corduroy Drive were added to utilize the existing 30-in pipe along Corduroy. With these additions the flow through Outlot A was reduced to 0 cfs and 20 cfs for the 100-yr and 500-yr storm respectively. However this option also impacted the existing homes along Corduroy Drive, and would have required easements from the adjacent property owner. The adjacent property owners communicated to B.K.N.D. Inc. that they will not cooperate in any way with options that would require giving up any farmland.
- 6) Recommendation Alternate – 500-year Upstream Detention - This area is located along the west property line and south of Shocker Road. This pond is designed to contain the 500 year storm for 26.1 acres of offsite flow and 14.7 acres on future Autumn Ridge drainage. The outlet for this area will be through a 30-in storm sewer pipe on Corduroy Drive. The following sections explain in detail the current drainage alternate.

500-year Upstream Detention Basin Calculations

A drainage model was produced to design and analyze the proposed improvements. This model contains all of the existing, proposed and future pipes, structures and detention/ponding areas that are anticipated or currently planned in future phases of the Autumn Ridge Development.

100-yr & 500-yr Storm Water Routing Design

Attached for your review are the 100-yr & 500-yr storm sewer routing models in sections 9 and 10, respectively. These models include all the existing and proposed storm sewer pipe along with the drainage channels and ponding areas accounted for. The first page of these sections highlights the major ponding areas of concern along with the Low Water Entry (LWE) points for the lowest existing house in that area.

- 1) West Outlot 'A' Ponding Area, Autumn Ridge 3rd Addition – This area is in Outlot 'A' of Autumn Ridge 3rd Addition, it includes the western portion of Outlot 'A' and the existing adjacent lots from 3rd Addition.
- 2) East Outlot 'A' Ponding Area, Autumn Ridge 3rd Addition – This area is in Outlot 'A' of Autumn Ridge 3rd Addition, it includes the eastern portion of Outlot 'A' and the existing adjacent lots from 3rd Addition.
- 3) Rear Yard Infield Area, Autumn Ridge 5th Addition – This area is located in the rear yards of lots 2-10 in the proposed Autumn Ridge 5th Addition along the north line of 3rd Addition.
- 4) Upstream West Primary Detention Pond – This area is located along the west property line, south of Shocker Road.

The ponding areas for these areas can be seen on ST-02 Storm Sewer and Detention Calculation Submittal Exhibit.

One major difference in the 100-yr and 500-yr storm routing models is the procedure for modeling an intake at a sag location or other overflow points. The default input for an intake will model the ponding depth based on street longitudinal and cross slope. This is only accurate until the ponding reaches the centerline of the street and would overflow into the adjacent intake. In these models there are five components to modeling intakes in a sag location:

1. Assigned Storage Area – This allows the storage volume to be calculated up to the overflow elevations and more accurately evaluate the head conditions on the intake (orifice flow). These are developed from existing and proposed contours.
2. Intake Orifice – A horizontal, rectangular orifice is used to model the intake throat and the intake capacities.
3. Junction Structure – This represents the intake box for connecting the storm sewer pipes.
4. Centerline Overflow Weir – A trapezoidal weir is used to model the centerline overflow from adjacent intakes. This allows for equalizing elevations from the intake pair in their storage areas.
5. Sag Intake Overflow Link – A channel is defined in the shape of a typical road section to model the overflow from a sag intake. If there is a 1-ft sump that would fill in a higher frequency storm the additional flow would be conveyed and captured at a separate point in the model.

Proposed Offsite Drainage Improvements

The proposed drainage concept for Autumn Ridge is to construct an upstream detention basin along the west property line where the offsite flow enters the project site. The detention basin is sized to detain the 500-yr storm for 26.1 acres of offsite drainage and 14.7 acres of future Autumn Ridge project area. The outlet rate of the proposed upstream detention basin would be 31 cfs in

the 100-yr storm and 34 cfs in the 500-yr storm. All water detained in the basin will outlet through a 30-in storm sewer pipe in Corduroy Drive.

This detention basin will provide the required detention per the City of Cedar Falls ordinances for both the onsite and offsite area.

By detaining the water at an upstream point the amount of water that drains through Outlot 'A', Autumn Ridge 3rd Addition is reduced to a rate that is handled by the existing storm sewer system. Only minor improvements will be required in Outlot 'A' including:

1. Grading a small ponding area on the East side of Outlot 'A' to maximize the capacity of the existing storm sewer system and minimize the overflow into Autumn Ridge 3rd Addition.
2. Grade a 6-ft swale from the West to the East ponding area to control any overflow.
3. Grade a 10-ft swale from the East ponding area into Paddington Drive to control overflow.
4. Remove and replace the existing 24-in storm sewer between Lots 3 & 4, Autumn Ridge 3rd Addition, with a 30-in pipe to allow for construction of the East ponding area.

With the current storm water model there is no overflow in any of the 2 swales in the 100-yr storm. All water is routed either into the proposed upstream detention basin or through the storm sewer piping.

The proposed ponding areas in Outlot 'A' are graded to correct the current flooding issues on Lot 15 & 16 in Autumn Ridge 3rd Addition. **A minimum of 1-ft of freeboard is provided for the 500-yr storm routing on all existing and proposed lots.**

These drainage improvements would involve the rearranging of the existing preliminary platted street and lots; these are shown on the attached Exhibit, ST-02.

1. Autumn Ridge Road would be extended from Thresher Court to Shocker Road.
2. Corduroy Drive from Thresher Road to Shocker Road would be removed.
3. Thresher Court from Autumn Ridge Road to the west property line will be removed.

Drainage Areas

Attached is Exhibit ST-02 for the proposed storm routing alternate discussed above. The attached exhibit outlines proposed drainage areas, flows, ponding area, ponding depth and rainfall values in various storm events.

The 30 acre drainage area and the 10.2 acre drainage area are set to drain to the proposed upstream detention basin. The street drainage from Shocker Road in major storm events will overflow into the proposed detention basin and outlet through the 30-in storm sewer on Corduroy Drive.

The drainage area to the west Outlot 'A' basin has been reduced from 43 Acres to 3 acres. This allows the flow to be metered through the existing 18-in pipe without causing any flooding.

The 8.5 acre drainage area draining to the east Outlot 'A' basin remains the same as the current construction plans. The existing 24-in storm sewer pipe between Lot 3 & 4, Autumn Ridge 3rd Addition will be removed and replaced with a 30-in. The intake will be removed and lowered to allow for the grading of a ponding area. These improvements will allow for the flow be captured in the storm sewer, minimizing overflow to Paddington Drive.

Storm Sewer Calculations

Several storm sewer models were produced to model the current, existing conditions and the conditions after the Autumn Ridge 5th Addition improvements. The results of these analyses can be seen in sections 8-12 of this report. All storm sewer analysis was performed in Autodesk Storm and Sanitary Analysis software.

Storm Sewer Analysis Naming Convention

Below is a reference for the naming convention used in the analysis.

Pipe name – EX.P3-10

‘EX’ – Existing Pipe

‘P3’ – Pipe (conveyance link) installed in 3rd Addition.

‘10’ – Plan pipe number, in this case from the as-built plans for 3rd Addition

Pipe name – BL-F.P-21

‘BL’ – Bypass Link, used to convey overflow from a storage node or bypass flow an intake

‘F’ –Future Pipe

‘P’ – Pipe (conveyance link)

‘21’ – Pipe number

5-yr Storm Sewer Design

All proposed pipes are designed to convey the 5-yr storm flow for their respective drainage areas. The analysis printout for the 5-yr storm sewer design can be seen in section 7. The analysis utilizes the SCS TR-55 hydrology and time of concentration methods. This was done to correlate the detention ponding elevations to the outlet pipe. This was used to calculate the starting hydraulic grade line at the outlets.

Pipe Results (page 26)

As can be seen on the pipe results page of the analysis, all of the proposed pipes have a flow less than the design flow of the pipes.

- 1) In the Peak Flow Depth/Total Depth Ratio column the maximum for the proposed pipes was 69% for pipe P-01.
- 2) The maximum Peak Flow/Design Flow Ratio is 54% for P-01A

Inlet Results (page 29)

- 1) Proposed intakes are sized accordingly to handle the flows from their respective drainage areas.
- 2) Maximum gutter spread on page 29 shows 4.9’ at 3-in depth for intake I-01
 - a. With the proposed gutter spread on Berry Hill Road there would still be a 20-ft driving area free of ponding water in the 5-year storm.

Design profiles with the hydraulic grade lines (shown in red) are attached in section 8 for your review.

Proposed Rear Yard (5th Addition) Drainage Improvements

The rear yard area in Autumn Ridge 5th Addition was designed to outlet a 500-yr storm with minimal ponding. The outlet pipe, P-07 is a 24-in at 1.53% and a design capacity of 28cfs. The peak flow for the 500-yr storm in the rear yard area is 20cfs. As was used in Wild Horse 2nd Addition, multiple redundant inlets are utilized in the event any localized plugging would occur. With three of the four inlets plugged, the ponding level would be approximately a foot above the structure.

North Detention Basin Calculations

The proposed North Detention Basin will be located in the existing FEMA floodplain just north of the proposed Autumn Ridge 5th Addition development. The detention basin has been designed to detain the 100-yr developed storm with a release rate for the 2-yr undeveloped storm rate for the Autumn Ridge future and current additions. This detention basin is sized to handle all of the Autumn Ridge Development. The required water quality improvements are included within this basin for Autumn Ridge 5th Addition and future phases.

Drainage Areas:

- 1) **Offsite Drainage** - There are approximately 81.7 acres adjacent to the Autumn Ridge site that drains into the project. Since that acreage will be required to address storm water detention at the time it is developed, all of it is considered as undeveloped for the purposes of this analysis and is passed through without being detained.
- 2) **Onsite Drainage** - There are approximately 78.8 acres within the Autumn Ridge project. All but approximately 3.8 acres drain directly to the detention basin area. This 3.8 acre area drains to Highway 57 which outflows onto the property to the north of Hwy 57. Additionally, there are approximately 3.7 acres along the Union Road right-of-way that drain directly into the basin area. In this case, since the areas are approximately equal, 78+ acres are treated as all Autumn Ridge property for calculating pre-developed and developed runoff calculations in detention basin design.

The area proposed to be utilized as a detention basin is identified as a FEMA floodplain. Our design effort will be to provide appropriate storm water detention within the horizontal limits of that floodplain, and to limit the 100-year high water levels (HWL) in the detention basin to no higher than the Base Flood Elevations (BFE's) of the floodplain. **The requirement for 100-yr "No Rise" hydraulics is obtained with this design.**

Enclosed in sections 4-7 are the detention basin calculation for the 2-yr pre-developed condition, 100-yr & 500-yr developed condition and the water quality calculations. The detention analysis was performed using HydroCAD design software. The design ponding elevations can be seen on exhibit ST-02 Storm Sewer and Detention Calculation Submittal Exhibit.

Results

- 1) The runoff resulting from the 2-year storm for the predevelopment condition of the 78.8 acre Autumn Ridge site is 91.9 cfs.
- 2) The runoff resulting from the 100-year storm from the developed Autumn Ridge site and the pre-development offsite area is 314.0 cfs.
- 3) The outlet structure for the detention basin should restrict the 100-year storm flow from the entire drainage area such that the maximum outflow rate is reduced by $314.0 - 91.9 = 222.1$ cfs.

The detention basin will be excavated to increase the storage volume to the maximum extent practical while maintaining the resulting HWL within the horizontal limits of the FEMA floodplain, as shown on the enclosed FEMA Firmette in Section 3. The design will limit the 100-year HWL to not exceed the BFE upstream of Union Road.

With these parameters in mind, the design of the detention basin will result in the following HWLs and flow rates for the various conditions:

1. 2-Year Rainfall Runoff from Pre-Developed Site– Runoff flowrate of 91.9 cfs. See section 3 for detailed analysis.
2. 100-Year Rainfall Runoff from Developed Autumn Ridge Site – Runoff generated is 314.0 cfs. This flow will be reduced to an outflow rate of 91.9 cfs, for a reduction of 222.1 cfs.
3. 100-Year Runoff from Total Drainage Area to Basin – Runoff generated is 606.0 cfs. Detention structure design will reduce outflow by 222.1 cfs to 383.9 cfs. The resulting HWL will be 946.42'. The BFE at the existing Union Road embankment is approximately 947'.
4. 500-Year Runoff from Total Drainage Area to Basin – Runoff is 832.1 cfs, reduced to 612.5 cfs by the detention basin and outlet structure at a HWL of 947.67'.
5. 1 ¼ inch WQ Volume Rainfall from Autumn Ridge Site - Total runoff to detain and discharge slowly in accordance with the Cedar Falls Ordinances requires 14,420 cubic feet of storage. The outlet structure has been designed with a raised orifice at 940.4'. This will contain the proper volume of runoff.
6. The low point of the existing Union Road pavement is approximately 954.4'. The existing FEMA floodplain was developed using the old Union Road grade which was approximately 8 feet lower, and which utilized a smaller culvert.
7. The grading of the development will be such that the buildable areas of the lots will be above the 500-year flood level. The final plats for the various sections of the development will indicate minimum low water entry point elevations for each lot.

To the best of our knowledge, this design meets the requirements of the City of Cedar Falls and of FEMA. It provides appropriate detention without raising HWLs above the FEMA requirement.

The remainder of the improvements will remain the same as the current preliminary construction plans submitted to the City of Cedar Falls.

I would like to thank you in advance for your time in reviewing our proposed improvements to the Autumn Ridge Sub-Division.

If you have any questions please feel free to call us.

Sincerely,
Shoff Consulting Engineers

Jerry L. Shoff, P.E., L.S.
jshoff@shoffengineering.com
Office: (319) 266-0258
Fax: (319)-266-1515

Cc: Dennis Happel, BKND, Inc.
File: 417-07

Correspondence
received
after
September 13th, 2023
P&Z meeting.

Jaydevsinh Atodaria

From: Karen Howard
Sent: Monday, September 25, 2023 4:01 PM
To: Jaydevsinh Atodaria
Subject: FW: [EXTERNAL] Autumn Ridge Development

Categories: Orange Category, Green Category

See Jacque's message below. We should save these into a folder of correspondence received for City Council and include with the items we upload to Municode as part of the public record. All correspondence received to date for this case should be included in the Council packet as correspondence.

From: Jacque Danielsen <Jacque.Danielsen@cedarfalls.com>
Sent: Monday, September 25, 2023 8:23 AM
To: Karen Howard <Karen.Howard@cedarfalls.com>
Subject: FW: [EXTERNAL] Autumn Ridge Development

I have received a couple emails about the Autumn Ridge Development. I will forward them to you as I receive them for you to include in the council materials if you decide to do that. Thanks!

Jacque Danielsen, MMC, City Clerk
 City of Cedar Falls, Iowa
 319-268-5152

From: Amber Hines <hinesrn@hotmail.com>
Sent: Sunday, September 24, 2023 3:05 PM
To: Jacque Danielsen <Jacque.Danielsen@cedarfalls.com>
Subject: [EXTERNAL] Autumn Ridge Development

CAUTION: This email originated outside the City of Cedar Falls email system.
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Hello,

I am writing this email to again voice my concern about the proposed autumn Ridge development on the west side of Union Road. The plan that is proposed by BKND is too congested, would have small lot sizes, potential for water run off issues, and does not match the surrounding neighborhoods.

I feel that the developer has made minimal effort to listen to the people who will live around this area. They have only made the minimum changes to the plan as requested by the P and Z committee. Reducing the amount of lots by only 4 lots does little to help reduce the density. We have voiced our concerns about how dense the housing will be after already experiencing how busy the Paddington neighborhood can become. People are frequently parking in the street, which can be dangerous for driving in the neighborhood and for children playing. This new neighborhood will be much worse. This combined with the fact that many of the lots are small or will have duplexes on them could lead to a large number of rental properties in the area which could potentially lead to more issues in the neighborhood.

There is very little green space in the proposed development which could also lead to water problems for the downstream drainage areas and houses along those areas. The water retention areas have not been maintained by the developer as they should have been. Many people in the paddington neighborhood complain about water issues in their back yards because of this. I feel that the developer has been taking the money from the HOA to "maintain" the waterways and doing nothing in return.

The proposed park for the development is located near the corner of First st and Union rd. This is not an ideal park location as it is too close to busy roads that will only become busier once the development is complete. It is also not centrally located. This could make it difficult for the majority of the neighborhood to utilize the park.

The neighbors who bought property surrounding this area directly from the developers were promised a much different neighborhood than what is currently being proposed. This developer has shown time and again that they do not follow through with what they say they will do and make promises they don't keep. What more will they change/alter on the plan once it is approved? Will they decide to add even more duplexes than originally proposed?

I would ask that the developer revert back to the original 2013 master plan that was previously approved by the city. This plan would have an appropriate number of lots, would reduce the amount of congestion in the area, and be more congruent with the surrounding neighborhoods to maintain aesthetics and the community feel of the neighborhood.

We appreciate the time and consideration the P and Z committee and the City council has put into this issue, and hope that the neighborhood and developer can find an equally agreeable solution!

Thank you,
Amber Hines
4436 Wynnewood Dr
Cedar Falls

Jaydevsinh Atodaria

From: Jacque Danielsen
Sent: Monday, September 25, 2023 4:59 PM
To: Karen Howard
Cc: Jaydevsinh Atodaria; Kim Kerr
Subject: FW: [EXTERNAL] Autumn Ridge 9th and 11th additions

From: Jesse and Lisa Veit <jlveit05@yahoo.com>
Sent: Monday, September 25, 2023 4:57 PM
To: Jacque Danielsen <Jacque.Danielsen@cedarfalls.com>
Subject: [EXTERNAL] Autumn Ridge 9th and 11th additions

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Hello Ms. Danielsen,

Our family lives at 4415 Berry Hill Rd, with our backyard abutting the waterway north of the Autumn Ridge 5th addition. We have some questions and concerns about the proposed additions to the Autumn Ridge neighborhood, 9 and 11. We have been in communication with the Planning and Zoning Committee but do have a few questions remaining that we do not believe have been addressed yet. Please include our email in the agenda packet when these new additions are on the agenda.

Right now our HOA does not operate the StormWater Association because it will not be handed over to us until the development is completed. Once the HOA takes over, how are we to maintain the waterway? Quite often during the P&Z meetings, we heard that we should follow the maintenance plan, which to date has not been followed. The waterway needs to be brought up to specifications before it is handed over to the neighborhood. Also, how are we to access the waterway once we are to maintain it? There is currently no access planned in the development plot that we can see. When the developer cleaned out the waterway this past winter they used a mini-excavator and a skid steer. We have walked the waterway and this is the type of equipment that will be needed, as a normal lawnmower sits too low. There needs to be an access point that will not require the use of someone's private property.

We also have questions about the traffic study that was conducted in 2021 that was used by the developer as evidence to show that the new development would not affect traffic. What time of year was it conducted? Would the pandemic have had an effect on traffic volume? Was it during the school year when buses were running? The new high school will increase traffic as there are many neighborhoods for which Union to 27th Street will be the shortest route. Was this taken into consideration during the study?

Only some of the crosswalks on Union have lights, and it is still tricky to cross the road. Middle school children who ride the bus are expected to cross Union (W to E) to wait for the bus in the morning and then cross again (E to W) when they get off of the bus. We will need even better visibility with increased traffic from the new neighborhood.

A park that is nearby and maintained by the city would also be a welcome addition. The newly proposed park location is not highly desirable, as I would not have my child playing that close to Union Rd. Perhaps a fence could be considered, which would help with the safety aspect of the park.

It was proposed to limit the driveway width to 18 feet on all lots to decrease the amount of cement and therefore decrease potential rain run-off. Is this still in the plans? An 18 foot width is equivalent to a modest two-car garage. Would this mean that a house with a 3-car garage would only have street access to two of its stalls? This seems like it would lead to more congestion on the street due to being unable to park in the driveway for both 3-car garages and 2-car garages, if you had

visitors. The street parking on Paddington Drive, which this would mimic, is a safety concern as it is often only wide enough for one-way traffic due to cars being parked on both sides. It is extremely difficult to see if there are children playing due to the road congestion.

The Housing Needs Assessment has been mentioned previously as well. Will this development, as proposed, help provide what the needs assessment shows our city needs? The proposed duplexes have been quoted to cost \$400,000. Thank you for your time and attention. Hopefully, we can continue to have open discussions as this matter proceeds.
Lisa and Jesse Veit

Jaydevsinh Atodaria

From: Jacque Danielsen
Sent: Tuesday, September 26, 2023 7:58 AM
To: Karen Howard
Cc: Jaydevsinh Atodaria; Kim Kerr
Subject: FW: [EXTERNAL] RE: Autumn Ridge proposed plan
Attachments: 58152.3gp

From: Cindy <cindyl@cfu.net>
Sent: Monday, September 25, 2023 10:26 PM
To: Susan DeBuhr <debuhrs@cfu.net>; Kelly Dunn <Kelly.Dunn2@cedarfalls.com>; Dustin Ganfield <Dustin.Ganfield@cedarfalls.com>; simonharding cf4 <simonharding.cf4@gmail.com>; Daryl Kruse <kruseoncouncil@aol.com>; Gil.Schultz <Gil.Schultz@cedarfalls.com>; siresforiowa <siresforiowa@gmail.com>; Rob Green <Rob.Green@cedarfalls.com>; Jacque Danielsen <Jacque.Danielsen@cedarfalls.com>; jjjuhl <jjjuhl@yahoo.com>
Subject: [EXTERNAL] RE: Autumn Ridge proposed plan

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Dear Mayor Green, Jacque Danielsen and City Coucil,

The Enclosed video of the Autumn Ridge water way was sent to me by Jennifer Juhl who lives next to the waterway at 4423 Berry Hill Rd, Cedar Falls. She asked that I forward it to you and I've included her in this email should you have any questions.

She wanted you to see how fast the water flows at times in this waterway (and this is with farm fields to the north and West that can also currently absorb much of the water). Consider the water runoff potential if the 20+ acres to the north would be covered with streets and 86 homes! She said this was taken in June of 2020. She has another video that shows a very similar situation from snow melting in early Spring.

What we want you to understand is that this waterway does flow very fast and gets high at times right now. The density of the 9/13/23 proposed plan by BNKD will definitely increase the watershed into this creek, so homeowners (especially those along this waterway) are legitimately worried how this density will ultimately affect them as well as the families downstream in Fieldstone and Lakeview additions. The studies done by engineers hired by BNKD stated the watershed is within acceptable limits going into what they are referencing as a "detention pond" however, there is no pond. The original 5 acres allocated for an actual detention pond was removed from the plan sometime before 2013. This remaining original farmland waterway should be considered a creek and researching information suggests that runoff coefficients generally may not correspond to actual reality. Ann Spurr who spoke at the 9/13/23 P&Z meeting explained how the water encroaches into her back yard at times already, so she also questioned the validity of the study done by BNKD's engineer. She lives at 4211 Berry Hill Rd. Jeff Ries who lives at 4227 Paddington also commented that night about the water runoff issues already happening in Autumn Ridge.

Therefore, we are asking City Council to review these P&Z meetings and listen to all the objections regarding the proposed plan for AR 9th and 11th. We would then ask that City Council also reject the current 9/13/23 proposed plan or any plan that exceeds the original 57 single family lots that were approved in 2013.

Cindy Luchtenburg and Jennifer Juhl

Sent from my Verizon, Samsung Galaxy smartphone

Jaydevsinh Atodaria

From: Jacque Danielsen
Sent: Tuesday, September 26, 2023 7:59 AM
To: Karen Howard
Cc: Jaydevsinh Atodaria; Kim Kerr
Subject: FW: [EXTERNAL] Autumn Ridge development

From: Harold A. Velez <harold_velez@yahoo.com>
Sent: Monday, September 25, 2023 10:09 PM
To: Gil.Schultz <Gil.Schultz@cedarfalls.com>; Susan DeBuhr <debuhrs@cfu.net>; Daryl Kruse <kruseoncouncil@aol.com>; simonharding.cf4@gmail.com; Dustin Ganfield <Dustin.Ganfield@cedarfalls.com>; siresforiowa@gmail.com; Kelly Dunn <Kelly.Dunn2@cedarfalls.com>; Rob Green <Rob.Green@cedarfalls.com>; Jacque Danielsen <Jacque.Danielsen@cedarfalls.com>
Subject: [EXTERNAL] Autumn Ridge development

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Dear Planning & Zoning Commission, Counsel Members, honorable Mayor, and City Clerk,

Before addressing my business, please note that I request this email be included in the agenda packet that has the Autumn Ridge proposed plan.

I write you as I join the Homeowners and residents of Autumn Ridge in raising my concerns regarding the new additions to the community. As you have surely heard from other homeowners, the newly revised plan does not conform to the 2013 plan of 58 lots. It's now 90! Along with the close to double the number of new houses will come a whole new set of problems and concerns. Lack of green space and increased concrete square footage will no doubt lead to multiple problems, including but not limited to:

1. Affects the values of current homes. Lots were previously purchased with the understanding that the continued development would match the 2013 plans with 58 single-family lots. The new plan has 90 lots, including 46 lots with duplex units. We understand that building homes similar to the other single-family homes built in this area prevents housing over-development, which in turn prevents the abuse of local natural resources.
2. Duplex housing tends to bring more transient/temporary families, or they become rental properties, which can lead to other problems and neglect of the properties to the detriment of the community's quality of life.
3. Lack of green space and increased hard surfaces (due to the high density of homes) causes water runoff, directly impacting properties in Autumn Ridge and homes in Fieldstone and Lakeview and their retention ponds.
4. Cars have to be parked in streets due to narrow lots/driveways. This causes traffic congestion and dangers for pedestrians (especially children) crossing between the cars.

For the above reasons, I request that the newly revised development plan not be approved as currently submitted. A satisfactory compromise for the community would be the return to the original master plan and the construction of no more than the original 58 units.

Harold A. Velez
231 Sandahlwood Circle

Harold A Velez

Jaydevsinh Atodaria

From: Karen Howard
Sent: Wednesday, November 8, 2023 4:43 PM
To: Jaydevsinh Atodaria
Subject: FW: [EXTERNAL] Autumn Ridge AR 9th & 11th

From: Jacque Danielsen <Jacque.Danielsen@cedarfalls.com>
Sent: Monday, September 25, 2023 2:48 PM
To: Karen Howard <Karen.Howard@cedarfalls.com>
Subject: FW: [EXTERNAL] Autumn Ridge AR 9th & 11th

From: Kathy Jo Boomgarden <KBoomgarden@cvmssp.com>
Sent: Monday, September 25, 2023 1:06 PM
To: Jacque Danielsen <Jacque.Danielsen@cedarfalls.com>
Subject: [EXTERNAL] Autumn Ridge AR 9th & 11th

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Jacque:

We would like this email included in whatever agenda packet the Autumn Ridge proposal plan will be included in.

Here are our concerns regarding the proposed plan for Autumn Ridge 9th and 11th additions.

BNKD has drastically increased the proposed density from their original 2013 plan by 48%. The Planning and Zoning committee has unanimously voted to decline the latest plan and I hope the City Council will also support this decision. Current homeowners in Autumn Ridge purchased their homes with the understanding that the 9th and 11th additions would be developed with single family homes comparable to the other divisions such as those on Paddington Drive and Berry Hill Road. Planning and Zoning asked BNKD to reduce the density, move the proposed park to a central location, and clean out the waterway before the

last meeting on September 13th. BNKD only reduced the plan by 4 dwellings, moved the proposed park along first street which is still a very busy road, and did not clean out the waterway prior to the last P&Z meeting on September 13th. In my opinion BNKD has shown no desire to compromise with homeowners in Autumn Ridge. When evaluating the metrics for the proposed plan please apply them to only the 9th and 11th additions, and not the Autumn Ridge development as a whole.

We are also concerned about water runoff. How will the proposed plan impact the waterway north of Berry Hill Road which runs under Union Road and into the pond at the Fieldstone Division? Before approving the proposed plan I hope due diligence will be taken to carefully evaluate the runoff of such a dense development.

Other concerns are traffic, parking, and safety. We would like to ask for another traffic study to be done. There has been a significant increase in traffic on Union Road. With the opening of the new high school and the addition of this many homes (at least 2 cars per household), traffic is a big concern, especially at the intersection of 1st street and Union Road.

We hope you consider the above concerns when looking at the proposed plan. Please do further research into the water runoff and traffic. We feel the proposed plan deviates too much from the original plan that homeowners were presented. A development with such high density does not fit into the current neighborhoods in Autumn Ridge and Fieldstone. There are other areas of Cedar Falls where such a development plan would be a better fit.

Thank you.

Gary & Kathy Boomgarden
4309 Paddington Drive
Cedar Falls

Jaydevsinh Atodaria

From: Karen Howard
Sent: Wednesday, November 8, 2023 4:43 PM
To: Jaydevsinh Atodaria
Subject: FW: [EXTERNAL] Fwd: Autumn Ridge 9 and 11 Additions
Attachments: Pdngrtn E to W Sat. 7-8-23.jpg; Pdngrtn W to E Sat. 7-8-23.jpg; Pdngrtn E to W Tues. 7-11-23.jpg; Pdngrtn W to E Tues. 7-11-23.jpg

From: Jacque Danielsen <Jacque.Danielsen@cedarfalls.com>
Sent: Monday, September 25, 2023 11:40 AM
To: Karen Howard <Karen.Howard@cedarfalls.com>
Subject: FW: [EXTERNAL] Fwd: Autumn Ridge 9 and 11 Additions

From: John and Kaye Englin <jkenglin@gmail.com>
Sent: Monday, September 25, 2023 11:34 AM
To: Jacque Danielsen <Jacque.Danielsen@cedarfalls.com>
Subject: [EXTERNAL] Fwd: Autumn Ridge 9 and 11 Additions

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Good Morning, Jacque - Please be sure to include our email below in the packet if/when this issue is brought up for discussion at an upcoming City Council meeting. Thank you! John and Kaye Englin.

----- Forwarded message -----

From: John and Kaye Englin <jkenglin@gmail.com>
Date: Mon, Sep 25, 2023 at 11:30 AM
Subject: Autumn Ridge 9 and 11 Additions
To: <gil.schultz@cedarfalls.com>, <debuhrs@cfu.net>, Dustin Ganfield <dustin.ganfield@cedarfalls.com>, <kelly.dunn@cedarfalls.com>, <KruseOnCouncil@aol.com>, simonharding.cf4 <simonharding.cf4@gmail.com>, Dave Sires <siresforiowa@gmail.com>, Rob Green <rob.green@cedarfalls.com>

Dear Mayor Green and City Council members –

We are John and Kaye Englin (4327 Wynnewood Dr. - Fieldstone Addition) and we are opposed to each of the recent Autumn Ridge 9 and 11 development proposals that have been submitted by BNKD. Expressing our opposition to these plans is something we do not enjoy doing as we have known the Happel family for many years and they are good people. However, we have concerns we believe are valid and appreciate this opportunity to share those concerns with you.

This email and attachments are being sent to you at this time because we have been told BNKD plans to bring their most recent Autumn Ridge development proposal directly to the City Council at one of your upcoming meetings. We do not know the date of that meeting so are sending this in hopes that our written correspondence will be included in the Council packet if/when this issue is brought to you. We are not waiting for a formal notice of any kind on this issue from the city as information on the Autumn Ridge development that the city has provided to nearby property owners has proven to be unreliable.

Our primary concerns, as well as those of many other nearby property owners are 1) potential reversal of previous disclosures made to many people who live in nearby neighborhoods, 2) non-conformity of this proposed neighborhood when compared to the nearby neighborhoods, 3) current congestion/safety issues due to many cars parked on narrow driveways and in the street in BNKD's development to the south of AR 9 and 11 which is a completed development that has far less dwelling density than what BNKD is proposing for AR 9 and 11, 4) likelihood that many of the dwelling units in AR 9 and 11 will become rentals, increasing the non-conformity issue, 5) negative impact on nearby neighborhood property values, 6) increased future water runoff/retention problems, negatively impacting homeowners on Berry Hill Road and in the Fieldstone and Lakewood Hills Lake areas in numerous ways and 7) if the most recent AR 9 and 11 proposal is approved, the amount of additional "affordable housing" in the city of Cedar Falls might not change at all and, if it does change, the amount of change will be very insignificant.

Attached you will find 4 photos that were taken from both the east (E) and the west (W) ends of Paddington Street. Paddington St. is in Autumn Ridge – 3rd addition and there are no duplexes on this street. All 4 photos were taken at around 6 a.m. Two were taken on Sat., July 8 and two on Tues., July 11. We didn't want the thought of the possibility of multiple and temporary weekend guests on this street to be used to discount the value and importance of these photos. These photos are an accurate representation of the typical vehicle congestion found on this street and how such congestion has created neighborhood safety issues. Now, please consider the attached photos again and imagine what the streets in AR 9 and 11 will someday look like, and the safety issues that will result if the dwelling density BNKD and the City of Cedar Falls desires for AR 9 and 11 is approved.

In 2013 BNKD had an approved development plan that would have placed 58 dwelling units on these 22 acres. A couple months ago they were proposing a development plan with 90 dwelling units. At the June 28 planning and zoning commission meeting, several members of the planning and zoning commission stated it concerned them to have 90 dwelling units on these 22 acres, in large part due to the dramatic change in dwelling density. Going from 58 dwelling units to 90 dwelling units would have caused a 55% increase in dwelling density. So, since that meeting on June 28, the city of Cedar Falls and BNKD have helped alleviate those "density" concerns and have decreased the dwelling density by four dwelling units, going from 90 to 86 dwelling units. This is a whopping 4.4% reduction in dwelling units. And, going from 58 dwelling units in the 2013 plans to 86 dwelling units would still create more than a 48% increase in dwelling unit density. In our opinion, the concerns that have been expressed by many citizens of Cedar Falls, as well as the concerns shared on June 28 by those commission members have been, basically, disregarded by both the City and by BNKD. The city's specific recommendation to BNKD prior to BNKD revising their plans to 86 was that BNKD

should eliminate 4 to 6 lots from their plans. That specific recommendation from the city is concerning to us, and, in our opinion was not appropriate.

When considering the entire 105 acres of the Autumn Ridge additions, BNKD's 2001 master plan was to have a total of 479 units, which amounts to 4.6 units per acre. If their most recent 2023 plans are approved, this 105 acres will have 371 units, which amounts to 3.5 units per acre. If BNKD had simply stuck with their 2001 plans, we are under the impression that they would have been able to have those 479 units on the 105 acres. Our assumption is that no one from the city of Cedar Falls, or anywhere else, ever forced BNKD to alter their original 2001 plans. At this time, it would be prudent for everyone involved with this issue in any manner to focus solely on the sensible development of the 22 remaining acres, not on population and dwelling density statistics related to the entire 105 acres. So, continuing on that theme, it is important to point out that the 22 acres that compose Autumn Ridge 9 and 11 is, for the most part, the only area of the 105 acres that remains to be developed. BNKD's approved 2013 plans were to have 58 units on the 22 acres, equaling 2.6 units per acre. Their most recent 2023 plans for 86 dwelling units on this 22 acres would result in 3.9 units per acre. That is a significant dwelling density difference per acre and would prove to have a negative impact on nearby property owners. Approving BNKD's 2023 plans would also result in far more ground being covered by rooftops and cement when compared to their 2013 plans. This is an important factor related to our valid concerns about water retention and runoff. We realize storm water studies have been done on this issue and have learned that passing grades were achieved. When it comes to "studies" and "mother nature", life experiences have taught us time and time again that "mother nature" usually creates dramatically different results than the findings of "studies" that make assumptions related to future natural and uncontrollable occurrences. The slope of this particular 22 acres as it relates to water retention/runoff is also an important contributing factor that needs to be very carefully considered at this time. When observing the 105 acres of the Autumn Ridge Additions with the naked eye and considering the overall topography of the entire 105 acres, the percentage/amount of slope per acre is almost certainly highest on the 22 acres that AR 9 and 11 will cover when compared to any other 22 acre section of the 105 acres. The slope of this 22 acres increases the potential for future problems related to water retention and runoff from it. The people who live in homes on the north side of Berry Hill Road, those of us who live in Fieldstone and those who live near Lakewood Hills Lake, have concerns related to water retention/runoff issues that we believe are highly likely to materialize if BNKD's 2023 development proposal is approved.

It is obvious that an initiative within the city of Cedar Falls, as well as for property developers, is to create additional "affordable housing" in this city. We also believe that is a worthwhile initiative. However, it is important to put that goal/initiative into proper perspective, specifically as it relates to the sensible and fair development of the remaining 22 acres in Autumn Ridge that you are being asked to decide upon at this time. At [census.gov](https://www.census.gov), as of July 1, 2022, it states Cedar Falls had a population of 40,746. It can be argued that 58 dwelling units on these 22 acres would create no additional affordable housing and, perhaps (perhaps.....???.....see further below in this paragraph), it can be argued that all 86 of the units in AR 9 and 11 would fall into the category of affordable housing. Under those assumptions, and assuming 3 people live in each of those 86 units, slightly more than six tenths of one percent (.63%) of the people living in Cedar Falls would benefit from this additional affordable housing. (86 units x 3 people/unit = 258 people.....258 ÷ 40,746 = .63%) At the June 28th Planning and Zoning Commission meeting, Brian Happel (a representative of BNKD), when citing the price points of the properties that will be in AR 9 and 11, stated "These homes, as they sit, these duplexes, the starting price will be right around \$425,000". We, along with many other Cedar

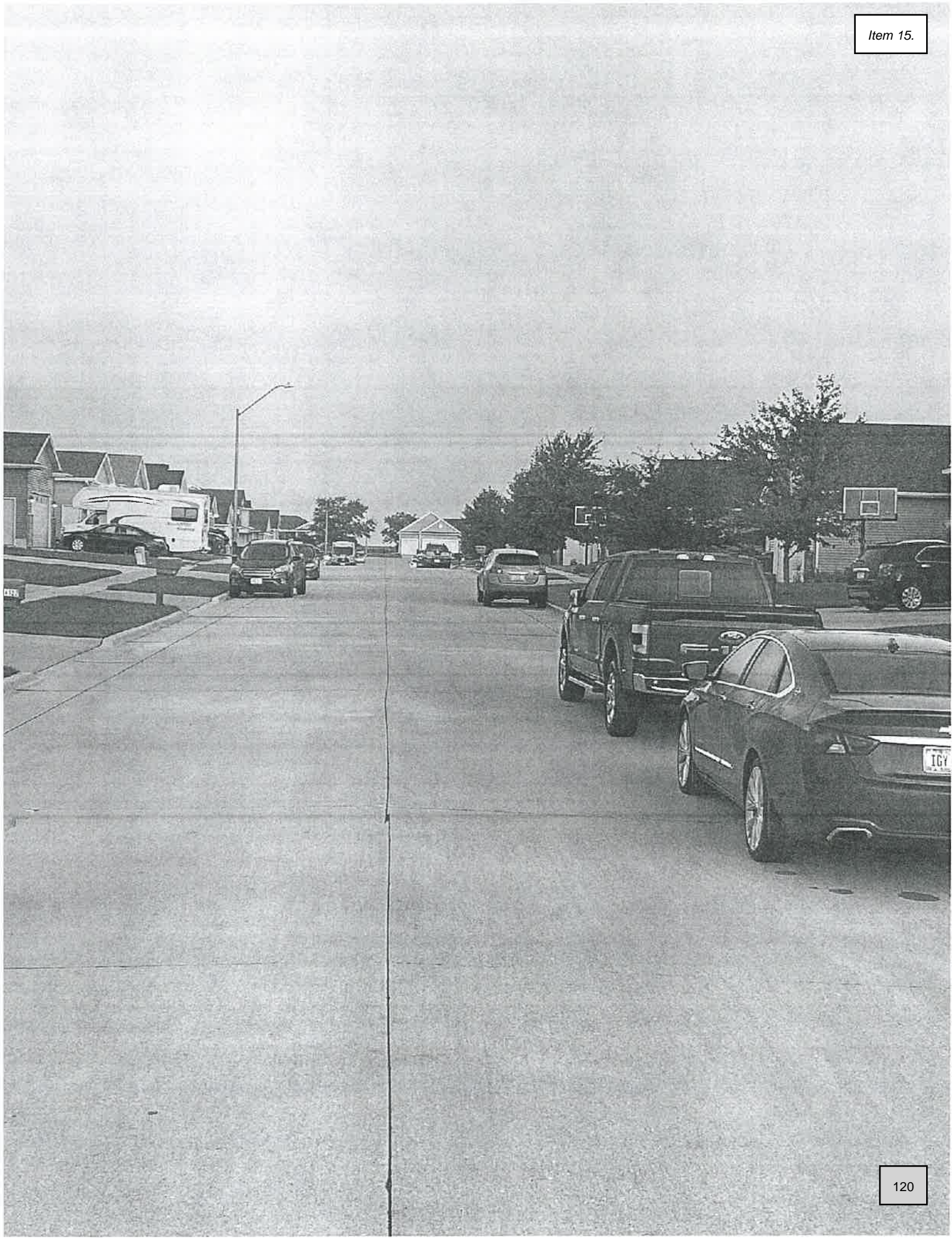
Falls citizens, would like to know if a duplex (Bi-Attached) with a starting price of \$425,000 falls into the city of Cedar Falls' definition of "affordable housing"? We do not know for sure, but assume a property at that price or higher in Cedar Falls would not be considered affordable housing. If a starting price for the 86 dwelling units that would be built IS NOT considered by Cedar Falls to be affordable housing, there will be NO additional affordable housing units provided to Cedar Falls citizens in AR 9 and 11 whether it is developed at 86 units or at 58 units. There are much better ways to create additional affordable housing options in Cedar Falls than by approving a plan that would place significantly more than 58 dwelling units on those 22 acres.

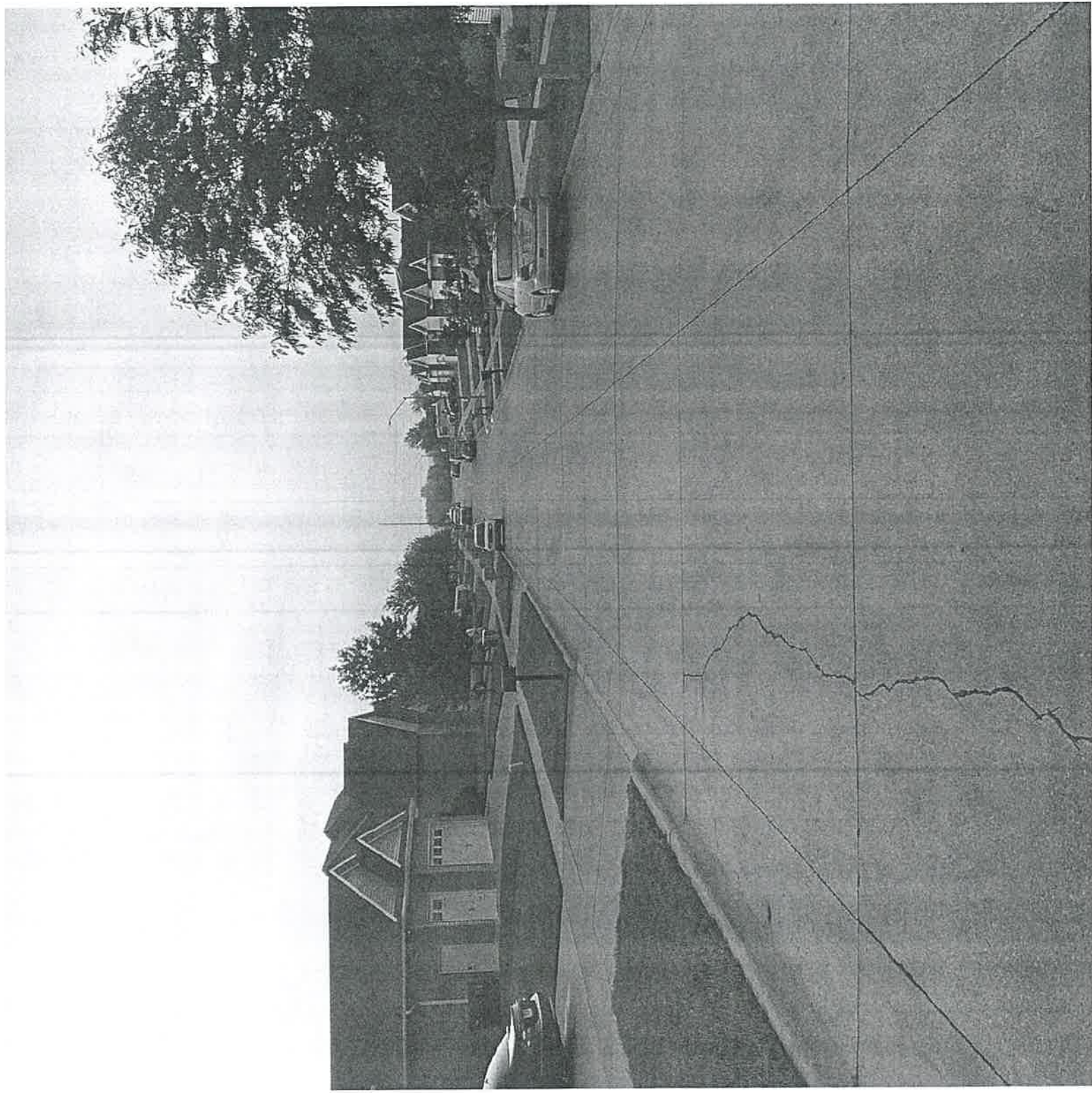
Thank you very much for the important work you do in service to the people of Cedar Falls and for your consideration of our concerns related to this issue.

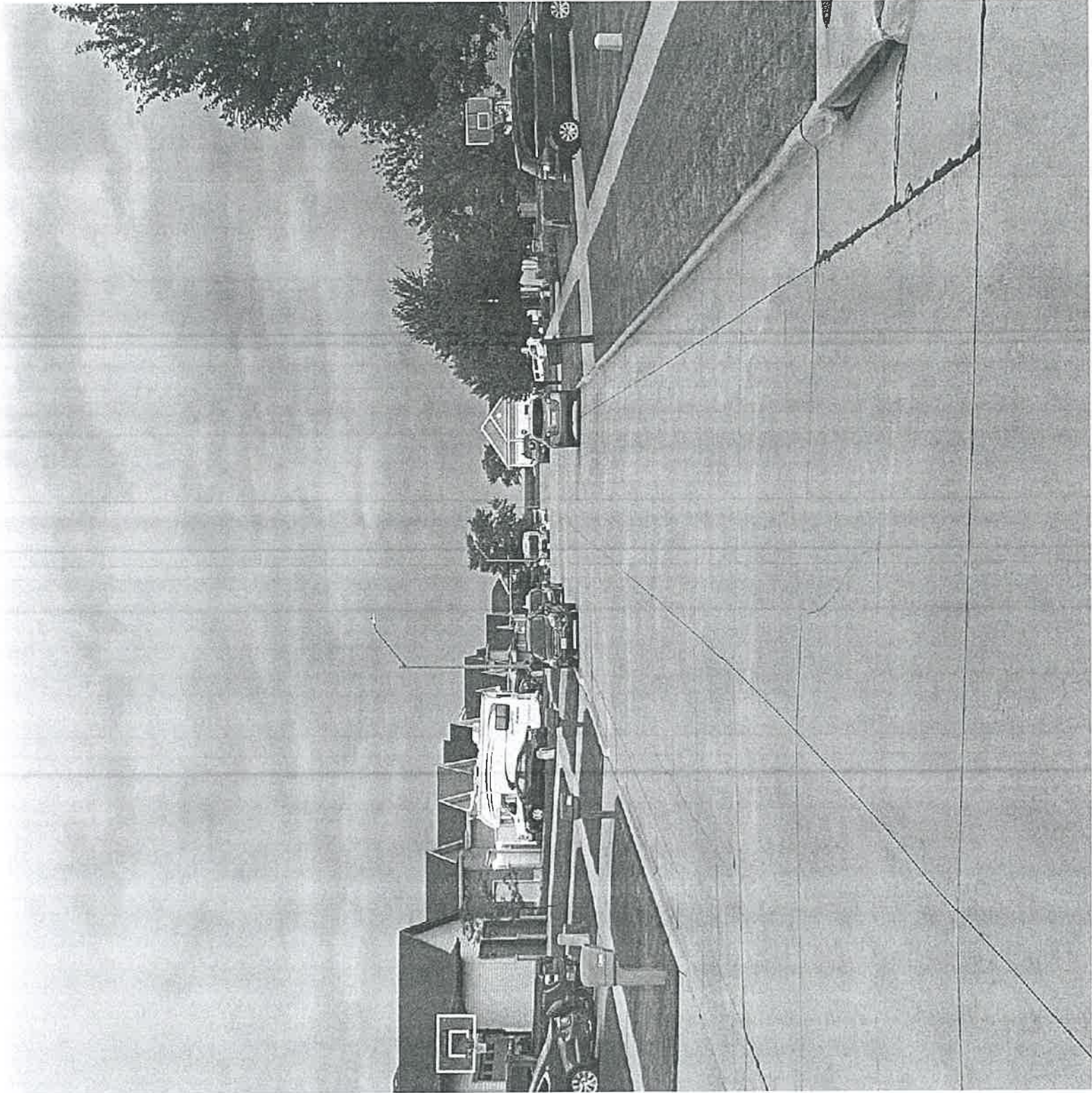
Sincerely,

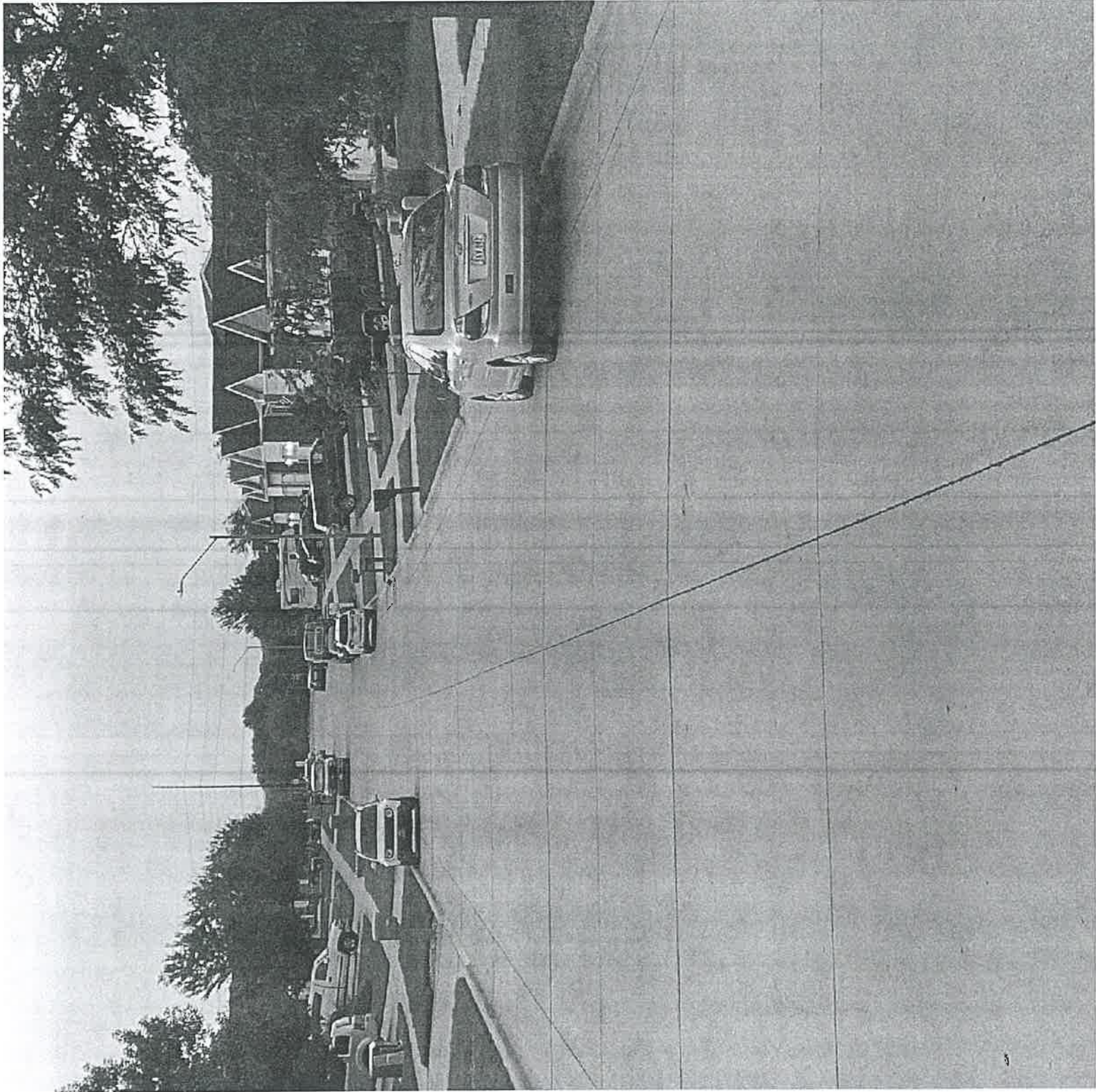
John and Kaye Englin

Cell: 319-240-1194









Jaydevsinh Atodaria

From: Karen Howard
Sent: Wednesday, November 8, 2023 4:42 PM
To: Jaydevsinh Atodaria
Subject: FW: [EXTERNAL] Autumn Ridge proposed plan

Here is another one to check.

-----Original Message-----

From: Jacque Danielsen <Jacque.Danielsen@cedarfalls.com>
 Sent: Monday, September 25, 2023 8:24 AM
 To: Karen Howard <Karen.Howard@cedarfalls.com>
 Subject: FW: [EXTERNAL] Autumn Ridge proposed plan

-----Original Message-----

From: Cindy Luchtenburg <cindyl@cfu.net>
 Sent: Sunday, September 24, 2023 6:34 PM
 To: Susan DeBuhr <debuhrs@cfu.net>; Kelly Dunn <Kelly.Dunn2@cedarfalls.com>; Dustin Ganfield <Dustin.Ganfield@cedarfalls.com>; simonharding cf4 <simonharding.cf4@gmail.com>; Daryl Kruse <kruseoncouncil@aol.com>; Gil.Schultz <Gil.Schultz@cedarfalls.com>; siresforiowa <siresforiowa@gmail.com>; Rob Green <Rob.Green@cedarfalls.com>; Jacque Danielsen <Jacque.Danielsen@cedarfalls.com>
 Subject: [EXTERNAL] Autumn Ridge proposed plan

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 City staff and City Council,

We are sending you our concerns and objections regarding the 9/13/23 proposed plan for Autumn Ridge 9th and 11th additions. Once this or similar proposed plan is included in the City Council agenda, we would like this email included in the packet. We would also ask that this be pulled off for seperate discussion.

As you are aware from previous emails, the original plan for this subdivision was to be 57 single family homes. The developer's map states 58, however lot 4 is missing. The total count of lots was 57.

The most recent proposed plan now has 86 lots, of which 42 lots are designated as "one unit bi-attached lots" and 44 lots as "single family/one unit lots". The bi-attached lots were previously listed simply as "Duplexes" in the earlier versions of this proposed plan and continue to appear as 2 family homes attached by a common wall, aka "duplex". I'm also concerned by the very narrow "single family/one unit lots". These lots are basically the same size as the duplex lots and some actually WERE duplex lots in earlier versions of this proposed plan. Therefore, my worry is that although the developer is calling these "single family", he will eventually construct more duplexes if allowed.

The residents in and around this area as well as residents throughout Cedar Falls are extremely concerned that the density and types of homes being proposed will not only cause multiple problems, but are completely different than what was approved in 2013. The 2013 plan was acceptable to those of us surrounding this area and many people bought

lots and built their homes in Autumn Ridge with the assurance by the developer that the this northern plat would be the 57 single family lots.

The developer has been trying to promote this plan as a needed solution to the affordable housing needs of Cedar Falls. However, it was brought up by Brian Happel, that these duplexes would start out at \$425,000, which to me, does not represent something considered "Affordable"! We believe the developer is simply wanting this change to increase his overall profits.

Many Cedar Falls residents have commented that there are multiple places within Cedar Falls that would be more appropriate for duplex and condo type of housing and not cause the negative impact on the home owners who have already bought their lots and built their homes according to the approved master plan. It also just doesn't make sense to have this much density and type of housing on the very outskirts of Cedar Falls. This would mean even more people having to drive to get to work or to stores and they would have to drive even further than if they lived more centralized in the city and closer to businesses.

Unfortunately, the developer has already been allowed to change some areas to the detriment of many residents because he was allowed to simply "meet the minimal requirements". Paddington Dr (which is a main street into Autumn Ridge) is a prime example of the multiple problems that now exist due to having only a 5 foot setback between houses and narrow driveways on narrow lots, as well as narrow streets. This density has caused vehicular mobility problems in this development, due to so many people having to park in the street. There is only enough room for 1 vehicle at a time to drive down Paddington due to the narrow street and cars parked on both sides. Because there are so many vehicles parked along Paddington, it is also a safety issue regarding children running out between these parked cars. Residents can't see them because of the congestion.

A recent comment by P&Z commissioner Brad Leeper, was that city staff and P&Z needed to assume the studies done regarding minimum requirements were accurate and if later it was a problem, they would need to fix it. Unfortunately, there is no way to now "Fix" this problem! The homes and streets have been built using these minimum requirements, so for the next 100 years or more, we will continue to have this density and congestion!

That is why many residents presented letters, pictures and other valid information over the past few years regarding their objections to the density and types of homes proposed for this area, as well as watershed concerns. It is imperative that these issues and that future consequences be taken seriously! We can't simply undo something like this if it doesn't work out! That is also why, after seeing the evidence, Planning and Zoning unanimously recommended denial of the proposed amendment to the master plan.

Commissioner David Hartley stated that night, "I understand a master plan, when it's put out there, can evolve over time, especially 20 years, but you know the original proposal was 58 lots and was up to 90. I thought that was a big stretch and I was hoping for some compromise. To come back with only four less units, I don't see that as a compromise at all."

Therefore, we are reiterating, we are not objecting to developing homes in this area. We are simply asking that the developer be required to stick to a plan similar to the approved 57 single family lots. This will hopefully allow enough room for parking, green space for watershed and similarity to the types of homes already developed in and around this area. This was the plan that so many in this area were presented with and that encouraged them to buy their lots and build their homes! We are asking that you don't approve simply because the developer is meeting the minimal requirements. That has already proven to be a very real problem with consequences that will have to be dealt with for many, many years now!

We hope you will take our concerns and objections seriously and remember the city motto that "Our citizens are our business". We are asking that City Council not allow the developer to simply "meet the requirements" but realize there are many families he is affecting and they should be a part of these decisions if he is a good developer and not simply looking to make the most profit.

Sincerely,
Cindy and Mark Luchtenburg
4322 W. 1st St.
Cedar Falls, IA
PH: 319-230-3712

Jaydevsinh Atodaria

From: Karen Howard
Sent: Wednesday, November 8, 2023 4:42 PM
To: Jaydevsinh Atodaria
Subject: FW: [EXTERNAL] Autumn Ridge Development

Here is one that Jacque sent only to me. Check to see if you already have it because Amber may have also sent it to you.

From: Jacque Danielsen <Jacque.Danielsen@cedarfalls.com>
Sent: Monday, September 25, 2023 8:23 AM
To: Karen Howard <Karen.Howard@cedarfalls.com>
Subject: FW: [EXTERNAL] Autumn Ridge Development

I have received a couple emails about the Autumn Ridge Development. I will forward them to you as I receive them for you to include in the council materials if you decide to do that. Thanks!

Jacque Danielsen, MMC, City Clerk
 City of Cedar Falls, Iowa
 319-268-5152

From: Amber Hines <hinesrn@hotmail.com>
Sent: Sunday, September 24, 2023 3:05 PM
To: Jacque Danielsen <Jacque.Danielsen@cedarfalls.com>
Subject: [EXTERNAL] Autumn Ridge Development

CAUTION: This email originated outside the City of Cedar Falls email system.
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Hello,

I am writing this email to again voice my concern about the proposed autumn Ridge development on the west side of Union Road. The plan that is proposed by BKND is too congested, would have small lot sizes, potential for water run off issues, and does not match the surrounding neighborhoods.

I feel that the developer has made minimal effort to listen to the people who will live around this area. They have only made the minimum changes to the plan as requested by the P and Z committee. Reducing the amount of lots by only 4 lots does little to help reduce the density. We have voiced our concerns about how dense the housing will be after already experiencing how busy the Paddington neighborhood can become. People are frequently parking in the street, which can be dangerous for driving in the neighborhood and for children playing. This new neighborhood will be much worse. This combined with the fact that many of the lots are small or will have duplexes on them could lead to a large number of rental properties in the area which could potentially lead to more issues in the neighborhood.

There is very little green space in the proposed development which could also lead to water problems for the downstream drainage areas and houses along those areas. The water retention areas have not been

maintained by the developer as they should have been. Many people in the paddington neighborhood complain about water issues in their back yards because of this. I feel that the developer has been taking the money from the HOA to "maintain" the waterways and doing nothing in return.

The proposed park for the development is located near the corner of First st and Union rd. This is not an ideal park location as it is too close to busy roads that will only become busier once the development is complete. It is also not centrally located. This could make it difficult for the majority of the neighborhood to utilize the park.

The neighbors who bought property surrounding this area directly from the developers were promised a much different neighborhood than what is currently being proposed. This developer has shown time and again that they do not follow through with what they say they will do and make promises they don't keep. What more will they change/alter on the plan once it is approved? Will they decide to add even more duplexes than originally proposed?

I would ask that the developer revert back to the original 2013 master plan that was previously approved by the city. This plan would have an appropriate number of lots, would reduce the amount of congestion in the area, and be more congruent with the surrounding neighborhoods to maintain aesthetics and the community feel of the neighborhood.

We appreciate the time and consideration the P and Z committee and the City council has put into this issue, and hope that the neighborhood and developer can find an equally agreeable solution!

Thank you,
Amber Hines
4436 Wynnewood Dr
Cedar Falls

Jaydevsinh Atodaria

From: Stephanie Sheetz
Sent: Friday, November 3, 2023 3:25 PM
To: Amber Hines
Cc: Jaydevsinh Atodaria
Subject: RE: [EXTERNAL] Autumn Ridge Development

Follow Up Flag: Follow up
Flag Status: Flagged

Thanks, Amber. Will do!

From: Amber Hines <hinesrn@hotmail.com>
Sent: Friday, November 3, 2023 1:28 PM
To: Stephanie Sheetz <Stephanie.Sheetz@cedarfalls.com>
Subject: [EXTERNAL] Autumn Ridge Development

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Hello Stephanie,

Below is my letter regarding the Autumn Ridge Development. Could you please forward this to the city council members and include it in the packet when this issue comes before the council.

Thank you!

Hello,

I am writing this email to again voice my concern about the proposed autumn Ridge development on the west side of Union Road. The plan that is proposed by BKND is too congested, would have small lot sizes, lack of green spaces, potential for water run off issues, and does not match the surrounding neighborhoods. The mission statement of the Cedar Falls council is to "Maintain and improve the safety and desirability of Cedar Falls". I do NOT feel that this proposed development would accomplish those goals.

I feel that the developer has made minimal effort to listen to the people who will live around this area. They have only made the minimum changes to the plan as requested by the P and Z committee. Reducing the amount of lots by only 4 lots does little to help reduce the density. We have voiced our concerns about how dense the housing will be after already experiencing how busy the nearby Paddington neighborhood can become. People are frequently parking in the street, which can be dangerous for driving in the neighborhood and for children playing. This new neighborhood will be much worse. This combined with the fact that many of the lots are small or will have duplexes on them could lead to a large number of rental properties in the area which could potentially lead to more

issues in the neighborhood. The developer has met the "minimum standards" as set by the city. This may work for a smaller development, but with this number of houses/duplexes proposed, but I feel that the minimum is not enough.

The neighbors who bought property surrounding this area directly from the developers were promised a much different neighborhood than what is currently being proposed. They bought their land in this location based on this promise. This developer has shown time and again their lack of honesty and integrity by not following through with what they say they will do and making promises they don't keep. What more will they change/alter on the plan once it is approved? Will they decide to add even more duplexes than originally proposed?

The developer has failed to maintain the waterways in the neighborhoods and has only now started to work on correcting these waterways because of the pressure from the city. Many people in the Paddington neighborhood complain about water issues in their back yards because of this. I feel that the developer has been taking the money from the HOA to "maintain" the waterways and doing nothing in return. Once again, the integrity and honesty of this developer falls into question.

The proposed park for the development is located near the corner of First St and Union rd. This is not an ideal park location as it is too close to busy roads that will only become busier once the development is complete. It is also not centrally located, which could make it difficult for the majority of the neighborhood to utilize the park.

I feel that this developer is only looking to make the maximum amount of profit from this development. They do not care about the actual citizens of Cedar Falls who will be living in and surrounding this neighborhood. The developer could make this a wonderful neighborhood to live in that the surrounding neighbors could enjoy and be proud of. I would ask that the developer to please revert back to the original 2013 master plan that was previously approved by the city. This plan would have an appropriate number of lots, would reduce the amount of congestion in the area, and be more congruent with the surrounding neighborhoods to maintain the community feel of the neighborhood. The community surrounding this development would be ecstatic to have the old 2013 plan reestablished.

We appreciate the time and consideration the P and Z committee and the City council have put into this issue. I hope that city council will take the concerns and opinions of the homeowners surrounding this development heavily into consideration.

Thank you for your time,

Amber Hines
4436 Wynnewood Dr
Cedar Falls

Jaydevsinh Atodaria

From: Kim Kerr
Sent: Thursday, November 2, 2023 2:11 PM
To: Karen Howard
Cc: Jaydevsinh Atodaria
Subject: FW: [EXTERNAL] BNKD proposal

FYI.....

Kim Kerr, CMC, Administrative Supervisor
 City of Cedar Falls
 220 Clay Street
 Cedar Falls, Iowa 50613
Kim.Kerr@cedarfalls.com
 (319) 268-5115

From: Rob Green <Rob.Green@cedarfalls.com>
Sent: Thursday, November 2, 2023 10:10 AM
To: john.allan <john.allan@cfu.net>
Cc: Kim Kerr <Kim.Kerr@cedarfalls.com>
Subject: Re: [EXTERNAL] BNKD proposal

John,

Thank you for sharing your concerns with the Council and me, which are in line with other letters of concern we've seen from area residents. I'm forwarding this on to the City Clerk to ensure it's included in the council's deliberation on this item. The P&Z Commission's recommendations carry a lot of weight with the council, and especially so since the code requires a council supermajority (so, five of seven members) in order to override P&Z's recommendation.

Communications like yours are very helpful to the council discussion, and I greatly appreciate your taking the time to send it!

Very respectfully,
 Mayor Rob Green

Robert M. Green MA, MLIS, CEMO
 Mayor, City of Cedar Falls (Population 40,713)

220 Clay Street | Cedar Falls, Iowa 50613

Desk: (319) 268-5118 Cell/Text: (319) 243-5632

mayor@cedarfalls.com cedarfalls.com/mayor

From: john.allan <john.allan@cfu.net>

Sent: Wednesday, November 1, 2023 11:46

To: Susan.deBuhr <Susan.deBuhr2@cedarfalls.com>; Kelly Dunn <Kelly.Dunn2@cedarfalls.com>; Dustin Ganfield <Dustin.Ganfield@cedarfalls.com>; simonharding.cf4@gmail.com <simonharding.cf4@gmail.com>; Daryl Kruse <kruseoncouncil@aol.com>; Gil.Schultz <Gil.Schultz@cedarfalls.com>; siresforiowa@gmail.com <siresforiowa@gmail.com>; Rob Green <Rob.Green@cedarfalls.com>; Stephanie Sheetz <Stephanie.Sheetz@cedarfalls.com>; Karen Howard <Karen.Howard@cedarfalls.com>; Jaydevsinh Atodaria <Jaydevsinh.Atodaria@cedarfalls.com>

Subject: [EXTERNAL] BNKD proposal

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Ladies & Gentlemen,

My name is John Allan. My wife and I reside at 4129 Thresher Ct., which is South of the proposed housing addition by BNKD.

We have resided in Cedar Falls for the past 10 plus years. We chose to build in this area because it had single family dwellings like the one we built.

We are totally opposed to the current proposal by BNKD. It was rejected by the P& Z at its last meeting. That proposal that will be brought to you in the next month has 42 bi-attached lots and 44 single family lots with a park located in the Northeast corner next to the radio tower. The placement of the park did not follow city staff recommendations.

I'm listing the following bullet points that addresses mine, (and other residents of the area's concerns)

...The developer, in 2003, presented a plan that had 57 single family homes with a lot size of approximately 14,300 square ft. The current proposal you are getting has lots of 6000 to 8000 sq. ft. This is a 44% increase in the number of lots, which means more people & vehicles in the area.

...The implications of the current proposal are: non-conformity of the proposed addition with other existing neighborhoods; the impact on property values due to high density small lots & non-conformity of housing types; traffic issues on Union and 1st St with many more vehicles resulting in more potential accidents on both streets; 18 ft..driveways which will require more vehicles on the street which will impact emergency vehicles, snow removal, and pedestrian safety; environmental impact on the waterway because of additional hard surfaces adding more water flowing in that waterway. Homeowners on Berry Hill Rd may be faced with water flooding their backyards. Homeowners in Fieldstone and Lakewood additions may have more water flowing to their ponds. Most recently BNKD ignored requests from Berry Hill residents to clean up the waterway. They cleaned it up after the city demanded that they do it.

....It's possible the duplexes may become rental property increasing non-conformity issues.

....finally, the population density of the original plan is 2.85 units per acre. The new plan is 4.3 units per acre which is above the city's Future Land Use Map for the area.

Thank you for taking the time to read this. Back in 2003, the residents of the area were "assured" by BNKD that the new development would be one that looked very similar to their neighborhoods. No one is opposed to 57 single family units and an appropriately place park, and a waterway that will be properly maintained on those 23 acres. We hope the Council will see fit to follow the P& Z's decision to deny BNKD's current proposal. John Allan

Sent from my U.S.Cellular© Smartphone

Jaydevsinh Atodaria

From: john.allan <john.allan@cfu.net>
Sent: Wednesday, November 1, 2023 1:37 PM
To: Jaydevsinh Atodaria
Subject: [EXTERNAL] RE: [EXTERNAL] BNKD proposal

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Thank you.

Sent from my U.S.Cellular© Smartphone

----- Original message -----

From: Jaydevsinh Atodaria <Jaydevsinh.Atodaria@cedarfalls.com>
Date: 11/1/23 1:08 PM (GMT-06:00)
To: "john.allan" <john.allan@cfu.net>
Cc: Karen Howard <Karen.Howard@cedarfalls.com>, Stephanie Sheetz <Stephanie.Sheetz@cedarfalls.com>
Subject: RE: [EXTERNAL] BNKD proposal

Good afternoon,

Thank you for reaching out and expressing your concerns about the proposed Autumn Ridge Master Plan Amendment for the 9th and 11th Addition. We will include your correspondence below in the packet when it is scheduled for Council. Thank you.

Best,

Jaydevsinh Atodaria (JD), AICP

City Planner I

JDA@cedarfalls.com

319-268-5185

From: john.allan <john.allan@cfu.net>

Sent: Wednesday, November 1, 2023 11:47 AM

To: Susan.deBuhr <Susan.deBuhr2@cedarfalls.com>; Kelly Dunn <Kelly.Dunn2@cedarfalls.com>; Dustin Ganfield <Dustin.Ganfield@cedarfalls.com>; simonharding.cf4@gmail.com; Daryl Kruse <kruseoncouncil@aol.com>; Gil.Schultz <Gil.Schultz@cedarfalls.com>; siresforiowa@gmail.com; Rob Green <Rob.Green@cedarfalls.com>; Stephanie Sheetz <Stephanie.Sheetz@cedarfalls.com>; Karen Howard <Karen.Howard@cedarfalls.com>; Jaydevsinh Atodaria <Jaydevsinh.Atodaria@cedarfalls.com>

Subject: [EXTERNAL] BNKD proposal

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We have resided in Cedar Falls for the past 10 plus years. We chose to build in this area

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We are totally opposed to the current proposal by BNKD. It was rejected by the P& Z at its last meeting. That proposal that will be brought to you in the next month has 42 bi-attached lots and 44 single family lots with a park located in the Northeast corner next to the radio tower. The placement of the park did not follow city staff recommendations.

I'm listing the following bullet points that addresses mine, (and other residents of the area's concerns)

...The developer, in 2003, presented a plan that had 57 single family homes with a lot size of approximately 14,300 square ft. The current proposal you are getting has lots of 6000 to 8000 sq. ft. This is a 44% increase in the number of lots, which means more people & vehicles in the area.

...The implications of the current proposal are: non-conformity of the proposed addition with other existing neighborhoods; the impact on property values due to high density small lots & non-conformity of housing types; traffic issues on Union and 1st St with many more vehicles resulting in more potential accidents on both streets;

18 ft..driveways which will require more vehicles on the street which will impact emergency vehicles, snow removal, and pedestrian safety; environmental impact on the waterway because of additional hard surfaces adding more water flowing in that waterway. Homeowners on Berry Hill Rd may be faced with water flooding their backyards. Homeowners in Fieldstone and Lakewood additions may have more water flowing to their ponds. Most recently BNKD ignored requests from Berry Hill residents to clean up the waterway. They cleaned it up after the city demanded that they do it.

....It's possible the duplexes may become rental property increasing non-conformity issues.

....finally, the population density of the original plan is 2.85 units per acre. The new plan is 4.3 units per acre which is above the citys Future Land Use Map for the area.

Thank you for taking the time to read this. Back in 2003, the residents of the area were "assured" by BNKD that the new development would be one that looked very similar to their neighborhoods. No one is opposed to 57 single family units and an appropriately place park, and a waterway that will be properly maintained on those 23 acres. We hope the Council will see fit to follow the P& Z's decision to deny BNKD's current proposal. John Allan

Sent from my U.S.Cellular© Smartphone

Jaydevsinh Atodaria

From: Stephanie Sheetz
Sent: Tuesday, October 31, 2023 9:04 AM
To: Kathy Boomgarden
Cc: Jaydevsinh Atodaria
Subject: Re: [EXTERNAL] Autumn Ridge Development

Thank you. We will include this in the packet when it is scheduled for Council.

Stephanie Houk Sheetz
 Director of Community Development
 (319) 268-5151

Sent from my phone

From: Kathy Boomgarden <kjboomgarden@gmail.com>
Sent: Monday, October 30, 2023 8:39:15 PM
To: Stephanie Sheetz <Stephanie.Sheetz@cedarfalls.com>
Subject: [EXTERNAL] Autumn Ridge Development

CAUTION: This email originated outside the City of Cedar Falls email system.
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Dear Ms. Sheetz,

We are writing to express our opposition to BNKD's proposed development plan for Autumn Ridge 9th and 11th additions in Cedar Falls. The Planning and Zoning committee has unanimously voted to decline the latest plan and we urge City Council to support this decision.

Homeowners in Autumn Ridge purchased their homes with the understanding the 9th and 11th additions would be developed with 58 single family homes (the original plan of 2013.) The current proposal is for 42 duplexes and 44 single homes. The density of the original plan was 2.85 units per acre. The current plan's

density is 4.3 units per acre, which does not fall under the City’s Future Land Use Map.

BNKD has betrayed promises to current homeowners. The purchase of your home is most likely the biggest investment you will make. Careful consideration is made when selecting a neighborhood/location for your family to reside in. BNKD was not truthful nor have they shown any desire to compromise with current homeowners in this neighborhood.

Planning and Zoning asked BNKD for the following:

1. Reduce the density of their plan. BNKD reduced the density by 4 units. This is not a compromise.
2. Clean out the debris in the creek north of Berry Hill drive. BNKD did not clean out the waterway **before the Sept 13th meeting** as requested, but stated the waterway had been “out of sight, out of mind”. If BNKD were interested in compromising with residents maintenance would be a priority. Maintenance of the waterway and Autumn Ridge Development as a whole has historically been a problem despite numerous requests from residents over the years.
3. Move the proposed park to a safer central location. BNKD revised the plan to move the park from Union Road to 1st Street, which is an equally busy road. Again, failure to follow P&Z recommendations.

The park should be centrally located to better accommodate all residents and for safety reasons.

Thoughtful consideration should be given to the impact the proposed development will have on families already living in Autumn Ridge and surrounding areas.

The implications of such a huge density increase are:

1. The high density of the proposed development elevates existing concerns regarding storm water management and flooding. Careful planning and due diligence is required. Additional hard surfaces add to run-off and will impact homeowners on Berry Hill Road as well as Fieldstone and Lakewood Hills additions.
2. Non-conformity of the proposed development compared to existing homes in the area. The likelihood the proposed duplexes will become rentals decreases the attractiveness and appeal of the current neighborhoods.
3. The decline in existing property values due to such high density and proposed duplexes.
4. Traffic, parking, and safety. We would request another traffic study be performed. The proposed narrow driveways (18ft) will create a need for more street parking. This creates issues for emergency vehicles, snow removal, and pedestrian safety.
5. Increased probability of traffic accidents at the Union & 1st street intersection. This intersection already has numerous reported accidents.

We hope you will consider the impacts the current proposal will have for current residents and the desirability of our neighborhoods. Please require further research into the water runoff and traffic concerns . The proposed plan deviates too much from the original plan homeowners were either presented or was already in existence at the time of purchase. The proposed plan does not conform with the current neighborhoods of Autumn Ridge, Lakeview, and Fieldstone. We feel BNKD's proposed plan does not meet the mission of the City of Cedar Falls to "maintain and improve the safety and desirability of Cedar Falls, or to preserve the community's physical aesthetic." Council is responsible to thoughtfully grow and protect the residential character of this Cedar Falls neighborhood.

Thank you for your time and dedication to the residents and community of Cedar Falls.

Sincerely,

Gary & Kathy Boomgarden

4309 Paddington Dr, Cedar Falls, IA.

Jaydevsinh Atodaria

From: Kathy Boomgarden <kjboomgarden@gmail.com>
Sent: Monday, October 30, 2023 8:41 PM
To: Jaydevsinh Atodaria
Subject: [EXTERNAL] Autumn Ridge Development

Follow Up Flag: Follow up
Flag Status: Flagged

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We are writing to express our opposition to BNKD's proposed development plan for Autumn Ridge 9th and 11th additions in Cedar Falls. The Planning and Zoning committee has unanimously voted to decline the latest plan and we urge City Council to support this decision.

Homeowners in Autumn Ridge purchased their homes with the understanding the 9th and 11th additions would be developed with 58 single family homes (the original plan of 2013.) The current proposal is for 42 duplexes and 44 single homes. The density of the original plan was 2.85 units per acre. The current plan's density is 4.3 units per acre, which does not fall under the City's Future Land Use Map.

BNKD has betrayed promises to current homeowners. The purchase of your home is most likely the biggest investment you will make. Careful consideration is made when selecting a neighborhood/location for your family to reside in. BNDK was not truthful nor have they shown any desire to compromise with current homeowners in this neighborhood.

Planning and Zoning asked BNKD for the following:

1. Reduce the density of their plan. BNKD reduced the density by 4 units. This is not a compromise.

2. Clean out the debris in the creek north of Berry Hill drive. BNKD did not clean out the waterway **before the Sept 13th meeting** as requested,

but stated the waterway had been “out of sight, out of mind”. If BNKD were interested in compromising with residents maintenance would be a priority. Maintenance of the waterway and Autumn Ridge Development as a whole has historically been a problem despite numerous requests from residents over the years.

3. Move the proposed park to a safer central location. BNKD revised the plan to move the park from Union Road to 1st Street, which is an equally busy road. Again, failure to follow P&Z recommendations.

The park should be centrally located to better accommodate all residents and for safety reasons.

Thoughtful consideration should be given to the impact the proposed development will have on families already living in Autumn Ridge and surrounding areas.

The implications of such a huge density increase are:

1. The high density of the proposed development elevates existing concerns regarding storm water management and flooding. Careful planning and due diligence is required. Additional hard surfaces add to run-off and will impact homeowners on Berry Hill Road as well as Fieldstone and Lakewood Hills additions.
2. Non-conformity of the proposed development compared to existing homes in the area. The likelihood the proposed duplexes will become rentals decreases the attractiveness and appeal of the current neighborhoods.
3. The decline in existing property values due to such high density and proposed duplexes.
4. Traffic, parking, and safety. We would request another traffic study be performed. The proposed narrow driveways (18ft) will create a need for

more street parking. This creates issues for emergency vehicles, snow removal, and pedestrian safety.

5. Increased probability of traffic accidents at the Union & 1st street intersection. This intersection already has numerous reported accidents.

We hope you will consider the impacts the current proposal will have for current residents and the desirability of our neighborhoods. Please require further research into the water runoff and traffic concerns . The proposed plan deviates too much from the original plan homeowners were either presented or was already in existence at the time of purchase. The proposed plan does not conform with the current neighborhoods of Autumn Ridge, Lakeview, and Fieldstone. We feel BNKD's proposed plan does not meet the mission of the City of Cedar Falls to "maintain and improve the safety and desirability of Cedar Falls, or to preserve the community's physical aesthetic." Council is responsible to thoughtfully grow and protect the residential character of this Cedar Falls neighborhood.

Thank you for your time and dedication to the residents and community of Cedar Falls.

Sincerely,

Gary & Kathy Boomgarden

4309 Paddington Dr, Cedar Falls, IA.

Correspondence
received
for
September 13th, 2023
P&Z Meeting .

We are once again writing to voice our concerns and objections to the most recent revised plan for Autumn Ridge 9th and 11th additions.

To review...

In the original 2001 master plan there was already a mix of housing types planned, with the retirement sections, condos and patio homes located on the south half of the 105 acre development. The original plan had approximately 58 single family homes located mainly in the north portion of proposed development. There was originally a 3 to 5 acre pond located near the center of the single family lots which was to serve as both a required storm water retention facility AND as a shared community space and trails around the pond. We felt the lot sizes in the original proposed plan were consistent to other developments in our area and would allow for housing similar to the character and aesthetics of the surrounding properties.

Through the years, the developer has drastically changed what was originally approved and what the surrounding residents were told. We're not exactly sure when these changes were actually approved, because the master plan since 2001 was never updated, which we assume should have been required.

Sometime before or around 2013, the retention pond was completely removed from the approved Master plan. Narrow lots created along the south side of Paddington, (which is a main street into Autumn Ridge) have now caused vehicular mobility problems in this development, due to so many people having to park in the street. Some of the streets also have multiple broken cement areas after only around 5 years of being completed. We would welcome city staff and P&Z to take a look at all this.

More recently in 2020, BNKD proposed yet another plan change, nearly doubling from a 2013 proposed plan of 57 or 58 lots, to 95 lots in what is being called the 9th and 11th additions. This new plan consisted of 60 duplex lots and 35 narrow single-family lots, crammed into an area that was originally approved for only 58 lots! The water detention area has been reduced from a 3 to 5 acre retention pond to the now unkept narrow creek that had been a part of what was originally farm land. And..., I would like to remind everyone that this farmland didn't have cement roads and hundreds of houses blocking the absorption of water into the ground before reaching the creek.

Of course, this plan was met with overwhelming rejection from not only families currently living in Autumn Ridge, but by those living across the street in the Fieldstone Addition as well as those of us living to the north, and those living in Lakeview Dr area.

These surrounding residents have persistently requested that the city take a hard look at how this will affect those who have already made homes in this area. We would like to remind City Staff, P&Z and City Council that many people bought their lots and built their homes with the promise and understanding that the remaining acres in this addition were to be 57-58 single family homes on nice sized lots. We ask that the developer should be required to hold to the 2013 plan of 57-58 single family homes. We don't understand why the developer has been allowed to continue bringing up plans that consist of nearly double the number of lots originally approved, and with housing that is nowhere near consistent with what was originally approved to be built around this area. I would like to ask what the purpose is of a Master Plan, if it can be changed so drastically after so many people have made their home buying decisions according to that approved plan? This does nothing to encourage people to purchase property in a developing area and it jeopardizes the trust we have in our city staff and elected officials if these plans can be so drastically changed so easily.

As for the newest plan, it has not really changed from the 90 lots previously proposed. A 2-acre land area to the very north of Autumn Ridge has been offered for possible sale only if approved for a park. The rest of this development still remains extremely congested with 86 lots of which 42 have been currently designated as "One Unit Bi-attached lot", which is another way of saying "Duplex" (as originally referenced in the 2020 plan), and 44 narrow "Single family/One Unit Lots". So, within the original remaining 20+ acres of Autumn Ridge, there would be 130 families in this area. That could mean probably a minimum of at least 260 people. Given the assumption of 2 cars minimum per family, we are talking about 260 cars in this area as well. Given the size of the lots, we can also assume many of these vehicles will end up parked on the streets that are also so narrow, vehicles cannot drive past each other. That is exactly what is happening on Paddington as an example.

Also, given the extremely small size of the majority of lots, I question what type of housing will eventually end up on those lots. As we have said previously, our very real concern, is that much of this area will ultimately end up as rental property. Duplexes are not conducive to long term living. They are typically owned as rental property and/or short term living. I fear that the other small single family lots will end up the same, if the developer is allowed to continue making changes in the future. This is not the type of housing that families were told would be built next to them according to the approved Master Plan!

Other questions and comments that need to be considered...

Regarding the extreme density and congestion of this development, how will this affect the fire department or emergency people being able to get back to that area? If we already have mobility problems within this development, why would we want to jeopardize more lives by allowing this much density? This is just one of many reasons why we feel the lots need to be larger. The original plan helped to accommodate the number of vehicles that were to be in this area.

The CF Zoning Ordinance Parking Regulations mentions that the parking sections of a parcel of residential land need to be so arranged as to permit ingress and egress of motor vehicles without moving any other vehicle parked adjacent to the parking space. People have pictures that show this is already a problem.

Referencing the CF Required parking regulations:

Dwelling type: single family, including mobile home units. Two parking spaces per dwelling unit.

Dwelling type: two family, including single family bi-attached dwellings, multifamily dwellings including condominiums and apartments, but not including nursing homes, convalescent homes, elderly housing or housing for handicapped. Two parking spaces per dwelling unit, plus one additional parking space for each bedroom in each dwelling unit in excess of two bedrooms.

So our next question is, do we need a Traffic study done for this proposed development?

CF regulations state: Traffic studies shall be required when the city engineer determines that known or suspected traffic conflict issues are presented in conjunction with a proposed subdivision plat. A study will include existing and projected traffic volumes, necessary improvements, impacts upon private properties and structures, alternate alignments, physical constraints and roadway design criteria to be utilized.

Thus, we feel given the fact that there is already a problem with excessive street parking, it would be advantageous to have a traffic study done that includes this proposed development.

We are also concerned about the runoff coefficient study. After researching information, I am not very confident of their accuracy.

According to "Science Direct", Lallam et al. (2018), the effective study of the coefficient is a very complex operation, due to the high number of variables that affect it. This means that the runoff coefficients reported in the literature generally transmit less information than necessary, and therefore their values, when tabulated as if they were constant, may not correspond to reality.

This brings me to an email I received from Bob Zoulek, (4117, Berry Hill) after he reviewed the runoff coefficient study... Bob said I could speak on his behalf.

Email from Bob:

It always cracks me up reading that it won't have a negative impact and that it will contain the 100 year flood. If that is the case, why does the FEMA/FIRM map have my home already in the 100 year flood zone??? I'm done writing letter because I've already accepted a job that will have my family moving next year. But feel free to speak on my half and reiterate that point all you would like. There is a chance I'm not technically in it, but I have to pay to prove that. I called CGA and that was going to be \$1600 minimum to have them check my house elevation. I'm not paying for flood insurance so didn't seem worth the price tag. For whatever reason my lender didn't force it when I refinanced but a different lender was going to.

This is just another example of how this developer has misinformed buyers and is not interested in being a good neighbor but simply looking out for his own profits.

We therefore are once again begging the City, P&Z and City Council to realize the injustice that is being done to the families in and around this proposed plan and to require the developer to stick to the 2013 plan of 57-58 single family lots.

Respectfully,

Cindy and Mark Luchtenburg

4322 W. 1st St.

Cedar Falls, IA

Jaydevsinh Atodaria

From: Jesse and Lisa Veit <jlveit05@yahoo.com>
Sent: Tuesday, September 5, 2023 8:47 PM
To: Jaydevsinh Atodaria
Subject: [EXTERNAL] Autumn Ridge 9th and 11th additions

**CAUTION: This email originated outside the City of Cedar Falls email system.
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Hello Mr. Atodaria,

Our family lives at 4415 Berry Hill Rd, with our backyard abutting the waterway north of the Autumn Ridge 5th addition.

We again want to start by thanking you (and all the city staff) who have put so much time and effort into listening to the concerns of our neighbors throughout the process of approval for the next two additions to the Autumn Ridge neighborhood, 9 and 11. We do have a few questions remaining that we do not believe have been addressed yet. Right now our HOA does not operate the StormWater Association because it will not be handed over to us until the development is completed. Once the HOA takes over, how are we to maintain the waterway? Quite often during the P&Z meeting, we heard that we should follow the maintenance plan, which to date has not been followed. The waterway needs to be brought up to specifications before it is handed over to the neighborhood.

How are we to access the waterway once we are to maintain it? There is currently no access planned in the development plot that we can see. When the developer cleaned out the waterway this past winter they used a mini-excavator and a skid steer. We have walked the waterway and this is the type of equipment that will be needed, as a normal lawnmower sits too low. There needs to be an access point that will not require the use of someone's private property.

We still have questions about the traffic study that was conducted in 2021. What time of year was it conducted? Would the pandemic have had an effect on traffic volume? Was it during the school year when buses were running? The new high school will increase traffic as there are many neighborhoods for which Union to 27th Street will be the shortest route. Was this taken into consideration during the study?

Only some of the crosswalks on Union have lights, and it is still tricky to cross the road. Middle school children who ride the bus are expected to cross Union (W to E) to wait for the bus in the morning and then cross again (E to W) when they get off of the bus. We will need even better visibility with increased traffic from the new neighborhood.

A park that is nearby and maintained by the city would also be a welcome addition. The newly proposed park location is still not highly desirable, as I would not have my child playing that close to Union Rd. Perhaps a fence could be considered, which would help with the safety aspect of the park.

Is it still proposed to limit the driveway width to 18 feet on all lots, which is equivalent to a modest two-car garage? Would this mean that a house with a 3-car garage would only have street access to two of its stalls? This seems like it would lead to more congestion on the street due to being unable to park in the driveway for both 3-car garages and 2-car garages if you had visitors. The street parking on Paddington Drive, which this would mimic, is a safety concern as it is often only wide enough for one-way traffic due to cars being parked on both sides.

The Housing Needs Assessment has been mentioned previously as well. Will this development, as proposed, help provide what the needs assessment shows our city needs? The proposed duplexes have been quoted to cost \$400,000.

Again, thank you for all the time and attention you have already put into this matter. Hopefully, we can continue to have open discussions as this matter proceeds.

Lisa and Jesse Veit

Jaydevsinh Atodaria

From: Ann Spurr <annspurr@cfu.net>
Sent: Tuesday, September 5, 2023 10:39 PM
To: Jaydevsinh Atodaria
Subject: [EXTERNAL] Autumn Ridge

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Please forward to the P&Z Commission members and City Council. Thank You.

September 5, 2023

Once again I feel it necessary to address my concerns with the proposed changes to the Master Plan for Autumn Ridge 9th and 11th Additions. The most current proposal I received in the mail today is still extremely different than what was presented to us as part of the Master Plan when we purchased our lot. I have a problem with developers showing plans that are approved by the city when selling property and then making drastic changes to the remaining area. Small changes are understandable over time, but a Master Plan is designed to protect all parties involved. Allowing the excessive changes in this proposal to move forward in Autumn Ridge erodes the trust and faith residents have place in BNKD and the City of Cedar Falls.

I reviewed the letter from CGA concerning the storm water detention. According to CGA, the calculations show the water will be contained; however, those of us living along this detention have seen it fill and encroach on our yards in previous years. Has CGA ever come out during a heavy rain event to actually witness what is happening? Can the original volume calculations be provided with a comparison to what today's volume is? Since installation of the waterway some amount of sedimentation buildup has likely occurred. How much has this eaten into the available capacity? It's hard to imagine that increased sedimentation and debris added to an extreme density of proposed housing has no impact on the ability of the detention area to contain runoff water flow. Also, BNKD has not maintained the waterway as required. Is CGA taking into account the lack of maintenance and overgrowth? Ms. Perez made several comments at a previous meeting about the current condition of the detention area. Have any of her recommendations been acted upon? My impression was that BNKD needed to address the maintenance issues. I expect the city to follow through on these matters. And how about the soil that was deposited without SWPPP control measures?

P&Z suggested that BNKD reach out to the neighbors to work on a solution to the current issues. To date, we have not been contacted by BNKD to discuss a solution to our differences. Changing the request to 86 lots rather than the previously requested 90 doesn't feel like a good faith effort to work with the neighbors. We were sold a development of less than 60 single family homes on generously sized lots, not bi-attached dwellings and small single family lots. I wonder why the need for such a significant amount of bi-attached lots. A recent article in the Waterloo Courier said Midwest Development asked to change back to single family lots in The Arbors development stating that the price differences are not enough for customers to continue to choose the bi-attached dwellings. This acknowledgment sounds like an additional reason to require BNKD to fulfill its original plan for single family homes.

I realize that there are a number of other concerns such as parking, traffic, proposed park space and the like. In an attempt to keep this short, I'll let others address those issues.

Once again, please know that I am not opposed to development. My desire is for BNKD to proceed in a manner honoring agreements and representations to current homeowners and the City of Cedar Falls. Thank you for your consideration.

Sincerely,

Ann Spurr

4211 Berry Hill Rd

Cedar Falls, IA

Jaydevsinh Atodaria

From: Tracy Johns <tej@cfu.net>
Sent: Tuesday, September 5, 2023 10:45 PM
To: Jaydevsinh Atodaria
Subject: [EXTERNAL] Autumn Ridge Concerns

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Please forward to P&Z Commission and City Council. Many thanks.

Good evening,

My name is Tracy Johns, and I live at 4408 Wynnewood Drive. My house is located near the intersection of Union Road and Wynnewood Drive, and I am writing this evening to once again share my concerns with the changes that have been made to the original Autumn Ridge development plan.

First, let me begin with a thank you. As someone who has served on a Cedar Falls commission in the past, I know that your job is not easy and I very much appreciate the time and energy that you commit on a daily basis to serve the City of Cedar Falls. Your role is so criticaal to not only maintaining what we have in this amazing community but also to growing it in a positive and productive manner.

I will echo the concerns shared by so many of my neighbors as we reviewed the amended plans for the Autumn Ridge development that is located just west of Union Road. The changes that have been made, first in 2013 and now again in the most recent plan presented to the Planning and Zoning Commission continue to leave those of us currently living in the immediate area with a number of serious concerns. While the City has addressed some of the water related issues, the increase in the number of lots and the downsizing of those lots will undoubtedly lead to a significant increase in the number of families and therefore traffic on the streets in and around the development. This includes the increase in the number of vehicles that will be forced to park on the street given the limited garage/driveway space. The addition of a large number of duplexes further complicates the situation as there will be two families living in homes and/or on a lot that was originally designated for one home anbd one family. It was noted during the June P&Z meeting that the last traffic study that was done in the area was completed in 2021. Is the Commission considering an updated study given the increase in traffic on Union Road in the last two years? And, has there been any discussion related to a more controlled intersection at the corner of Union and 1st Street? The new high school will be open a year from now, and I am confident that Union Road will serve as a main route to and from the building for students, staff, and parents which will most certainly make an impact on Autumn Ridge and Fieldstone traffic.

There are so many of us who purchased our homes on this side of town with the understanding that the Autumn Ridge development would be similar in terms of lot size and the overall density of homes. I think many if not most of my neighbors understand that we will not likely be able to return to the original Autumn Ridge plan that was developed more than 20 years ago. That ship has sailed if you will. However, the amended plan that was proposed in 2013 remains a feasible and fair compromise. What I and others cannot support is the most recent plan that is so far removed from what was originally promised. We hope that as Commissioners and Council Members you will weigh in and require those responsible for making these unwanted and drastic changes to honor their commitment to this neighborhood and to those of us who purchased homes in the area.

I thank you for your time and consideration and look forward to attending the upcoming P&Z meeting on the 13th.

Regards,

Tracy

Jaydevsinh Atodaria

From: Kathy Grauerholz <kgrauerholz@hotmail.com>
Sent: Wednesday, September 6, 2023 8:52 AM
To: Jaydevsinh Atodaria
Subject: [EXTERNAL] Autumn Ridge proposal

**CAUTION: This email originated outside the City of Cedar Falls email system.
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To the Cedar Falls Planning and Zoning Committee and all who are concerned about the Autumn Ridge Ninth and Eleventh Additions, Master Plan:

It appears that an original plan was proposed and presented by the developer to establish an environmentally conscientious single-family dwelling addition. Now, it seems that these plans by the developer have changed from their presumed intended spirit and mission. The local residents (our neighbors) and zoning groups have been, to our knowledge, in agreement with that original proposal. However, now, the gross changes in the subsequent plans presented appear to establish a completely new and different goal.

We are in agreement with our neighbors that the new plans are inadequate. They do not include proper use of this restricted land base. The reduction of the green space and watershed and increased population density in this small area would pressure the land and topography beyond its capabilities. We believe, with responsible use of this limited parcel of land, as was originally proposed, the watershed, congestion, and traffic can be controlled and families can live long-term in a safe, green environment.

Many previous concessions have already been made by the residents of the area as evidenced by the changes seen when comparing the 2001 plan to the 2013 plan. It's time for the developer to stop reproposing new plans, live with the past decisions made (like we all do) and get the 2013 plan on the way so BNKD can provide more quality homes for Cedar Falls citizens.

We want to express our support for our neighbors. Therefore, we hope the original vision will be followed. This would honor the Cedar Falls community members who have already invested in and made their homes in the surrounding additions and allow respect for the limitations of this finite amount of landmass.

We are asking the Planning and Zoning Committee to please do the right thing and keep the promises already made to the residents in the area.

Thank you for your consideration.

Respectfully,

Gary and Kathy Grauerholz

Jaydevsinh Atodaria

From: Karen Howard
Sent: Monday, September 11, 2023 9:16 AM
To: Hannah Crisman
Cc: Jaydevsinh Atodaria
Subject: RE: [EXTERNAL] Fwd: Autumn ridge development

Thanks, Hannah. No, I did not receive it. We will include it in the file of correspondence.

From: Hannah Crisman <hannahcrisman10@gmail.com>
Sent: Monday, September 11, 2023 8:36 AM
To: Karen Howard <Karen.Howard@cedarfalls.com>
Subject: [EXTERNAL] Fwd: Autumn ridge development

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Just wanted to make sure you got this! -H

----- Forwarded message -----

From: Amber Hines <hinesrn@hotmail.com>
Date: Mon, Sep 11, 2023 at 8:11 AM
Subject: Autumn ridge development
To: gil.schultz@cedarfalls.com <gil.schultz@cedarfalls.com>, kelly.dunn@cedarfalls.net <kelly.dunn@cedarfalls.net>, siresforiowa@gmail.com <siresforiowa@gmail.com>, debuhrs@cfu.net <debuhrs@cfu.net>, simonharding.cf4@gmail.com <simonharding.cf4@gmail.com>, dustin.ganfield@cedarfalls.com <dustin.ganfield@cedarfalls.com>, KruseOnCouncil@aol.com <KruseOnCouncil@aol.com>, dave.hartley@woolverton.com <dave.hartley@woolverton.com>, Amanda.Lynch23@gmail.com <Amanda.Lynch23@gmail.com>, hannahcrisman10@gmail.com <hannahcrisman10@gmail.com>, TKristin.Moser@cedarfalls.com <TKristin.Moser@cedarfalls.com>, Oksana.Grybovyeh@uni.edu <Oksana.Grybovyeh@uni.edu>, bradl@invisionarch.com <bradl@invisionarch.com>

Hello,

I am writing this email to again voice my concern about the proposed autumn Ridge development on the west side of Union Road. I feel that the large number of houses and condos would lead to a high level of traffic congestion in the area, as well as population density. There is very little green space in the proposed development which could also lead to water problems for the downstream drainage areas and houses along those areas.

I feel that the developer has made minimal effort to listen to the people who will live around this area. We have voiced our concerns about how dense the housing will be after already experiencing how busy the Paddington neighborhood can become. This new neighborhood will be much worse. This combined with the fact that many of the lots are small or will have duplexes on them could lead to a large number of rental properties in the area which could potentially lead to more issues in the neighborhood.

The neighbors who bought property surrounding this area directly from the developers were promised a much different neighborhood than what is currently being proposed. I would ask that the developer revert back to the

original 2013 master plan that was previously approved by the city. This plan would have an appropriate number of lots, would reduce the amount of congestion in the area, and be more congruent with the surrounding neighborhoods to maintain aesthetics and the community feel of the neighborhood.

We appreciate the time and consideration the board has put into this issue, and hope that the neighborhood and developer can find an equally agreeable solution!

Thank you,
Amber Hines
4436 Wynnewood Dr
Cedar Falls

Jaydevsinh Atodaria

From: Karen Howard
Sent: Wednesday, September 13, 2023 11:20 AM
To: Jaydevsinh Atodaria
Subject: FW: [EXTERNAL] Fwd: Autumn Ridge 9 and 11 Additions
Attachments: Pdngrn E to W Sat. 7-8-23.jpg; Pdngrn W to E Sat. 7-8-23.jpg; Pdngrn E to W Tues. 7-11-23.jpg; Pdngrn W to E Tues. 7-11-23.jpg; Autumn Ridge 9 and 11 Email 6-23-23.pdf

For the file.

From: John and Kaye Englin <jkenglin@gmail.com>
Sent: Sunday, September 10, 2023 4:13 PM
To: Stephanie Sheetz <Stephanie.Sheetz@cedarfalls.com>; Karen Howard <Karen.Howard@cedarfalls.com>; hannahcrisman10@gmail.com; Oksana.Grybovych@uni.edu; Kristin Moser <Kristin.Moser@cedarfalls.com>; Amanda.Lynch23@gmail.com; Thomas Weintraut <Thomas.Weintraut@cedarfalls.com>; dave.hartley@woolverton.com; bradl@invisionarch.com; Alan Stalnaker <Alan.Stalnaker@cedarfalls.com>
Subject: [EXTERNAL] Fwd: Autumn Ridge 9 and 11 Additions

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 Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning and Zoning Commission members –

We are John and Kaye Englin and we live in the Fieldstone Addition, at 4327 Wynnewood Dr.

Attached is a PDF with important information that we have previously provided to you. We are providing it again because, due to the insignificant changes on the most recent AR 9 and 11 BNKD development proposal, our concerns as expressed in that PDF remain unchanged and the information remains applicable and is different from most of what is provided below in this email. We did not take the time to update any of the numbers provided in the attached PDF to exactly match the most recent BNKD proposal because, for example, going from 90 dwelling units to 86 dwelling units on 22 acres is too insignificant to merit taking the time to make any recalculations. The valid concerns provided on the attached PDF and in this email below are 1) potential betrayal of previous promises made to many people who live in nearby neighborhoods, 2) non-conformity of this proposed neighborhood when compared to the nearby neighborhoods, 3) current congestion/safety issues due to many

cars parked on narrow driveways and in the street in BNKD's development to the south of AR 9 and 11 which is a completed development that has far less dwelling density than what BNKD is proposing for AR 9 and 11, 4) high likelihood that many of the dwelling units in AR 9 and 11 will become rentals, increasing the non-conformity issue, 5) negative impact on nearby neighborhood property values, 6) increased future water runoff/retention problems, negatively impacting homeowners on Berry Hill Road and in the Fieldstone and Lakewood Hills Lake areas in numerous ways and 7) if the most recent AR 9 and 11 proposal is approved, the amount of additional "affordable housing" in the city of Cedar Falls might not change at all and, if it does change, the amount of change will be very insignificant.

In early July, we sent an email to City of Cedar Falls, Planner III - Thomas Weintraut, which contained numerous questions related to property development, rental properties, AR 9 and 11, etc. Thomas provided answers to our questions which have been very helpful. We sincerely appreciate the information Thomas shared with us and the time he spent responding to us.

Attached you will find 4 photos that were taken from both the east (E) and the west (W) ends of Paddington Street. Paddington St. is in Autumn Ridge – 3rd addition and there are no duplexes on this street. You will gain a much better understanding of the vehicle congestion on Paddington St. if your computer or phone allows you to zoom in on these photos. All 4 photos were taken at around 6 a.m. Two were taken on Sat., July 8 and two on Tues., July 11. We didn't want the thought of the possibility of multiple and temporary weekend guests on this street to be used to discount the value and importance of these photos. These photos are an accurate representation of the typical vehicle congestion found on this street and how such congestion has created neighborhood safety issues. Now, please consider the attached photos again and imagine what the streets in AR 9 and 11 will someday look like, and the safety issues that will result, if the dwelling density BNKD desires for AR 9 and 11 is approved.

It is obvious that an initiative within the city of Cedar Falls, as well as for property developers, is to create additional "affordable housing" in this city. We also believe that is a worthwhile initiative. However, it is important to put that goal/initiative into proper perspective, specifically as it relates to the sensible and fair development of the remaining 22 acres in Autumn Ridge that you are being asked to decide upon at this time. At census.gov, as of July 1, 2022, it states Cedar Falls had a population of 40,746. It can be argued that 58 dwelling units on these 22 acres would create no additional affordable housing and, perhaps (perhaps.....???.....see further below in this paragraph), it can be

argued that all 86 of the units in AR 9 and 11 would fall into the category of affordable housing. Under those assumptions, and assuming 3 people live in each of those 86 units, slightly more than six tenths of one percent (.63%) of the people living in Cedar Falls would benefit from this additional affordable housing. (86 units x 3 people/unit = 258 people..... $258 \div 40,746 = .63\%$) At the June 28th Planning and Zoning Commission meeting, Brian Happel (a representative of BNKD), when citing the price points of the properties that will be in AR 9 and 11, stated “These homes, as they sit, these duplexes, the starting price will be right around \$425,000”. We, along with many other Cedar Falls citizens, would like to know if a duplex with a starting price of \$425,000 falls into the city of Cedar Falls’ definition of “affordable housing”? We do not know for sure, but assume a property at that price or higher in Cedar Falls would not be considered affordable housing. If a starting price for the 86 dwelling units that would be built IS NOT considered by Cedar Falls to be affordable housing, there will be NO additional affordable housing units provided to Cedar Falls citizens in AR 9 and 11 whether it is developed at 86 units or at 58 units. There are much better ways to create additional affordable housing options in Cedar Falls than by approving a plan that would place significantly more than 58 dwelling units on those 22 acres.

At the June 28 Planning and Zoning Commission meeting, Brian Happel stated “As you are well aware, you cannot simply buy a property and turn it into a rental property in Cedar Falls.” We were confused by Brian’s statement and asked Thomas Weintraut to help us better understand rental properties in Cedar Falls. We discovered that Brian was correct.....in the city of Cedar Falls, people cannot “simply” rent a property they own. However, it certainly can be done, and often is done, as long as the city’s rental property requirements are followed by the property owner. With some additional clarity related to this issue, we continue to be of the opinion that many of the dwelling units in AR 9 and 11 will become rental properties, which will further increase the non-conformity with the nearby neighborhoods.

Lastly, in person attendance and actually speaking at a P and Z meeting, City Council meeting, etc. should not be the only way for citizens’ voices to be heard and taken seriously. We are confident you will provide thoughtful consideration toward all the input you receive, no matter the communication form in which you receive it. People, especially people with young families, typically lead very busy day-to-day lives, and speaking publicly on any issue is something most people are apprehensive about. However, these people’s opinions deserve to be heard and to be valued by the decision-makers and it may be difficult, if not impossible, to be present on any given night at a lengthy meeting. Emails, letters, etc. should be valued in a similar way to showing up in person and speaking at meetings. At the June 28 meeting, we were asked to, and did, represent 5 other couples who live near us, who are

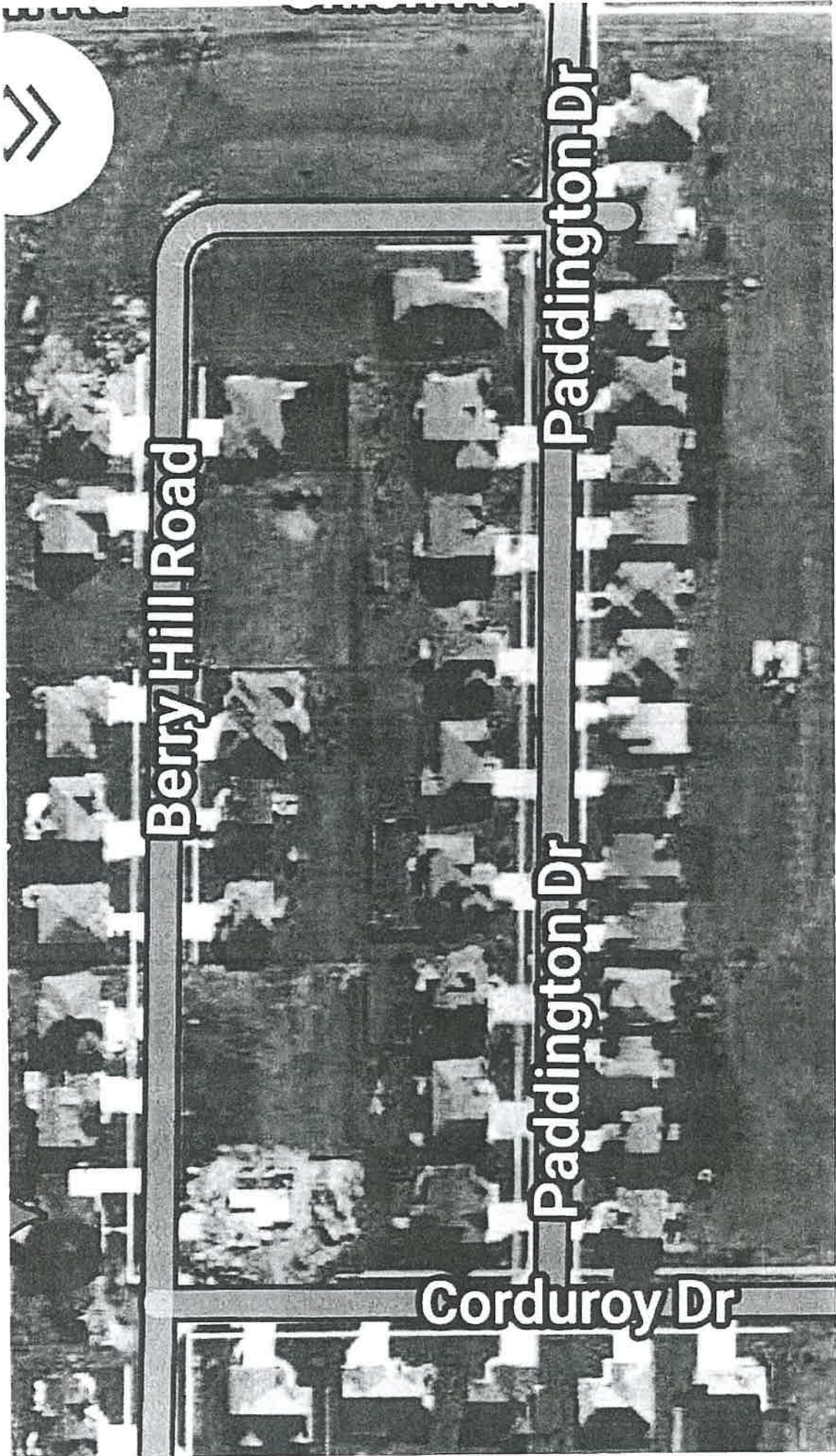
also opposed to BNKD's most recent proposals. None of those individuals were present at the June 28 meeting. Some of those individuals truly WERE NOT able to attend the June 28 meeting for various valid reasons. And, I am under the impression most of them had sent opposition emails to you prior to that meeting.

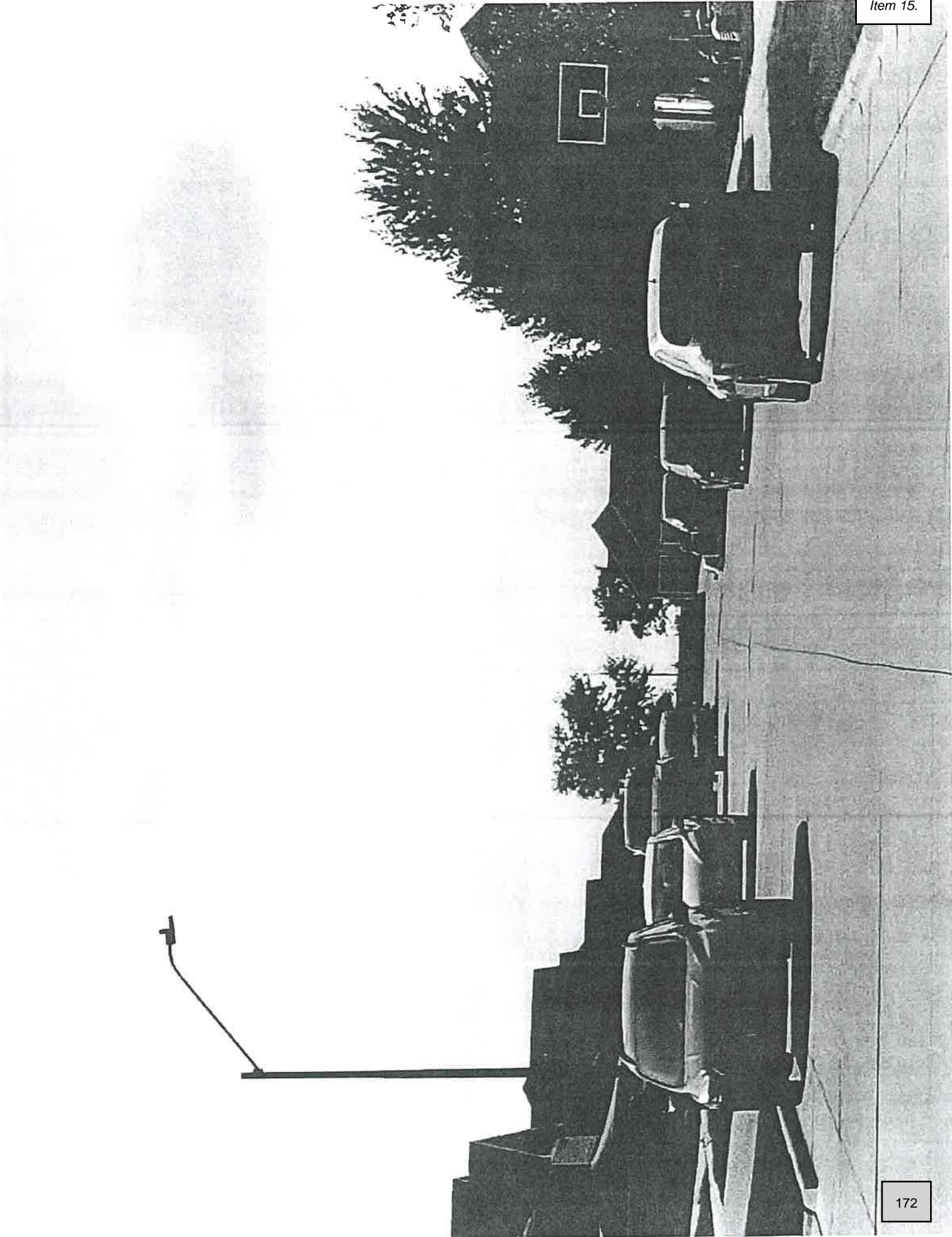
As we have stated before, "Thank you" very much for the important work you do in service to the people of Cedar Falls and for your consideration of the information we have provided as well as the many concerns we have expressed on this issue.

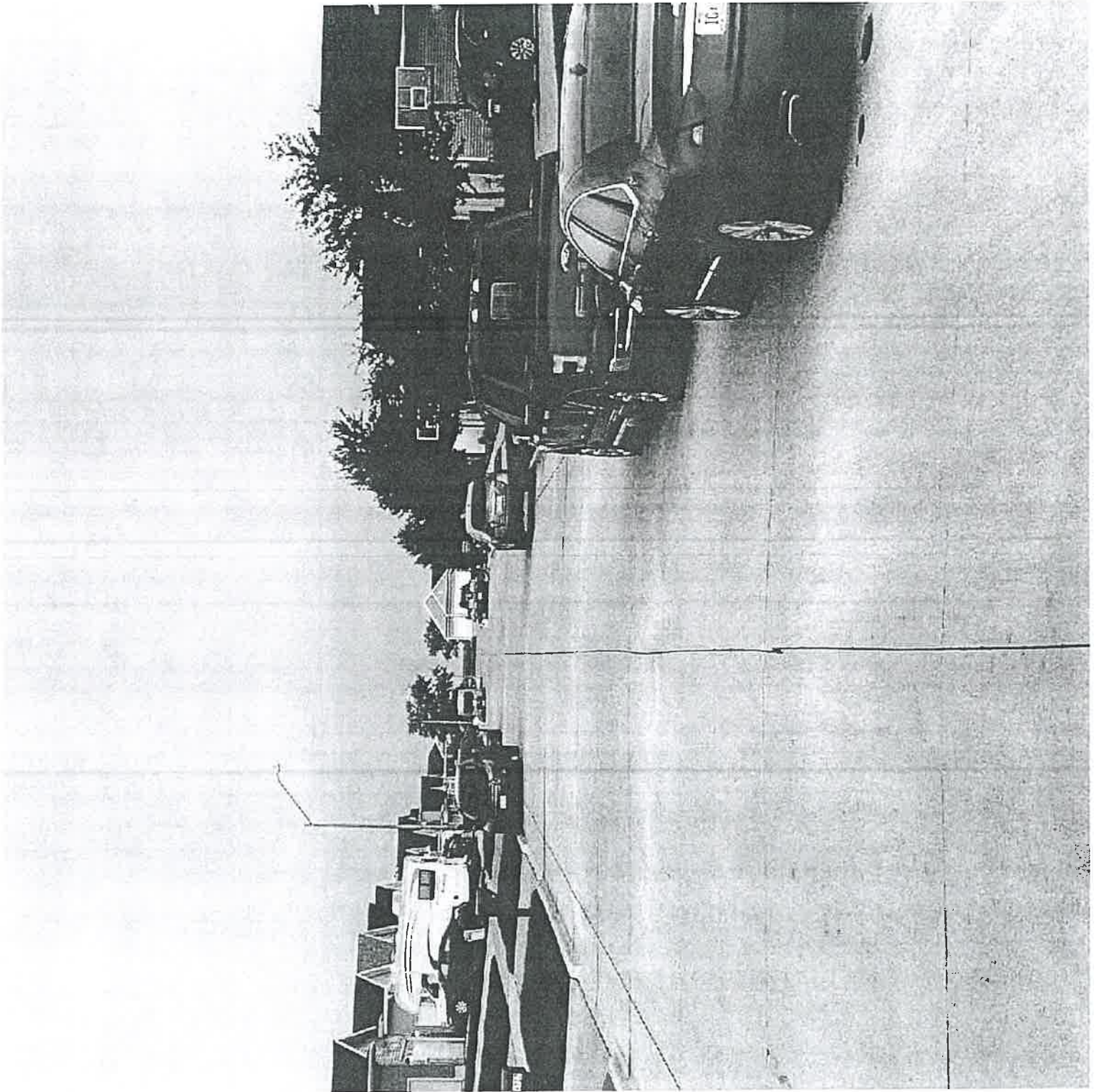
Sincerely,

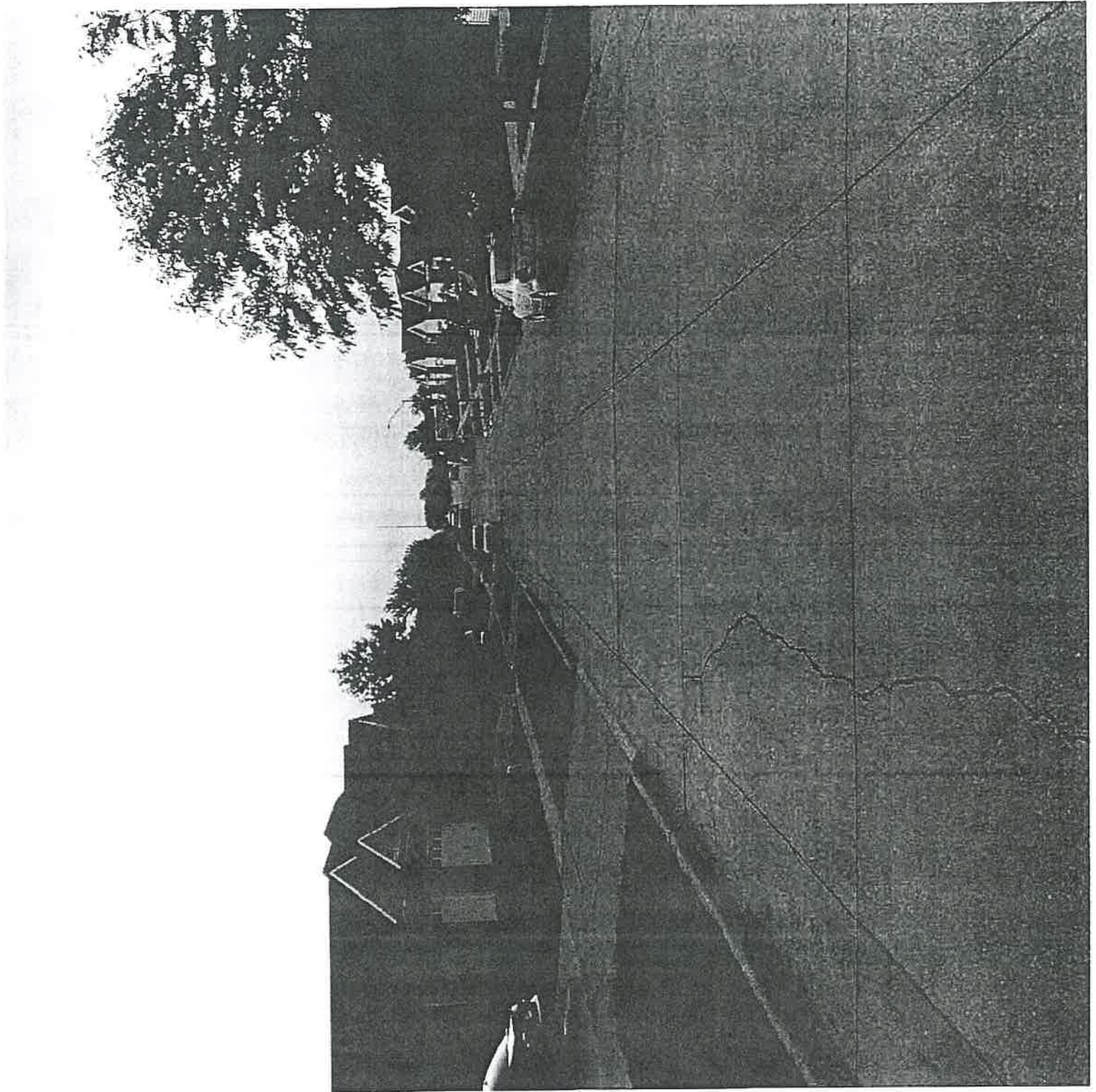
John and Kaye Englin

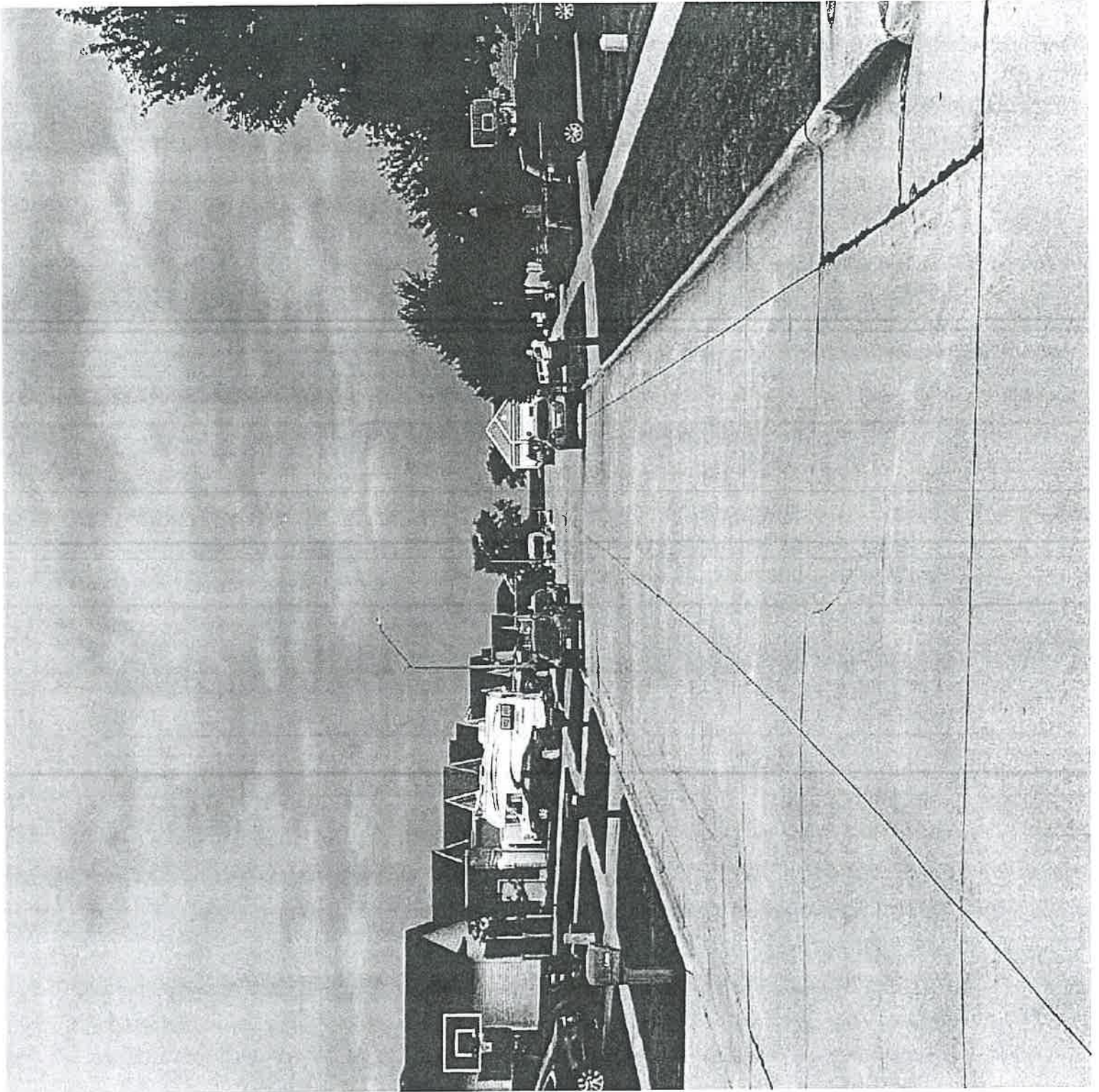
Cell: 319-240-1194



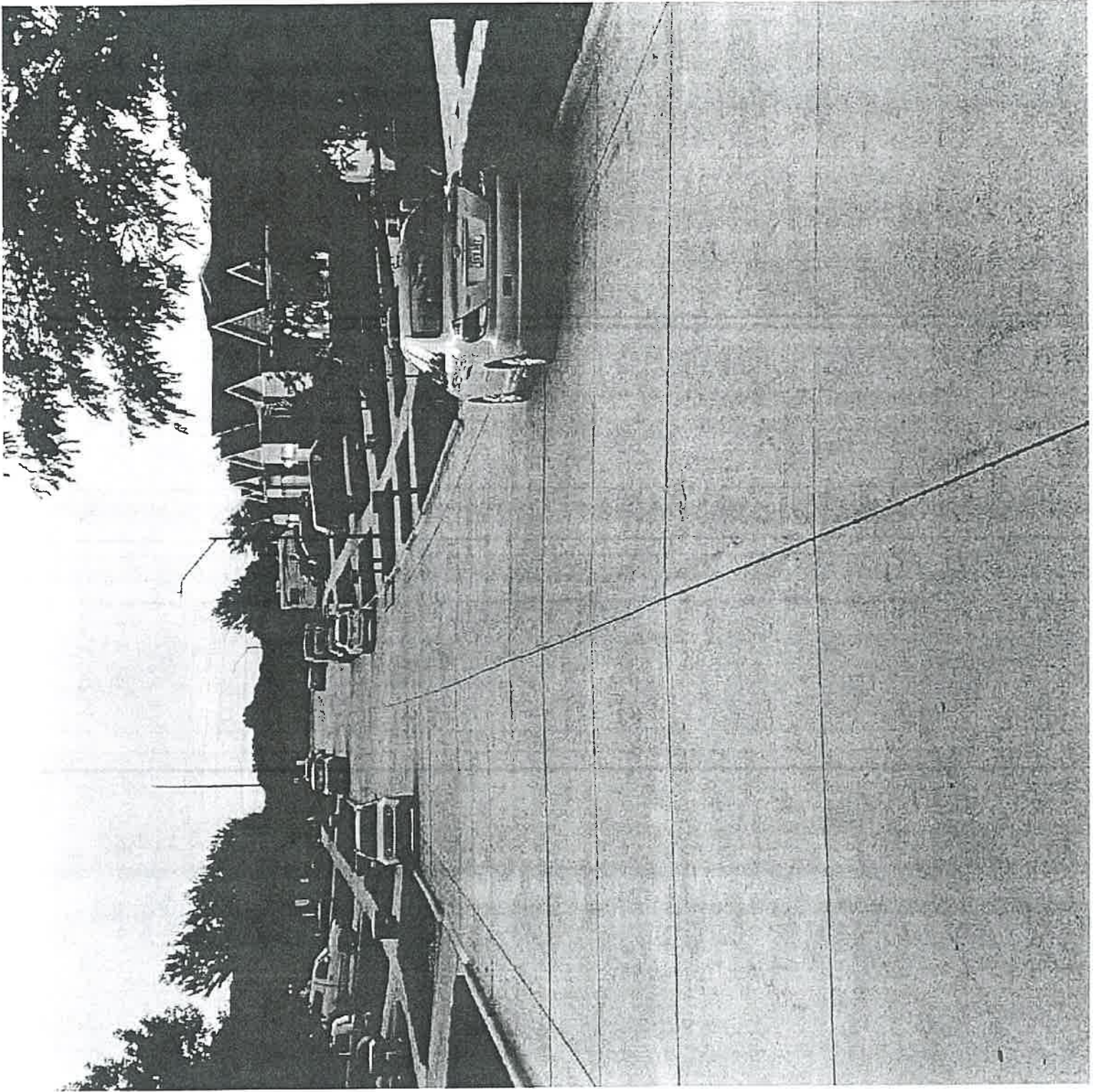












From: John and Kaye Englin <jkenglin@gmail.com>
 Date: Fri, Jun 23, 2023 at 10:14 AM
 Subject: Concerns - Autumn Ridge 9th & 11th Additions
 To: <Stephanie.Sheetz@cedarfalls.com>, Karen Howard <karen.howard@cedarfalls.com>, <hannahcrisman10@gmail.com>, <Oksana.Grybovych@uni.edu>, <dave.hartley@woolverton.com>, <kyle@kylelaron.com>, <bradl@invisionarch.com>, <Amanda.Lynch23@gmail.com>, <Kristin.Moser@cedarfalls.com>, <alan.stalnaker@cedarfalls.com>, <alberhasky.sloan@gmail.com>

Dear Planning and Zoning Commission members,

We are John and Kaye Englin and we live in the Fieldstone Addition, at 4327 Wynnewood Dr.

For many valid reasons, we, as well as all of our neighbors whom we have had the opportunity to discuss this issue with, are strongly opposed to BNKD's 2023 Autumn Ridge 9th and 11th Addition (AR 9 and 11) development plans they are seeking your approval of at this time. Even though BNKD's 2001 development plans for this same 22 acres would have provided the best neighborhood conformity, as well as numerous other major advantages such as a large detention pond, their 2013 development plans for this area, that have already been approved, seem sensible and would create very important conformity related to the surrounding neighborhoods, along with many other advantages, when compared to the current aggressive and non-conforming 2023 plans they now want you to approve.

The potential neighborhood population and dwelling density for AR 9 & 11 under BNKD's 2023 development proposal/plan is dramatically higher than that of both their 2001 and 2013 plans for the same 22 acres. Also, their 2023 plan doesn't come close to conforming with the types of dwellings in the surrounding neighborhoods. Their 2023 plan is for 90 lots with 46 of those lots containing duplexes. Their 2013 plans were for 57 single family dwelling lots. Many of the people who previously purchased lots and/or homes in the nearby neighborhoods did so after being specifically told by their salesperson and/or home builder that BNKD had development plans that were approved and that BNKD would be following through with their approved plans. In many of those instances BNKD would have been providing that same information simply by first referring to their approved 2001 plans and later by referring to their approved 2013 plans. This assurance related to the future development nearby gave many people who now live nearby the peace of mind they needed in order to move forward and either buy an existing home or to buy a lot and build a beautiful new home there. How unfortunate it will be for those people if BNKD's current 2023 plans are approved. Obviously, going from 57 dwelling units in the 2013 plans (all single family) to 90 dwelling units (46 of which are duplexes) on the same number of acres is a very significant increase in neighborhood population and dwelling density. The streets of Paddington Drive, Corduroy Drive and Berry Hill Road that are just south of AR 9 and 11 provide a similar population and dwelling density to BNKD's 2013 plans for the 22 acres that is now being called AR 9 and 11. Those 3 streets have almost no lots remaining to be built on and they currently have many cars that are constantly parked in those streets and on the driveways, many of which are very narrow. If BNKD's 2023 plans are approved there will be much higher population and dwelling density within AR 9 and 11 when compared to that of Paddington, Corduroy and Berry Hill. This would create even more congestion (traffic and other), safety issues for children walking/playing as well as a create a neighborhood that does not at all conform to the neighborhoods nearby. Also, even though duplexes may be lived in by some of the duplex owners, they tend to be utilized to a great extent as rental properties, both immediately and, even more so, eventually. With UNI being a relatively short bike ride or drive away, we predict that the AR 9 and 11 duplexes, as well as some of the small houses that would be built on the tiny single family dwelling lots, would become a popular place for college students to live. We have

absolutely nothing against college students or other individuals who choose to live in rental properties. However, such a neighborhood composition would further increase AR 9 and 11's "non-conformity" with the nearby neighborhoods. If BNKD's 2023 plans are approved, even though nearby property values might not actually decrease in value due to factors such as the current positive market conditions in Cedar Falls, they will be impacted in a negative manner overall as a result. A study is not necessary to confirm the facts in the previous sentence.

When considering the entire 105 acres of the Autumn Ridge additions, BNKD's 2001 master plan was to have a total of 479 units, which amounts to 4.6 units per acre. If their 2023 plans are approved, this 105 acres will have 375 units, which amounts to 3.6 units per acre. BNKD seems to be using this fact as a major selling point of their 2023 development proposal. However, in our opinion, it is not appropriate to view this as a selling point. If BNKD had simply stuck with their 2001 plans, they would have been able to have those 479 units on the 105 acres. Perhaps we are incorrect, but our assumption is that no one from the city of Cedar Falls, or anywhere else, ever forced BNKD to alter their original 2001 plans. At this time, it would be prudent for everyone involved with this issue in any manner to focus solely on the sensible development of the 22 remaining acres, not on population and dwelling density statistics related to the entire 105 acres. So, continuing on that theme, it is important to point out that the 22 acres that compose Autumn Ridge 9 and 11 is, for the most part, the only area of the 105 acres that remains to be developed. BNKD's approved 2013 plans were to have 57 units on the 22 acres, equaling 2.6 units per acre. Their 2023 plans for 90 dwellings on this 22 acres would result in 4.1 units per acre. That is a huge dwelling density difference "per acre" and would prove to have a negative impact on nearby neighbors and neighborhoods. Approving BNKD's 2023 plans would also result in far more ground being covered by rooftops and cement when compared to their 2013 plans. This is an important factor related to our valid concerns about water retention and runoff. We realize a storm water study has been done on this issue and have learned that a passing grade was achieved. We are also under the impression the study was arranged and paid for by BNKD. When it comes to "studies" and "mother nature", life experiences have taught us time and time again that "mother nature" usually creates dramatically different results than the findings of "studies" that make assumptions related to future natural and uncontrollable occurrences. The slope of this particular 22 acres as it relates to water retention/runoff is also an important contributing factor that needs to be very carefully considered at this time. When observing the 105 acres of the Autumn Ridge Additions with the naked eye and considering the overall topography of the entire 105 acres, the percentage/amount of slope per acre certainly appears to be highest on the 22 acres that AR 9 and 11 will cover when compared to any other 22 acre section of the 105 acres. The slope of this 22 acres increases the potential for future problems related to water retention and the runoff from it. The people who live in homes on the north side of Berry Hill Road, those of us who live in Fieldstone and those who live near Lakewood Hills Lake, have great concerns and valid concerns related to water retention/runoff issues that we believe are highly likely to materialize if BNKD's 2023 development proposal is approved.

Creating additional affordable housing in Cedar Falls is a noteworthy goal. However, even though your approval of BNKD's 2023 plans for AR 9 and 11 would create some additional affordable housing, it would be a relatively small amount when looking at the entire city of Cedar Falls. And, we believe such a decision would ultimately be looked back upon with regret by your commission and by the City of Cedar Falls due to the concerns cited above and the many additional concerns that have been shared by other community members. BNKD's 2013 plans are approved, are sensible and our impression is that BNKD is allowed to move forward with those plans immediately. In our opinion, requiring BNKD to develop AR 9 and 11 in strict alignment with their approved 2013 plans (as shown on the "2013 Preliminary....." attachment to this email) would prove to be a very wise decision on your parts because it would result

in the fulfillment of many past promises that were made to the people who previously bought homes or built new homes on lots they purchased nearby and it would significantly help to ensure that the future problems which will arise due to the manner in which AR 9 and 11 is allowed to be developed are much more likely to be minimized.

Thank you very much for the important work you do in service to the people of Cedar Falls and for your consideration of the concerns we have expressed on this issue.

Sincerely,

John and Kaye Englin

Cell: 319-240-1194

Jaydevsinh Atodaria

From: Cindy Luchtenburg <cindyl@cfu.net>
Sent: Sunday, September 10, 2023 10:08 PM
To: Jaydevsinh Atodaria
Subject: [EXTERNAL] Fwd: Autumn Ridge 9 and 11 Additions
Attachments: Paddington Dr satellite view.jpeg; Paddington Dr-9.10.23.jpg; Pdngrtn E to W Sat. 7-8-23.jpg; Pdngrtn W to E Sat. 7-8-23.jpg; Pdngrtn E to W Tues. 7-11-23.jpg; Pdngrtn W to E Tues. 7-11-23.jpg; Autumn Ridge 9 and 11 Email 6-23-23.pdf

**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 JD,

I received this information from John Englin regarding the Autumn Ridge proposed plan and I wanted to make sure you received it as well. John has several pictures of Paddington Drive which has had mobility issues due to the density of housing along the south side. As you can see in the pictures, there are multiple cars parked along this street on various days. I am also including a picture I just took this Sunday 9/10/23, at aprox 3pm. You can see from my picture, that there are multiple cars parked on both sides of the street. I'm also including a satellite view of Paddington that shows the density of housing along the south side. I would like these pictures shown at the upcoming P&Z meeting to show everyone some of the real issues residents are facing with the density of housing just on Paddington!

I also wanted to let you know I did not actually find anywhere in the document you sent me where it states that Autumn Ridge 5th addition was ever approved. It stated that the 4th addition's final plat was approved in 2007, but nowhere within the document could I find the final approval of the 5th addition. So I question if this addition (that removed the retention pond) was ever finally approved? I am very concerned about the way the developer seems to be doing things and so am wondering how much is possibly being done without actual approval?

Thank you for any help you can provide,
 Cindy Luchtenburg
 319-230-3712

From: "John and Kaye Englin" <jkenglin@gmail.com>
To: "Cindy Luchtenburg" <cindyl@cfu.net>
Sent: Sunday, September 10, 2023 5:27:35 PM
Subject: Fwd: Autumn Ridge 9 and 11 Additions

Hi, Cindy - I also sent this to some of our neighbors. You are welcome to pass it on to anyone, however, for the most part, it's just a continuation of the same old story. Take care. John

We are John and Kaye Englin and we live in the Fieldstone Addition, at 4327 Wynnewood Dr.

Attached is a PDF with important information that we have previously provided to you. We are providing it again because, due to the insignificant changes on the most recent AR 9 and 11 BNKD development proposal, our concerns as expressed in that PDF remain unchanged and the information remains applicable and is different from most of what is provided below in this email. We did not take the time to update any of the numbers provided in the attached PDF to exactly match the most recent BNKD proposal because, for example, going from 90 dwelling units to 86 dwelling units on 22 acres is too insignificant to merit taking the time to make any recalculations. The valid concerns provided on the attached PDF and in this email below are 1) potential betrayal of previous promises made to many people who live in nearby neighborhoods, 2) non-conformity of this proposed neighborhood when compared to the nearby neighborhoods, 3) current congestion/safety issues due to many cars parked on narrow driveways and in the street in BNKD's development to the south of AR 9 and 11 which is a completed development that has far less dwelling density than what BNKD is proposing for AR 9 and 11, 4) high likelihood that many of the dwelling units in AR 9 and 11 will become rentals, increasing the non-conformity issue, 5) negative impact on nearby neighborhood property values, 6) increased future water runoff/retention problems, negatively impacting homeowners on Berry Hill Road and in the Fieldstone and Lakewood Hills Lake areas in numerous ways and 7) if the most recent AR 9 and 11 proposal is approved, the amount of additional "affordable housing" in the city of Cedar Falls might not change at all and, if it does change, the amount of change will be very insignificant.

In early July, we sent an email to City of Cedar Falls, Planner III - Thomas Weintraut, which contained numerous questions related to property development, rental properties, AR 9 and 11, etc. Thomas provided answers to our questions which have been very helpful. We sincerely appreciate the information Thomas shared with us and the time he spent responding to us.

Attached you will find 4 photos that were taken from both the east (E) and the west (W) ends of Paddington Street. Paddington St. is in Autumn Ridge – 3rd addition and there are no duplexes on this street. You will gain a much better understanding of the vehicle congestion on Paddington St. if your computer or phone allows you to zoom in on these photos. All 4 photos were taken at around 6 a.m. Two were taken on Sat., July 8 and two on Tues., July 11. We didn't want the thought of the possibility of multiple and temporary weekend guests on this street to be used to discount the value and importance of these photos. These photos are an accurate representation of the typical vehicle congestion found on

this street and how such congestion has created neighborhood safety issues. Now, please consider the attached photos again and imagine what the streets in AR 9 and 11 will someday look like, and the safety issues that will result, if the dwelling density BNKD desires for AR 9 and 11 is approved.

It is obvious that an initiative within the city of Cedar Falls, as well as for property developers, is to create additional “affordable housing” in this city. We also believe that is a worthwhile initiative. However, it is important to put that goal/initiative into proper perspective, specifically as it relates to the sensible and fair development of the remaining 22 acres in Autumn Ridge that you are being asked to decide upon at this time. At [census.gov](https://www.census.gov), as of July 1, 2022, it states Cedar Falls had a population of 40,746. It can be argued that 58 dwelling units on these 22 acres would create no additional affordable housing and, perhaps (perhaps.....???).....see further below in this paragraph), it can be argued that all 86 of the units in AR 9 and 11 would fall into the category of affordable housing. Under those assumptions, and assuming 3 people live in each of those 86 units, slightly more than six tenths of one percent (.63%) of the people living in Cedar Falls would benefit from this additional affordable housing. (86 units x 3 people/unit = 258 people..... $258 \div 40,746 = .63\%$) At the June 28th Planning and Zoning Commission meeting, Brian Happel (a representative of BNKD), when citing the price points of the properties that will be in AR 9 and 11, stated “These homes, as they sit, these duplexes, the starting price will be right around \$425,000“. We, along with many other Cedar Falls citizens, would like to know if a duplex with a starting price of \$425,000 falls into the city of Cedar Falls’ definition of “affordable housing”? We do not know for sure, but assume a property at that price or higher in Cedar Falls would not be considered affordable housing. If a starting price for the 86 dwelling units that would be built IS NOT considered by Cedar Falls to be affordable housing, there will be NO additional affordable housing units provided to Cedar Falls citizens in AR 9 and 11 whether it is developed at 86 units or at 58 units. There are much better ways to create additional affordable housing options in Cedar Falls than by approving a plan that would place significantly more than 58 dwelling units on those 22 acres.

At the June 28 Planning and Zoning Commission meeting, Brian Happel stated “As you are well aware, you cannot simply buy a property and turn it into a rental property in Cedar Falls.” We were confused by Brian’s statement and asked Thomas Weintraut to help us better understand rental properties in Cedar Falls. We discovered that Brian was correct.....in the city of Cedar Falls, people cannot “simply” rent a property they own. However, it certainly can be done, and

often is done, as long as the city's rental property requirements are followed by the property owner. With some additional clarity related to this issue, we continue to be of the opinion that many of the dwelling units in AR 9 and 11 will become rental properties, which will further increase the non-conformity with the nearby neighborhoods.

Lastly, in person attendance and actually speaking at a P and Z meeting, City Council meeting, etc. should not be the only way for citizens' voices to be heard and taken seriously. We are confident you will provide thoughtful consideration toward all the input you receive, no matter the communication form in which you receive it. People, especially people with young families, typically lead very busy day-to-day lives, and speaking publicly on any issue is something most people are apprehensive about. However, these people's opinions deserve to be heard and to be valued by the decision-makers and it may be difficult, if not impossible, to be present on any given night at a lengthy meeting. Emails, letters, etc. should be valued in a similar way to showing up in person and speaking at meetings. At the June 28 meeting, we were asked to, and did, represent 5 other couples who live near us, who are also opposed to BNKD's most recent proposals. None of those individuals were present at the June 28 meeting. Some of those individuals truly WERE NOT able to attend the June 28 meeting for various valid reasons. And, I am under the impression most of them had sent opposition emails to you prior to that meeting.

As we have stated before, "Thank you" very much for the important work you do in service to the people of Cedar Falls and for your consideration of the information we have provided as well as the many concerns we have expressed on this issue.

Sincerely,

John and Kaye Englin

Cell: 319-240-1194

Correspondence
received
for
July 26th, 2023
P&Z meeting.

Jaydevsinh Atodaria

From: Karen Howard
Sent: Thursday, July 20, 2023 9:01 AM
To: John and Kaye Englin
Cc: Jaydevsinh Atodaria; Thomas Weintraut
Subject: RE: [EXTERNAL] Autumn Ridge 9 and 11 Additions

John and Kaye,

Thank you for your correspondence. We will include it in the next Planning and Zoning Commission packet and save for the public record.

Kind Regards,

Karen Howard, AICP, Planning & Community Services Manager
City of Cedar Falls
220 Clay Street, Cedar Falls, Iowa 50613
(319)268-5169

From: John and Kaye Englin <jkenglin@gmail.com>
Sent: Wednesday, July 19, 2023 9:59 PM
To: Thomas Weintraut <Thomas.Weintraut@cedarfalls.com>; Stephanie Sheetz <Stephanie.Sheetz@cedarfalls.com>; Karen Howard <Karen.Howard@cedarfalls.com>; hannahcrisman10@gmail.com; Oksana.Grybovyeh@uni.edu; dave.hartley@woolverton.com; kyle@kylelaron.com; bradl@invisionarch.com; Amanda.Lynch23@gmail.com; Kristin Moser <Kristin.Moser@cedarfalls.com>; Alan Stalnaker <Alan.Stalnaker@cedarfalls.com>; alberhasky.sloan@gmail.com
Subject: [EXTERNAL] Autumn Ridge 9 and 11 Additions

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 Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning and Zoning Commission members –

We are John and Kaye Englin and we live in the Fieldstone Addition, at 4327 Wynnewood Dr.

Attached is a PDF with a lot of detailed information. This information has previously been provided to you. We are providing it again because our concerns as expressed in that PDF remain unchanged and the information remains useful, important and applicable and is

different from most of what is provided below in this email. Our opposition to BNKD's 2023 proposal actually continues to grow stronger as we learn more about it. We know that the concerns and rationale shared in the attached PDF are shared by many other citizens of Cedar Falls and believe those concerns are valid and are worthy, once again, of your careful review and consideration. Thank You!

Earlier this month, we sent an email to City of Cedar Falls, Planner III - Thomas Weintraut, which contained numerous questions related to property development, rental properties, AR 9 and 11, etc. Thomas provided detailed answers to our questions and that has proven to be very helpful. We sincerely appreciate the information Thomas shared with us and the time he spent responding to us.

It is obvious that an initiative within the city of Cedar Falls, as well as for property developers, is to create additional "affordable housing" in this city. And, we agree this is a worthwhile initiative. However, it would be both wise and prudent to put that goal/initiative into proper perspective, specifically as it relates to the sensible and "fair" development of the remaining 22 acres in Autumn Ridge that you are being asked to decide upon at this time. What follows are some hypothetical examples that we believe help provide this "proper perspective" by comparing some significantly different possibilities for the development of the remaining 22 acres at Autumn Ridge:

Consider the impact on affordable housing by comparing 90 dwelling units on this 22 acres, at an average of 3 people living in each unit, to 58 units (as previously approved), also at an average of 3 people living in each unit. (Larger lots and larger homes would almost certainly create a higher average number of people living in each of those units. However, we won't make that assumption for these hypothetical examples.) 32 additional units, at 3 people per unit = additional housing in Cedar Falls for 96 people. At [census.gov](https://www.census.gov), as of July 1, 2022, it states Cedar Falls had a population of 40,746. "Affordable housing" for 96 additional people is slightly less than one-fourth of one percent (.24%) of the current population of Cedar Falls. If 80 dwelling units were approved for development instead of the 58 units, using an average of 3 people per unit, additional affordable housing would be provided for .16% of the current population of Cedar Falls. A counter argument to the two hypotheticals just provided is that 58 dwelling units on these 22 acres would actually create no additional "affordable housing", and that all 90 of the units in AR 9 and 11 would fall into the category of "affordable housing". Even under the assumptions of that argument, less than seven tenths of one percent (.66%) of additional affordable housing would be available to the

current population of Cedar Falls. (90 units x 3 people/unit = 270 people..... $270 \div 40,746 = .66\%$) Unfortunately, if a significantly larger number of dwelling units than 58 is approved for the development of AR 9 and 11, consideration of the opinions of most of the people living nearby, as well as for the value of these people's real estate assets, would be, for the most part, disregarded AND the positive impact on affordable housing in Cedar Falls would hardly change at all. There are much better ways to create more affordable housing options in Cedar Falls than by approving a plan that would place as many dwelling units as possible on these 22 acres.

Attached you will find 4 photos that were recently taken from both the east (E) and the west (W) ends of Paddington Street. Paddington St. is in Autumn Ridge – 3rd addition and there are no duplexes on this street. You will gain a much better understanding of the vehicle congestion on Paddington St. if your computer or phone allows you to zoom in on these photos. All 4 photos were taken at around 6 a.m. Two of them were taken on Sat., July 8 and two on Tues., July 11. We didn't want the thought of the possibility of multiple and temporary weekend guests on this street to be used to discount the value and importance of these photos. These photos are an accurate representation of the typical vehicle congestion found on this street. Now, please imagine what the streets in AR 9 and 11 will someday look like if the population and dwelling density BNKD and the city of Cedar Falls both seem to desire is approved. At the June 28th Planning and Zoning Commission meeting, Brian Happel (a representative of BNKD), when citing the price points of the properties that will be in AR 9 and 11, stated "These homes, as they sit, these duplexes, the starting price will be right around \$425,000". First of all, we, along with many other Cedar Falls citizens, would like to know if a duplex with a starting price of \$425,000 falls into the city of Cedar Falls' definition of "affordable housing"? We do not know for sure, but assume a property at that price or higher in Cedar Falls would not be considered affordable housing. ??? If a \$425,000 "starting" price for the 90 units that would be built IS NOT considered by Cedar Falls to be "affordable housing", there will be NO additional affordable housing units provided to citizens in AR 9 and 11 whether it is developed at 90 units or at 58 units. Secondly, from a common sense standpoint, we cannot help but wonder who will be willing to actually pay that much to become the owner of half of a building that has what we assume would be a 2 car garage, a narrow driveway, is placed extremely close to the next duplex structure/building and is located on a street with significantly greater dwelling and population density than what can be seen in each of the 4 attached photos.

At the June 28 Planning and Zoning Commission meeting, Brian Happel stated to the city employees present and to the P and Z members the following: "As you are well aware, you cannot simply buy a property and turn it into a rental property in Cedar Falls." We were

confused by Brian's statement and asked Thomas Weintraut to help us better understand rental properties in Cedar Falls. We discovered that Brian was correct.....in the city of Cedar Falls, people cannot "simply" rent a property they own. However, it certainly can be done, and often is done, as long as the city's rental property requirements are followed by the property owner. With some additional clarity related to this issue, we continue to be of the opinion that many of the dwelling units in AR 9 and 11 will become rental properties, which will further increase the non-conformity with the nearby neighborhoods.

Brian Happel also commented at the June 28th meeting that he felt the vast majority of people who live near him simply do not care one way or the other about the AR 9 and 11 issue. He said that if people actually cared, they would have been in attendance at the June 28th meeting and would have stepped up to the microphone and spoken out against BNKD's 2023 proposal. (Please watch/listen to Brian's comments on the P and Z meeting video from that meeting to confirm that what we are describing accurately represents those comments.) In person attendance and actually speaking at a P and Z meeting, city Council meeting, etc. should not be the only way for citizens' voices to be heard and to be taken seriously. It is troubling to us if Brian's comments on that particular issue are actually true and we certainly hope they are not. We have faith in you and believe you will provide thoughtful consideration toward all the input you receive, no matter the communication form in which you receive it. People, especially people with young families, typically lead extremely busy day-to-day lives, and speaking publicly on any issue, especially controversial issues, is something most people work hard to avoid. They want and need their opinions to be heard and to be valued by the decision-makers and it may be difficult, if not impossible, to spend 2 hours (or so) on a weekday evening being present and speaking at a meeting. Emails, letters, etc. should be valued in a similar way to showing up in person and speaking at meetings. At the June 28 meeting, we were asked to, and did, represent 5 other couples who live near us, who are also strongly opposed to BNKD's 2023 proposal. None of those individuals were present at the June 28 meeting. Contrary to Brian's opinion, some of these individuals truly WERE NOT able to attend the June 28 meeting for various valid reasons. And, I am under the impression most of them had sent opposition emails to you prior to that meeting. BTW - We have plans that cannot be changed and, unfortunately, cannot attend the meeting on July 26. Hopefully, 1) it is obvious that we genuinely do care about this issue even though we cannot attend or speak at the July 26 meeting, and 2) the information we are providing is given the careful consideration it deserves.

Lastly, if you are not already aware, you'll want to know that the upcoming P and Z meeting on July 26 is being held during the Iowa Unified Activity Federation non-contact period. (see screenshots below) Many families use this time period to take family vacations because,

basically, no school related activities can be held from July 23 through July 30. I know that is the case with at least one of the families we represented at the June 28th meeting.

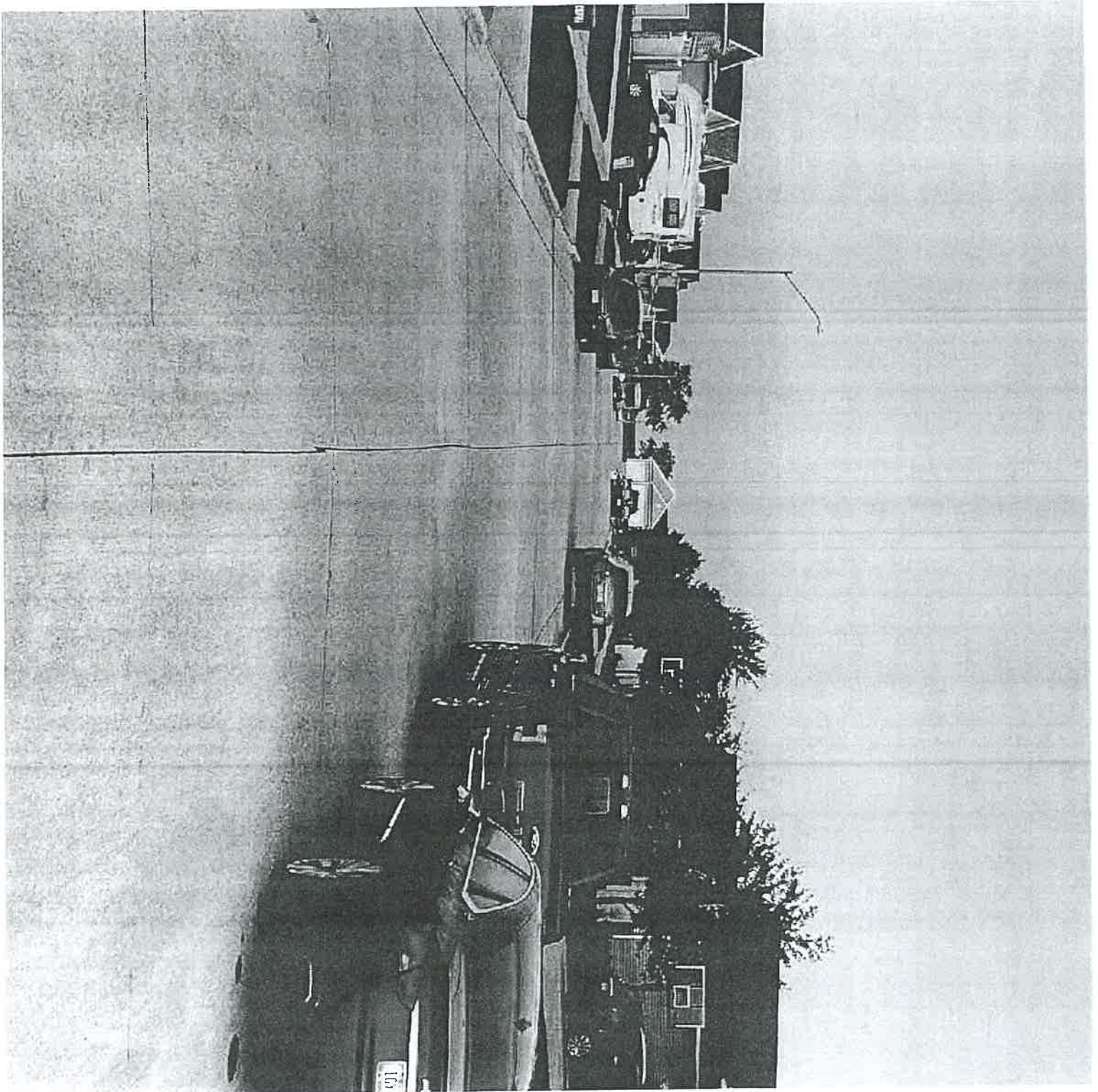
As we have stated before, "Thank you" very much for the important work you do in service to the people of Cedar Falls and for your consideration of the information we have provided as well as the many concerns we have expressed on this issue.

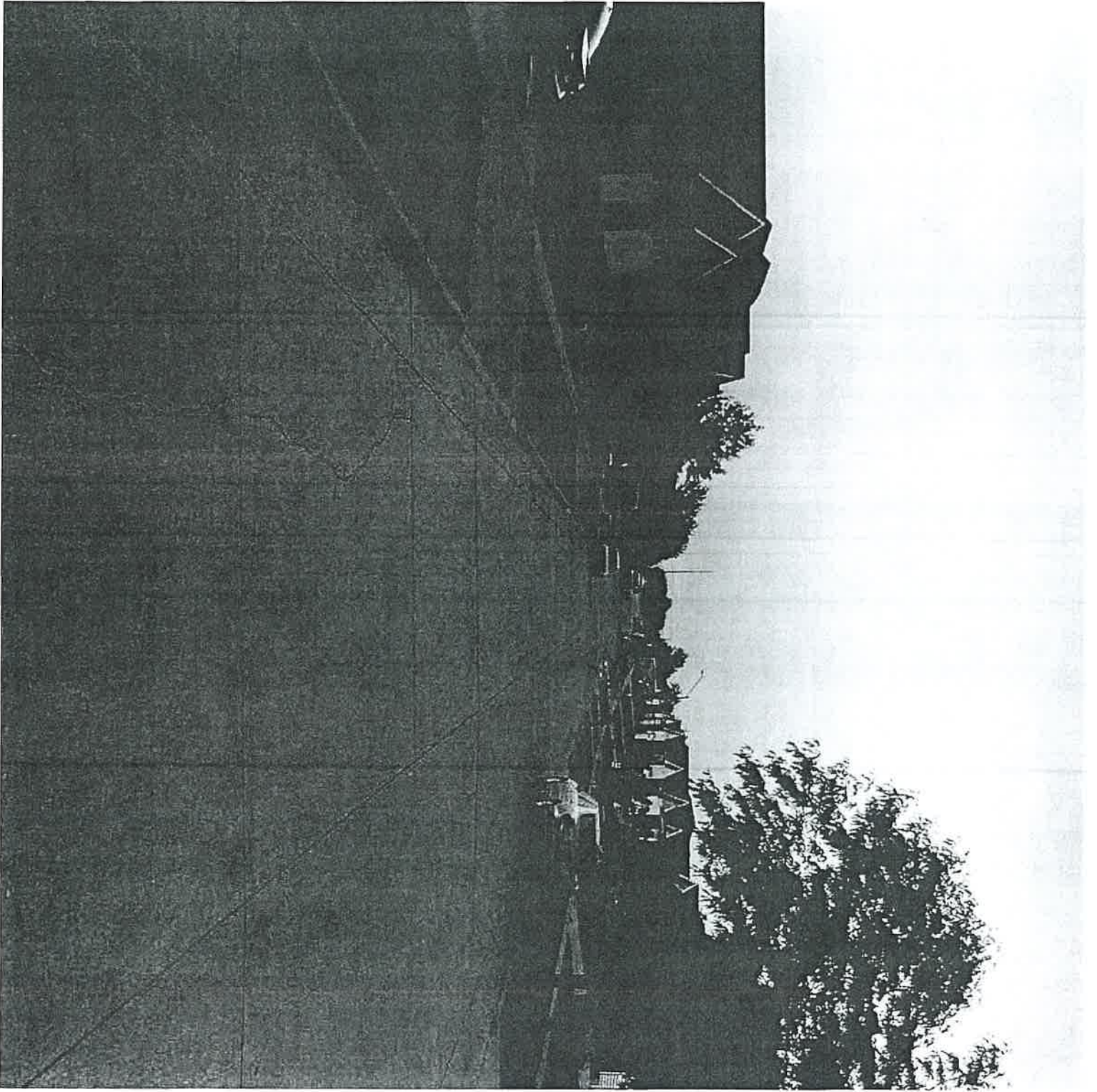
Sincerely,

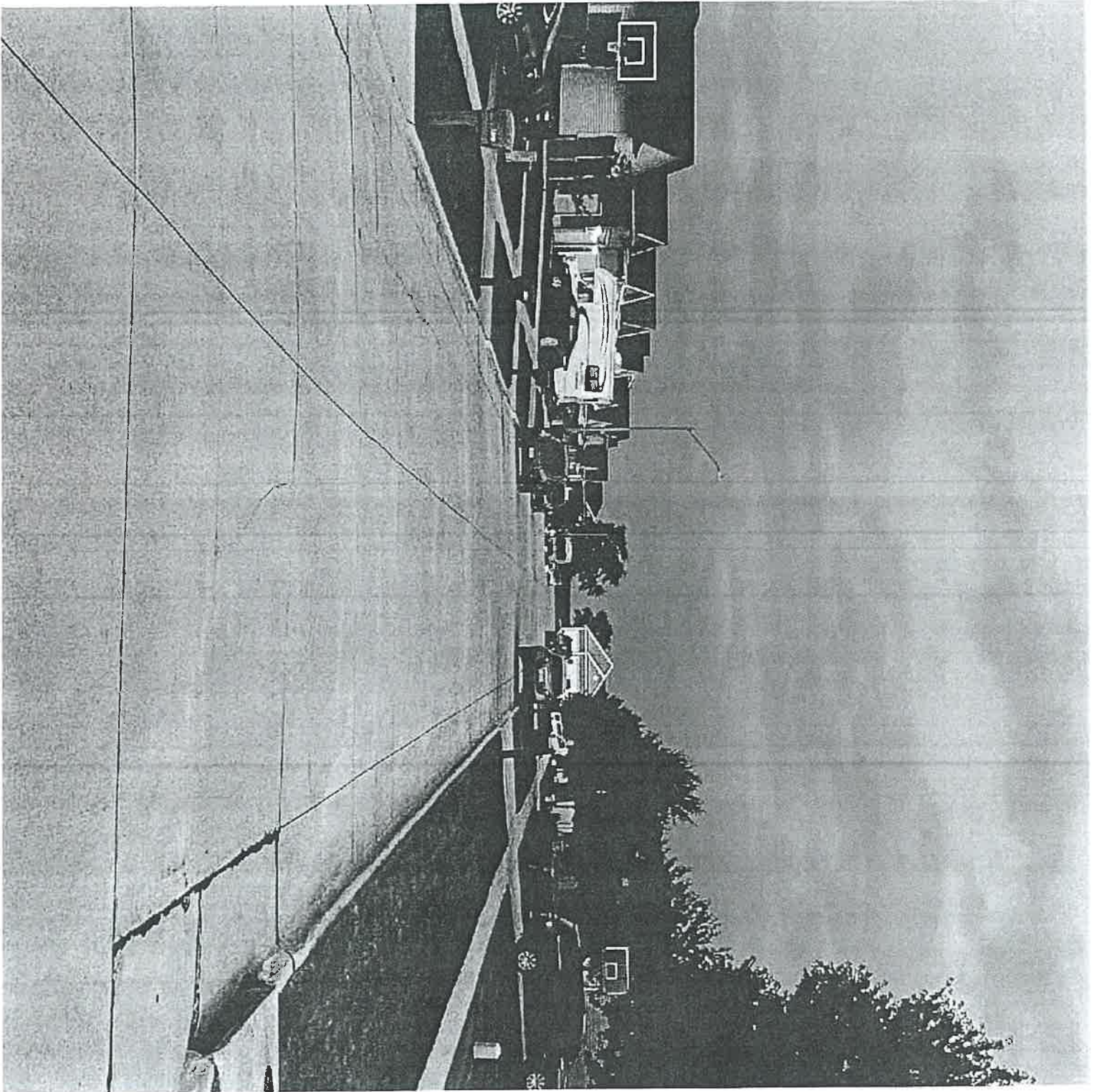
John and Kaye Englin

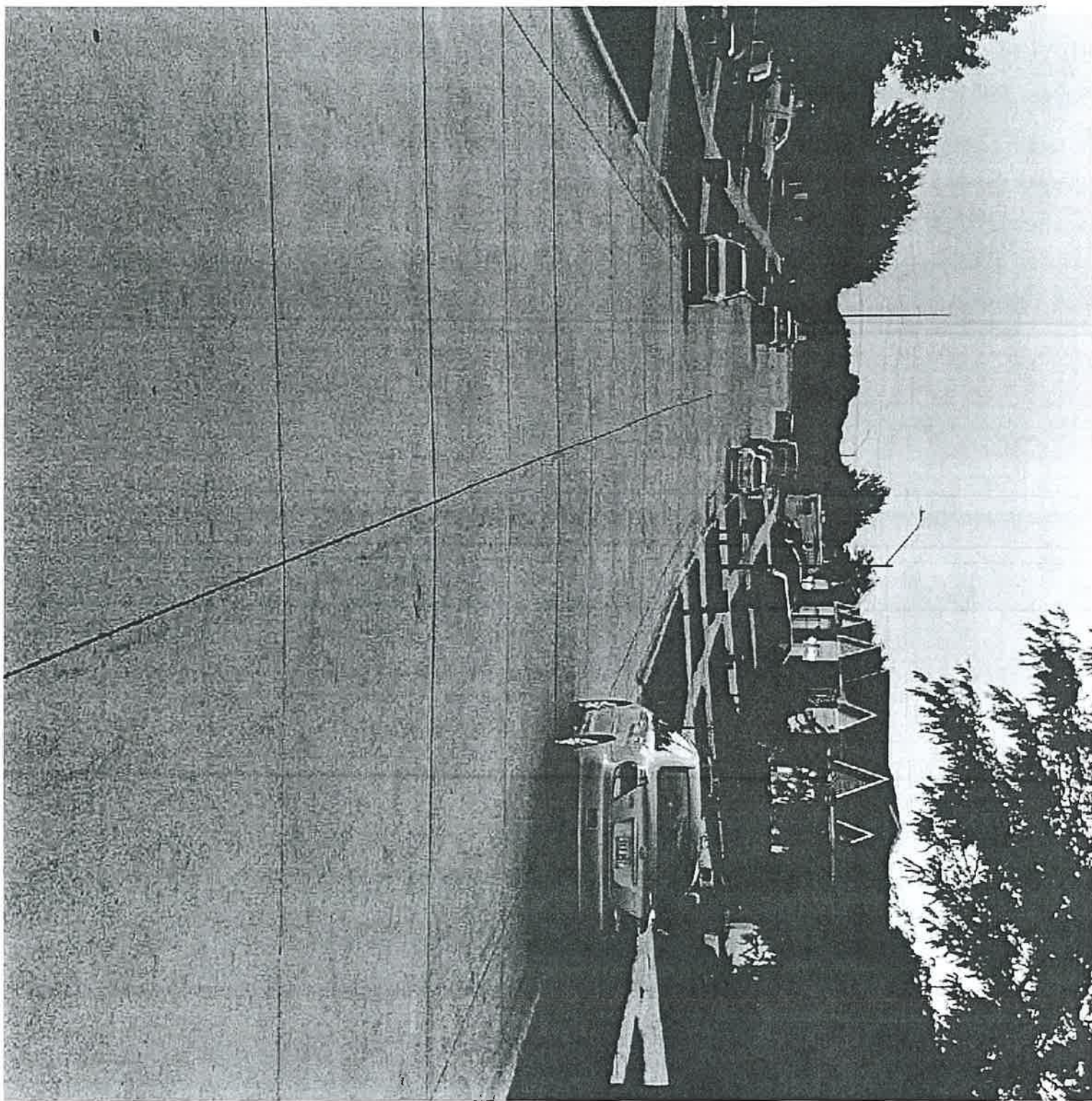
Cell: 319-240-1194

The Unified Activity Federation (Iowa High School Athletic Association, Iowa Girls High School Athletic Union, Iowa High School Music Association, and Iowa High School Speech Association) Non-Contact Period for the summer of 2023 will be Sunday, July 23, 2023, through Sunday, July 30, 2023.









From: John and Kaye Englin <jkenglin@gmail.com>
 Date: Fri, Jun 23, 2023 at 10:14 AM
 Subject: Concerns - Autumn Ridge 9th & 11th Additions
 To: <Stephanie.Sheetz@cedarfalls.com>, Karen Howard <karen.howard@cedarfalls.com>, <hannahcrisman10@gmail.com>, <Oksana.Grybovych@uni.edu>, <dave.hartley@woolverton.com>, <kyle@kylelarson.com>, <bradl@invisionarch.com>, <Amanda.Lynch23@gmail.com>, <Kristin.Moser@cedarfalls.com>, <alan.stalnaker@cedarfalls.com>, <alberhasky.sloan@gmail.com>

Dear Planning and Zoning Commission members,

We are John and Kaye Englin and we live in the Fieldstone Addition, at 4327 Wynnewood Dr.

For many valid reasons, we, as well as all of our neighbors whom we have had the opportunity to discuss this issue with, are strongly opposed to BNKD's 2023 Autumn Ridge 9th and 11th Addition (AR 9 and 11) development plans they are seeking your approval of at this time. Even though BNKD's 2001 development plans for this same 22 acres would have provided the best neighborhood conformity, as well as numerous other major advantages such as a large detention pond, their 2013 development plans for this area, that have already been approved, seem sensible and would create very important conformity related to the surrounding neighborhoods, along with many other advantages, when compared to the current aggressive and non-conforming 2023 plans they now want you to approve.

The potential neighborhood population and dwelling density for AR 9 & 11 under BNKD's 2023 development proposal/plan is dramatically higher than that of both their 2001 and 2013 plans for the same 22 acres. Also, their 2023 plan doesn't come close to conforming with the types of dwellings in the surrounding neighborhoods. Their 2023 plan is for 90 lots with 46 of those lots containing duplexes. Their 2013 plans were for 57 single family dwelling lots. Many of the people who previously purchased lots and/or homes in the nearby neighborhoods did so after being specifically told by their salesperson and/or home builder that BNKD had development plans that were approved and that BNKD would be following through with their approved plans. In many of those instances BNKD would have been providing that same information simply by first referring to their approved 2001 plans and later by referring to their approved 2013 plans. This assurance related to the future development nearby gave many people who now live nearby the peace of mind they needed in order to move forward and either buy an existing home or to buy a lot and build a beautiful new home there. How unfortunate it will be for those people if BNKD's current 2023 plans are approved. Obviously, going from 57 dwelling units in the 2013 plans (all single family) to 90 dwelling units (46 of which are duplexes) on the same number of acres is a very significant increase in neighborhood population and dwelling density. The streets of Paddington Drive, Corduroy Drive and Berry Hill Road that are just south of AR 9 and 11 provide a similar population and dwelling density to BNKD's 2013 plans for the 22 acres that is now being called AR 9 and 11. Those 3 streets have almost no lots remaining to be built on and they currently have many cars that are constantly parked in those streets and on the driveways, many of which are very narrow. If BNKD's 2023 plans are approved there will be much higher population and dwelling density within AR 9 and 11 when compared to that of Paddington, Corduroy and Berry Hill. This would create even more congestion (traffic and other), safety issues for children walking/playing as well as a create a neighborhood that does not at all conform to the neighborhoods nearby. Also, even though duplexes may be lived in by some of the duplex owners, they tend to be utilized to a great extent as rental properties, both immediately and, even more so, eventually. With UNI being a relatively short bike ride or drive away, we predict that the AR 9 and 11 duplexes, as well as some of the small houses that would be built on the tiny single family dwelling lots, would become a popular place for college students to live. We have

absolutely nothing against college students or other individuals who choose to live in rental properties. However, such a neighborhood composition would further increase AR 9 and 11's "non-conformity" with the nearby neighborhoods. If BNKD's 2023 plans are approved, even though nearby property values might not actually decrease in value due to factors such as the current positive market conditions in Cedar Falls, they will be impacted in a negative manner overall as a result. A study is not necessary to confirm the facts in the previous sentence.

When considering the entire 105 acres of the Autumn Ridge additions, BNKD's 2001 master plan was to have a total of 479 units, which amounts to 4.6 units per acre. If their 2023 plans are approved, this 105 acres will have 375 units, which amounts to 3.6 units per acre. BNKD seems to be using this fact as a major selling point of their 2023 development proposal. However, in our opinion, it is not appropriate to view this as a selling point. If BNKD had simply stuck with their 2001 plans, they would have been able to have those 479 units on the 105 acres. Perhaps we are incorrect, but our assumption is that no one from the city of Cedar Falls, or anywhere else, ever forced BNKD to alter their original 2001 plans. At this time, it would be prudent for everyone involved with this issue in any manner to focus solely on the sensible development of the 22 remaining acres, not on population and dwelling density statistics related to the entire 105 acres. So, continuing on that theme, it is important to point out that the 22 acres that compose Autumn Ridge 9 and 11 is, for the most part, the only area of the 105 acres that remains to be developed. BNKD's approved 2013 plans were to have 57 units on the 22 acres, equaling 2.6 units per acre. Their 2023 plans for 90 dwellings on this 22 acres would result in 4.1 units per acre. That is a huge dwelling density difference "per acre" and would prove to have a negative impact on nearby neighbors and neighborhoods. Approving BNKD's 2023 plans would also result in far more ground being covered by rooftops and cement when compared to their 2013 plans. This is an important factor related to our valid concerns about water retention and runoff. We realize a storm water study has been done on this issue and have learned that a passing grade was achieved. We are also under the impression the study was arranged and paid for by BNKD. When it comes to "studies" and "mother nature", life experiences have taught us time and time again that "mother nature" usually creates dramatically different results than the findings of "studies" that make assumptions related to future natural and uncontrollable occurrences. The slope of this particular 22 acres as it relates to water retention/runoff is also an important contributing factor that needs to be very carefully considered at this time. When observing the 105 acres of the Autumn Ridge Additions with the naked eye and considering the overall topography of the entire 105 acres, the percentage/amount of slope per acre certainly appears to be highest on the 22 acres that AR 9 and 11 will cover when compared to any other 22 acre section of the 105 acres. The slope of this 22 acres increases the potential for future problems related to water retention and the runoff from it. The people who live in homes on the north side of Berry Hill Road, those of us who live in Fieldstone and those who live near Lakewood Hills Lake, have great concerns and valid concerns related to water retention/runoff issues that we believe are highly likely to materialize if BNKD's 2023 development proposal is approved.

Creating additional affordable housing in Cedar Falls is a noteworthy goal. However, even though your approval of BNKD's 2023 plans for AR 9 and 11 would create some additional affordable housing, it would be a relatively small amount when looking at the entire city of Cedar Falls. And, we believe such a decision would ultimately be looked back upon with regret by your commission and by the City of Cedar Falls due to the concerns cited above and the many additional concerns that have been shared by other community members. BNKD's 2013 plans are approved, are sensible and our impression is that BNKD is allowed to move forward with those plans immediately. In our opinion, requiring BNKD to develop AR 9 and 11 in strict alignment with their approved 2013 plans (as shown on the "2013 Preliminary...." attachment to this email) would prove to be a very wise decision on your parts because it would result

in the fulfillment of many past promises that were made to the people who previously bought homes or built new homes on lots they purchased nearby and it would significantly help to ensure that the future problems which will arise due to the manner in which AR 9 and 11 is allowed to be developed are much more likely to be minimized.

Thank you very much for the important work you do in service to the people of Cedar Falls and for your consideration of the concerns we have expressed on this issue.

Sincerely,

John and Kaye Englin

Cell: 319-240-1194

Jaydevsinh Atodaria

From: Karen Howard
Sent: Wednesday, July 19, 2023 6:01 PM
To: Jaydevsinh Atodaria
Subject: FW: [EXTERNAL] Please reject the new Autumn Ridge Development

Did you get this email?

From: Lindsay Csukker <lindsay.csukker@gmail.com>
Sent: Tuesday, June 27, 2023 10:14 PM
To: Karen Howard <Karen.Howard@cedarfalls.com>; Gil.Schultz <Gil.Schultz@cedarfalls.com>; debuhrs@cfu.net; KruseOnCouncil@aol.com; simonharding.cf4@gmail.com; Dustin Ganfield <Dustin.Ganfield@cedarfalls.com>; siresforiowa@gmail.com; Kelly Dunn <Kelly.Dunn2@cedarfalls.com>
Subject: [EXTERNAL] Please reject the new Autumn Ridge Development

CAUTION: This email originated outside the City of Cedar Falls email system.
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Dear Planning and Zoning Commission and City Council Members -

I wanted to again voice my concerns over the proposed Autumn Ridge Development. I live in Cedar Falls on Wynnewood Dr., in the Fieldstone Neighborhood, near the intersection of 1st St and Union Road. I use that intersection multiple times on a daily basis to take my children to school/daycare and other errands. I am very concerned about the potential of increased housing near said intersection due to the proposed Autumn Ridge Development. Said intersection is already very busy and it can take a while to cross or turn in the intersection. With no traffic light, stopped traffic can sit for a while and given its closeness to farms, we see a lot of large farm vehicles at the intersection, making it even more difficult to get large vehicles across or to see oncoming traffic.

Besides the above concerns, I was very surprised and concerned to see a change of plans from the original. The new plan does not match the 2013 plan of 58 lots. It's now 90! Lack of greenspace, loss of farm ground, increased concrete, leads to various problems including but not limited to:

1. Affects the values of current homes. Lots were previously purchased with the understanding that the continued development would match the plans of 2013 with 58 single family lots. New plan has 90 lots that include 46 lots with duplexes. That is almost double the original plan that was shared with us.
2. Lack of greenspace and increased hard surfaces (due to the high density of homes) causes water runoff, directly impacting properties in Autumn Ridge as well as homes in Fieldstone and Lakeview and their retention ponds
3. Cars having to be parked in streets due to narrow lots/driveways. This causes traffic congestion and dangers for pedestrians (especially children) crossing between the cars.
4. As part of the Fieldstone neighborhood, we have to pay a homeowner's association fee to maintain the retention pond in our neighborhood. It is my understanding that the runoff from the Autumn Ridge Development will eventually go into our retention pond. However, they will not be subject to the homeowner's association fee. Making existing residents have to pay more to maintain the retention pond that more people are using and benefiting from.

Thank you for the opportunity to discuss my concerns.
 Lindsay Hall

Jaydevsinh Atodaria

From: Karen Howard
Sent: Friday, July 21, 2023 11:41 AM
To: Jaydevsinh Atodaria
Subject: FW: [EXTERNAL] PZ Commision and Meeting

JD,

Please save into the correspondence file. I will forward this email to the Commission.

-----Original Message-----

From: Tracy Johns <tej@cfu.net>
Sent: Wednesday, June 28, 2023 10:26 AM
To: Karen Howard <Karen.Howard@cedarfalls.com>
Subject: [EXTERNAL] PZ Commision and Meeting

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Good morning Karen,

Thank you for your work with the P&Z Commission. This is my second note to you regarding the Autumn Ridge development and the changes that have been made to the proposed housing. I did attend the last P&Z meeting, and I believe that one of my neighbors who spoke shared concerns related to the increase in traffic along Union Road that will result from the increase in lots and particularly the number of duplexes that have been added. The Commission noted that the most recent traffic study was done in 2021. Has the Commission considered or would they be willing to consider another study before they move forward. I live near the corner of Union and Wynnewood, and the traffic on Union Road has most definitely increased in the last few years. The intersection of Union and W. 1st Street is already a hazard and it is my fear that the addition of nearly 100 lots and what will likely be something in the neighborhood of 135 families will result in serious traffic issues as well as a number of safety concerns for drivers and pedestrians alike. An additional study would also provide some insights related to the traffic that will come as a result of the new high school as Union Road will provide access to the new building for students/families living on this side of town.

Thanks in advance for sharing this note with the Commission as I will not be available to attend this evening's meeting.

Regards,

Tracy

Tracy Johns
4408 Wynnewood Drive
319-266-2232

Jaydevsinh Atodaria

From: Karen Howard
Sent: Monday, July 24, 2023 8:50 AM
To: Ann Spurr
Cc: Jaydevsinh Atodaria
Subject: RE: [EXTERNAL] Autumn Ridge 9th & 11th Additions

Ann and Aaron,

Thank you for your correspondence. We will forward it to the Commission and will be kept as part of the public record for this case.

Kind Regards,

Karen Howard, AICP, Planning & Community Services Manager
City of Cedar Falls
220 Clay Street, Cedar Falls, Iowa 50613
(319)268-5169

From: Ann Spurr <annspurr@cfu.net>
Sent: Saturday, July 22, 2023 6:40 PM
To: Karen Howard <Karen.Howard@cedarfalls.com>
Subject: [EXTERNAL] Autumn Ridge 9th & 11th Additions

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Please forward to the P&Z Commission members. Thank You.

July 22, 2023

As residents of Berry Hill Rd, we wish to convey our concerns with the proposed changes to the Master Plan for the Autumn Ridge 9th and 11th Additions. When we bought our lot from BNKD in 2015, we were shown plans for the entire development. BNKD represented our addition and those to the north as generously sized lots for single family homes. This information was crucial to us as we chose where to purchase a lot and build our home. The current proposal is not in keeping with what we were told and is a violation of the trust and good faith we put in BNKD at the time of purchase.

At the last P&Z meeting, it was suggested that BNKD start addressing the water retention area between the 5th Addition and the proposed new development. Our home borders this waterway. To date, we have not seen anyone addressing the overgrowth or the mess left when BNKD cut down trees in January. Also, current neighbors were told that BNKD would be responsible for SWPPP installation or control measures that were not put in place before a significant amount of dirt was dumped in piles on the undeveloped land bordering the waterway. Luckily we haven't had a major rain event as no controls have been installed. Also note, BNKD owners have control of the storm water association for this area.

We have paid dues to the storm water association every year. It is our expectation that these funds be used for the maintenance required by the city for this area. Obviously this has not been taking place.

P&Z also suggested that BNKD reach out to the neighbors to work on a solution to the current issues. To date, we have not been contacted by BNKD to discuss a solution to our differences.

In closing, please know that we are not opposed to development. It is our desire BNKD develop in a manner honoring agreements and representations to current homeowners and the City of Cedar Falls. Allowing numerous revisions to a Master Plan after development has commenced will undermine the trust between the residents and the city. Thank you for your consideration and to all the city employees for their work on this matter.

Sincerely,

Aaron and Ann Spurr

4211 Berry Hill Rd

Cedar Falls, IA

Correspondence
received
for
June 28th, 2023
P&Z meeting.

Jaydevsinh Atodaria

From: Karen Howard
Sent: Friday, June 23, 2023 4:19 PM
To: Amanda; Stephanie Sheetz; hannacrisman10@gmail.com; Oksana.Grybovych@uni.edu; dave.hartley@woolverton.com; kyle@kylelarson.com; bradl@invisionarch.com; Amanda.Lynch23@gmail.com; Kristin Moser
Cc: Jaydevsinh Atodaria
Subject: RE: [EXTERNAL] Autumn Ridge Development Concerns

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Amanda,

Thank you for your correspondence. The Planning and Zoning Commission agenda packet for next week's meeting was published earlier today and the agenda and all materials and staff reports can be accessed at this link: <https://www.cedarfalls.com/852/Public-Meeting-Agendas-With-Video>

We will forward your correspondence separately to all parties, including the Commission, and will include your correspondence in all subsequent packets. If this proposed development is forwarded to the City Council, your correspondence will be forwarded as a part of the public record for this case. That way all will have knowledge of your concerns, including the applicant and any other interested parties.

Just fyi...due to rules about "ex parte communication" (which means talking or corresponding about a case outside the public meeting) Commissioners are advised not to respond directly to emails related to a case that is pending before them, so you may not receive a response from the Commissioners but wanted to acknowledge that we have received it. I have included JD Atodaria, the planner that is handling this case, on this email. If you have any future correspondence please send it to him and he will make sure it gets into the public record for this case.

Kind Regards,

*Karen Howard, AICP, Planning & Community Services Manager
 City of Cedar Falls
 220 Clay Street, Cedar Falls, Iowa 50613
 (319)268-5169*

From: Amanda <amandaott09@gmail.com>
Sent: Friday, June 23, 2023 3:46 PM
To: Stephanie Sheetz <Stephanie.Sheetz@cedarfalls.com>; Karen Howard <Karen.Howard@cedarfalls.com>; hannacrisman10@gmail.com; Oksana.Grybovych@uni.edu; dave.hartley@woolverton.com; kyle@kylelarson.com; bradl@invisionarch.com; Amanda.Lynch23@gmail.com; Kristin Moser <Kristin.Moser@cedarfalls.com>
Subject: [EXTERNAL] Autumn Ridge Development Concerns

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Dear Planning and Zoning Commission Members,

My name is Amanda Ott and I am a current resident in the Autumn Ridge neighborhood at 4220 Berry Hill Rd. I am writing this email to express my concerns with the proposed development plans for the remaining Autumn Ridge 9th and 11th editions that BNKD is seeking your approval of at this time.

We built our home 3 years ago with the informed understanding the area to the north of us would someday be developed and consist of a detention pond, green space, and approximately 57 single family homes, I recognize market and community needs can change over time, but what I don't agree with is the aggressive density and non-conforming 2023 plans the developer is proposing for approval for the remaining 9th and 11th editions.

My primary objections with the new 2023 proposed plans are, but not limited to:

1. Overall neighborhood population and dwelling density for AR 9 & 11. There is over a 55% increase in the number of total units from the already approved plans. With the drastically higher units per the remaining 22 acres, this will create issues of parking congestion, non-conforming dwellings compared to what is in the surrounding neighborhoods, and current home values adversely impacted. I would ask that the committee solely evaluate the 22 remaining acres from a dwelling density per acre capacity. In the original plans to include 57 homes on the 22 acres, this equals 2.6 units per acre. The 2023 plans result in 4.1 units per acre which is far more ground being covered by concrete and rooftops. And this leads me into concern #2.
2. Water runoff. With the lack of green space, increased hard surfaces and rooftops, the concerns of water retention and runoff need to be carefully considered. Although the "studies" done on this topic have passed, it is still unsettling to believe that there will not be issues. Also, the 22 acres of land is at the highest point of Autumn Ridge, sloping down towards existing homes on the north side of Berry Hill Road. It is of my understanding one property has already been re-zoned to a floodplain and if the water runoff is not addressed with the utmost caution, more properties are likely to be negatively (and financially) impacted.
3. Traffic & Safety. There have been passing studies presented on this, too... However, I would encourage the committee to use common sense about the concerns the increased traffic that will have when adding 90 units, all likely to be at least a 2+ car household, coming in and out of the neighborhood and along the busy streets of W 1st and Union.

I would like to ask that the committee requires BNKD to develop AR 9 and 11 in alignment with their approved 2013 plans, or present amended plans that are a collaborative resolution to the concerns brought forward by the community on this issue.

Thank you for your consideration of the concerns expressed and appreciate the work you do for our community.

Sincerely,
Amanda Ott

Jaydevsinh Atodaria

From: Karen Howard
Sent: Friday, June 23, 2023 4:50 PM
To: Ann Spurr
Cc: Jaydevsinh Atodaria; Matthew Tolan
Subject: RE: [EXTERNAL] Autumn Ridge 9th & 11th

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Ann,

The P&Z agenda packet has already been published for next week's meeting. However, we will forward your email to the Commission in a separate email. The goal is to have everyone, including the applicant, have the benefit of reviewing all the public comments. You will find the meeting agenda and packet materials, including the staff report and other correspondence received at this link: <https://www.cedarfalls.com/852/Public-Meeting-Agendas-With-Video>

I do want to correct something that you have in your email below, which I believe the developer stated erroneously at the last meeting as well. See highlighted sentence below. The applicant's engineer does have to account for water draining into the stormwater basin from the farm field upstream. In fact, every development, including Fieldstone and Lakewood Hills, has to account for and accept water from upstream. When land is developed, the developer has to ensure that the post-development run-off from the equivalent of a 100-year storm, will not be released from this development to downstream areas at a greater rate than it was prior to development. In other words, the basin has to have enough capacity to hold the water from a 100-year storm event (like a bathtub) and release it gradually through a control structure to areas downstream. The calculations from the developer's engineer have to account for water coming into the system from upstream and water from the proposed 9th and 11th Additions at full-build-out and from the existing benefited properties in Autumn Ridge to the south. Staff has asked the applicant's engineer to re-run the numbers and provide information at the next meeting. I've copied Matt Tolan, one of the City's civil engineers on this message in case he has any additional information or guidance on this matter. He can provide a more technical explanation if my explanation is too generalized or confusing.

With regard to responsibilities of the stormwater association and the ability of the benefited properties to understand and participate in the maintenance of the facility over time based on the agreement, that is a private matter between those who are party to that agreement. Advice from an attorney may be helpful in that regard.

I hope this information is helpful. We appreciate the participation and input from the public in this matter.

Kind Regards,

*Karen Howard, AICP, Planning & Community Services Manager
 City of Cedar Falls
 220 Clay Street, Cedar Falls, Iowa 50613
 (319)268-5169*

From: Ann Spurr <annspurr@cfu.net>
Sent: Friday, June 23, 2023 2:15 PM

To: Karen Howard <Karen.Howard@cedarfalls.com>

Subject: [EXTERNAL] Autumn Ridge 9th & 11th

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June 23, 2023

As residents of Berry Hill Rd, we wish to convey our concerns with the proposed changes to the Master Plan for the Autumn Ridge 9th and 11th Additions. When we bought our lot from BNKD in 2015, we were shown plans for the entire development. BNKD represented our addition and those to the north as generously sized lots for single family homes. This information was crucial to us as we chose where to build our home. The current proposal is not in keeping with what we were told and is a violation of the trust and good faith we put in BNKD at the time of purchase.

The proposed plan drastically changes the number and types of homes to be built as well as severely limits quality green space. In watching the committee meeting early in June, we noted that considerable time was spent discussing green space in new developments. This new proposal includes a green space in a largely unusable corner that slopes into the water retention ditch along Union Road. It is hard to believe this neighborhood green space area is what the city is hoping for. If it is truly a goal of the City Council to address parks and green space in new developments, please take a hard look at the placement and size of this proposal.

A further concern is the water retention plan. The city continues to tell residents that storm water can be handled with the current configuration. BNKD currently controls the storm water association for the benefited properties. They have failed to maintain this area and yearly inspections have not taken place. In January 2023, work was done to remove a significant amount of tree overgrowth as required by the city before any additional development could take place. Residents along this water retention have seen it fill and want to know how it will hold the water from the north in a more densely developed area than was planned at the time of design. Is the capacity still the same or could the years of neglect have infilled some of the area? Please note that none of the land to the west draining into this system is required to be accounted for in the retention calculations. BNKD has started dumping dirt along the north side of the water retention. It appears that a silt fence was not installed. Is this permissible?

A traffic study for this area was completed several years ago. Does doubling the density of homes change the validity of this study?

In closing, please know that we are not opposed to development. It is our desire BNKD develop in a manner honoring agreements and representations to current homeowners and the City of Cedar Falls. Allowing numerous revisions to a Master Plan after development has commenced will undermine the trust between the residents and the city. Thank you for your consideration and to all the city employees for their work on this matter.

Ms. Howard,

Thank you for talking with concerned residents. Please convey the concerns of those around the proposed development with other city employees and with the P&Z Commission.

Sincerely,

Aaron and Ann Spurr

4211 Berry Hill Rd

Cedar Falls, IA

Jaydevsinh Atodaria

From: Karen Howard
Sent: Friday, June 23, 2023 10:18 AM
To: Jaydevsinh Atodaria
Subject: FW: [EXTERNAL] Concerns - Autumn Ridge 9th & 11th Additions
Attachments: New Master Plan 5.15.23.png; 2013 Preliminary North Autumn Ridge Plan.pdf; Autumn Ridge 2001 Plans.pdf

From: John and Kaye Englin <jkenglin@gmail.com>
Sent: Friday, June 23, 2023 10:14 AM
To: Stephanie Sheetz <Stephanie.Sheetz@cedarfalls.com>; Karen Howard <Karen.Howard@cedarfalls.com>; hannahcrisman10@gmail.com; Oksana.Grybovych@uni.edu; dave.hartley@woolverton.com; kyle@kylelarson.com; bradl@invisionarch.com; Amanda.Lynch23@gmail.com; Kristin Moser <Kristin.Moser@cedarfalls.com>; Alan Stalnaker <Alan.Stalnaker@cedarfalls.com>; alberhasky.sloan@gmail.com
Subject: [EXTERNAL] Concerns - Autumn Ridge 9th & 11th Additions

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Dear Planning and Zoning Commission members,

Three attachments pertaining to this issue are included with this email.

We are John and Kaye Englin and we live in the Fieldstone Addition, at 4327 Wynnewood Dr.

For many valid reasons, we, as well as all of our neighbors whom we have had the opportunity to discuss this issue with, are strongly opposed to BNKD's 2023 Autumn Ridge 9th and 11th Addition (AR 9 and 11) development plans they are seeking your approval of at this time. Even though BNKD's 2001 development plans for this same 22 acres would have provided the best neighborhood conformity, as well as numerous other major advantages such as a large detention pond, their 2013 development plans for this area, that have already been approved, seem sensible and would create very important conformity related to the surrounding neighborhoods, along with many other advantages, when compared to the current aggressive and non-conforming 2023 plans they now want you to approve.

First, I (John) want to apologize for some misinformation I unintentionally provided in our June 7 email to you on this topic. I did not realize that each unit within one actual duplex building/structure is considered to be on one "lot". In my

June 7th email to you I incorrectly stated that if BNKD's 2023 plans are approved there would be 136 potential families/individuals living in the total number of dwellings in the Autumn Ridge 9 and 11 development. That number should have been 90 potential families/individuals living in the 90 total dwellings within the development if their 2023 plans are approved. Again, this was simply a mistake and misunderstanding on my part and was not meant to mislead anyone. With that said, our serious and valid concerns related to population and dwelling density, market conformity, water retention/runoff, property values and safety issues remain.

The potential neighborhood population and dwelling density for AR 9 & 11 under BNKD's 2023 development proposal/plan is dramatically higher than that of both their 2001 and 2013 plans for the same 22 acres. Also, their 2023 plan doesn't come close to conforming with the types of dwellings in the surrounding neighborhoods. Their 2023 plan is for 90 lots with 46 of those lots containing duplexes. Their 2013 plans were for 57 single family dwelling lots. Many of the people who previously purchased lots and/or homes in the nearby neighborhoods did so after being specifically told by their salesperson and/or home builder that BNKD had development plans that were approved and that BNKD would be following through with their approved plans. In many of those instances BNKD would have been providing that same information simply by first referring to their approved 2001 plans and later by referring to their approved 2013 plans. This assurance related to the future development nearby gave many people who now live nearby the peace of mind they needed in order to move forward and either buy an existing home or to buy a lot and build a beautiful new home there. How unfortunate it will be for those people if BNKD's current 2023 plans are approved. Obviously, going from 57 dwelling units in the 2013 plans (all single family) to 90 dwelling units (46 of which are duplexes) on the same number of acres is a very significant increase in neighborhood population and dwelling density. The streets of Paddington Drive, Corduroy Drive and Berry Hill Road that are just south of AR 9 and 11 provide a similar population and dwelling density to BNKD's 2013 plans for the 22 acres that is now being called AR 9 and 11. Those 3 streets have almost no lots remaining to be built on and they currently have many cars that are constantly parked in those streets and on the driveways, many of which are very narrow. We believe there are only one or two duplexes on those streets with the rest of the dwellings being single family homes. If BNKD's 2023 plans are approved there will be much higher population and dwelling density within AR 9 and 11 when compared to that of Paddington, Corduroy and Berry Hill. This would create even more congestion (traffic and other), safety issues for children walking/playing as well as a create a neighborhood that does not at all conform to the neighborhoods nearby. Also, even though duplexes may be lived in by some of the duplex owners, they tend to be utilized to a great extent as rental properties, both immediately and, even more so, eventually. With UNI being a relatively short bike ride or drive away, we predict that the AR 9 and 11 duplexes, as well as some of the small houses that would be built on the tiny single family dwelling lots, would become a popular place for college students to live. We have absolutely nothing against college students or other individuals who choose to live in rental properties. However, such a neighborhood composition would further increase AR 9 and 11's "non-conformity" with the nearby neighborhoods. If BNKD's 2023 plans are approved, even though nearby property values might not actually decrease in value due to factors such as the current positive market conditions in Cedar Falls, they will be impacted in a negative manner overall as a result. A study is not necessary to confirm the facts in the previous sentence.

When considering the entire 105 acres of the Autumn Ridge additions, BNKD's 2001 master plan was to have a total of 479 units, which amounts to 4.6 units per acre. If their 2023 plans are approved, this 105 acres will have 375 units, which amounts to 3.6 units per acre. BNKD seems to be using this fact as a major selling point of their 2023 development proposal. However, in our opinion, it is not appropriate to view this as a selling point. If BNKD had simply stuck with their 2001 plans, they would have been able to have those 479 units on the 105 acres. Perhaps we are incorrect, but our assumption is that no one from the city of Cedar Falls, or anywhere else, ever forced BNKD to alter their original 2001 plans. At this time, it would be prudent for everyone involved with this issue in any manner to focus solely on the sensible development of the 22 remaining acres, not on population and dwelling density statistics related to the entire 105 acres. So, continuing on that theme, it is important to point out that the 22 acres that compose Autumn Ridge 9 and 11 is, for the most part, the only area of the 105 acres that remains to be developed. BNKD's approved 2013 plans were

to have 57 units on the 22 acres, equaling 2.6 units per acre. Their 2023 plans for 90 dwellings on this 22 acres would result in 4.1 units per acre. That is a huge dwelling density difference “per acre” and would prove to have a negative impact on nearby neighbors and neighborhoods. Approving BNKD’s 2023 plans would also result in far more ground being covered by rooftops and cement when compared to their 2013 plans. This is an important factor related to our valid concerns about water retention and runoff. We realize a storm water study has been done on this issue and have learned that a passing grade was achieved. We are also under the impression the study was arranged and paid for by BNKD. When it comes to “studies” and “mother nature”, life experiences have taught us time and time again that “mother nature” usually creates dramatically different results than the findings of “studies” that make assumptions related to future natural and uncontrollable occurrences. The slope of this particular 22 acres as it relates to water retention/runoff is also an important contributing factor that needs to be very carefully considered at this time. When observing the 105 acres of the Autumn Ridge Additions with the naked eye and considering the overall topography of the entire 105 acres, the percentage/amount of slope per acre certainly appears to be highest on the 22 acres that AR 9 and 11 will cover when compared to any other 22 acre section of the 105 acres. The slope of this 22 acres increases the potential for future problems related to water retention and the runoff from it. The people who live in homes on the north side of Berry Hill Road, those of us who live in Fieldstone and those who live near Lakewood Hills Lake, have great concerns and valid concerns related to water retention/runoff issues that we believe are highly likely to materialize if BNKD’s 2023 development proposal is approved.

Creating additional affordable housing in Cedar Falls is a noteworthy goal. However, even though your approval of BNKD’s 2023 plans for AR 9 and 11 would create some additional affordable housing, it would be a relatively small amount when looking at the entire city of Cedar Falls. And, we believe such a decision would ultimately be looked back upon with regret by your commission and by the City of Cedar Falls due to the concerns cited above and the many additional concerns that have been shared by other community members. BNKD’s 2013 plans are approved, are sensible and our impression is that BNKD is allowed to move forward with those plans immediately. In our opinion, requiring BNKD to develop AR 9 and 11 in strict alignment with their approved 2013 plans (as shown on the “2013 Preliminary.....” attachment to this email) would prove to be a very wise decision on your parts because it would result in the fulfillment of many past promises that were made to the people who previously bought homes or built new homes on lots they purchased nearby and it would significantly help to ensure that the future problems which will arise due to the manner in which AR 9 and 11 is allowed to be developed are much more likely to be minimized.

Thank you very much for the important work you do in service to the people of Cedar Falls and for your consideration of the concerns we have expressed on this issue.

Sincerely,

John and Kaye Englin

Cell: 319-240-1194

Jaydevsinh Atodaria

From: Jaydevsinh Atodaria
Sent: Friday, June 23, 2023 9:10 AM
To: 'Jesse and Lisa Veit'
Cc: Karen Howard
Subject: RE: [EXTERNAL] Autumn Ridge 9th and 11th addition

Good morning Jesse and Lisa,
 Thank you for reaching out and expressing your concerns on the proposed Autumn Ridge Master Plan Amendment and Preliminary Plat for Autumn Ridge 9th and 11th addition cases. You raise some good questions and discussion points. We will include your correspondence in the Planning and Zoning Commission agenda packet so that all parties have access to the information and questions you have provided.

If you also wish to comment in person, the Planning and Zoning Commission will be continuing the discussion of the Autumn Ridge proposal at their next meeting on June 28. The meeting will be held in the City Council Chambers at City Hall (220 Clay Street) beginning at 5:30 PM. Thanks.

Best,

Jaydevsinh Atodaria (JD)

City Planner I

JDA@cedarfalls.com

319-268-5185

From: Jesse and Lisa Veit <jlveit05@yahoo.com>
Sent: Thursday, June 22, 2023 9:21 PM
To: Jaydevsinh Atodaria <Jaydevsinh.Atodaria@cedarfalls.com>
Subject: [EXTERNAL] Autumn Ridge 9th and 11th addition

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Hello Mr. Atodaria,

Our family lives at 4415 Berry Hill Rd, with our backyard abutting the waterway behind the Autumn Ridge 5th addition. We moved into our house in January of 2019.

We want to start by thanking you (and all the city staff) who have put so much time and effort into listening to the concerns of our neighbors throughout the process of approval for the next two additions to the Autumn Ridge neighborhood, 9 and 11. We could not attend the most recent P&Z meeting, but we watched the meeting after it had been posted online. We would like to express a few concerns, but we also have some questions.

When we were looking at houses in 2018, we were very careful about where we wanted to live and the waterway behind the house was concerning to us for multiple reasons. The main reason was the safety of our children as a child can die in 2 inches of standing water. Not only can the waterway stand that much water (and we have videos/pictures), but if it has more it will have a current to it. Luckily, we could afford to install a fence, which we did, and that allowed us to mostly negate that concern. We have also had numerous bad experiences with water due to flash flooding in previous houses so we made sure that this house would not be in the 100-year flood plain before we made an offer. It may sound extreme but when you've had to sink two sump pumps to unflood your basement, you start to get more paranoid, especially since it happened in subsequent houses that we owned. Our house is not in the floodplain, but shortly after we moved in, a few of the houses down the block from us did have their land rezoned and now do have parts of their yards within the floodplain,

which is disconcerting. Therefore, it was reassuring to hear Matt, the engineer talk, about the waterway and that the farmland and the newest proposal for 9th and 11th additions had been taken into account with how the waterway operates. We do have a few remaining questions about the waterway and the StormWater Association. Right now our HOA does not operate the StormWater Association because it will not be handed over to us until the development is completed. Once the HOA takes over, how are we to maintain the waterway? Quite often during the P&Z meeting, we heard that we should follow the maintenance plan, but we do not know where to obtain the plan. Will there be some education provided? We have not received any guidance about maintaining the waterway, nor was it mentioned when we were making an offer on the house. Is this something that should be included when someone is considering purchasing within the neighborhood? One of the neighbors mentioned access to the waterway, which we also feel is a valid concern. How are we to access the waterway once we are to maintain it and what kind of equipment will we need? When the developer cleaned out the waterway this winter they used a mini-excavator and a skid steer. Do we need to raise our HOA dues to be able to cover the cost of renting these machines?

We were also pleased to hear that a traffic study was conducted in 2021. What time of year was it conducted? Would the pandemic have had an effect on traffic volume? Was it during the school year when buses were running? A neighbor mentioned the new high school, which we feel is a valid point as there are many neighborhoods for which Union to 27th Street will be the fastest route and should be expected to cause an increase in traffic. This leads to my next point, the crosswalks on Union have been a welcomed addition. Only some of the crosswalks have lights, however, and it is still tricky to cross the road. Middle school children who ride the bus are expected to cross Union (W to E) to wait for the bus in the morning and then cross again (E to W) when they get off of the bus. We will need even better visibility with the HS traffic and the young drivers that will be on the road.

A park that is nearby would also be a welcome addition. Although, if the proposed placement of the park in the 9th and 11th additions is approved, my children will not be playing there. First of all, there will not be easy access from our neighborhood. Secondly, I would not have my child playing that close to Union Rd, which is a 45 mph zone and if a child were snatched has easy access to Highway 57 to be out of town in the blink of an eye. Lastly, that lot is near the highest point of the waterway. Perhaps a fence could be considered, which would help with the safety aspect of the park, less so the accessibility. Another of our questions is what the park would consist of, would it have playground equipment or will it be an open area without anything in it? Did we hear correctly that the city will maintain the park? Our neighborhood currently has a "park" that is in such disrepair we highly discourage our children from playing there.

You mentioned the concern of excessive paving along street frontages. The proposed solution was to limit the driveway width to 18 feet on all lots, which is a modest two-car garage. Would this mean that a house with a 3-car garage would only have street access to two of its stalls? This seems like it would lead to more congestion on the street due to being unable to park in the driveway for both 3-car garages and 2-car garages if you had visitors. The street parking on Paddington Drive, which this would mimic, is a safety concern as it is often only wide enough for one-way traffic due to cars being parked on both sides of the street.

Another thing we are hoping you will consider is the actual affordability of the planned duplexes. We may have misheard but thought someone stated during the meeting that the duplexes would cost \$400,000. While that is a good thing for the property value of our house, we just question who can really afford that. When we hit retirement age we will not be downsizing to a house/duplex that costs as much or more than our current house.

We believe that Kyle Larson is part of the LGC construction company, which currently has Autumn Ridge listed on their website as a potential neighborhood to build a home and could be considered a conflict of interest. It seems to us that he should excuse himself from voting when this matter moves forward to a vote.

Again, thank you for all the time and attention you have already put into this matter. Hopefully, we can continue to have open discussions as this matter proceeds.

Lisa and Jesse Veit

Jaydevsinh Atodaria

From: Karen Howard
Sent: Wednesday, June 21, 2023 6:01 PM
To: Amber Hines; Stephanie Sheetz
Cc: Jaydevsinh Atodaria
Subject: RE: [EXTERNAL] Autumn Ridge Development

Thanks, Amber, for your correspondence. I'm copying JD Atodaria on this email. He is the planner in charge of this case. We will include your correspondence in the next Planning and Zoning Commission agenda packet.

Regards,

*Karen Howard, AICP, Planning & Community Services Manager
 City of Cedar Falls
 220 Clay Street, Cedar Falls, Iowa 50613
 (319)268-5169*

From: Amber Hines <hinesrn@hotmail.com>
Sent: Wednesday, June 21, 2023 11:17 AM
To: Karen Howard <Karen.Howard@cedarfalls.com>; Stephanie Sheetz <Stephanie.Sheetz@cedarfalls.com>
Subject: [EXTERNAL] Autumn Ridge Development

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Hello,

I would like to voice my concern over the proposed autumn ridge development on the west side of Cedar Falls, and ask that you please share this letter with the rest of the committee.

I live directly across the street from this development on the corner of union road and Wynnewood drive, so my street would be the one that continues into the new development. I am extremely displeased with the number of lots that are proposed. The initial plan for this area was beautiful with larger lots, cul-de-sacs, and a pond. This would mirror our current neighborhood aesthetic and be a great addition to the area.

The new development would not match the existing neighborhoods at all! The tight house spacing, lack of any yard space, and lack of off-street parking would

lead to a congested, over populated, unsafe, mess of a housing development. I would love to see it returned to something resembling the original plan with fewer houses, more greenspace for trees and kids to play, and a retention pond to hold water.

I am also concerned about the water runoff produced from this development. The calculations for water drainage done by engineers were probably based on a system that has been sufficiently maintained over the years in order to have proper functioning. I do not believe the drainageway on the west side of union road has ever been maintained. I am concerned that it may not hold the calculated amount of water it is supposed to. Many home owners in the Paddington neighborhood have already complained about water backing up into their yards. This will continue to worsen with the additional load of another neighborhood. I feel a pond in this neighborhood would be a better water retention system as it was on the original plan.

I am also concerned about Kyle Larson's input and opinions on this matter as I believe there is a conflict of interest. He has purchased multiple lots in the earlier Autumn ridge developments to build his own houses. Therefore, I'm sure he would love to see a large number of lots available in this development as that would mean more lots available for him to purchase. I feel that he should excuse himself from this issue.

I would also ask that you please take the thoughts and opinions of the people who actually live around this development over that of a developer. I built my house 10 years ago and don't plan to leave. I want to be proud of the neighborhoods around my house, and want to enjoy them as I enjoy my own neighborhood. I don't want to feel disappointment when I look across the street and see nothing but a sea of duplexes and overcrowded properties.

Thank you for your time and consideration,

Amber Hines

Jaydevsinh Atodaria

From: Karen Howard
Sent: Wednesday, June 21, 2023 6:13 PM
To: Cindy Luchtenburg; Stephanie Sheetz; Jaydevsinh Atodaria
Subject: RE: [EXTERNAL] Autumn Ridge 9th and 11th addition

Thank you, Cindy, for your comments and concerns. We will include your correspondence in the Planning and Zoning Commission agenda packet, so that all parties have access to the information and questions you have provided. All the correspondence we receive that is forwarded to the Planning and Zoning Commission will also become part of the record that is sent to the Mayor and City Council for their consideration once P&Z makes their recommendation. The Council also has the staff report and all the minutes from the meetings.

Regards,

Karen Howard, AICP, Planning & Community Services Manager City of Cedar Falls
 220 Clay Street, Cedar Falls, Iowa 50613
 (319)268-5169

-----Original Message-----

From: Cindy Luchtenburg <cindyl@cfu.net>
Sent: Wednesday, June 21, 2023 10:21 AM
To: Karen Howard <Karen.Howard@cedarfalls.com>; Stephanie Sheetz <Stephanie.Sheetz@cedarfalls.com>; Jaydevsinh Atodaria <Jaydevsinh.Atodaria@cedarfalls.com>
Subject: [EXTERNAL] Autumn Ridge 9th and 11th addition

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Dear Karen, JD and Stephanie,

First of all, we want to thank you for how you presented information at the last P&Z meeting. JD, thank you for bringing up the original plan and comparing it to the new plan. It helped to show just how much the plan has changed. Thank you for answering our concerns about the set backs. Karen, you also were helpful in explaining the RP zoning restrictions and that single family lots could not be sold for duplexes (unless it goes through reapproval again). Also thank you for clarifying the waterway responsibilities of the existing neighborhood and other things such as the sidewalk concerns. For those who were unable to attend, we have sent out an email with a link to the P&Z meeting for neighbors to watch so they can be informed on what was discussed. We would also like to request this email be passed on to the P&Z committee, city council and Mayor Green.

Regarding the discussions at the meeting, we've listed some additional questions and concerns we have that we would like ask...

One of our biggest issues is how a developer can keep diverging from the approved master plan. How many times can this happen? We're also confused on how changes can be made without it being approved and the master plan updated? We ask because BNKD has made drastic changes to the subdivision and our understanding is that it was never

updated on the master plan. So our question is; was it ever even approved? As Karen Howard had explained at the P&Z meeting, the RP restrictions state that a single family lot has to be a single family home. However, our fear is that the developer could simply come back with another change again later that could possibly get re-approved again! If the developer continues to change things little by little, whenever he wants, our fear is that he will just make more lots into duplex lots!! BNKD has already changed this multiple times and it's so upsetting to think that they can keep doing this! As we've mentioned before, at what point are the homeowners already living in and around this development taken into consideration?

Multiple people have stated that they bought their lots and built their homes because they were TOLD by the developer, the 9th and 11th additions would continue to be like theirs which was already built, meaning single family homes on nice sized lots. There should be some restriction or consideration for these families, that stops a developer from being able to make such drastic changes once a master plan has been established, unless there is a majority vote from those living in and around that area, approving the change. The developer should be required to abide by that original approved master plan. BNKD said it was merely a snapshot of what they thought it could be at that time. To me, that doesn't sound like much thought was put into how future changes would affect the already established families. We now wonder if the original plan was presented only to mislead everyone into approving it with the intent all along to eventually cram as many houses as possible into it. BNKD has now changed this plan at least 3 times! We feel this is a total injustice to those living around this development and the City has the responsibility to protect those of us already established in this area who wanted to make Cedar Falls our home.

We purchased our property out in this area because we wanted some space. Fieldstone was designed for single family homes on decent lots sizes. The original Autumn Ridge master plan was also designed to compliment the already developed neighborhoods for those people who were trying to find nice sized lots within the city limits. It was designed so people could enjoy the outdoors more and not have to look into someone else's bedroom window! We've talked to people who want a larger lot, but can't seem to find any because of the push for density. These people can't purchase land outside the city limits because there are restrictions regarding farmland which requires a minimum purchase of at least 40 acres. Most people don't want, or can't afford 40 acres, but would enjoy at least a 1/3 to 1/2 acre sized yard. These people would like to be in Cedar Falls, but are going to other towns like Dike and Hudson now to get the size of lots they want. So the developers comment regarding the change is due to needs, is not totally accurate. This area was originally planned for larger lots and others have already bought lots with that understanding, so it should stay that way. Otherwise, Cedar Falls is going to lose more and more revenue from good, hard working people who would have loved to be living in Cedar Falls.

We're also frustrated with the fact that BNKD is doing the absolute minimum requirements for this development. The lot sizes are the minimum. The set backs and easements are at the minimum. The road widths are the minimum, the green space/park is less than what was requested by the city, plus it's in the absolute worst spot in the development. It currently has bad sloping issues and the deepest part of the waterway is right next to this space. Also how many people are going to use a park that is literally feet away from a 45 mile per hour roadway? The developer is simply using this space to appease the city's requirements only because it's so totally unusable for anything else really. The city needs to take a stance on all the wrong things going on with this development and bring this development back to the 57 lots that were in the 2013 plan. We unfortunately, can't go back to the 2001 plan, because there are houses now where the retention pond was supposed to be. The developer is simply more interested in only maximizing his profits and doesn't really care about the families living here. This was confirmed at the neighborhood meeting we had in which Brian Happel attended. He is the developers son and told everyone at the meeting that if we want to buy the land for \$4 million, we could do whatever we want with it.

This brings us to another concern. We recently discovered that Kyle Larson has built over 20 homes in this development. He has been working directly with BNKD for some time. How is this not a conflict of interest? Kyle is a home builder who has much to gain by allowing the density of this area to pass! Several of his comments indicated to us that he is in a hurry to get this passed and he even made a comment about annexing the adjoining farmland so more homes could be built! Several people were taken aback by that comment! In our opinion, his interests lie mainly to maximize his own profit, by building these duplexes as he said himself, will save 10% of costs. We feel it's shameful that because he has

already done business directly with BNKD, he has not excused himself from this discussion. We feel the City staff need to request Kyle to excuse himself, due to this conflict of interest.

Therefore, we are begging the P&Z committee and the City council members to think about the injustice that is being done to those of us who have already made our homes in this area. We are asking that you strongly reject this current plan and require the developer to stay with the 2013 plan of 57 single family lots.

Respectfully,
Mark and Cindy Luchtenburg
4322 W.1st St.
Cedar Falls, IA

Jaydevsinh Atodaria

From: Karen Howard
Sent: Friday, June 16, 2023 7:07 PM
To: Brent Mrozinski; Stephanie Sheetz
Cc: Jaydevsinh Atodaria
Subject: RE: [EXTERNAL] Autumn Ridge Proposal

Brent,

Thank you for your correspondence. We will forward it to the Planning and Zoning Commission for their consideration. If you also wish to comment in person, the Planning and Zoning Commission continued their discussion of the Autumn Ridge proposal to their next meeting on June 28. The meeting will be held in the City Council Chambers at City Hall (220 Clay Street) beginning at 5:30 PM.

Kind Regards,

*Karen Howard, AICP, Planning & Community Services Manager
 City of Cedar Falls
 220 Clay Street, Cedar Falls, Iowa 50613
 (319)268-5169*

From: Brent Mrozinski <brentmrozinski@hotmail.com>
Sent: Thursday, June 15, 2023 6:37 AM
To: Stephanie Sheetz <Stephanie.Sheetz@cedarfalls.com>; Karen Howard <Karen.Howard@cedarfalls.com>
Subject: [EXTERNAL] Autumn Ridge Proposal

Stephanie and Karen,

I hope that you both are doing well!

My name is Brent Mrozinski. We are pretty new to the Cedar Falls community, moving into the area about two years ago. We fell in love with the Fieldstone neighborhood due to the community atmosphere and low traffic, as we have three young children. Over the past few months, we have come to learn of the proposed Autumn Ridge development near Fieldstone. We understand that this proposal dates back several years, however, it is our understanding that the design has significantly shifted from the original intent.

We are happy to see the growth of Cedar Falls, as we are truly blessed to find such a wonderful place to live. My concern, however, is that these new proposals to the Autumn Ridge development will have significant affects to the surrounding area beyond some additional growth. Our neighborhood is comprised of single family homes that helps to manage the area traffic and keep home values constant. I have heard that the Autumn Ridge proposal now includes duplexes and smaller lot sizes. In my opinion this will lead to a significant

increase in traffic around the area; something that is not necessarily desired for a community comprised of young families - kids on their bikes, young drivers, etc. The increased housing density will also lead to increased used of concrete, creating less green spaces. This is very concerning with regards to water run off management and soil erosion.

Again, I am very happy to hear that Cedar Falls is growing and do support the Autumn Ridge development to mirror that of Fieldstone and Lakeview. I just ask that we manage this growth to do what is best for everyone.

Thank you for your time and consideration of my comments. Have a good day!

Brent Mrozinski

Jaydevsinh Atodaria

From: Jaydevsinh Atodaria
Sent: Monday, June 26, 2023 10:19 AM
To: 'Bob Z'
Cc: Karen Howard; Stephanie Sheetz
Subject: RE: [EXTERNAL] Autumn Ridge 9th & 11th Additions

Good morning Robert and Jamie,
 Thank you for reaching out and expressing your concerns on the proposed Autumn Ridge Master Plan Amendment and Preliminary Plat for Autumn Ridge 9th and 11th addition cases. You raise some good questions and discussion points. The packet for the meeting is already sent out, but we will forward your correspondence to the Planning and Zoning Commission for review and consideration. For reference, you can find the agenda and packet for the meeting at <https://www.cedarfalls.com/852/Public-Meeting-Agendas-With-Video>.

If you also wish to comment in person, the Planning and Zoning Commission will be continuing the discussion of the Autumn Ridge proposal at their next meeting on June 28. The meeting will be held in the City Council Chambers at City Hall (220 Clay Street) beginning at 5:30 PM. Thanks.

Best,

Jaydevsinh Atodaria (JD), AICP
City Planner I
JDA@cedarfalls.com
 319-268-5185

From: Bob Z <bobzoulek@gmail.com>
Sent: Sunday, June 25, 2023 4:32 PM
To: Karen Howard <Karen.Howard@cedarfalls.com>; Stephanie Sheetz <Stephanie.Sheetz@cedarfalls.com>; Jaydevsinh Atodaria <Jaydevsinh.Atodaria@cedarfalls.com>
Subject: [EXTERNAL] Autumn Ridge 9th & 11th Additions

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To whom it may concern,

My family and I reside at 4117 Berry Hill Rd.

I have been a proud tax paying resident of Cedar Falls for most of the last 13 years. I have owned and lived in 3 different homes in Cedar Falls. My wife and I have worked very hard and saved a long time to invest in building a new home in Autumn Ridge to raise our family. I have several concerns with proposed plans for Autumn Ridge Ninth and Eleventh Additions.

First and foremost is the fact that when I went to refinance my home, I was told that my family's home is in the 100-year flood plain. This means I would have to purchase flood insurance to continue with the process. I reached out to the city as well as BNKD and was unable to clear this up. I had to reach out to engineering companies myself. I was able to get some preliminary quotes. This was going to be at a cost of \$600+ and doesn't even guarantee that it will be the result I desire (hopefully confirming I'm not in the flood plain). I reached out to Clapsaddle Garber for an estimate to complete a flood elevation certificate. I was told by Travis (an employee there) that he would look into this and get back to me. However, I never got a response. I hoped that since he did the original plat and noted I WASN'T in the floodplain that they could complete this document at a lower cost than other engineering consultants. With this fact alone, I ask, how can the Ninth addition support any higher housing density than the original proposal? Won't additional home's create additional runoff? Which put's me at a higher risk with my home being at the lowest point in this neighborhood.

I am also concerned about additional traffic by increasing the amount of people and families that would reside with the additional home being proposed. This will drive additional vehicles to be parked regularly on streets. This creates viability concerns for children playing as well as aesthetically being unappealing. Will this neighborhood truly be family oriented and feel safe to let the kids play in what is left of a yard outside?

In the most recent proposal, the green space proposed for a potential park is not sufficient space. This is far from comparable to original proposal that included a pond and greenspace that was central to the development away from the road. I would love nothing more than to have a pond/lake closer to home to take my children to. If that is to be removed, I believe the least that can be done for our neighborhoods/city residents is a larger greenspace and park for us all to utilize.

It really feels like the developers are selling out all neighboring homes and properties by trying to create as many lots/homes as possible to benefit their bottom line.

Robert & Jamie Zoulek

Children: Cecelia & Zeppelin

Jaydevsinh Atodaria

From: Jaydevsinh Atodaria
Sent: Monday, June 26, 2023 10:24 AM
To: 'Kathy Grauerholz'; Cindy Luchtenburg
Cc: Stephanie.Sheetz@cedarfall.com; Karen Howard
Subject: RE: [EXTERNAL] Autumn ridge 9th and 11th addition

Good morning Gary and Kathy,

Thank you for reaching out and expressing your concerns on the proposed Autumn Ridge Master Plan Amendment and Preliminary Plat for Autumn Ridge 9th and 11th addition cases. The packet for the meeting is already sent out, but we will forward your correspondence to the Planning and Zoning Commission for review and consideration. For reference, you can find the agenda and packet for the meeting at <https://www.cedarfalls.com/852/Public-Meeting-Agendas-With-Video>.

If you also wish to comment in person, the Planning and Zoning Commission will be continuing the discussion of the Autumn Ridge proposal at their next meeting on June 28. The meeting will be held in the City Council Chambers at City Hall (220 Clay Street) beginning at 5:30 PM. Thanks.

Best,

Jaydevsinh Atodaria (JD), AICP
City Planner I
JDA@cedarfalls.com
 319-268-5185

From: Kathy Grauerholz <kgrauerholz@hotmail.com>
Sent: Monday, June 26, 2023 8:02 AM
To: Cindy Luchtenburg <cindyl@cfu.net>; Stephanie.Sheetz@cedarfall.com; Karen Howard <Karen.Howard@cedarfalls.com>; Jaydevsinh Atodaria <Jaydevsinh.Atodaria@cedarfalls.com>
Subject: [EXTERNAL] Autumn ridge 9th and 11th addition

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To the Cedar Falls Planning and Zoning Committee and all who are concerned about the Autumn Ridge Ninth and Eleventh Additions, Master Plan:

It appears that an original plan was proposed and presented by the developer to establish an environmentally conscientious single-family dwelling addition. Now, it seems that these plans by the developer have changed from their presumed intended spirit and mission. The local residents (our neighbors) and zoning groups have been, to our knowledge, in agreement with that original proposal. However, now, the gross changes in the subsequent plans presented appear to establish a completely new and different goal.

We are in agreement with our neighbors that the new plans are inadequate. They do not include proper use of this restricted land base. The reduction of the green space and watershed and increased population density in this small area would pressure the land and topography beyond its capabilities. We believe, with responsible use of this limited parcel of land, as was originally proposed, the watershed, congestion, and traffic can be controlled and families can live long-term in a safe, green environment.

We want to express our support for our neighbors. Therefore, we hope the original vision will be followed. This would honor the Cedar Falls community members who have already invested in and made their homes in the surrounding additions and allow respect for the limitations of this finite amount of landmass.

Thank you for your consideration.

Respectfully,
Gary and Kathy Grauerholz

Jaydevsinh Atodaria

From: Cindy Luchtenburg <cindyl@cfu.net>
Sent: Monday, June 26, 2023 11:02 AM
To: Stephanie Sheetz; Karen Howard; Jaydevsinh Atodaria; Jaydevsinh Atodaria
Subject: [EXTERNAL] Fwd: Shocker Rd
Attachments: 53098.jpeg; 53097.jpeg; 53091.jpeg; 53092.jpeg; 53096.jpeg

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Dear Stephanie, Karen and JD,

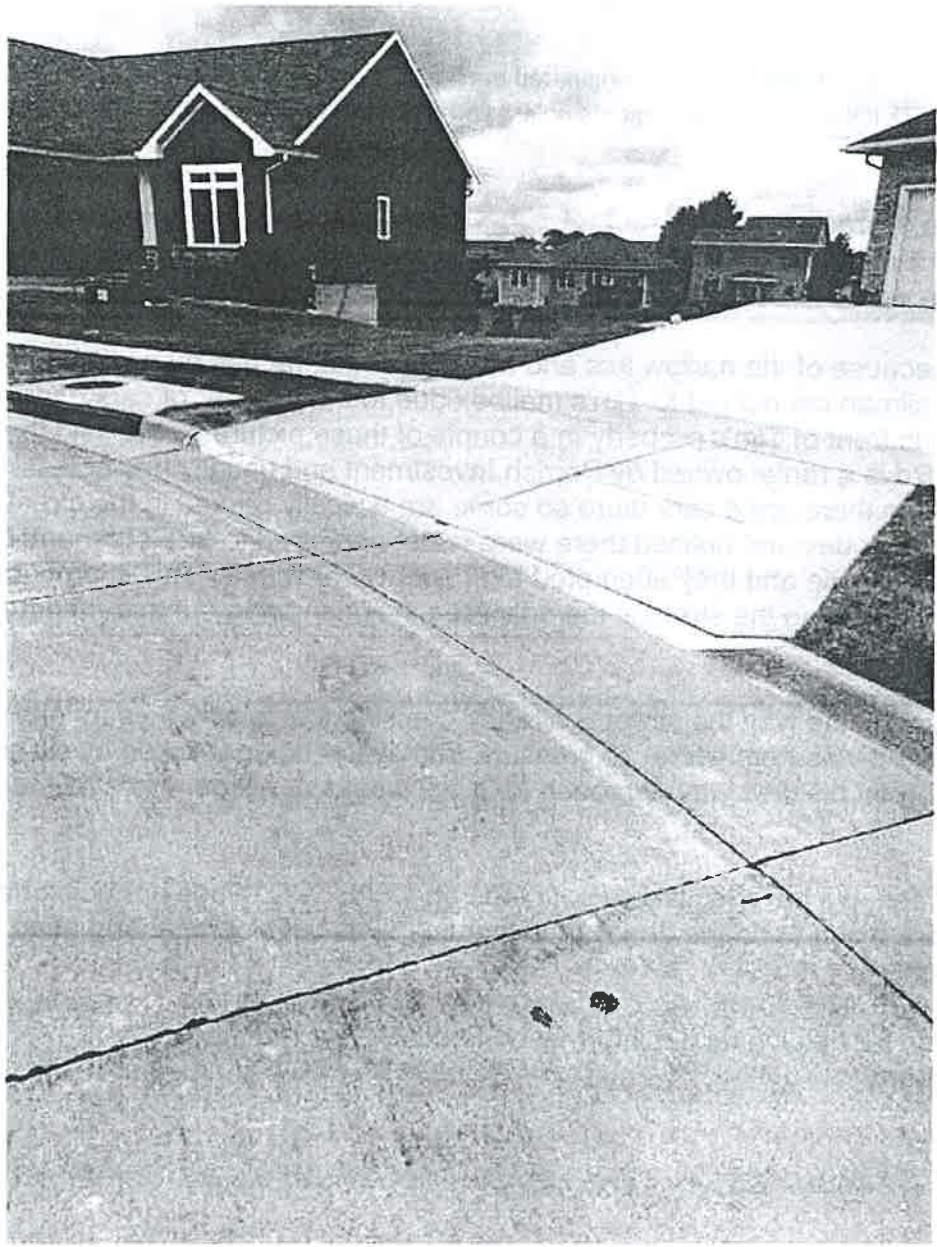
I was asked by Tim Caswell who lives at 4119 Shocker Rd to send you these pictures along with his comments. We would like these shared with the P&Z committee prior to Wednesday's meeting.

Tim said that because of the narrow lots and narrow streets, he has many times not received his mail because the mailman cannot get to Tim's mailbox due to the number of cars parked along the street (shown parked in front of Tim's property in a couple of these pictures). He said that the house on 4105 Shocker Rd is a rental owned by Parrish Investment and usually has at least 2 cars in the driveway but often there are 4 cars there so some are typically parked in the street. I was at Tim's house just the other day and noticed there were (what appeared to be) 3 teenage boys playing in the street with a water hose and they attempted to shoot my car with it. This is probably because there isn't much yard space, so the street is the only area they can hang out and unfortunately cause driving hazards!

Tim is also upset by the way the street is already cracking that is only 5 years old. He said an engineer told him it was from hydraulic pressure from water being blocked by silt sock from storm sewer and sitting on his driveway approach for 1 1/2 weeks at a time. He said the street curb is even cracked.

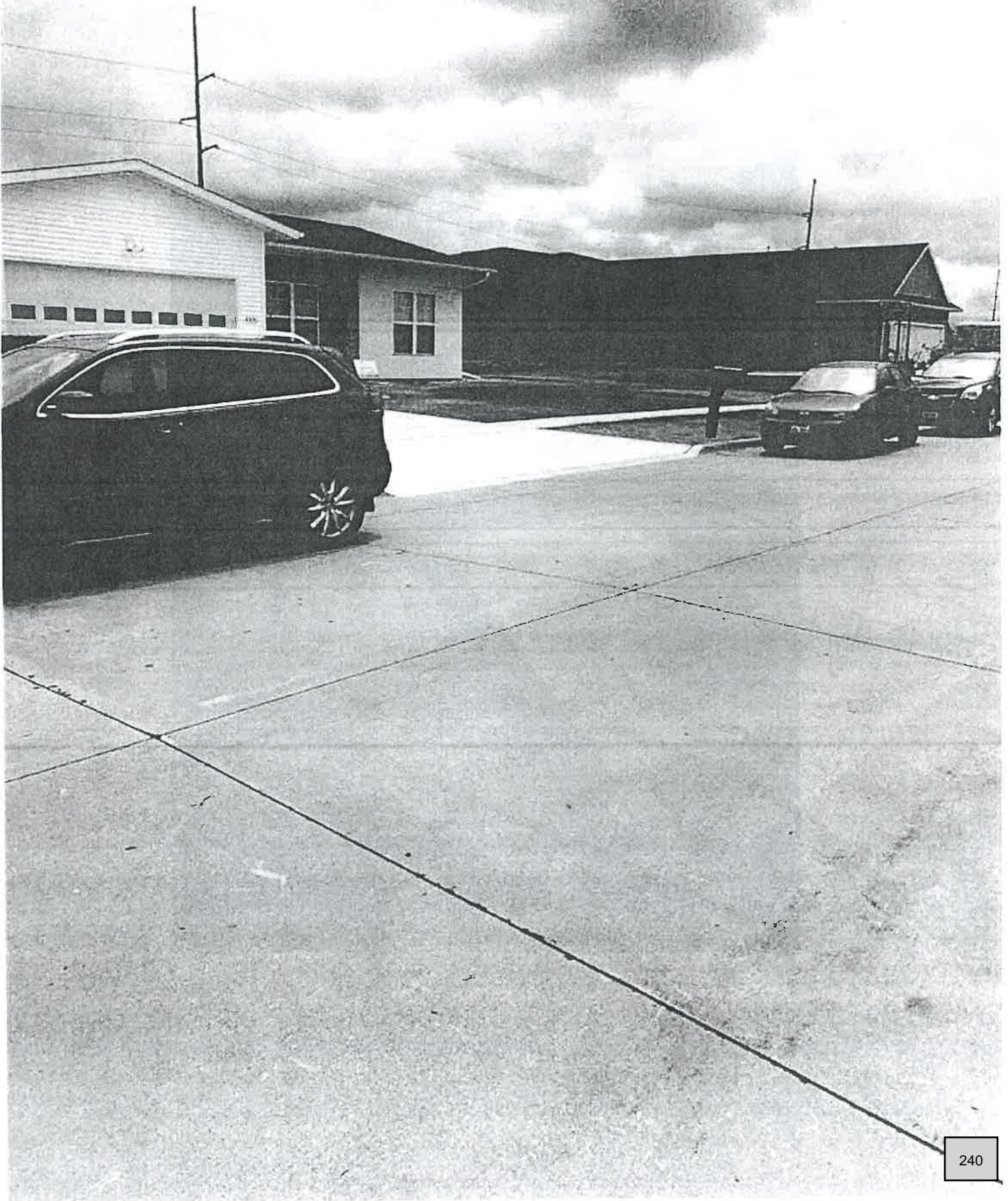
So as you can see, we have legitimate concerns about the way things are being handled by BNKD. They are trying to do the absolute minimum in this development and need to be made to make things right.

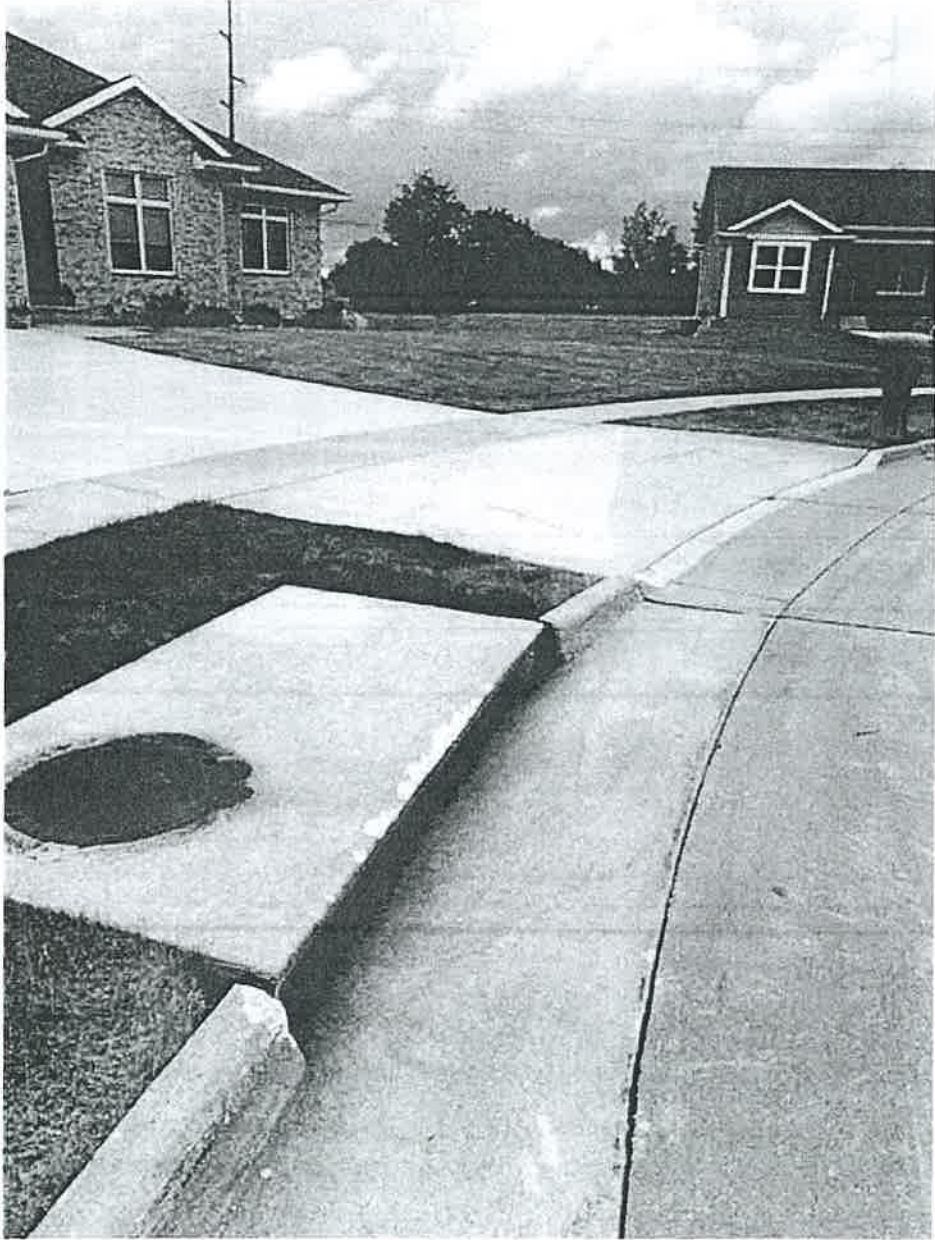
Thank you again for helping us get information to the P&Z committee.
Cindy Luchtenburg
319-230-3712











Jaydevsinh Atodaria

From: Jaydevsinh Atodaria
Sent: Tuesday, June 27, 2023 12:51 PM
To: 'Shannon'
Cc: Karen Howard; Stephanie Sheetz
Subject: RE: [EXTERNAL] Major Concerns With Autumn Ridge 9th & 11th Additions

Good afternoon Shannon and Lindsay,

Thank you for reaching out and expressing your concerns on the proposed Autumn Ridge Master Plan Amendment and Preliminary Plat for Autumn Ridge 9th and 11th addition cases. You raise some good discussion points. The packet for the meeting is already sent out, but we will forward your correspondence to the Planning and Zoning Commission for review and consideration.

If you also wish to comment in person, the Planning and Zoning Commission will be continuing the discussion of the Autumn Ridge proposal at their next meeting on June 28 (tomorrow). The meeting will be held in the City Council Chambers at City Hall (220 Clay Street) beginning at 5:30 pm. Thanks.

Best,

Jaydevsinh Atodaria (JD), AICP

City Planner I

JDA@cedarfalls.com

319-268-5185

From: Shannon <shannon.michael.hall@hotmail.com>
Sent: Monday, June 26, 2023 7:29 PM
To: Karen Howard <Karen.Howard@cedarfalls.com>; Stephanie Sheetz <Stephanie.Sheetz@cedarfalls.com>
Cc: Jaydevsinh Atodaria <Jaydevsinh.Atodaria@cedarfalls.com>; Gil.Schultz <Gil.Schultz@cedarfalls.com>; debuhrs@cfu.net; KruseOnCouncil@aol.com; simonharding.cf4@gmail.com; Dustin Ganfield <Dustin.Ganfield@cedarfalls.com>; siresforiowa@gmail.com; Kelly Dunn <Kelly.Dunn2@cedarfalls.com>
Subject: [EXTERNAL] Major Concerns With Autumn Ridge 9th & 11th Additions

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Dear Planning and Zoning Commission members and City Council Members,

My name is Shannon Hall and my wife, Lindsay, and I live in the Fieldstone 3rd Addition at 4337 Wynnewood Drive.

We have major concerns and we feel most all of our neighbors do too about the plans for the Autumn Ridge 9th and 11th Additions that have been proposed by BNKD.

They have drastically increased the amount of lots and ultimately homes in the same amount of land. They have also proposed VERY narrow lots and many duplexes and with families they will be parking in the street. This is evident on Paddington Drive, which was a neighborhood developed by BNKD as well. Please I'd ask you to just drive down that street some weeknight after 5 o'clock when most people are home

from work. Even they do not have enough space to park in that neighborhood and this new proposed neighborhood would be even worse. This had major safety concerns as well as makes it very difficult to clear snow in the winter.

There was also originally a pond this proposed neighborhood would maintain independently to handle the inevitable run off. Now the pond has been eliminated and they are planning to have all the run off from that proposed neighborhood drain under Union Road into our pond in Fieldstone, which WE pay to maintain yearly. They would have no financial responsibility when we inevitably have issues in the future and the constant maintenance we endure.

This issue with ponds is no more apparent than the members of a pond down the road from us in the Ridge's Park Homeowners Association who recently incurred a cost of \$345,000 to remove silt that accumulated in their pond! This will be in our future.

Please do not approve the plan as it is, but rather force this builder to move back to a plan that is much closer to the 2001 plan. It is very apparent that BNKD is trying to maximize profits here with no regard for the surrounding community members or the people that may move into this cramped neighborhood.

I can also see the city of Cedar Falls perspective that more homes means more tax payers which seems like a good idea, but that is a short-term view as these properties will be worth less money (so lower property taxes) and have major turnover so the values will continue to drop. It will also likely lower the property values of the surrounding neighborhoods, which will also drag down the revenue from property taxes, which the city already receives. Please put yourself in the shoes of myself, my wife and our neighbors and think about what you would want done if your property you love is adjacent to this proposed addition.

Thank you for any help you can provide to make sure all parties are happy with this development in our town of Cedar Falls and please share this email with all the planning and zoning members prior to the next planning and zoning meeting June 28th 2023.

Sincerely,

Shannon and Lindsay Hall
Phone: 515-341-3136

Jaydevsinh Atodaria

From: Jaydevsinh Atodaria
Sent: Tuesday, June 27, 2023 12:53 PM
To: 'Harold A. Velez'
Cc: Cindy Luchtenburg; Karen Howard; Stephanie Sheetz
Subject: RE: [EXTERNAL] Autumn Ridge development

Good afternoon Harold,

Thank you for reaching out and expressing your concerns on the proposed Autumn Ridge Master Plan Amendment and Preliminary Plat for Autumn Ridge 9th and 11th addition cases. You raise some good discussion points. The packet for the meeting is already sent out, but we will forward your correspondence to the Planning and Zoning Commission for review and consideration.

If you also wish to comment in person, the Planning and Zoning Commission will be continuing the discussion of the Autumn Ridge proposal at their next meeting on June 28 (tomorrow). The meeting will be held in the City Council Chambers at City Hall (220 Clay Street) beginning at 5:30 pm. Thanks.

Best,

Jaydevsinh Atodaria (JD), AICP

City Planner I

JDA@cedarfalls.com

319-268-5185

From: Harold A. Velez <harold_vez@yaho.com>
Sent: Tuesday, June 27, 2023 1:48 AM
To: Karen Howard <Karen.Howard@cedarfalls.com>; Stephanie Sheetz <Stephanie.Sheetz@cedarfalls.com>; Jaydevsinh Atodaria <Jaydevsinh.Atodaria@cedarfalls.com>; Gil.Schultz <Gil.Schultz@cedarfalls.com>; debuhrs@cfu.net; KruseOnCouncil@aol.com; simonharding.cf4@gmail.com; Dustin Ganfield <Dustin.Ganfield@cedarfalls.com>; siresforiowa@gmail.com; Kelly Dunn <Kelly.Dunn2@cedarfalls.com>
Cc: Cindy Luchtenburg <cindyl@cfu.net>
Subject: [EXTERNAL] Autumn Ridge development

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Dear Planning & Zoning Commission members,

I write you as I join the homeowners and residents of Autumn Ridge in raising my concerns regarding the new additions to the community. As you have surely heard from other homeowners, the newly revised plan does not conform to the 2013 plan of 58 lots. It's now 90! Along with the close to double the number of new houses will come a whole new set of problems and concerns. Lack of green space and increased concrete square footage will no doubt lead to multiple problems, including but not limited to:

1. Affects the values of current homes. Lots were previously purchased with the understanding that the continued development would match the 2013 plans with 58 single-family lots. The new plan has 90 lots, including 46 lots with duplex units. We understand that building homes similar to the other single-family homes built in this area prevents housing over-development, which in turn prevents the abuse of local natural resources.
2. Duplex housing tends to bring more transient/temporary families, or they become rental properties, which can lead to other problems and neglect of the properties to the detriment of the community's quality of life.
3. Lack of green space and increased hard surfaces (due to the high density of homes) causes water runoff, directly impacting properties in Autumn Ridge and homes in Fieldstone and Lakeview and their retention ponds.
4. Cars have to be parked in streets due to narrow lots/driveways. This causes traffic congestion and dangers for pedestrians (especially children) crossing between the cars.

For the above reasons, I respectfully ask that the newly revised development plan not be approved as currently submitted. A satisfactory compromise for the community would be the return to the original master plan and the construction of no more than the original 58 units.

Harold A. Velez
231 Sandahlwood Circle

Jaydevsinh Atodaria

From: Jaydevsinh Atodaria
Sent: Tuesday, June 27, 2023 12:59 PM
To: 'Lena Simmons'
Cc: cindyl; Stephanie Sheetz; Karen Howard
Subject: RE: [EXTERNAL] Message from Lyle Simmons - Autumn Ridge 5th Addition

Good afternoon Lyle and Lena,

Thank you for reaching out and expressing your concerns on the proposed Autumn Ridge Master Plan Amendment and Preliminary Plat for Autumn Ridge 9th and 11th addition cases. You raise some good questions and discussion points. The packet for the meeting is already sent out, but we will forward your correspondence to the Planning and Zoning Commission for review and consideration.

If you also wish to comment in person, the Planning and Zoning Commission will be continuing the discussion of the Autumn Ridge proposal at their next meeting on June 28 (tomorrow). The meeting will be held in the City Council Chambers at City Hall (220 Clay Street) beginning at 5:30 pm. Thanks.

Best,

Jaydevsinh Atodaria (JD), AICP

City Planner I

JDA@cedarfalls.com

319-268-5185

From: Lena Simmons <lenasimmons@cfu.net>
Sent: Tuesday, June 27, 2023 8:34 AM
To: Jaydevsinh Atodaria <Jaydevsinh.Atodaria@cedarfalls.com>; Stephanie Sheetz <Stephanie.Sheetz@cedarfalls.com>; Karen Howard <Karen.Howard@cedarfalls.com>
Cc: cindyl <cindyl@cfu.net>
Subject: [EXTERNAL] Message from Lyle Simmons - Autumn Ridge 5th Addition

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This is coming from my wife's email. Taking time away from my vacation to get you this letter.

Please share with all P&Z members

I have some points to bring to the attention of the P&Z board.

- As a resident and taxpayer of Cedar Falls, I am counting on the P&Z committee to safeguard the reoccurring interests of the community rather than one-time interests of a developer.
 - The setbacks on the lots in the proposed north development were adjusted from standard city code down to 5 feet.
 - WHY is the developer being allowed to deviate from standard code right from the start? There is already concern over the addition being crowded and now the developer is being allowed to pack things even tighter.
 - I had to put a sidewalk to nowhere on the side of my property because it was “code”. I wasn’t allowed a deviation for one single occurrence. Why is the developer being allowed to go against ordinance for an entire neighborhood???
 - Ten feet between houses – this is placing them closer together than what is allowed in a trailer park!! Has P&Z considered the aesthetics of this development that is going to be next to some of the town’s nicest neighborhoods?
- Last year, Happels were told that no activity could begin until the waterway was grubbed. As a result, Happels went into the waterway last winter and simply cut the trees down and rough-shredded them and then left all of the refuse (some pieces larger than a mans arm) lay in the waterway. This was covered with snow and subsequently, with weeds in the spring. It was not realized until a walk thru the waterway with Maria Pirez on the morning of June 23. This refuse brings up several concerns:
 - If there is an “event”, this wood scrap is going to float and flow downstream and impede the flow of water – even possibly backing up the slot in the culvert passing under Union Road.
 - The result of this “Grubbing” is actually more detrimental than leaving the trees there and doing nothing.
 - I would propose that work on the north development be stopped until the waterway was brought into compliance (and inspected) according to the standards set forth by the city.
 - What was done seems deceptive and is NOT indicative of the “good neighbor” hopes from the committee.
- As another neighbor pointed out, this is a case of minimums – the developer is doing the absolute minimum to get by – even to the point of asking for variances to pack things even tighter and provide a minimum greenspace (one acre next to Union Road bordering the culvert and standing water is an insult to the intent of the requirement) minimum housing sizes, minimum aesthetics and a minimum of continuity.
 - Bottom line – it’s NOT what we were told and it’s NOT what we were promised.
 - I would propose that the P&Z take a hard look at this proposed neighborhood. Can you honestly say that this proposal is a fit for this area? Would you be willing to sign your name to it?
- We already know the best solution in this case – it is the 2013 plan of 56 homes on ample lots. A neighborhood that truly fits in the area. Why are we even considering anything else? Ask yourselves this and you already know the answer – be honest.

Lyle T. Simmons
207 Corduroy
Cedar Falls

Jaydevsinh Atodaria

From: Jaydevsinh Atodaria
Sent: Tuesday, June 27, 2023 1:06 PM
To: 'Lena Simmons'
Cc: Thom.Weintraut@cedarfalls.com; Karen Howard; Stephanie Sheetz
Subject: RE: [EXTERNAL] Fwd: Autumn Ridge Development 9th & 11th Additions

Good afternoon Lena,

Thank you for reaching out and expressing your concerns on the proposed Autumn Ridge Master Plan Amendment and Preliminary Plat for Autumn Ridge 9th and 11th addition cases. You raise some good discussion points. The packet for the meeting is already sent out, but we will forward your correspondence to the Planning and Zoning Commission for review and consideration.

If you also wish to comment in person, the Planning and Zoning Commission will be continuing the discussion of the Autumn Ridge proposal at their next meeting on June 28 (tomorrow). The meeting will be held in the City Council Chambers at City Hall (220 Clay Street) beginning at 5:30 pm. Thanks.

Best,

Jaydevsinh Atodaria (JD), AICP

City Planner I

JDA@cedarfalls.com

319-268-5185

From: Lena Simmons <lenasimmons@cfu.net>
Sent: Tuesday, June 27, 2023 10:52 AM
To: Jaydevsinh Atodaria <Jaydevsinh.Atodaria@cedarfalls.com>; Thom.Weintraut@cedarfalls.com; Karen Howard <Karen.Howard@cedarfalls.com>; Stephanie Sheetz <Stephanie.Sheetz@cedarfalls.com>
Subject: [EXTERNAL] Fwd: Autumn Ridge Development 9th & 11th Additions

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Please forward this to all Planning & Zoning members

Thanks for your time

Lena Simmons

From: "Lena" <lenasimmons@cfu.net>
To: "JDA" <JDA@cedarfalls.com>, "Stephanie Sheetz" <Stephanie.Sheetz@cedarfalls.com>, "Karen Howard" <Karen.Howard@cedarfalls.com>

Cc: "cindy!" <cindyl@cfu.net>

Sent: Tuesday, June 27, 2023 10:35:19 AM

Subject: Autumn Ridge Development 9th & 11th Additions

I am very concerned about the proposed 9th and 11th Additions in the Autumn Ridge development.

- When we purchased our lot, we took a lot of time choosing the neighborhood we wanted to locate in. After speaking with the developer about the future developments, we were told that the development to the north would be very similar to the one we were considering. The development to the north (9th & 11th) would be 56 homes with nice sized lots. We were reassured and purchased our lot to build our forever home. We are frustrated that now the developer is changing the proposal to include 46 duplexes and 44 single family homes. That is an increase of 60%.
- Lot sizes are the bare minimum, 60 feet by 100 feet, with side setbacks set at 5 feet. That only allows 10 feet between houses. There are a few homes on the south side of Paddington that have similar side setbacks. I saw a neighbor trying to clean out his gutters and the ladder had to be placed in his neighbor's yard!
- With the houses so close together, there is a lot of street parking which makes driving down the street difficult. Last week a child almost got hit by a car when they came between the parked cars to cross the street!
- The duplexes being proposed have been termed by the developer as a projected popular housing choice. However, when the development was started it was Patio homes and courtyard homes that were the trend. My point is that trends change, and single-family homes are always in demand.
- There are no duplexes in the Fieldstone, Wynnewood, Ridges, Lake View, and Autumn Ridge 3rd and 5th Addition. To put duplexes does NOT conform to the structure of existing neighborhoods. It would be out of place and not following the long-term planning guide the city uses for neighborhood continuity.
- The proposed development of the 9th and 11th additions does not meet with the Low Zone density requirements (less than 4 units per acre) put in place for that specific area. When combined with the entire development it does – but not for the 9th and 11th additions.
- The proposed park is 1.15 acres (standard size in CF is 2+ acres). The location proposed is next to Union Road. A previous proposal with that location was rejected in 2020 by the City Parks and Recreation as too dangerous. The additional problem of the south side of the park being next to the waterway where there is standing pools of water next to the culvert creates safety concerns.
- The developer is planning on 18-foot-wide driveways. This is barely large enough to put 2 cars in the driveway – let alone get the doors open and access the inside of the car. This also leads to increased street parking, which creates traffic congestion. As well as hazards for pedestrians.
- The increase in impermeable surfaces leads to additional storm water runoff generating more volume for the existing stormwater waterway. The waterway is currently not up to code and has not been maintained for 10 years. This creates additional burdens for the homeowners.

Bottom line – I am opposed to the current proposal for the 9th and 11th Autumn Ridge Additions. I feel that I have been deceived and I am frustrated. I am feeling marginalized. I can only hope that the Planning & Zoning Committee and City Council will protect my rights as a citizen and homeowner in Cedar Falls and hear my voice.

Thank you,

Lena Simmons

207 Corduroy Drive

Jaydevsinh Atodaria

From: Jaydevsinh Atodaria
Sent: Wednesday, June 28, 2023 10:09 AM
To: 'Brad Pierschbacher'
Cc: Karen Howard; Stephanie Sheetz
Subject: RE: [EXTERNAL] Autumn Ridge 9th and 11th Addition

Good morning Brad,

Thank you for reaching out and expressing your concerns on the proposed Autumn Ridge Master Plan Amendment and Preliminary Plat for Autumn Ridge 9th and 11th addition cases. You raise some good questions and discussion points. The packet for the meeting is already sent out, but we will forward your correspondence to the Planning and Zoning Commission for review and consideration.

If you also wish to comment in person, the Planning and Zoning Commission will be continuing the discussion of the Autumn Ridge proposal at their next meeting on June 28 (tonight). The meeting will be held in the City Council Chambers at City Hall (220 Clay Street) beginning at 5:30 pm. Thanks.

Best,

Jaydevsinh Atodaria (JD), AICP

City Planner I

JDA@cedarfalls.com

319-268-5185

From: Brad Pierschbacher <Brad.Pierschbacher@cfschools.org>
Sent: Tuesday, June 27, 2023 2:24 PM
To: Karen Howard <Karen.Howard@cedarfalls.com>; Stephanie Sheetz <Stephanie.Sheetz@cedarfalls.com>; Jaydevsinh Atodaria <Jaydevsinh.Atodaria@cedarfalls.com>
Subject: [EXTERNAL] Autumn Ridge 9th and 11th Addition

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Good afternoon.

My name is Brad Pierschbacher and my wife, Ann and I live at 4228 W. 1st St in Cedar Falls. Our property is located on the north border of the proposed Autumn Ridge 9th and 11th Addition. With the upcoming meeting for the Autumn Ridge Master Plan Amendment proposal, I would like to ask the P&Z Commission and City Council members to please take into consideration the concerns that the citizens of the surrounding neighborhoods around this proposal have voiced.

Along with the concerns of water runoff, lack of street parking and small lot sizes will make an unsafe, congested neighborhood for families with young children.

I am also concerned with the density of this Addition. As I stand on our south property line looking across the proposed field to the Autumn Ridge 5th Addition which is completed, I count 7 homes that have very little space between them. Looking at the proposal, there are 9 lots with a stub street included in that same distance as the 7 homes in the 5th Addition. With the setbacks for property line and sidewalks, will these single lots be 2

story homes? And what about the lots on each side of the stub street? With front and side setbacks for sidewalks and property line setbacks there will be very little space to build. Will the developer ask for a variance and put duplexes on these lots (which they said would not happen)?

Cedar Falls is a growing community and is in need of housing. But overpopulating one neighborhood is not going to fix the problem. With the development of West Fork Crossing on Union Road along with several other new housing developments, housing numbers are on the rise. Keeping lot sizes similar in size with the surrounding neighborhoods can only help alleviate the concerns of water run-off, street parking, neighborhood safety as well as build good neighborhood relations.

Cedar Falls is a wonderful city with amazing citizens. Please listen to the concerns of these neighborhood citizens to help this city continue to grow in a positive direction.

Respectfully,

Brad Pierschbacher

--
Brad Pierschbacher
Industrial Technology
Holmes Jr. High
Cedar Falls, IA
319-553-2672

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Correspondence
received
for
June 14th, 2023
PdZ meeting.

Karen Howard

From: Ann Spurr <annspurr@cfu.net>
Sent: Friday, June 9, 2023 2:46 PM
To: Karen Howard
Subject: [EXTERNAL] Autumn Ridge 9th & 11th Additions

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I am writing today to express my concerns regarding the Autumn Ridge 9th and 11th Additions by BNKD, Inc. As a resident of Berry Hill Rd, there are many concerning issues with the new plans being submitted to the city. First, BNKD sold us our lot with the assurances that the northern development would be comprised of single family housing similar to our development, not the numerous duplexes in the current proposal. Also, the owners of BNKD control the storm water association tasked with the maintenance of the waterway. Until the city got involved, the waterway had not been maintained as required. Next, I have concerns about water runoff from the new development. I have witnessed a "full" waterway during heavy rain events. What assurances do I have as a property owner that the waterway can handle the runoff associated with the change to a more dense development of new multi-family homes on smaller lots. The original plan at the time the waterway was constructed was for a very different looking development. Lastly, I did watch the committee meeting this week discussing green space/parks, and I noted that the members are quite concerned with the lack of neighborhood parks. The new development has eliminated the pond and surrounding green space in favor of a smaller space along the current waterway and Union Road. Having residents and children use a green area along Union Road seems fraught with potential danger due to traffic flow and speed. I ask that you carefully review the current plan submission for this new development. As was stated at the committee meeting, once a development is approved and constructed, you can't go back to address issues.

Please forward my email to the members of the P&Z committee.

Thank you for you time and consideration.

Ann Spurr
4211 Berry Hill Rd

Karen Howard

From: Kendra Bumblauskas <kendrawhat@hotmail.com>
Sent: Monday, June 12, 2023 11:15 PM
To: Karen Howard
Subject: [EXTERNAL] Proposed Autumn Ridge Plans

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Hello Ms. Howard,

I would like to voice my concerns with the proposed Autumn Ridge addition. The original 2013 plan was for 58 single family homes. Now the developer is trying to put 90 lots with 46 of those being duplexes. The closest intersection of Union Rd and 1st St is an extremely busy intersection. Adding additional housing close to this intersection is already going to create traffic overload, but to add double the lots and half as duplexes will make it even worse. With that many homes in that small space, there will be a large lack of green space. If green space such as a park is put in, who will maintain it as the developer has neglected the green space they created in the earlier Autumn Ridge additions. Additional concrete will also create drainage issues with the water run off, which have already been an issue for the Fieldstone neighborhood pond as well as the earlier Autumn Ridge additions. When families in the surrounding neighborhoods purchased their lots or properties, they were with the understanding that the additional development would match or be similar to the single family homes already in this area. With single famliy homes that would include yard space and driveway space. With duplexes, there will be very little green space, also typically a lack of maintenance of the building and additional vehicles in the roads. I would propose the developer go back to the original 58 homes or less. If larger lots were even offered, we see a demand for that. I realize this will not give the developer the most money in their pocket, which is all they are concerned with as they will not be building all these proposed properties, but selling the lots gives them their income.

Please do not over populate this small and already busy corner of town. Please do not support this change in plans. Please request the plan be changed back to single family homes.

Thank you for your time,
Kendra Bumblauskas

Karen Howard

From: James Hancock <jhancock@cfu.net>
Sent: Tuesday, June 13, 2023 12:37 PM
To: Stephanie Sheetz; Karen Howard
Subject: [EXTERNAL] Storm Water Management Action - P&Z Meeting

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Stephanie and Karen,

We have had discussions in the past on this subject. You may remember some of our conversations. I am very concerned about the damage that is taking place to in the waterway passages that are part of the city storm water management system. Specifically, I am most concerned about the Birdsall Watershed area. That's where the two forks of the Birdsall Creek come together and are the primary water source of the Lakewood Hills Lake. The creek banks are the primary source of the silt that comes into the lake. Several years ago, the silt reached a level that depleted the depth of the lake 6 feet which caused a massive fish kill in the lake and caused problematic algae growth throughout the lake. Our Lake Association brought those concerns to you and other city officials but we were not able to get support from the city, so we took it upon ourselves to spend \$345,000 from our 22 homeowners to have the lake drained and completely excavated to remove the 6 feet (38,720 cubic yds) of dirt from the lake. That was completed not long ago. We also have spent many thousands of dollars individually to create retention walls along our lakeshores to prevent additional erosion into the lake and into the Cedar River.

You can understand why we are pushing to get prevention measures established by the city to establish and implement practices that will stop the continued erosion of the Birdsall Creek Watershed into our lake and the Cedar River. So, you can see why we are collectively, actively, aggressively pushing for the city to establish and implement a plan to control the continued dirt erosion in the Birdsall Watershed area. As you know, we are not the only sub division of the city that is being damaged and impacted by the continued expansion of the city with new construction development areas. The Fieldstone addition, the Ridges addition, the Winding Ridge addition, and now the Autumn Ridges addition are examples.

The expansion of the Autumn Ridges addition, as a proposed development of the Northwest corner of the intersection of Hudson Road and 1st Street, will definitely cause higher rates of stormwater flow into the gully on the north side of the Autumn Ridges, that feeds into the Fieldstone pond, that feeds into Birdsall Creek that feeds into Lakewood Hills Lake, that feeds into the Cedar River. That is the City Stormwater Management system for the Birdsall Watershed. Therefore, that plan is needed now more than ever. When new additions are proposed, funding is required for many other types of city development such as utilities, streets, street lighting, street maintenance, etc. There needs to be requirements for controlling the storm water management problem that is created by these developments.

The expansion of Lakeshore Drive recently, Park Ridge Estates, required two sediment ponds to support the added water flow from the the addition. I understand this new addition on Union Road and 1st street no longer requires sediment ponds. Even though the replacement of farm fields with city streets, driveways, and housing roofs will obviously cause a large increase in water flow into the gully located south of the proposed addition I mentioned previously. In little time, without added

provisions, that gulley will no doubt soon look like the creek beds attached below. Which include the erosion of tons of dirt from the water banks due to ongoing heavy volumes of stormwater during times of heavy rain fall. You can see from the photos below what that has already done to the Birdsall Creek water ways.

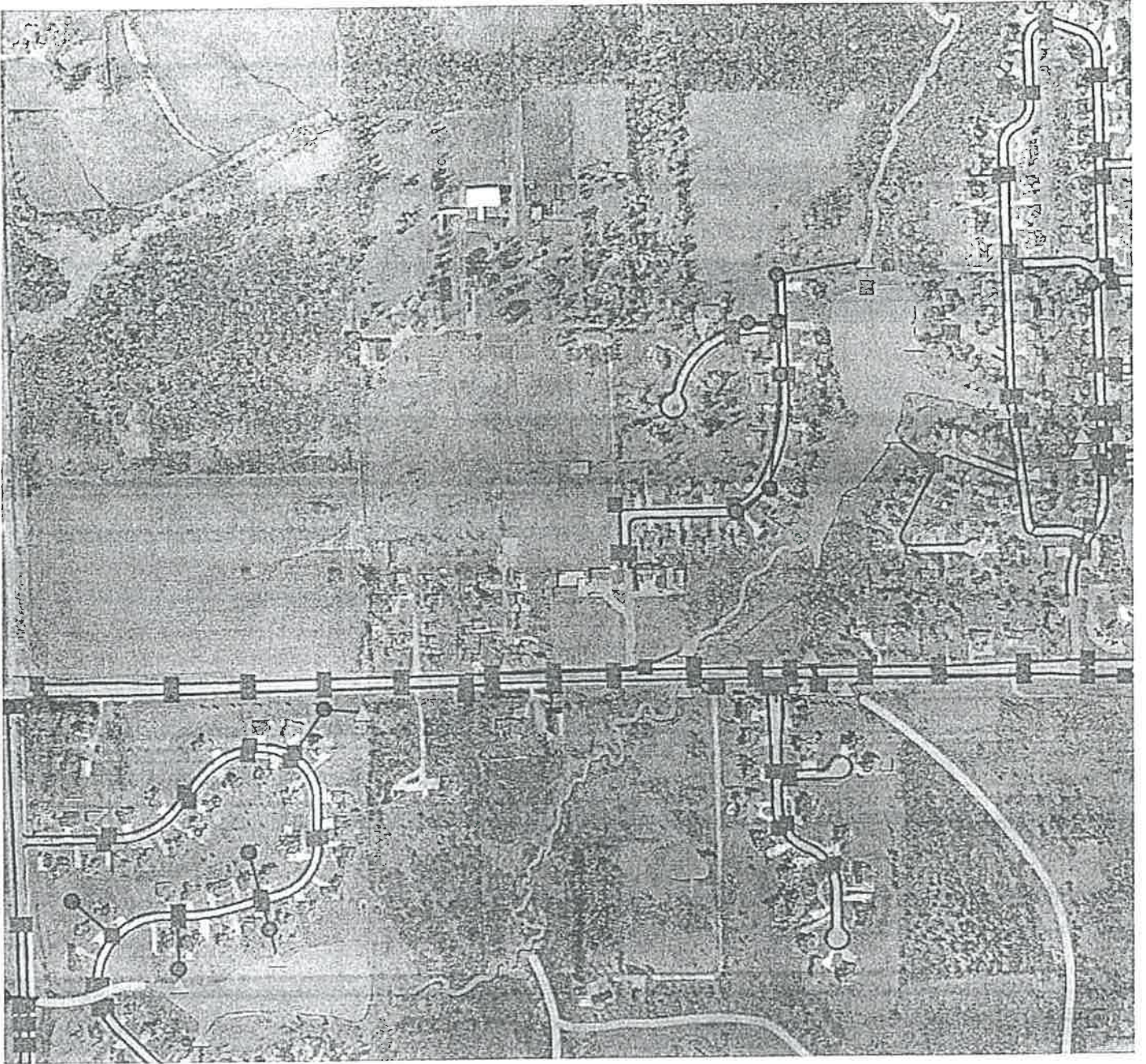
It is indeed past time to initiate a requirement and plan to provide rip rap and other stormwater management practices for Birdsall Watershed! Something similar to the Dry Run Creek Project that was implemented through the city of Cedar Falls several years ago...for many of the same reasons. Obviously, funding sources need to be discussed and established, but one of them should be the requirement of the developer, who is the primary cause and has much individual profit to gain from the project, to be a primary source of funding for the project.

Please, don't push this under the rug and disregard this. It is vital...just as the Dry Run Creek project was - especially as the outer edges of the city continue to expand. The Birdsall Watershed is becoming more and more central to the city, and impacts more and more residents. I ask that you please forward this to P&Z members and to any interested parties. I will be at the meeting tomorrow and am open to any questions.

Jim Hancock
Lakeshore Dr.







Karen Howard

From: David Davis <DavisDavidA@JohnDeere.com>
Sent: Wednesday, June 14, 2023 7:23 AM
To: Karen Howard
Subject: [EXTERNAL] BNKD - Autumn Ridge Development Proposed Change

**CAUTION: This email originated outside the City of Cedar Falls email system.
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Hi Karen, I am sure you have heard from many of my neighbors on BNKD Autumn Ridge development proposed change. I wanted to share some of my opinions and observations I have made living here the last 6 years.

- Proposed changes will further worsen water run off challenges
- Added traffic, 58 lots to 90 with duplexes, will increase risk of accidents on Union and 1st Streets
- The plans for the land behind my house were a consideration when I bought my house in 2017. I expected houses on par with mine.
- In the 6 years I have lived here, no attention has been given to the waterway until builder got pushback on the changes to addition.
- The BNKD has maintained veto power over local neighborhood HOA's.
 - They have not attended HOA meetings in recent years.
 - They veto almost all change requests suggested by local neighborhood HOA.
 - Even before the proposed change to the addition residents felt BNKD treated us like we are second class.

My request is that BKND follow the original plan and not approved the proposed changes.

Here are some other concerns my neighbors may have shared with you.

Issues: New plan does not match the 2013 plan of 58 lots. It's now 90! Lack of greenspace, increased concrete, leads to various problems including but not limited to:

1. Affects the values of current homes. Lots were previously purchased with the understanding that the continued development would match the plans of 2013 with 58 single family lots. New plan has 90 lots that include 46 lots with duplexes. We want family homes similar to the other single-family homes built in this area.
2. High number of duplexes. Duplex housing tends to bring more transient/temporary families, or they become rental properties, which can lead to other problems and neglect of the properties.
3. Lack of greenspace and increased hard surfaces (due to the high density of homes) causes water runoff, directly impacting properties in Autumn Ridge as well as homes in Fieldstone and Lakeview and their retention ponds.
4. Cars having to be parked in streets due to narrow lots/driveways. This causes traffic congestion and dangers for pedestrians (especially children) crossing between the cars.

4407 Berry Hill Road
Cedar Falls IA 50613
Office: (319) 292-4926
Mobile: (309) 716-7016

Public

Karen Howard

From: Lena Simmons <lenasimmons@cfu.net>
Sent: Wednesday, June 14, 2023 8:15 AM
To: Jaydevsinh Atodaria; Stephanie Sheetz; Karen Howard
Subject: [EXTERNAL] Autumn Ridge 9th & 11th Addition proposal

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Please forward this to all Planning and Zoning Committee members -

I have so many concerns about the newest proposed development of the Autumn Ridge 9th & 11th Additions.

- When we purchased our lot, we were told that the addition to the north would be 56 homes with lots comparable to the 5th addition of Autumn Ridge. I believed the developer. I was shown the approved plat. My family chose to join the Cedar Falls community. Now I feel that I have been deceived. The developer has told us many different stories – all of which seem to have changed.
- The astronomical increase in houses from 56 single family homes to 90 lots with 46 being duplexes. This is an overwhelming increase of 60%.
- The tiny lot size leads to concerns about the city required setbacks and the size of the homes that could be built. It will NOT be in keeping with the surrounding homes. There are no other duplexes in the Fieldstone, Wynnewood and Autumn Ridge 3rd and 5th Additions.
- The small lot size with narrow driveways will increase the need for street parking, leading to traffic congestion. This also increases hazards for pedestrians.
- The impact on the traffic and waterway is tremendous.
- The proposed development will landlock the Waterway which would limit access for future maintenance, in accordance with city code.
- The increased traffic on 1st street and Union . The intersection at Union & 1st is all ready congested and dangerous. Adding another 200+ vehicles will only exasperate the problem.
- The proposed “park” is to be located next to Union Road and the steep incline that leads to the waterway – where there is always standing water. Not an ideal location. In 2020, the Cedar Falls Parks and Recreation Commission rejected a similar proposal for the park location.
- The increased water runoff into the waterway – which has not been maintained and is currently in need of maintenance per the inspection on June 7,2023. What issues will this create for the properties located on the south side of the waterway and the downstream properties of Fieldstone and Lakeview?

This proposal does not adhere to the promise given to the current homeowners and does not match the existing neighborhoods.

I am opposed to the current proposal and would ask the Planning and Zoning Commission to hear the community’s voice to reject this proposal.

Thank you ,

Lena Simmons

207 Corduroy Dr.

Karen Howard

From: Tracy Johns <tej@cfu.net>
Sent: Wednesday, June 14, 2023 9:42 AM
To: Stephanie Sheetz; Karen Howard
Subject: [EXTERNAL] Autumn Ridge Concerns

CAUTION: This email originated outside the City of Cedar Falls email system.
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Good morning Stephanie and Karen,

My name is Tracy Johns, and I live at 4408 Wynnewood Drive. My house is located near the intersection of Wynnewood Drive and Union Road, and I am writing this morning to share my concerns with the changes that have been made to the Autumn Ridge development.

First, let me begin with a thank you. As someone who has served on a city commission in the past, I know that your job is not easy and I appreciate the time and energy that you commit on a daily basis to serve the City of Cedar Falls. Your role is so critical to not only maintaining what we have in this amazing community but also growing it in a positive and productive manner.

I will echo the concerns that have been shared by many of my neighbors as we look at the amended plans for the Autumn Ridge development that is located just west of Union Road. The changes that have been made, including smaller lots which increases the number of family homes as well as the inclusion of duplexes will undoubtedly lead to some significant traffic and other safety concerns. Additionally, the duplex lots and the rental agreements that will come with them will also bring a more transient feel to the area and will likely impact the value of our homes in Fieldstone.

I do understand the need for more affordable housing in our community. However, I would ask that you and the other members of the P&Z committee honor the original plans for the Autumn Ridge area or, at the very least, consider a plan that will eliminate the large number of duplexes that have been added to the amended proposal.

Please pass this note along to the other members of your committee and thank you for your time and consideration.

Regards,

Tracy Johns
319-266-2232

Karen Howard

From: lylesimmons@cfu.net
Sent: Wednesday, June 14, 2023 10:58 AM
To: Jaydevsinh Atodaria; Stephanie Sheetz; Karen Howard
Subject: [EXTERNAL] FW: Autumn Ridge 9th & 11th Addition proposal

Importance: High

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Please forward this to all Planning and Zoning Committee members -

A plan – in February of 2014, my wife and I sat down with Happels and we spend a huge portion of our savings to purchase into a plan. That plan was to own a piece of the Autumn Ridge neighborhood. We were excited as Rhonda and Dennis explained their vision for the 5th addition as well as telling us that they also owned the tract of land to the north. That tract, we were told, would eventually be developed very similarly to the addition that we were interested in . . . It all sounded great and as a result, we purchased a lot in the 5th addition. It wasn't long and our plans were underway. We were so excited when we had a basement poured the second week of June.

We quickly made friends in the area and our neighborhood became a small community. Our homes were all similar but each one a little different. We walked up and down the streets and waving to the neighbors became so commonplace that we did so without hesitation. Our lots were all a similar size. Our lawns were well maintained. It seemed like the perfect solution to being crowded and cramped like so many urban neighborhoods.

As time moved on, we expected development to the north and were excited to have another neighborhood similar to ours. We were disappointed to learn that Happels had drastically changed their plans for the neighbors to the north. Gone were the plans of having a neighborhood like ours. Upper middle-class homes were being replaced by duplexes. The single family lots were now slated to be only 60' wide with most of them being only 110' deep. Most proposed single family lots are 60 x 110 (6600 sq ft). My lot by contrast is 124 x 148 (18,352 sq ft).

I have 2 concerns with the proposed development of Autumn Ridge 9th and 11th additions. My first concern is that these houses and lots are not in line with the neighborhood to the east nor the neighborhood to the south. We all purchased into a plan. Duplex homes and tiny lots with crowded conditions is not in the care and keeping with the general area of northwest Cedar Falls. This manner of development simply does not fit with the surrounding community.

My Second concern is that this is certainly not the plan that we became a part of in 2014. We were told one thing and now we fell as though something entirely different is being crammed down our throats. As a taxpaying citizen of Cedar Falls, I look upon my city planning and zoning department as well as my city hall to keep these things from happening. I chose to make Cedar Falls my home. I chose to become a part of this community. And now, as a citizen, I am calling on my city officials to protect my interests and the interests of my neighbors in this community.

We are not saying that the land shouldn't be developed but we would welcome the single-family homes and lot sizes similar to those on Corduroy and Berry Hill. If I remember correctly, there was once a plan for 56 homes in this area. Returning to this plan would give consistency to the new neighborhood rather than a crowded unattractive last grab for density and profit.

Please listen so our voices are heard

Thank you ,
Lyle Simmons
207 Corduroy Dr.

Karen Howard

From: Kimajohns <k.johns@sbcglobal.net>
Sent: Wednesday, June 14, 2023 11:03 AM
To: Stephanie Sheetz; Karen Howard
Subject: [EXTERNAL] No to Autumn Ridge current expansion plan

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Stephanie and Karen,

- >
- > Please share with the Planning and Zoning Commission members;
- >
- > Regarding the proposed Autumn Ridge 9th and 11th additions:
- >
- > I am very concerned about additional traffic on Union Rd. Traffic continues to grow, and another 100 plus cars will certainly be a traffic issue but also a safety issue. The traffic at Union and First is already a dangerous intersection and now another 100 plus vehicles coming in and out?
- > Q: What traffic improvements have been prepared and what's the timing?
- >
- > I would also like to raise concerns about the very design of this additional neighborhood. Lots are much smaller duplexes will double the cars and people in much less space, and green space seems to be at a minimum- which impacts many elements of nature-which are already in trouble.
- > Q: What is the real intent for green space?
- >
- > There is also the overarching issue of renting vs ownership- what provisions are being put in place to ensure ownership and not rentals?
- >
- > Lastly, while a touchy subject, it has to be said- we bought in the Fieldstone neighborhood, and made a significant investment in our home- for today and tomorrow- and these two additions compromise the future of that investment and negatively influence our neighborhood.
- > Q: How can we preserve the neighborhood we have today?
- >
- > Thank you for your time and effort.

Regards,
 Kim Johns
 4402 Wynnewood Dr
 Cedar Falls

Jaydevsinh Atodaria

From: Karen Howard
Sent: Wednesday, June 14, 2023 8:35 AM
To: Kendra Bumblauskas
Cc: Jaydevsinh Atodaria
Subject: RE: [EXTERNAL] Re: [EXTERNAL] Proposed Autumn Ridge Plan

Will do. Thanks.

From: Kendra Bumblauskas <kendrawhat@hotmail.com>
Sent: Tuesday, June 13, 2023 3:21 PM
To: Karen Howard <Karen.Howard@cedarfalls.com>
Cc: Jaydevsinh Atodaria <Jaydevsinh.Atodaria@cedarfalls.com>
Subject: [EXTERNAL] Re: [EXTERNAL] Proposed Autumn Ridge Plan

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Hi Karen,
 That would be wonderful if you would forward on to the planning and zoning commission.
 Thank you!
 Kendra

Sent from my iPhone

On Jun 13, 2023, at 8:48 AM, Karen Howard <Karen.Howard@cedarfalls.com> wrote:

Hello Kendra,

Thank you for your correspondence. Would you like me to forward your message to the Planning and Zoning Commission for their consideration?

The first meeting to discuss this case is this Wednesday at 5:30 PM in the City Council Chambers at City Hall. The Planning and Zoning Commission will hold at least two meetings on this matter. The second meeting will be on June 28 at 5:30 PM, but please check the agenda on the City's website to confirm in case there is change in the schedule due to unforeseen circumstances. The Planning and Zoning Commission agenda is posted by the end of day on the Friday before the meeting. You can view it here: <https://www.cedarfalls.com/852/Public-Meeting-Agendas-With-Video>.

Kind Regards,

Karen Howard, AICP, Planning & Community Services Manager
City of Cedar Falls
220 Clay Street, Cedar Falls, Iowa 50613
(319)268-5169

From: Stephanie Sheetz <Stephanie.Sheetz@cedarfalls.com>
Sent: Tuesday, June 13, 2023 8:25 AM
To: Karen Howard <Karen.Howard@cedarfalls.com>
Subject: Fwd: [EXTERNAL] Proposed Autumn Ridge Plan

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From: Kendra Bumblauskas <kendrawhat@hotmail.com>
Sent: Monday, June 12, 2023 11:15:07 PM
To: Stephanie Sheetz <Stephanie.Sheetz@cedarfalls.com>
Subject: [EXTERNAL] Proposed Autumn Ridge Plan

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Hello Ms. Sheetz,

I would like to voice my concerns with the proposed Autumn Ridge addition. The original 2013 plan was for 58 single family homes. Now the developer is trying to put 90 lots with 46 of those being duplexes. The closest intersection of Union Rd and 1st St is an extremely busy intersection. Adding additional housing close to this intersection is already going to create traffic overload, but to add double the lots and half as duplexes will make it even worse. With that many homes in that small space, there will be a large lack of green space. If green space such as a park is put in, who will maintain it as the developer has neglected the green space they created in the earlier Autumn Ridge additions. Additional concrete will also create drainage issues with the water run off, which have already been an issue for the Fieldstone neighborhood pond as well as the earlier Autumn Ridge additions. When families in the surrounding neighborhoods purchased their lots or properties, they were with the understanding that the additional development would match or be similar to the single family homes already in this area. With single family homes that would include yard space and driveway space. With duplexes, there will be very little green space, also typically a lack of maintenance of the building and additional vehicles in the roads. I would propose the developer go back to the original 58 homes or less. If larger lots were even offered, we see a demand for that. I realize this will not give the developer the most money in their pocket, which is all they are concerned with as they will not be building all these proposed properties, but selling the lots gives them their income.

Please do not over populate this small and already busy corner of town. Please do not support this change in plans. Please request the plan be changed back to single family homes.

Thank you for your time,
 Kendra Bumblauskas

SUBMITTED AS AN ATTACHMENT TO EMAIL ON JUNE 7, 2023 BY JOHN AND KAYE ENGLIN

We are writing to give you our opinion and concerns regarding the proposed new development of Autumn Ridge known as the 9th and 11th additions.

In reading some of the staff analysis of the proposed subdivision, it stated that "it is important to ensure that an area is developed in a thoughtful and orderly manner and that it provide for efficient traffic circulation between neighborhoods and includes the necessary infrastructure to meet the needs of the future residents. It is also intended that such planned residence districts be designed and developed in substantial conformity with the standards of the comprehensive plan and with recognized principals of civic design, land use planning and landscape architecture."

We've included the above paragraph to explain part of our concern about the proposed plan for Autumn Ridge.

We recently attended a neighborhood meeting that included adjacent neighborhoods from the south of this proposed addition as well as families from Fieldstone and those of us who are on the north side of this proposed addition. At the meeting it was stated that Paddington St is one of the main entrances for Autumn Ridge and at certain times of the day, there are many cars that use that street. Unfortunately, on the south side of Paddington, the lots are very narrow (which we assume had been approved when that addition was proposed). It was also stated at our neighborhood meeting, that many of these narrow lots have driveways that aren't really wide enough to hold 2 cars (and allow passengers to actually get out of the car), thus many cars are parked on the street. This has unfortunately caused a great deal of congestion for those living on Paddington as well as for those living on the adjoining streets. Several of the neighbors complained about the congestion at the meeting we were at. They said it is nearly impossible for 2 cars to bypass each other during busier times of the day. People are having to pull over in order to allow the oncoming car to get through and because there are already many cars parked on the street, it is difficult to even find a place to pull over. Another complaint is because there are so many cars parked along this street, it is difficult to see children who may run out between the cars. This is all because BNKD was allowed to squeeze very narrow lots all along the south side of Paddington. What kind of planning was there that didn't foresee this type of problem of putting so many homes so close together on a main through street? We would like to think that through the years, Cedar Falls had learned from all the earlier neighborhoods of the city. Where there are narrow streets and small lots, it now has caused problems due to the fact that people drive more than walk or bike and typically families have more than 1 car.

This brings us to the new Autumn Ridge additions being proposed. This addition is directly adjacent to our property on both the west and south sides of our property. It also runs adjacent to the entire south end of our neighbor's property. The original master plan approved by the city in 2001 included 58 single family homes for the upper half of the Autumn Ridge development with a 5-acre lake that had trails and greenspace around it located in the center of the addition. In 2001, there was about 4 lots directly adjacent to the west side of our property and a total of only 6 lots running the entire south side of both our property and our neighbor's property. In 2013 changes were made to add more lots further north and the pond was completely eliminated. At that time, what was considered Autumn Ridge 8th and 9th additions increased from what would have been about 33 homes north of the pond to about 45 homes that included lots in the now removed pond area. Adjacent to our property was still 4 lots to the west, however to the south of us, was now 11 lots instead of the original 6. What is disturbing is that none of these 2013 changes were ever officially included in a new master plan. Now, this newest proposed plan

(called Autumn Ridge 9th and 11th additions) is showing a total of 6 lots directly adjacent to the west side of our property and 15 lots along the south side. This is more than double the original master plan. Together with these increases the new proposed addition shows 58 bi-attached homes (duplexes) and 34 family homes. Considering the proximity of the homes in the original plan and the homes in the proposed plan, we are looking at many more homes than the 92 homes just mentioned. Along with the homes built where the pond would have been, we are looking at well over 100 homes now in this northern section of the development that originally had only around 58 single family homes!

The lots in this north addition have even narrower lots and narrow driveways as well. All these duplexes being proposed will obviously increase the density of families living on these narrow residential streets and as we stated previously, many families tend to have 2 cars if not more, so we can likely all agree that the same congestion and traffic problems are going to happen or quite possibly be even worse with the sheer density of this proposed addition. We would therefore like to ask, at what point is density too much? At what point is a nice residential area (as was submitted on the original master plan) forfeited/forgotten? Will the established families who have already built homes and set roots here, be taken into consideration? At the neighborhood meeting, several individuals brought up the fact that they purchased their lots and built their homes with the "promise" that the development to the north was going to include single family homes and lot sizes similar to the original plan. These people are upset and said, had they known what BNKD is now trying to do, they would never have purchased their lots.

It was brought up as to what kind of neighborhood community this will ultimately promote. The families in this area would like to see more single family homes going up vs duplexes because people tend to live in single family homes much longer. We want a community of neighbors that we can get to know and grow with. We do not want a transient neighborhood where people move every couple of years and that is exactly what happens when people live in duplexes. Duplexes are not considered a permanent home by most. It is considered a 1st home or just a temporary home. There are so many legitimate concerns and fears about this addition, due to the type of housing and also due to the high density of this plan. Another of our own personal fears is that these duplexes and the small homes (proposed to be built on the tiny lots to the west of us) will eventually simply become rental properties of which will then open up a Pandora's box of many other problems. So we would like to ask the Cedar Falls city staff, P&Z and elected city council; do you want a city that has long term citizens that bring up their families here and are proud of their city or do you want a more transient city that tends to become run down due to the constant flow of short term living typical of duplex, condo and apartment living?

Lastly the P&Z recommended that because the developer took out the lake and public trail that at least a 2 acre community green space should be included in the plan due to the size of this entire development. The developer came back with only a 1.15 acre space that has sloping problems (mainly because it's in an area where water flows) and is literally right along busy Union Road. That's really a great place for kids to play! The developer is the one saying that there is a need for multiple family housing, however there is a point where shoving so many of these types of homes together in one area is not conducive to quality living for anyone really. The sheer density of this area may not only affect the neighbors right next to this addition but there has been concerns on how the water runoff (due to very little green space) could affect even those living in neighborhoods much farther.

We are therefore, begging the P&Z committee to please really consider the long term affects this current plan will have on the established surrounding neighborhoods and how the density is so

completely different than what the original master plan was approved for. This new plan doesn't conform to the types of homes in this area at all and the density is simply too much! This new plan not only affects those families next to it but also the families across Union Rd in Fieldstone as well.

We would ask that you reject this plan and ask that the developer resubmit a plan similar to the original master plan that includes mostly single family homes on larger lots. A plan that many of the families living next to these proposed areas had been told would be and were agreeable towards.

We will be happy to answer questions if anyone wants to contact me.

Thank you for your time and consideration.

Mark and Cindy Luchtenburg
4322 W. 1st St.
Cedar Falls, IA 50613
PH: 319-230-3712

SUBMITTED AS AN ATTACHMENT TO EMAIL ON JUNE 7, 2023 BY JOHN AND KAYE ENGLIN

We are writing to give you our opinion and concerns regarding the proposed new development of Autumn Ridge known as the 9th and 11th additions.

In reading some of the staff analysis of the proposed subdivision, it stated that “it is important to ensure that an area is developed in a thoughtful and orderly manner and that it provide for efficient traffic circulation between neighborhoods and includes the necessary infrastructure to meet the needs of the future residents. It is also intended that such planned residence districts be designed and developed in substantial conformity with the standards of the comprehensive plan and with recognized principals of civic design, land use planning and landscape architecture.”

We’ve included the above paragraph to explain part of our concern about the proposed plan for Autumn Ridge.

We recently attended a neighborhood meeting that included adjacent neighborhoods from the south of this proposed addition as well as families from Fieldstone and those of us who are on the north side of this proposed addition. At the meeting it was stated that Paddington St is one of the main entrances for Autumn Ridge and at certain times of the day, there are many cars that use that street. Unfortunately, on the south side of Paddington, the lots are very narrow (which we assume had been approved when that addition was proposed). It was also stated at our neighborhood meeting, that many of these narrow lots have driveways that aren’t really wide enough to hold 2 cars (and allow passengers to actually get out of the car) , thus many cars are parked on the street. This has unfortunately caused a great deal of congestion for those living on Paddington as well as for those living on the adjoining streets. Several of the neighbors complained about the congestion at the meeting we were at. They said it is nearly impossible for 2 cars to bypass each other during busier times of the day. People are having to pull over in order to allow the oncoming car to get through and because there are already many cars parked on the street, it is difficult to even find a place to pull over. Another complaint is because there are so many cars parked along this street, it is difficult to see children who may run out between the cars. This is all because BNKD was allowed to squeeze very narrow lots all along the south side of Paddington. What kind of planning was there that didn’t foresee this type of problem of putting so many homes so close together on a main through street? We would like to think that through the years, Cedar Falls had learned from all the earlier neighborhoods of the city. Where there are narrow streets and small lots, it now has caused problems due to the fact that people drive more than walk or bike and typically families have more than 1 car.

This brings us to the new Autumn Ridge additions being proposed. This addition is directly adjacent to our property on both the west and south sides of our property. It also runs adjacent to the entire south end of our neighbor’s property. The original master plan approved by the city in 2001 included 58 single family homes for the upper half of the Autumn Ridge development with a 5-acre lake that had trails and greenspace around it located in the center of the addition. In 2001, there was about 4 lots directly adjacent to the west side of our property and a total of only 6 lots running the entire south side of both our property and our neighbor’s property. In 2013 changes were made to add more lots further north and the pond was completely eliminated. At that time, what was considered Autumn Ridge 8th and 9th additions increased from what would have been about 33 homes north of the pond to about 45 homes that included lots in the now removed pond area. Adjacent to our property was still 4 lots to the west, however to the south of us, was now 11 lots instead of the original 6. What is disturbing is that none of these 2013 changes were ever officially included in a new master plan. Now, this newest proposed plan

(called Autumn Ridge 9th and 11th additions) is showing a total of 6 lots directly adjacent to the west side of our property and 15 lots along the south side. This is more than double the original master plan. Together with these increases the new proposed addition shows 58 bi-attached homes (duplexes) and 34 family homes. Considering the proximity of the homes in the original plan and the homes in the proposed plan, we are looking at many more homes than the 92 homes just mentioned. Along with the homes built where the pond would have been, we are looking at well over 100 homes now in this northern section of the development that originally had only around 58 single family homes!

The lots in this north addition have even narrower lots and narrow driveways as well. All these duplexes being proposed will obviously increase the density of families living on these narrow residential streets and as we stated previously, many families tend to have 2 cars if not more, so we can likely all agree that the same congestion and traffic problems are going to happen or quite possibly be even worse with the sheer density of this proposed addition. We would therefore like to ask, at what point is density too much? At what point is a nice residential area (as was submitted on the original master plan) forfeited/forgotten? Will the established families who have already built homes and set roots here, be taken into consideration? At the neighborhood meeting, several individuals brought up the fact that they purchased their lots and built their homes with the "promise" that the development to the north was going to include single family homes and lot sizes similar to the original plan. These people are upset and said, had they known what BNKD is now trying to do, they would never have purchased their lots.

It was brought up as to what kind of neighborhood community this will ultimately promote. The families in this area would like to see more single family homes going up vs duplexes because people tend to live in single family homes much longer. We want a community of neighbors that we can get to know and grow with. We do not want a transient neighborhood where people move every couple of years and that is exactly what happens when people live in duplexes. Duplexes are not considered a permanent home by most. It is considered a 1st home or just a temporary home. There are so many legitimate concerns and fears about this addition, due to the type of housing and also due to the high density of this plan. Another of our own personal fears is that these duplexes and the small homes (proposed to be built on the tiny lots to the west of us) will eventually simply become rental properties of which will then open up a Pandora's box of many other problems. So we would like to ask the Cedar Falls city staff, P&Z and elected city council; do you want a city that has long term citizens that bring up their families here and are proud of their city or do you want a more transient city that tends to become run down due to the constant flow of short term living typical of duplex, condo and apartment living?

Lastly the P&Z recommended that because the developer took out the lake and public trail that at least a 2 acre community green space should be included in the plan due to the size of this entire development. The developer came back with only a 1.15 acre space that has sloping problems (mainly because it's in an area where water flows) and is literally right along busy Union Road. That's really a great place for kids to play! The developer is the one saying that there is a need for multiple family housing, however there is a point where shoving so many of these types of homes together in one area is not conducive to quality living for anyone really. The sheer density of this area may not only affect the neighbors right next to this addition but there has been concerns on how the water runoff (due to very little green space) could affect even those living in neighborhoods much farther.

We are therefore, begging the P&Z committee to please really consider the long term affects this current plan will have on the established surrounding neighborhoods and how the density is so

completely different than what the original master plan was approved for. This new plan doesn't conform to the types of homes in this area at all and the density is simply too much! This new plan not only affects those families next to it but also the families across Union Rd in Fieldstone as well.

We would ask that you reject this plan and ask that the developer resubmit a plan similar to the original master plan that includes mostly single family homes on larger lots. A plan that many of the families living next to these proposed areas had been told would be and were agreeable towards.

We will be happy to answer questions if anyone wants to contact me.

Thank you for your time and consideration.

Mark and Cindy Luchtenburg
4322 W. 1st St.
Cedar Falls, IA 50613
PH: 319-230-3712

Jaydevsinh Atodaria

From: John and Kaye Englin <jkenglin@gmail.com>
Sent: Wednesday, June 7, 2023 8:43 PM
To: Stephanie Sheetz; Karen Howard; hannahcrisman10@gmail.com; Oksana.Grybovych@uni.edu; dave.hartley@woolverton.com; kyle@kylelarson.com; bradl@invisionarch.com; Amanda.Lynch23@gmail.com; Kristin Moser; Jaydevsinh Atodaria
Subject: [EXTERNAL] Serious and Valid Concerns - Autumn Ridge 9th & 11th Additions
Attachments: New Master Plan 5.15.23.png; Autumn Ridge Dev. Concerns.docx; 2013 Preliminary North Autumn Ridge Plan.pdf; Autumn Ridge 2001 Plans.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Planning and Zoning Commission Members –

Our names are John and Kaye Englin and we live at 4327 Wynnewood Drive, Cedar Falls. We are writing you to express our strong opposition to BNKD’s proposal related to their “new” 2023 plans (attached) for the development of the Autumn Ridge 9th and 11th additions. The development they are proposing at this time is dramatically different than both their 2001 plans (attached) and their revised and approved plans from 2013 (attached). Both of those plans are actually sensible in relation to the area we live in. Unfortunately, their 2023 plans are not in alignment with the current adjoining neighborhoods, will create additional negative water runoff issues, will create neighborhood safety issues and will negatively impact nearby property values.

We may not be able to be in attendance at your meeting on Wednesday, June 14th and feel that fact should not be interpreted in a way that leaves the impression we do not actually care about this issue. We do greatly care and have legitimate concerns about this issue, and so do our many neighbors. If we did not have serious and valid concerns about this issue we certainly would not take the time to express those concerns through a lengthy email such as this. Our concerns expressed through this email also gives you the opportunity to consider them prior to the 14th rather than first being made aware of them that night at the meeting.

We were recently informed that one or more water flow/runoff studies have been conducted related to BNKD’s 2023 plans and that those studies resulted in “passing grades” of what we assume were some relatively “low-bar” water runoff assumptions/tests. However, those studies absolutely **do not** pass the “common sense” test and those of us living in Fieldstone will be the ones forced to deal with the negative impacts from the water run-off issues that will result if you approve BNKD’s current 2023 plans. Fieldstone property owners will be paying (literally) if BNKD’s plans are not changed back to what was approved in 2013 or to those from their 2001 plans. We currently pay annual dues that are needed, in large part, to pay for the ongoing and often unexpected required “maintenance” of the Fieldstone ponds due to excess runoff issues, etc. Even if a study has been done and the results were found to be “acceptable”, this water runoff issue will continue to be a concern to most of us who live in the Fieldstone addition. (Related to water runoff.....we realize the 2013 plans do not have a large pond like

the 2001 plans do. However, the 2013 plans would provide for **far more** exposed land (exposed land = ground that is not covered by homes and concrete) when compared to BNKD's 2023 plans, and that would be a huge plus for the 2013 plans related to handling excess water runoff.)

Please also consider the projected population density of the Autumn Ridge 9th and 11th additions under their 2023 plans. The potential neighborhood population density for AR 9 & 11 Additions under BNKD's current 2023 plan is dramatically higher than that of both their 2001 and 2013 plans. Also, their 2023 plan doesn't come close to conforming with the types of homes in the surrounding areas. Their 2023 plan is for 90 lots with 46 of those lots containing duplexes. Their 2013 plans were for 58 single family dwelling lots. Some of the people who purchased homes in the nearby neighborhoods did so under the assumption that BNKD would follow through with their 2013 plans. 90 total lots, 46 of which will possess duplexes.....we'd like to put that into proper perspective. $90 - 46 = 44$ single family lots. 44 single family + $46 + 46$ (accounting for duplexes) = 136 . So, there are 136 potential families in AR 9 & 11 in BNKD's 2023 plans vs. 58 potential families in their 2013 plans. These people will be living on the same number of streets and on the same number of acres of land. That is a **very significant** change to the neighborhood population! **Please take the time to drive around the streets of Paddington, Corduroy and Berry Hill some evening or morning before 8 a.m. and notice how many cars are parked in those streets, on the narrow driveways, etc. (I believe ALL the lots on those streets have single family dwellings built on them.)** Then, please imagine similar streets being allowed in BNKD's new development but with, potentially, far more than twice the number of people living on those streets. That would create much "congestion" (traffic and other), safety issues for children walking/playing as well as a neighborhood appearance that does not at all "conform" to the neighborhoods nearby. **If BNKD's 2023 plans are allowed to go through as-is, nearby property values will certainly be impacted in a negative manner as a result.**

A year ago Mark and Cindy Luchtenburg provided an excellent and highly detailed summary (attached) which we have reviewed and totally agree with. The information they provided accurately represents our primary concerns related to this BNKD development project. We agree with every single argument (of which there are MANY) Mark and Cindy provide as to why BNKD's 2023 proposal should not be approved and only a development plan that is very similar to their 2013 approved plan should be given serious consideration by your Commission. (From this email and/or attachments.....any references you may find to plans BNKD submitted in 2022 remain totally valid because, unfortunately, their 2023 plans are nearly identical to the 2022 plans they attempted to get approved last year.)

Please reject BNKD's proposed plans and require that they submit a plan that much more closely resembles either their 2013 or 2001 plans. This means the Autumn Ridge 9th and 11th additions would have single family homes on larger lots and these two additions would implement plans that appropriately handle the very important issue of water retention and water runoff into other neighborhoods.

Thank you for your serious consideration of what we feel is a very reasonable request on the parts of us and our neighbors. This request is in the long term best interests of the Cedar Falls community, including the people who will someday live in the Autumn Ridge 9th and 11th Additions. Our request is also in alignment with the typical plans for growth/change, related to both residential and commercial real estate, that are ultimately approved due to the wise and thoughtful work that is done and foresight that is employed by you and your Planning and Zoning Commission teammates.

Lastly, thank you for the important work you generously volunteer to do in service to the people of this wonderful community we are blessed to live in.

John and Kaye Englin

4327 Wynnewood Drive

319-240-1194

jkenglin@gmail.com

Jaydevsinh Atodaria

From: Karen Howard
Sent: Monday, June 12, 2023 9:54 AM
To: Jaydevsinh Atodaria
Subject: FW: [EXTERNAL] Autumn Ridge proposed development
Attachments: New Master Plan 5.15.23.png; 2013 Preliminary North Autumn Ridge Plan.pdf; Original master plan 2001.pdf

JD,

Did you receive this one from Cindy or is this one new? If is it new, then I will forward it directly to the Commission.

-----Original Message-----

From: Cindy Luchtenburg <cindyl@cfu.net>
Sent: Thursday, June 8, 2023 7:41 PM
To: Stephanie Sheetz <Stephanie.Sheetz@cedarfalls.com>; Karen Howard <Karen.Howard@cedarfalls.com>
Subject: [EXTERNAL] Autumn Ridge proposed development

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Dear Stephanie and Karen,

Below is a letter that I would like to have forwarded to each P&Z committee member to be reviewed prior to the June 14th P&Z meeting. Thank you

We are writing to give you our opinion and concerns regarding the proposed new development of Autumn Ridge known as the 9th and 11th additions.

In reading previous staff analysis of the proposed subdivision, it stated that "it is important to ensure an area is developed in a thoughtful and orderly manner and that it provide for efficient traffic circulation between neighborhoods and includes the necessary infrastructure to meet the needs of the future residents. It is also intended that such planned residence districts be designed and developed in substantial conformity with the standards of the comprehensive plan and with recognized principals of civic design, land use planning and landscape architecture."

The above paragraph is referenced as a reminder to the city and developer of the importance to develop an area with thoughtful consideration of those already living in the area as well as for the continued safety of area residents and their homes.

We recently attended a neighborhood meeting that included adjacent neighborhoods from Fieldstone, Lakeview and those of us who are on the north side of this proposed addition. At the meeting it was stated that Paddington St is one of the main entrances for Autumn Ridge and at certain times of the day, there are many cars that use that street. Unfortunately, on the south side of Paddington, the lots are very narrow (which we assume were approved when that addition was proposed). It was also stated at our neighborhood meeting, that many of these narrow lots have driveways that aren't really wide enough to hold 2 cars (and allow passengers to actually get out of the car), thus many cars are parked on the street. This has unfortunately caused a great deal of congestion for those living on Paddington as well as for those living on the adjoining streets. Several of the neighbors complained about the congestion at the meeting. They said it is nearly impossible for 2 cars to bypass each other during busier times of the day. People are having to pull over in

order to allow the oncoming car to get through and because there are already many cars parked on the street, it is difficult to even find a place to pull over. Another complaint is because there are so many cars parked along this street, it is difficult to see children who may run out between the cars. This is all because BNKD Inc was allowed to squeeze very narrow lots all along the south side of Paddington. What kind of planning was there that didn't foresee this type of problem of putting so many homes so close together on a main through street? We would like to think that through the years, Cedar Falls had learned from all the earlier neighborhoods of the city. Where there are narrow streets and small lots, it now has caused problems due to the fact that people drive more than walk or bike and typically families have more than 1 car.

This brings us to the new Autumn Ridge additions being proposed. This addition is directly adjacent to our property on both the west and south sides of our property. It also runs adjacent to the entire south end of our neighbor's property. The original master plan approved by the city in 2001 included mostly single family homes for the upper half of the Autumn Ridge development with a 5-acre retention pond that had trails and greenspace around it located in the center of the addition. In 2001, there was about 4 lots directly adjacent to the west side of our property and a total of only 6 lots running the entire south side of both our property and our neighbor's property. In 2013 changes were made to add more lots further north and the pond was completely eliminated. At that time, what was considered Autumn Ridge 8th and 9th additions increased from what would have been about 33 homes around and north of the pond to about 57 homes that included lots in the now removed pond area. Adjacent to our property was still 4 lots to the west, however to the south of us, was now 11 lots instead of the original 6. What is disturbing is that none of these 2013 changes were ever officially included in a new master plan, so I keep wondering if any of it ever truly was approved.

Now, this newest proposed plan (called Autumn Ridge 9th and 11th additions) is showing a total of 6 lots directly adjacent to the west side of our property and 15 lots along the south side. This is more than double the original master plan. Together with these increases, the newest proposed addition has 46 bi-attached homes (duplexes) and 44 family/one unit homes. Considering the proximity of the homes in the original 2001 Master plan and the homes in the new proposed plan, we are looking at many more homes than the 90 homes just mentioned. Including the homes built where the pond would have been, we are looking at well over 100 homes now in this northern section of the development that originally had only around 58 single family homes!

The lots in this north addition again have very narrow lots and will have narrow driveways. All these duplexes being proposed will obviously increase the density of families living on these narrow residential streets and as we stated previously, many families tend to have 2 cars if not more, so we can likely all agree that the same congestion and traffic problems are going to happen or quite possibly be even worse with the sheer density of this proposed addition. We would therefore like to ask, at what point is density too much? At what point is a nice residential area (as was submitted on the original master plan) forfeited/forgotten? Will the established families who have already built homes and set roots here, be taken into consideration? At the neighborhood meeting, several individuals brought up the fact that they purchased their lots and built their homes with the "promise" from BNKD Inc that the development to the north was going to include single family homes and lot sizes similar to the original plan. These people are upset and said, had they known what BNKD is now trying to do, they would never have purchased their lots.

This brings me to another concern. At the recent meeting Brian Happel, who is the son of the owner of BNKD Inc, informed me that although the houses around our property have been changed to "single family", they could still put in duplexes if they wish because the land is zoned R1. Given the size of these lots being so narrow and not seeing side easements on the proposed map, I am very concerned that the true plan will be to eventually put in zero lot duplexes as they have in the center of the current proposed plan. Thus creating even less greenspace and potential for even more water runoff!

It was brought up as to what kind of neighborhood community this will ultimately promote. The families in this area would like to see more single family homes going up vs duplexes because people tend to live in single family homes much longer. We want a community of neighbors that we can get to know and grow with. We do not want a transient neighborhood where people move every couple of years and that is exactly what happens when people live in duplexes. Duplexes are not considered a permanent home by most. It is considered a 1st home or just a temporary home. There

are so many legitimate concerns and fears about this addition, due to the type of housing and also due to the high density of this plan. Another of our own personal fears is that these duplexes and the small homes (proposed to be built on the tiny lots) will eventually simply become rental properties of which will then open up a Pandora's box of many other problems. So we would like to ask the Cedar Falls city staff, P&Z and elected city council; do you want a city that has long term citizens that bring up their families here and are proud of their city or do you want a more transient city that tends to become run down due to the constant flow of short term living typical of duplex, condo and apartment living? Also, again I would like to ask; at what point are the families who have already built their homes here taken into consideration, especially when they were told the future subdivision would match up with the types of homes these families built.

The developer is the one saying that there is a need for multiple family housing, however there is a point where shoving so many of these types of homes together in one area is not conducive to quality living for anyone really. My opinion is that the developer is really only concerned about his own financial gain and not about providing affordable housing. We were told at the recent meeting that these homes would run between \$300K and \$400K. That doesn't sound like affordable housing to me. Also the sheer density of this area may not only affect the neighbors right next to this addition, but there has been concerns on how the density will affect their home values as well as the potential water runoff (due to very little green space) that could affect even those living in neighborhoods much farther.

The Lakeview addition to the north of Hwy 57 is connected to the waterway of the Autumn Ridge development. Lakeview residents had to sustain very high costs in getting their retention pond back to a working pond due to the sediment runoff over the past few years from the ongoing construction and the mismanagement of the waterways connected to it. The Fieldstone addition is also concerned about siltation into their pond.

Lastly the P&Z recommended that because the developer took out the retention pond and public trail in the 2013 plan, that at least a 2 acre community green space/park should be included in the plan due to the size of this entire development. The developer came back with only a 1.15 acre space that has sloping problems (mainly because it's in an area where water flows) and is literally right along busy Union Road. That's really not a very good place in our opinion, for a park that kids could go to play! Also I was informed by Brian Happel who is the son of the owner of BNKD Inc that this area is just considered a green space and not a park, as far as their concerned.

We are therefore, begging the P&Z committee to please really consider the long term affects this current plan will have on the established surrounding neighborhoods. Please think about those who bought lots here according to the original plans and how the density is so completely different than what the original master plan was approved for. This new plan doesn't conform to the types of homes in this area and the density is simply too much! This new plan not only affects those families next to it but also the families across Union Rd in Fieldstone as well.

As I said previously, many feel the developer is only concerned about his own financial gain. He is not concerned about what he told people who bought lots from him already. We therefore, would ask that you reject this plan and that the developer resubmit a plan similar to the 2013 plan that included mainly single family homes on larger lots. A plan that many of the families already living in Autumn Ridge were agreeable to.

We will be happy to answer questions if anyone wants to contact us.

Thank you for your time and consideration.

Mark and Cindy Luchtenburg
4322 W. 1st St.
Cedar Falls, IA 50613
PH: 319-230-3712

Jaydevsinh Atodaria

From: Karen Howard
Sent: Friday, June 9, 2023 3:33 PM
To: Ann Spurr
Cc: Jaydevsinh Atodaria
Subject: RE: [EXTERNAL] Autumn Ridge 9th & 11th Additions

Hello Ann,

Thank you for your correspondence. Would you like us to include your email in the information that is conveyed to the Planning and Zoning Commission? We appreciate that you have taken the time to share your concerns and will forward them for consideration as you direct. You are also welcome to attend the meeting to express your views in person.

Kind Regards,

Karen Howard, AICP, Planning & Community Services Manager City of Cedar Falls
 220 Clay Street, Cedar Falls, Iowa 50613
 (319)268-5169

-----Original Message-----

From: Ann Spurr <annspurr@cfu.net>
Sent: Friday, June 9, 2023 2:46 PM
To: Karen Howard <Karen.Howard@cedarfalls.com>
Subject: [EXTERNAL] Autumn Ridge 9th & 11th Additions

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I am writing today to express my concerns regarding the Autumn Ridge 9th and 11th Additions by BNKD, Inc. As a resident of Berry Hill Rd, there are many concerning issues with the new plans being submitted to the city. First, BNKD sold us our lot with the assurances that the northern development would be comprised of single family housing similar to our development, not the numerous duplexes in the current proposal. Also, the owners of BNKD control the storm water association tasked with the maintenance of the waterway. Until the city got involved, the waterway had not been maintained as required. Next, I have concerns about water runoff from the new development. I have witnessed a "full" waterway during heavy rain events. What assurances do I have as a property owner that the waterway can handle the runoff associated with the change to a more dense development of new multi-family homes on smaller lots. The original plan at the time the waterway was constructed was for a very different looking development. Lastly, I did watch the committee meeting this week discussing green space/parks, and I noted that the members are quite concerned with the lack of neighborhood parks. The new development has eliminated the pond and surrounding green space in favor of a smaller space along the current waterway and Union Road. Having residents and children use a green area along Union Road seems fraught with potential danger due to traffic flow and speed.

I ask that you carefully review the current plan submission for this new development. As was stated at the committee meeting, once a development is approved and constructed, you can't go back to address issues.

Please forward my email to the members of the P&Z committee.

Thank you for you time and consideration.

Ann Spurr
4211 Berry Hill Rd

Jaydevsinh Atodaria

From: Stephanie Sheetz
Sent: Monday, June 12, 2023 4:32 PM
To: Karen Howard; Jaydevsinh Atodaria
Subject: FW: [EXTERNAL] Autumn ridge

From: Amber Hines <hinesrn@hotmail.com>
Sent: Monday, June 12, 2023 4:30 PM
To: Stephanie Sheetz <Stephanie.Sheetz@cedarfalls.com>
Subject: [EXTERNAL] Autumn ridge

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Hello,

I am writing this email to voice my concern about the proposed autumn Ridge development on the west side of Union Road. I feel that the large number of houses and condos would lead to a high level of traffic congestion in the area, as well as population density. There is very little green space in the proposed development which could also lead to water problems for the downstream drainage areas and houses along those areas. I would ask that the developer consider decreasing the number of homes in the proposed plan. This would reduce the amount of congestion in the area and be more congruent with the surrounding neighborhoods to maintain aesthetics and the community feel of the neighborhood. Please forward this on to the planning and zoning committee.

Thank you,
Amber Hines
4436 Wynnewood Dr
Cedar Falls

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Jaydevsinh Atodaria

From: Stephanie Sheetz
Sent: Tuesday, June 13, 2023 12:33 PM
To: Karen Howard; Jaydevsinh Atodaria
Subject: Fwd: [EXTERNAL] Autumn Ridge 9th and 11th Addition

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From: Brad Pierschbacher <Brad.Pierschbacher@cfschools.org>
Sent: Tuesday, June 13, 2023 11:19:15 AM
To: Stephanie Sheetz <Stephanie.Sheetz@cedarfalls.com>
Subject: [EXTERNAL] Autumn Ridge 9th and 11th Addition

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Good morning Stephanie,

My name is Brad Pierschbacher and am a property owner that will be greatly affected by the Autumn Ridge Addition.

While I am certain you have heard the many concerns of the dense population of the proposed addition, my wife and I have a particular concern that is unique to us. We own the property on the north line of the addition which is proposed to have 8.5 homes backed up to us. More concerning than that is the street that is heading directly into our master bedroom. When questioned at the last P&Z meeting it was stated that it was there for future development. Being the homeowner and having residency at the address for the past 8 years, it is quite disheartening to think that the developer/city is disrespecting the current owner. It feels as though we have no other option in the future other than to sell our property for continued homes to be built where ours is currently established.

Thank you for your time and consideration.

Brad Pierschbacher
 4228 W. 1st St

--
 Brad Pierschbacher
 Industrial Technology
 Holmes Jr. High
 Cedar Falls, IA
 319-553-2672

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Jaydevsinh Atodaria

From: Jaydevsinh Atodaria
Sent: Wednesday, June 14, 2023 8:53 AM
To: 'Lena Simmons'; Stephanie Sheetz; Karen Howard
Subject: RE: [EXTERNAL] Autumn Ridge 9th & 11th Addition proposal

Good morning Lena,

Thank you for reaching out. We will forward this to all the Planning and Zoning Commission members.

Have a great day ahead.

Best,

Jaydevsinh Atodaria (JD)

City Planner I

JDA@cedarfalls.com

319-268-5185

From: Lena Simmons <lenasimmons@cfu.net>
Sent: Wednesday, June 14, 2023 8:15 AM
To: Jaydevsinh Atodaria <Jaydevsinh.Atodaria@cedarfalls.com>; Stephanie Sheetz <Stephanie.Sheetz@cedarfalls.com>; Karen Howard <Karen.Howard@cedarfalls.com>
Subject: [EXTERNAL] Autumn Ridge 9th & 11th Addition proposal

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Please forward this to all Planning and Zoning Committee members -

I have so many concerns about the newest proposed development of the Autumn Ridge 9th & 11th Additions.

- When we purchased our lot, we were told that the addition to the north would be 56 homes with lots comparable to the 5th addition of Autumn Ridge. I believed the developer. I was shown the approved plat. My family chose to join the Cedar Falls community. Now I feel that I have been deceived. The developer has told us many different stories – all of which seem to have changed.
- The astronomical increase in houses from 56 single family homes to 90 lots with 46 being duplexes. This is an overwhelming increase of 60%.
- The tiny lot size leads to concerns about the city required setbacks and the size of the homes that could be built. It will NOT be in keeping with the surrounding homes. There are no other duplexes in the Fieldstone, Wynnewood and Autumn Ridge 3rd and 5th Additions.

- The small lot size with narrow driveways will increase the need for street parking, leading to traffic congestion. This also increases hazards for pedestrians.
- The impact on the traffic and waterway is tremendous.
- The proposed development will landlock the Waterway which would limit access for future maintenance, in accordance with city code.
- The increased traffic on 1st street and Union . The intersection at Union & 1st is all ready congested and dangerous. Adding another 200+ vehicles will only exasperate the problem.
- The proposed “park” is to be located next to Union Road and the steep incline that leads to the waterway – where there is always standing water. Not an ideal location. In 2020, the Cedar Falls Parks and Recreation Commission rejected a similar proposal for the park location.
- The increased water runoff into the waterway – which has not been maintained and is currently in need of maintenance per the inspection on June 7,2023. What issues will this create for the properties located on the south side of the waterway and the downstream properties of Fieldstone and Lakeview?
This proposal does not adhere to the promise given to the current homeowners and does not match the existing neighborhoods.

I am opposed to the current proposal and would ask the Planning and Zoning Commission to hear the community’s voice to reject this proposal.

Thank you ,

Lena Simmons

207 Corduroy Dr.

Jaydevsinh Atodaria

From: Karen Howard
Sent: Wednesday, June 14, 2023 4:26 PM
To: Jaydevsinh Atodaria
Subject: FW: [EXTERNAL] Please pass on to the P&Z members

JD,

This is the only additional email I've received since we sent out the combined .pdf of recent correspondence. I told this person we would hand out a hard copy of her email at the meeting this evening. Would you make a copy for everyone and distribute it before the meeting?

-Karen

From: Lindsay Csukker <lindsay.csukker@gmail.com>
Sent: Wednesday, June 14, 2023 2:40 PM
To: Stephanie Sheetz <Stephanie.Sheetz@cedarfalls.com>; Karen Howard <Karen.Howard@cedarfalls.com>
Subject: [EXTERNAL] Please pass on to the P&Z members

To whom it may concern - Please pass this message on to the city council prior to tonight's P&Z meeting. Thank you.

Dear Planning and Zoning Committee -

I live in Cedar Falls, near the intersection of 1st St and Union Road. I use that intersection multiple times on a daily basis to take my children to school/daycare and other errands. I am very concerned about the potential of increased of housing near said intersection due to the proposed Autumn Ridge Development. Said intersection is already very busy and it can take a while to cross or turn in the intersection. With no light, stopped traffic can sit for a while and given its closeness to farms, we see a lot of large farm vehicles at the intersection, making it even more difficult to get large vehicles across.

Besides the above concerns, I was very surprised and concerned to see a change of plans from the original. The new plan does not match the 2013 plan of 58 lots. It's now 90! Lack of greenspace, increased concrete, leads to various problems including but not limited to:

1. Affects the values of current homes. Lots were previously purchased with the understanding that the continued development would match the plans of 2013 with 58 single family lots. New plan has 90 lots that include 46 lots with duplexes. That is almost double the original plan that was shared with us.
2. High number of duplexes. Duplex housing tends to bring more transient/temporary families or they become rental properties, which can lead to other problems and neglect of the properties.
3. Lack of greenspace and increased hard surfaces (due to the high density of homes) causes water runoff, directly impacting properties in Autumn Ridge as well as homes in Fieldstone and Lakeview and their retention ponds.
4. Cars having to be parked in streets due to narrow lots/driveways. This causes traffic congestion and dangers for pedestrians (especially children) crossing between the cars.

Thank you for the opportunity to discuss my concerns,
Linsay Hall

Jaydevsinh Atodaria

From: Karen Howard
Sent: Friday, June 2, 2023 5:36 PM
To: Jaydevsinh Atodaria
Subject: FW: [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] RE: Autumn Ridge Addition

JD,

Make sure that this latest email from Cindy is included in the P&Z packet for P&Z. Please save a copy in the case file folder. When the case is forwarded to Council all correspondence is also forward to them.

-Karen

From: Cindy Luchtenburg <cindyl@cfu.net>
Sent: Thursday, June 1, 2023 11:31 PM
To: Matthew Tolan <Matthew.Tolan@cedarfalls.com>
Cc: Lenasimmons <Lenasimmons@cfu.net>; David Wicke <David.Wicke@cedarfalls.com>; Karen Howard <Karen.Howard@cedarfalls.com>; Jaydevsinh Atodaria <Jaydevsinh.Atodaria@cedarfalls.com>
Subject: [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] RE: Autumn Ridge Addition

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Thank you all for getting back to us. Again, it is very much appreciated.

For reference, the Autumn Lane development is much farther south than the area I was questioning. I'm assuming Autumn Lane has no real impact on the area along the drainageway, unless the piles of dirt along the drainageway are being deposited there from possible digging being done for the Autumn Lane construction. If this is true, then I'd like to know why the developer was allowed to dump all this dirt along the drainageway since (my understanding) is that this part of the development has not yet been approved? As for the picture that Maria took, it unfortunately is not showing the piles of dirt that are on the north side of the drainageway. It appears there may be a slight berm between the piles of dirt and the drainageway, but are there requirements the developer should follow when placing these large piles of dirt so near the drainageway and should silt fencing be placed along these dirt piles to keep the dirt from possibly being washed into the drainageway? I don't know what the requirements are, but the reason I'm asking these questions is because of the history of problems and cost that occurred to the Lakeview pond residents due to the sediment that slowly washed into their pond from the ongoing construction over the past years. Is this a problem that will repeat itself because of the poor maintenance of the Autumn Ridge waterway and the future construction that is being proposed?

I'm assuming the reason for the retention pond in the original Autumn Ridge master plan was to help reduce or eliminate siltation into the Fieldstone pond and again into the Lakeview pond which are all connected. Now the retention pond has been eliminated from the plan and the developer is proposing to double the housing compared to what was originally approved for this area. Therefore, my concern is that the developer is not really concerned about the long term affects this new proposed plan will

have on those living in the Autumn Ridge addition, nor for our properties, or the Fieldstone and Lakeview additions. I feel the proposed plan will be detrimental to so many families already established in these neighborhoods due to the number of narrow lots causing significant reduction of green space which in turn will cause congestion of traffic, lack of parking space and water runoff issues. These concerns are shared by many of the families in and around this area.

I would therefore, like to request that these emails be submitted to the P&Z committee to show our concerns and objections to the newest plan BNKD Inc. is proposing for Autumn Ridge. Our hope is that P&Z will consider those families who have already purchased lots and made our homes in this area with the expectation of what this area was to become according to the original approved master plan that BNKD Inc. submitted.

Again, thank you for your time and explanations.

Cindy Luchtenburg
PH: 319-230-3712

From: "Matthew Tolan" <Matthew.Tolan@cedarfalls.com>
To: "Cindy Luchtenburg" <cindyl@cfu.net>, "Lenasimmons" <Lenasimmons@cfu.net>
Cc: "David Wicke" <David.Wicke@cedarfalls.com>, "karen howard" <Karen.Howard@cedarfalls.com>, "Jaydevsinh Atodaria" <Jaydevsinh.Atodaria@cedarfalls.com>
Sent: Thursday, June 1, 2023 1:34:52 PM
Subject: RE: [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] RE: Autumn Ridge Addition

Cindy,

The drainageway/basin does have a maintenance and repair agreement associated with the Autumn Ridge development. This agreement outlines a number of items in which the association needs to maintain with including clearing trash, maintaining vegetation, removing of trees, and sediment accumulation. As JD mentioned, Maria Perez, our stormwater specialist has been monitoring the ongoing clearing work in the basin. I've also been to the site with other Public Work's staff to monitor the ongoing maintenance by the developer.

In regards to the tree removal, the site had smaller diameter scrub trees which is acceptable to leave cut at the base level. When we get into the larger diameter tree bases is when the full removal would be needed by partial removal of the root system. Moving forward, they are required to complete annual inspections and repairs for all items in the basin including tree removal, sedimentation, and maintaining vegetation that they will be responsible for. Maria will also be monitoring their Storm Water Pollution Prevention Plan if and when the future development moves forward.

Regards,

Matthew Tolan, EI
Civil Engineer II
City of Cedar Falls

From: Karen Howard <Karen.Howard@cedarfalls.com>
Sent: Thursday, June 1, 2023 12:20 PM
To: Jaydevsinh Atodaria <Jaydevsinh.Atodaria@cedarfalls.com>; 'Cindy Luchtenburg' <cindyl@cfu.net>
Cc: Lenasimmons <Lenasimmons@cfu.net>; Matthew Tolan <Matthew.Tolan@cedarfalls.com>
Subject: RE: [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] RE: Autumn Ridge Addition

Cindy,

Again, we send out notices to all properties within 200 feet of the project area. The area that will soon be considered by P&Z and Council is the undeveloped area north of the drainageway. 200 feet would cover properties immediately across the street in Fieldstone and properties along Berry Hill Road and the properties that abut to the north. Anyone that receives a notice is certainly welcome and encouraged to share it with other interested parties.

The 10th Addition that JD is referring to is south of the drainageway and was previously approved by P&Z and City Council and is now under construction. Those may be the piles of dirt that you can see from your property.

-Karen

From: Jaydevsinh Atodaria <Jaydevsinh.Atodaria@cedarfalls.com>
Sent: Thursday, June 1, 2023 10:54 AM
To: 'Cindy Luchtenburg' <cindyl@cfu.net>
Cc: Lenasimmons <Lenasimmons@cfu.net>; Matthew Tolan <Matthew.Tolan@cedarfalls.com>; Karen Howard <Karen.Howard@cedarfalls.com>
Subject: RE: [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] RE: Autumn Ridge Addition

Good morning Cindy,

Thank you for reaching out. Our stormwater specialist, Maria Perez was out on-site yesterday and she mentioned that no work is being done in the basin area. But the developer is working on the construction of the Autumn Ridge 10th addition (west of Autumn Lane), for which they have permits. See attached pictures that were taken yesterday for reference.

Regarding your question about receiving notice for the upcoming Planning and Zoning Meeting, we usually send out notices to properties within 200 feet periphery of the site. Yes, you will be notified and a few of the properties along Union Road in the Fieldstone subdivision also be notified.

Regarding your questions about the drainage way, I will let Matt respond to those. Thank you. Hope you have a great day ahead.

Best,

Jaydevsinh Atodaria (JD)
City Planner I
JDA@cedarfalls.com
 319-268-5185

From: Cindy Luchtenburg <cindyl@cfu.net>
Sent: Wednesday, May 31, 2023 10:23 PM
To: Karen Howard <Karen.Howard@cedarfalls.com>
Cc: Jaydevsinh Atodaria <Jaydevsinh.Atodaria@cedarfalls.com>; Lenasimmons <Lenasimmons@cfu.net>; Matthew Tolan <Matthew.Tolan@cedarfalls.com>
Subject: [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] RE: Autumn Ridge Addition

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Hello Karen,

Thank you so much for replying back to us and for the information you have shared.

As for the drainageway, I'd like to inquire if Matt could explain if cutting the overgrowth of trees and leaving stumps is considered adequate for the management requirements? I haven't had a chance to go down to the drainage way myself recently, but I can see these very large piles of dirt all along that drainageway from our house, so I'm curious as to what will be done with those? Has Matt or another city engineer actually seen these? If not, I would like to ask if someone could actually take a look at this? My concern is if more loose dirt will cause the drainageway to become "clogged" (for lack of a better term).

I would also like to know what properties are considered within 200 feet of the "bounderies" of this property? Will the people within the addition itself be getting a notice? Will we receive a notice and will the people across the road in Fieldstone be getting a notice?

Again, thank you for any information you can share regarding this proposed plan.

Cindy Luchtenburg
ph: 319-230-3712

From: "karen howard" <Karen.Howard@cedarfalls.com>
To: "Cindy Luchtenburg" <cindyl@cfu.net>
Cc: "Jaydevsinh Atodaria" <Jaydevsinh.Atodaria@cedarfalls.com>, "Lenasimmons" <Lenasimmons@cfu.net>, "Matthew Tolan" <Matthew.Tolan@cedarfalls.com>
Sent: Wednesday, May 31, 2023 5:45:02 PM
Subject: RE: [EXTERNAL] Re: [EXTERNAL] RE: Autumn Ridge Addition

Hello Cindy,

Thank you for your correspondence. I have checked with our Engineering Department regarding the piles of dirt near the drainageway. When this came up at P&Z previously, the neighbors expressed concerns about the condition of the drainageway and the City required the developer to clear out/clean up the drainageway to ensure that it met our stormwater management requirements. It is my understanding that they have completed this work. The owner is allowed to do some grading of the site as long as there is a current erosion control plan on file with the City. However, rest assured that no construction work can commence until the revised master plan and preliminary plat has been reviewed by P&Z and approved by City Council.

We have received a submittal for a master plan and revised preliminary plat. We tentatively anticipate that this will be on the June 14 Planning and Zoning Commission meeting. Once we have verified that the submittal is in order and ready for the initial discussion at P&Z, we will mail courtesy notices to property owners within 200 feet of the boundaries of the property. Anyone that receives a notice is welcome and encouraged to share it with other interested parties. People are welcome to provide input at the public meetings but may also submit written correspondence to the City's Planning Division at Planning@cedarfalls.com and we will make sure that the Commission and Council receive a copy.

Matt Tolan, from our Engineering Division, may have other information about the erosion control plan and any grading that has already occurred on the site. I've copied him on this message.

JD Atodaria is the planner in charge of this case, so please continue to include him on any future correspondence as he can advise on details of the case as it goes through P&Z and Council review.

Kind Regards,

*Karen Howard, AICP, Planning & Community Services Manager
City of Cedar Falls
220 Clay Street, Cedar Falls, Iowa 50613
(319)268-5169*

From: Cindy Luchtenburg <cindyl@cfu.net>
Sent: Monday, May 29, 2023 10:39 PM
To: Karen Howard <Karen.Howard@cedarfalls.com>
Cc: Jaydevsinh Atodaria <Jaydevsinh.Atodaria@cedarfalls.com>; Lenasimmons <Lenasimmons@cfu.net>
Subject: [EXTERNAL] Re: [EXTERNAL] RE: Autumn Ridge Addition

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Dear Karen,

I wanted to share the letter I received from Dennis Happel regarding the Autumn Ridge Addition. This letter was sent to us, our neighbor and a few homeowners directly to the south of the Autumn Ridge waterway, but to no one else around this area. Mr Happel stated in his letter that there have been impact studies done and they have been "approved". Our concern is that Mr Happel is moving ahead with this addition before there is actual approval from P&Z or City Council. I've noticed large piles of dirt all along the waterway to the south of us which is where the pond was originally planned for in the original Master Plan. We would therefore like to know what is being done in that area already before any new plan has been publicly discussed and approved? Mr Happel who is part of BNKD, Inc., the developer of this land, has managed to change the design of the original master plan previously without going through the proper channels according to the lack of a new master plan ever being documented back in 2013. According to several people who previously bought homes in this addition, they were "promised" the newer additions would match up with the original master plan as development continued, however we now know that BNKD Inc did not keep that promise, as there are now homes built where the pond was originally supposed to be. My fear is that all the people who have already built homes and are living around this area are not truly going to be considered when it comes to developing the remainder of this addition. I already know of 1 family who has now decided to move. As I mentioned previously, the current design BNKD, Inc has submitted, is nothing like the original master plan of which was approved by everyone involved at that time. The new plan is not only objected by the original homeowners in this area, but also by the newer homeowners as well as neighboring areas such as Fieldstone Addition to the east and Lakeview addition to the north. I fear Mr Happel will somehow get away with doing whatever he wants regardless of the objections from so many who have made their homes in this area for so many years. I am therefore begging the P&Z and City Council to please make sure that BNKD Inc isn't allowed to proceed with anything until it has actually been approved. I'm hoping that P&Z and the City Council will realize just how many families are going to be affected in so many negative ways by the extreme density of the current plan, which I've already mentioned in my previous emails to members of P&Z and City Council.

Thank you again for your time and consideration and please let us know when this will be coming up for public discussion.

Cindy Luchtenburg
319-230-3712

From: "Cindy Luchtenburg" <cindyl@cfu.net>
To: "karen howard" <Karen.Howard@cedarfalls.com>
Cc: "Jaydevsinh Atodaria" <Jaydevsinh.Atodaria@cedarfalls.com>, "Lenasimmons" <Lenasimmons@cfu.net>
Sent: Tuesday, May 2, 2023 3:24:25 PM
Subject: Re: [EXTERNAL] RE: Autumn Ridge Addition

Hi Karen,
Thank you so much for getting back to me. I appreciate it very much!

In looking over the newest plan, I would like to comment that unfortunately I don't see a lot of difference in the size of the lots. It appears to me they are just classified now as single family but the density is still very high. If you consider how most families have at least 2 vehicles now (if not more), these small lots leave little to no parking area other than on the street. This is the same problem residents are having now with Paddington. The lots are so narrow that the homeowners can't park their cars in their own driveways and be able to get out of a garage. Because of this, the street has become very congested with parked cars and people driving through, as this is a main entrance from Union Rd into the Autumn Ridge area. Also, children can't be seen coming out from between all the cars that are parked along the street and during certain times of the day, cars have to wait to take turns maneuvering down the street. The exact same issues will happen along Wynnewood Dr if this developer is allowed to create these narrow lots!

The greenspace is unfortunately, in a mostly unusable area which is why the developer has probably designated that as green space. In my opinion, it is a waste and a dangerous area for children as it is right along a waterway and busy Union Rd. This should not be considered a usable "park space".

I hope the city will really look at this plan and realize how bad this plan is in so many ways. First for the families who had already purchased their properties in expectation of the original master plan. It was created and approved for with many fewer and larger lots that these homeowners said, were "promised" was going to be. Also for the potential dangers and water issues due to the high density throughout this entire development. These issues will not only affect the property owners around this development but also those in the Fieldstone addition as well as the watershed issues that created problems for the Lakeview addition to the north. This all connects together and in time, will become a major problem in so many ways.

I again want to thank you for sending me the new proposed plan and I'm hoping the P&Z will take my comments into consideration for the sake of those already living around this area. I know that many others feel the same way I do and will make their concerns and frustrations known when this is on the agenda to be reviewed.

Respectfully,
Cindy Luchtenburg

From: "karen howard" <Karen.Howard@cedarfalls.com>
To: "Cindy Luchtenburg" <cindyl@cfu.net>
Cc: "Jaydevsinh Atodaria" <Jaydevsinh.Atodaria@cedarfalls.com>
Sent: Tuesday, May 2, 2023 2:06:37 PM
Subject: RE: [EXTERNAL] RE: Autumn Ridge Addition

Hi Cindy,

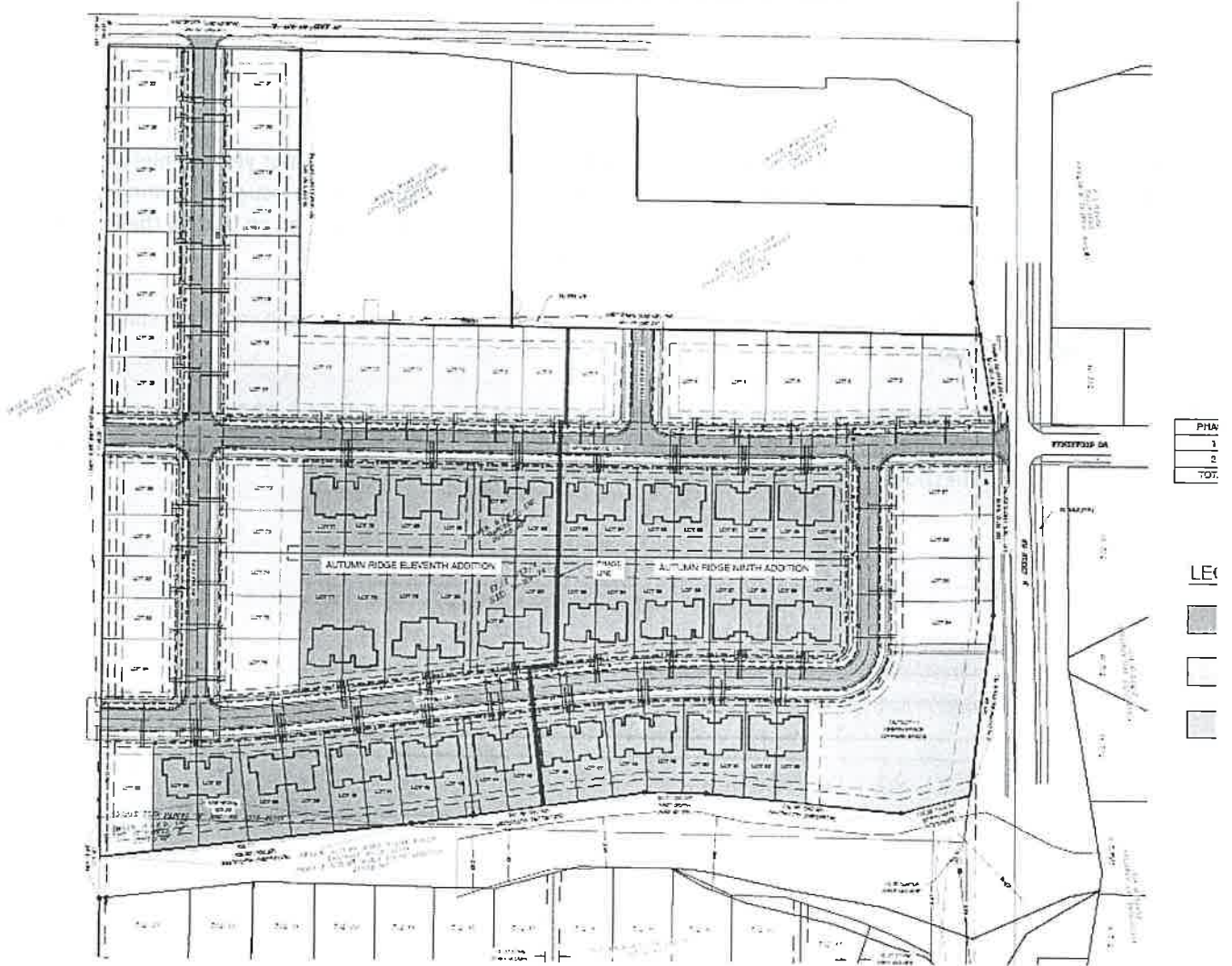
Yes, we just received a new application for preliminary plat for Autumn Ridge. We have not yet completed our initial review, but my impression is that they have made some changes to address some of the issues that came up at the P&Z meetings previously. In particular, you may be interested that they have changed the plan so that all the lots along the north side of Wynnewood Drive are SF lots, instead of the bi-attached units.

Here is a snapshot of the latest master plan with the SF lots in blue and bi-attached units in red. Park space is now proposed in the first phase.

Like I said, we have not completed our initial review, so it has not yet been scheduled for P&Z review. We will be sending out courtesy notices to neighbors once a date has been determined for public review. In the meantime, let us know if you have any specific questions.

Kind Regards,
Karen

MASTER PLAN - AUTUMN RIDGE NINTH AND ELEVENTH ADDITIONS CEDAR FALLS, IOWA



From: Cindy Luchtenburg <cindyl@cfu.net>
 Sent: Tuesday, May 2, 2023 10:53 AM
 To: Karen Howard <Karen.Howard@cedarfalls.com>
 Subject: [EXTERNAL] RE: Autumn Ridge Addition

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Hi Karen,
 I've recently heard rumors that plans have been submitted to the city regarding the Autumn Ridge Addition, so was curious to know if that is true and if we will be able to see what the developer is considering? I've heard that the plan has a few changes but not enough to make any real difference to our concerns for that area. Can you tell me when this might come up at the P&Z meetings? You mentioned to me before that we would be notified, so I was wondering at what point that might happen.

Thank you for any information you can provide us.
 Cindy Luchtenburg
 319-230-3712
 4322 W. 1st St., Cedar Falls, IA 50613

----- Original Message -----

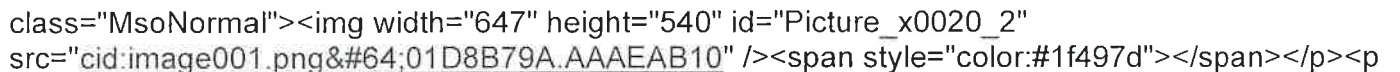
From: Karen Howard <Karen.Howard@cedarfalls.com>;
 To: 'Cindy Luchtenburg' <cindyl@cfu.net>;
 Cc: Jaydevsinh Atodaria <Jaydevsinh.Atodaria@cedarfalls.com>;
 Sent: Wed, 24 Aug 2022 11:53:50 -0400 (EDT)
 Subject: RE: Autumn Ridge Addition

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Luchtenburg,</span></p><p class="MsoNormal"><span style="color:#1f497d"> </span></p><p
class="MsoNormal"><span style="color:#1f497d">The developer has withdrawn the application and
does not intend to move forward with plans for development at this point in time. As with all such
requests, if they file another application, we will send out
courtesy notices to surrounding property owners notifying you of the application.
</span></p><p class="MsoNormal"><span style="color:#1f497d"> </span></p><p
class="MsoNormal"><span style="color:#1f497d">With regard to your questions about the maps you
referenced, the "Future Land Use Map" (the one with all the colors) is part of the City's
Comprehensive Plan. It is intended to provide guidance to policy makers
regarding <u>future development</u> of the City and what would be appropriate to consider when
receiving development or rezoning requests. These designations do not necessarily correspond with
the current zoning of properties. For example, when land that is
currently zoned A-1 Agricultural is proposed for rezoning to allow for development of housing, we
would look to the Future Land Use Map to determine whether the requested zoning is appropriate.
</span></p><p class="MsoNormal"><span style="color:#1f497d"> </span></p><p
class="MsoNormal"><span style="color:#1f497d">I've taken a snapshot of this map superimposed
over the property boundaries with your property outlined (see below). On the map below, the light
yellow designates low density residential, the orange indicates
medium density residential (4-12 units per acre) and pink/red as potential neighborhood commercial
or mixed-use. Your property is in the yellow area, so is designated as "low density residential," which
is defined in the Comprehensive Plan as emphasizing
single family detached housing with "typical densities ranging from 1 to 4 units per acre, although
individual attached projects may include density up to 6 units per acre." What this means is that if
sometime in the future you or a subsequent owner decide
to further develop your property, you would need to submit an application for rezoning to a
designation that is consistent with the Future Land Use Map.
</span></p><p class="MsoNormal"><span style="color:#1f497d"> </span></p><p

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What was being proposed by the developer for the land south of your property would be considered low density development (the density was approximately 4 units per acre), so is consistent with the Future Land Use Map, which shows both low density and medium density residential. However, this property is zoned R-P, which as you know must follow an approved master plan, which is what was up for debate at the Planning and Zoning Commission.

With regard to your question about the LMI map, this map indicates census block areas that currently have a higher concentration of low-moderate income households. It is not an indication of where people with low to moderate incomes should live. People can choose to live anywhere in the community regardless of their income. This map is used when the City considers where to spend Community Development Block Grant (CDBG) funds, which are federal funds required to be spent in large part to benefit low to moderate income households. Low and moderate income is defined as households earning 80% or less than the area median household income. The area median household income for the Cedar Falls/Waterloo metro area is currently \$89,800. Let me know if you have any further questions.

Kind Regards,
 Karen Howard, AICP
 Planning & Community Services Manager
 City of Cedar Falls
 220 Clay Street
 Cedar Falls, Iowa 50613
 (319) 268-5169
<mailto:karen.howard#64;cedarfalls.com>
 karen.howard#64;cedarfalls.com

From: Cindy Luchtenburg [mailto:cindyl#64;cfu.net]
 Sent: Monday, August 22, 2022 10:09 PM
 To: Karen Howard
 Subject: Autumn Ridge Addition

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 This message contains unscannable attachments that

could not be verified</pre><pre>virus free. Open only if you were expecting this message.</pre><p class="MsoNormal"> </p><p class="MsoNormal"> </p><p class="MsoNormal">Sent from

Mail for Windows</p><p class="MsoNormal"> </p><p class="MsoNormal">Dear Ms Howard,</p><p class="MsoNormal">As of the April 13th P&Z meeting, I have not seen anything more regarding the deferral of the Amendment of the RP Master Plan for the Autumn Ridge development, so I wanted to inquire if there has been any more communication or documentation regarding the proposed changes to this addition?</p><p class="MsoNormal"> </p><p class="MsoNormal">I also had questions regarding the "Land Use" and "LMI" maps that were shown in the agenda packet for the July 18th City Council Meeting. I've enclosed those maps for your convenience. My first question is if these maps are current? My 2nd question is what land use is our property supposed to be? We live at 4322 West 1st St, Cedar Falls. It appears that our property has possibly 3 different land uses. Low density residential, medium density residential and neighborhood community and mixed use. The city zoning map shows our property as A-1. I also find it interesting that the Autumn Ridge area is listed as low density residential when the developer's new proposed plans had shown high density and the LMI map is not showing that area designated for LMI families. So I'm curious to know just how accurate these maps are and if these are the most current? If not where can I find accurate and current maps regarding this?</p><p class="MsoNormal"> </p><p class="MsoNormal">Thank you for any information you can provide.</p><p class="MsoNormal">Cindy Luchtenburg</p><p class="MsoNormal">4322 West 1st St.</p><p class="MsoNormal">Cedar Falls, IA 50613</p><p class="MsoNormal">319-230-3712 </p></div></div></body></html>

Jaydevsinh Atodaria

From: Linsay Csukker <linsay.csukker@gmail.com>
Sent: Wednesday, June 14, 2023 2:40 PM
To: Stephanie Sheetz; Karen Howard
Subject: [EXTERNAL] Please pass on to the P&Z members

**CAUTION: This email originated outside the City of Cedar Falls email system.
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To whom it may concern - Please pass this message on to the city council prior to tonight's P&Z meeting.
Thank you.

Dear Planning and Zoning Committee -

I live in Cedar Falls, near the intersection of 1st St and Union Road. I use that intersection multiple times on a daily basis to take my children to school/daycare and other errands. I am very concerned about the potential of increased of housing near said intersection due to the proposed Autumn Ridge Development. Said intersection is already very busy and it can take a while to cross or turn in the intersection. With no light, stopped traffic can sit for a while and given its closeness to farms, we see a lot of large farm vehicles at the intersection, making it even more difficult to get large vehicles across.

Besides the above concerns, I was very surprised and concerned to see a change of plans from the original. The new plan does not match the 2013 plan of 58 lots. It's now 90! Lack of greenspace, increased concrete, leads to various problems including but not limited to:

1. Affects the values of current homes. Lots were previously purchased with the understanding that the continued development would match the plans of 2013 with 58 single family lots. New plan has 90 lots that include 46 lots with duplexes. That is almost double the original plan that was shared with us.
2. High number of duplexes. Duplex housing tends to bring more transient/temporary families or they become rental properties, which can lead to other problems and neglect of the properties.
3. Lack of greenspace and increased hard surfaces (due to the high density of homes) causes water runoff, directly impacting properties in Autumn Ridge as well as homes in Fieldstone and Lakeview and their retention ponds.
4. Cars having to be parked in streets due to narrow lots/driveways. This causes traffic congestion and dangers for pedestrians (especially children) crossing between the cars.

Thank you for the opportunity to discuss my concerns,
Linsay Hall



DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

ADMINISTRATION
2200 TECHNOLOGY PKWY
CEDAR FALLS, IOWA 50613
319-273-8629
FAX 319-273-8632

OPERATIONS AND
MAINTENANCE DIVISION
2200 TECHNOLOGY PKWY
319-273-8629
FAX 319-273-8632

TO: Mayor Rob Green and City Council
FROM: Brian Heath, O/M Division Manager *BH*
DATE: November 10, 2023
SUBJECT: Compost Facility Contract Services

Attached for Council consideration are documents related to an extension of contracted services for the City's compost facility operation. The contract was originally a three (3) year contract with annual extensions not to exceed three (3) additional years. This proposed extension is the last of the three-year extensions.

Because of the current volume, and increased operating expenses, the contractor is requesting an 8% increase for an annual amount of \$78,710.40. The previous increase of 4% occurred for calendar year 2022.

The contractor has been performing all duties adequately as outlined in the original contract. Based on the large volume of materials received, and the fact that there was no increase in operating costs for calendar year 2023, the opinion of staff is that the proposed increase is fair and equitable. Therefore, the Public Works Department is recommending approval of a final one-year contract extension with T&W Grinding to provide compost management operations at a base rate of \$78,710.40 annually.

Please feel free to contact me if you have questions or comments.

CC: Chase Schrage, Public Works Director

Att.

**YARD WASTE MANAGEMENT SERVICE AGREEMENT
1 YEAR EXTENSION
BETWEEN
CITY OF CEDAR FALLS
AND
T&W GRINDING**

THIS AGREEMENT, dated for reference purposes the ___ day of _____, 2023, is made and entered by and between the City of Cedar Falls (City) and the TW Grinding (Contractor).

WHEREAS, City operates a compost facility with the focus on managing materials through the hierarchy of reduce, reuse, recycle, compost, waste to energy, and landfilling; and

WHEREAS, Disposal of yard waste through landfilling is banned by the State of Iowa; and

WHEREAS, City intends to provide its customers the opportunity to divert yard and select organic wastes from the County landfill through environmentally sound management methods; and

WHEREAS, City entered into a contract with Contractor for certain operations and maintenance services in 2021, and the City wishes to exercise its renewal option as allowed in said contract for one final year, ending on December 31, 2024, and Contractor agrees to this renewal; and

WHEREAS, the only modified provision in this extension agreement from the original contract is an 8% increase in fees as shown in Exhibit A; and

WHEREAS, Contractor represents and warrants that it has the personnel, equipment, and financial resources to fully and satisfactorily provide such services on the terms and conditions hereafter set forth.

NOW, THEREFORE, in consideration of the mutual promises hereinafter set forth, the parties agree as follows:

SECTION 1. AGREEMENT. This Agreement, including attachments, incorporated herein by reference, comprise the entire agreement of the parties and no amendment or modification of the Agreement is valid or effective unless in writing and approved by the parties in the same manner as this Agreement. However, if there is a conflict between the provisions of this Agreement and the other documents comprising the Agreement, the provisions of this Agreement control.

SECTION 2. RETENTION. City retains Contractor to provide the services hereinafter set forth and Contractor agrees to perform such services for the fees described herein and in accordance with all other terms and conditions hereinafter set forth.

SECTION 3. TERM. The Term of this Agreement Extension is from January 1, 2024, to midnight on December 31, 2024.

SECTION 4. DEFINITIONS. For the purposes of this Agreement, the terms in this Agreement will have the same meaning as identified in Iowa Administrative Code (IAC) 567 Chapter 105.

SECTION 5. GENERAL DUTIES OF CONTRACTOR. Contractor must provide the services described in Scope of Work, attached as Exhibit "B", in the manner consistent with the level of service provided by members of the trade or profession currently practicing under similar conditions.

5.1 Site Operations Plan. Contractor, with cooperation from City, must develop and submit to City for approval a written Site Operations Plan (the Plan). The Plan must document the overall operations of the Yard Waste Management Process and how other select organics are managed. City will assist and have the final say on the material acceptance criteria and the Plan. The Plan will be reviewed periodically and modified as needed to meet program and operational needs.

The Plan may not be modified without the prior written approval of Contractor and City. The Plan must be filed with the City by Contractor. Contractor must provide all labor and equipment necessary to complete the required tasks.

5.2 Feedstock Preparation and Processing. Contractor shall assist as practical the removal of any non-organic or hazards materials (i.e. appliances, plastic bags, metal, glass, paint cans, etc.) from the stockpiled feedstock prior to grinding. City will assist removals and accept non-organic materials removed from the stockpile at no charge to Contractor. The Contractor will grind the feedstock in a manner that will facilitate the composting process in a timely manner.

5.3 Active Composting. Contractor must place the ground material on the processing pad in either a static or windrow pile for composting. Contractor is responsible for the piles to remain aerobic and Contractor must provide City evidence that the piles are aerobic. Contractor must ensure that the piles maintain the proper temperatures and moisture.

5.4 Cured and Finished Product. Contractor will make every possible effort to produce a quality compost product meeting the minimal standards as established by Iowa Administrative Code 567 Chapter 105.3 (10). Contractor is required to stockpile the finished material in an area not more than 500 feet from the processing area. At City's option, Contractor may be requested to screen the compost and stockpile.

City will collect samples of the finished product to be analyzed by a certified lab using the 'Test Methods for the Examination of Composting and Compost' to verify compliance.

5.5 Record Keeping. Contractor must keep complete and accurate records documenting the composting process. Copies will be provided to City's Representative upon request. Contractor must maintain all records for a period of not less than three (3) years, unless a longer period is required by law.

5.6 Response Time. Contractor must respond to City Representative's telephone or email request within 24 hours of receipt, excluding City Holidays. Contractor must respond with on-site support assistance to process feedstock, turn the piles, and/or issues associated with the composting process within five (5) working days or as agreed upon by the City Representative.

SECTION 6. GENERAL DUTIES OF CITY.

6.1 General Assistance. City will provide the land for processing yard waste and assistance with monitoring and removal of nonacceptable materials from the feedstock area when the contractor is not on site, as operational tempo permits. If requested, City will provide support to record daily or weekly data if required and identified in the Plan.

6.2 Record Keeping. City will provide, upon Contractor's request, all records and documents pertaining to performance of this Agreement, including but not limited to maintaining certified weight records of incoming feedstock and providing a tonnage report to Contractor monthly. City will promptly notify Contractor of compliance issues regarding Contractor's performance of this Agreement.

SECTION 7. COMPLIANCE REQUIREMENTS.

7.1 Contractor must perform all contracted services in accordance with all applicable federal, state and local laws, rules, regulations and orders, including, but not limited to, the United States Environmental Protection Agency, the United States Department of Transportation, the Iowa Department of Natural Resources, and Iowa and federal Occupational Health and Safety Administration agencies.

7.2 Contractor represents and warrants that it has all licenses, permits, registrations, and/or any other governmental authorizations required to provide the services under this Agreement. City reserves the right to request compliance documentation from Contractor and Contractor's subcontractors.

7.3 City will maintain the required storm water and, if required, solid waste permits and is responsible for the actions required by such permits. Any permits related to Contractor's property are the responsibility of Contractor. City reserves the right to conduct compliance inspections and provide its findings to Contractor.

SECTION 8. COMPENSATION.

City shall pay Contractor the fee provided in Attachment A – Fee Schedule. The fees established may not be adjusted during the Term of this Agreement unless both parties agree in writing in advance to any adjustment of fees.

SECTION 9. INSURANCE REQUIREMENTS & INDEMNIFICATION.

9.1 Contractor and all subcontractors must obtain and maintain at all times during the Term of this Agreement at their sole expense the insurance described in the attached Insurance Schedule, Exhibit "A". Certificates of insurance for Contractor and all subcontractors must be provided to City by Contractor prior to the commencement of any performance under this Agreement.

9.2 Contractor agrees that it assumes all responsibility for obtaining any casualty or liability insurance not required to be obtained under the terms of this Agreement but which Contractor, in its sole discretion, deems necessary to protect its own interests.

9.3 Contractor agrees to defend, indemnify, and hold harmless City, as set forth on Exhibit "A" attached, which provisions are incorporated herein by this reference. The obligations of this section will survive the termination of this Agreement.

9.4 To the extent allowed by law, City will defend, indemnify, and hold harmless Contractor from and against any and all claims arising out of the negligence of City, its officers or employees.

SECTION 10. PERFORMANCE BOND.

No performance bond is required under this Agreement.

SECTION 11. TERMINATION OF AGREEMENT.

11.1 This Agreement terminates:

(1) Automatically as of midnight, December 31, 2022, unless notice is provided to Contractor by City as provided in Section 3 or automatically as of the date Contractor makes a general assignment for the benefit of its creditors or proceedings are commenced in a court of competent jurisdiction for the reorganization, liquidation or voluntary dissolution of Contractor, or for its adjudication as bankrupt, or for the appointment of a receiver of the property of Contractor. Upon any termination under this provision, this Agreement will not be or become an asset of Contractor in the hands of any trustee or receiver.

(2) Upon an individual or aggregate transfer of interest in ownership of Contractor at any time or over time greater than forty-five (45) percent. Contractor must notify City of any change in ownership of Contractor or transfer of any equity interest in Contractor within ten (10) days of such change. Failure to provide such notice constitutes a breach of this Agreement.

11.2 Either party has the right to terminate this Agreement at any time for cause. Cause is defined as any breach by the other party of any material provision of this Agreement, including the warranties and representations or the insolvency of Contractor. The terminating party must exercise its right to terminate by written notice of its intent to terminate the Agreement delivered to the other party. Such notice must set forth the reason or reasons for such termination. The party receiving the notice has thirty (30) days following the receipt of such notification to remedy the cause for termination set forth in such notice and if such party fails within said thirty (30) days, to remedy such cause, this Agreement terminates.

11.3 Upon termination of this Agreement under the provisions of this section or otherwise, City will have no further obligations to Contractor, except payment for services satisfactorily performed as of date of the written notice of termination and expenses incurred with the prior written consent of City, provided, however, that termination does not abrogate, impair, release or extinguish any debt, duty, obligation or liability of Contractor to City hereunder which may have accrued prior to or arising before such termination, including, but not limited to, any such debt, duty, obligation or liability which was the cause of termination or which may arise out of such cause, and City has the right to withhold any payment or partial payment then due or to become due to Contractor hereunder for application against any such debt, duty, obligation, or liability.

11.4 No right or remedy conferred upon City under the terms of this Agreement, including, but not limited to, the right to termination, is exclusive of any other right conferred upon City under the terms of this Agreement or by law or equity. All such rights are cumulative and no single exercise of any such right or remedy will preclude the exercise of any other such right or remedy with respect to the same or any other breach by Contractor.

11.5 In the event of any termination of this Agreement, City has the right to forthwith take possession of copies of all records prepared by or used by Contractor in the performance of this Agreement through the date of termination and Contractor must provide such records to City.

SECTION 12. ILLEGAL PROVISIONS. If any provision of this Agreement is declared illegal, void or unenforceable, the other provisions are not affected but remain in full force and effect.

SECTION 13. RELATIONSHIP OF PARTIES. Nothing in this Agreement is intended, nor should it be interpreted or construed, as in any way to establish a partnership between the parties hereto or as constituting Contractor as the agent, representative or employee of City or vice versa, for any purpose whatsoever. Contractor is, and will remain during the term of this Agreement, an independent contractor with respect to the performance of the obligations hereunder and in its relationship to City.

SECTION 14. RESOLUTION OF DISPUTE. Any controversy, claim or dispute between the parties, directly or indirectly, concerning this Agreement or the breach hereof or the subject matter hereof which cannot be resolved informally must be adjudicated or formally settled in the Iowa District Court for Black Hawk County.

SECTION 15. GOVERNING LAW. This Agreement will be interpreted, construed and enforced in accordance with the laws of the State of Iowa.

SECTION 16. NOTICE. Contractor must designate in writing one individual as a primary contact for all matters relating to this Agreement and shall update such designation as necessary. Except as otherwise herein provided, all notices required or permitted to be served by either party or the other must be in writing and will be deemed given when hand delivered or when mailed by certified mail to the principal office of the party to which notice is given, as follows:

If to Contractor: Randy Thuman
T&W Grinding
PO Box 254
Delhi, Iowa 52223

If to Agency: Brian Heath
Public Works/Parks Division Manager
2200 Technology Parkway
Cedar Falls, IA 50613
(319) 268-5575
brian.heath@cedarfalls.com

SECTION 17. NONDISCRIMINATION. Contractor agrees that during the term of this Agreement, Contractor will not discriminate against any person because of race, color, creed, national origin, ancestry, sex, sexual orientation, gender identity, disability, religion, age, or marital status and will include a similar provision in all subcontracts entered into in connection with the performance of Contractor's obligations hereunder.

CITY OF CEDAR FALLS, IOWA

CONTRACTOR

By: _____
Robert Green, Mayor

By: Philip Thuman
Owner

Date: _____

Date: 11-9-2023

Attest: _____
Kim Kerr, CMC
City Clerk

**ATTACHMENT A
CONTRACT EXTENSION COST PROPOSAL**

Company Name: **T&W Grinding**

The undersigned proposes to provide services to manage yard waste and other select organic materials through composting at the City's Yard Waste Compost area for the following cost(s).

Yard Waste Composting Site Operations Service

<u>Services as Required by the Scope of Work</u>	<u>Unit Cost (\$/unit)</u>
Annual Lump Sum Cost	\$ <u>78,710.40</u> (8% increase)
Excess debris due to storm damage	\$ <u>600.00</u> hour, each

Fuel escalator fee based on diesel price at \$2.50 per gallon	3% for each \$.25 increase
---	----------------------------

- I have reviewed the draft agreement and (Check one):
- Agree with the draft agreement and have no comments
 - Have placed comments and alternative wording for consideration

Date: 11-9-2023

Company Address: P.O. Box 564
Delhi IA 52223

Representative's Name: Philip Thuman

Title: owner

Signature: Philip Thuman

Contact Phone Number: 563-608-9168



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 Green and Cedar Falls City Council
 CC: Matt Krueger, Lieutenant Fire Inspections
 From: John Zolondek, Fire Chief
 Date: November 10, 2023
 Re: Fire Code Change

In the past year Lt Krueger and I have been working through incidences regarding the installation of post indicator valves, (PIV), at various building projects in the community. The PIV is part of a fire sprinkler system intended to shut off the fire sprinkler system. The post is a part of the valve assembly that has a clearly visible sign inside indicating whether the valve is OPEN or CLOSED.

Following research with several outside agencies including the State Fire Marshal Office and National Fire Protection Codes and Standards I would like to propose the following change to the current City Code Section 9-87.

This change is intended to decrease the encumbrance on property owners, construction companies and sprinkler installers when installing a fire sprinkler shutoff valve. We have had many instances where a request was made for a variance due to the impossibility of installing the sprinkler shut off valve 100 feet from the building due to lot size and/or configuration of the building and parking areas. This change in City Code of Ordinances would allow for better compliance with City Code and fall in line with nationally recognized codes and standards such as NFPA 13 Standard for the Installation of Sprinkler Systems.

I respectfully request that Cedar Falls City Council approve this change.

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 9-87, CONNECTION TO WATER MAIN, IN ARTICLE IV, AUTOMATIC SPRINKLER SYSTEMS, OF CHAPTER 9, FIRE PREVENTION AND PROTECTION, OF THE CODE OF ORDINANCES OF THE CITY OF CEDAR FALLS, IOWA, TO MODIFY THE DISTANCE FROM BUILDINGS THAT AUTOMATIC FIRE SPRINKLER SYSTEM SHUT OFF VALVES MAY BE LOCATED, AND PROVIDING FOR EXCEPTIONS ALONG WITH MINOR NON-SUBSTANTIVE CHANGES.

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

Section 9-87. Connection to Water Mains, in Article IV, Automatic Sprinkler Systems, of Chapter 9, Fire Prevention and Protection, of the Code of Ordinances of the City of Cedar Falls, Iowa, is hereby repealed in its entirety and a new Section 9-87, Connection to Water Mains, is enacted in lieu thereof, as follows:

Sec. 9-87. - Connection to water main.

- (a) Any person desiring to open a connection with a water main which is used for city fire protection, for the purpose of supplying automatic fire sprinkler equipment, shall have such connection made under the direction and subject to the approval of the chief of the fire ~~division~~department.
- (b) Supply connection for sprinkler system shall be adequate for the building size and contents.
- (c) All connections for supplying automatic fire sprinkler equipment shall be equipped with a shutoff valve which shall be located in a place of easy access ~~and at a distance of not less than 100 feet from the building so equipped.~~ Listed indicating valves at each connection into a building shall be at least 40 feet from the building. Exceptions to the 40-foot requirement may be granted if inadequate space exists or other conditions make it impractical to comply as determined by the fire chief.
- (d) The keys to the shutoff valve of each connection for the purpose of supplying automatic fire sprinkler equipment shall be stored in the Knox Box for the property and accessible to the chief of the fire operations division, who shall have authority to close such valves whenever ~~the chief~~he deems it necessary.
- (e) Any person who shall violate any of the provisions of this article by not complying with the provisions of this section in making connection for automatic fire sprinkler equipment, or who permits any person to make such connection for him without complying with this section, shall be deemed guilty of a misdemeanor, and be punished, on conviction thereof, pursuant to section 1-8. ~~Such fines are enforceable by civil action.~~

(Code 2017, § 11-79; Ord. No. 2137, § 1, 4-22-1996; Ord. No. 2537, § 6, 8-8-2005)

INTRODUCED: _____

PASSED 1ST CONSIDERATION: _____

PASSED 2ND CONSIDERATION: _____

PASSED 3RD CONSIDERATION: _____

ADOPTED: _____

Robert M. Green, Mayor

ATTEST:

~~Jacqueline Danielsen~~ [Kim Kerr](#), [MCMC](#), City Clerk

DAILY INVOICES FOR 11/20/23 COUNCIL MEETING

Item 18.

PREPARED 11/14/2023, 11:45:48
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 1
 ACCOUNTING PERIOD 04/2024

GROUP NBR	PO NBR	ACCTG PER.	----TRANSACTION----	CD DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-0000-213.00-00 CURRENT LIABILITY / SALES TAX PAYABLE										
585		04/24 AP	10/06/23	0007118		IOWA DEPT.OF REVENUE RECREATION	2,207.06			11/01/23
						MONTHLY SALES TAX				
						ACCOUNT TOTAL	2,207.06	.00	2,207.06	
101-1008-441.72-99 OPERATING SUPPLIES / POSTAGE										
786		05/24 AP	11/07/23	0399357		CMRS-POC	128.16			11/09/23
						POC#8031880-REPL.POSTAGE				09/01/23-11/07/23
						ACCOUNT TOTAL	128.16	.00	128.16	
101-1026-441.83-06 TRANSPORTATION&EDUCATION / EDUCATION										
768		05/24 AP	11/17/23	0399340		CEDAR FALLS, CITY OF	40.00			11/07/23
						REG:DEI SUMMIT-RODENBECK				CEDAR FALLS
						ACCOUNT TOTAL	40.00	.00	40.00	
101-1028-441.64-02 INSURANCE / HEALTH INS. REIMBURSEMENT										
585		04/24 AP	10/13/23	0007125		ISOLVED BENEFIT SERVICES, INC	56.00			11/01/23
						HEALTH INS REIMBURSEMENT				
						ACCOUNT TOTAL	56.00	.00	56.00	
101-1028-441.72-99 OPERATING SUPPLIES / POSTAGE										
786		05/24 AP	11/07/23	0399357		CMRS-POC	29.01			11/09/23
						POC#8031880-REPL.POSTAGE				09/01/23-11/07/23
						ACCOUNT TOTAL	29.01	.00	29.01	
101-1028-441.89-17 MISCELLANEOUS SERVICES / BANK SERVICE CHARGES										
585		04/24 AP	10/31/23	0007116		FARMERS STATE BANK	20.00			11/01/23
						OUTGOING WIRE FEE				LINCOLN SAVINGS CD
585		04/24 AP	10/18/23	0007115		FARMERS STATE BANK	20.00			11/01/23
						VOYA OUTGOING WIRE				10/20/23 PAYROLL
585		04/24 AP	10/04/23	0007114		FARMERS STATE BANK	20.00			11/01/23
						VOYA OUTGOING WIRE FEE				10/06/23 PAYROLL
						ACCOUNT TOTAL	60.00	.00	60.00	
101-1038-441.64-02 INSURANCE / HEALTH INS. REIMBURSEMENT										
585		04/24 AP	10/13/23	0007125		ISOLVED BENEFIT SERVICES, INC	127.96			11/01/23
						HEALTH INS REIMBURSEMENT				
						ACCOUNT TOTAL	127.96	.00	127.96	

PREPARED 11/14/2023, 11:45:48
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 2
 ACCOUNTING PERIOD 04/2024

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-1038-441.72-99 OPERATING SUPPLIES / POSTAGE										
786		05/24 AP		11/07/23	0399357	CMRS-POC	158.56			11/09/23
						POC#8031880-REPL.POSTAGE				09/01/23-11/07/23
						ACCOUNT TOTAL	158.56	.00	158.56	
101-1038-441.83-06 TRANSPORTATION&EDUCATION / EDUCATION										
768		05/24 AP		11/17/23	0399340	CEDAR FALLS, CITY OF	40.00			11/07/23
						REG:DEI SUMMIT-C.LUHRING				CEDAR FALLS
						ACCOUNT TOTAL	40.00	.00	40.00	
101-1038-441.89-82 MISCELLANEOUS SERVICES / SECTION 105										
585		04/24 AP		10/06/23	0007123	ISOLVED BENEFIT SERVICES, INC	738.30			11/01/23
						CAFE ADMIN FEE-SEPT'23				
						ACCOUNT TOTAL	738.30	.00	738.30	
101-1048-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
786		05/24 AP		11/07/23	0399357	CMRS-POC	12.78			11/09/23
						POC#8031880-REPL.POSTAGE				09/01/23-11/07/23
						ACCOUNT TOTAL	12.78	.00	12.78	
101-1060-423.64-02 INSURANCE / HEALTH INS. REIMBURSEMENT										
585		04/24 AP		10/13/23	0007125	ISOLVED BENEFIT SERVICES, INC	4.41			11/01/23
						HEALTH INS REIMBURSEMENT				
585		04/24 AP		10/13/23	0007125	ISOLVED BENEFIT SERVICES, INC	.99			11/01/23
						HEALTH INS REIMBURSEMENT				
585		04/24 AP		10/13/23	0007125	ISOLVED BENEFIT SERVICES, INC	9.34			11/01/23
						HEALTH INS REIMBURSEMENT				
						ACCOUNT TOTAL	14.74	.00	14.74	
101-1060-423.72-99 OPERATING SUPPLIES / POSTAGE										
786		05/24 AP		11/07/23	0399357	CMRS-POC	28.35			11/09/23
						POC#8031880-REPL.POSTAGE				09/01/23-11/07/23
						ACCOUNT TOTAL	28.35	.00	28.35	
101-1060-423.86-01 REPAIR & MAINTENANCE / REPAIR & MAINTENANCE										
585		04/24 AP		10/02/23	0007141	PROFESSIONAL SOLUTIONS	29.61			11/01/23
						SEPTEMBER CREDIT CARD FEE				
						ACCOUNT TOTAL	29.61	.00	29.61	

PREPARED 11/14/2023, 11:45:48
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 3
 ACCOUNTING PERIOD 04/2024

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-1118-441.72-99 OPERATING SUPPLIES / POSTAGE										
786		05/24 AP		11/07/23	0399357	CMRS-POC	15.78			11/09/23
						POC#8031880-REPL.POSTAGE				
						09/01/23-11/07/23				
786		05/24 AP		11/07/23	0399357	CMRS-POC	.63			11/09/23
						POC#8031880-REPL.POSTAGE				
						09/01/23-11/07/23				
						ACCOUNT TOTAL	16.41	.00	16.41	
101-1158-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
786		05/24 AP		11/07/23	0399357	CMRS-POC	1.89			11/09/23
						POC#8031880-REPL.POSTAGE				
						09/01/23-11/07/23				
						ACCOUNT TOTAL	1.89	.00	1.89	
101-1168-441.83-05 TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)										
745		04/24 AP		09/21/23	0399169	GANFIELD, DUSTIN	123.75			11/06/23
						RMB:MILEAGE-TOUR AMAZON				
						BONDURANT				
						ACCOUNT TOTAL	123.75	.00	123.75	
101-1168-441.83-06 TRANSPORTATION&EDUCATION / EDUCATION										
745		04/24 AP		08/29/23	0399063	KRUSE, DARYL	280.00			11/06/23
						RMB:REG.I.LC ANNUAL CONF.				
						CEDAR RAPDIS				
						ACCOUNT TOTAL	280.00	.00	280.00	
101-1199-411.32-64 COMM PROTECTION GRANTS / FIRE EQUIPMENT GRANT										
768		05/24 AP		11/06/23	0399339	BEYOND PINK TEAM	4,037.42			11/07/23
						PINK RIBBON CAMPAIGN'23				
						ACCOUNT TOTAL	4,037.42	.00	4,037.42	
101-1199-441.81-03 PROFESSIONAL SERVICES / RECORDING FEES										
796		05/24 AP		11/10/23	0399361	BLACK HAWK CO.RECORDER	32.00			11/13/23
						RCD:NTC.FNL.ASSESS.PROC.				
						S.ASBY-821 WALNUT STREET				
796		05/24 AP		11/10/23	0399361	BLACK HAWK CO.RECORDER	67.00			11/13/23
						RCD:RESOLUTION #23,393				
						915 WEST 4TH STREET				
796		05/24 AP		11/09/23	0399360	BLACK HAWK CO.RECORDER	22.00			11/13/23
						RCD:RESOLUTION #23,341				
						KL IOWA 02, LLC				
796		05/24 AP		11/09/23	0399360	BLACK HAWK CO.RECORDER	22.00			11/13/23
						RCD:RESOLUTION #23,351				
						KL IOWA 02, LLC				
796		05/24 AP		11/09/23	0399360	BLACK HAWK CO.RECORDER	22.00			11/13/23
						RCD:MIN.ASSESS.AGREEMENT				
						KL IOWA 02, LLC				
796		05/24 AP		11/09/23	0399360	BLACK HAWK CO.RECORDER	17.00			11/13/23
						RCD:MEMO.AGRMT.-PRIV.DEV.				
						KL IOWA 02, LLC				

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FUND 101 GENERAL FUND									
101-1199-441.81-03 PROFESSIONAL SERVICES / RECORDING FEES						continued			
796		05/24 AP		11/09/23	0399360 BLACK HAWK CO.RECORDER	12.00		11/13/23	
					RCD:DEED W/OUT WARRANTY KL IOWA 02, LLC				
796		05/24 AP		11/09/23	0399360 BLACK HAWK CO.RECORDER	5.00		11/13/23	
					RCD:DEED FEE KL IOWA 02, LLC				
		ACCOUNT TOTAL				199.00	.00	199.00	
101-1199-441.83-05 TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)									
745		04/24 AP		09/21/23	0399169 GANFIELD, DUSTIN		123.75	11/06/23	
					ACCOUNT CORRECTION RMB:MILEAGE-TOUR AMAZON				
		ACCOUNT TOTAL				.00	123.75	123.75-	
101-1199-441.83-06 TRANSPORTATION&EDUCATION / EDUCATION									
745		04/24 AP		08/29/23	0399063 KRUSE, DARYL		280.00	11/06/23	
					ACCOUNT CORRECTION RMB:REG.ILC ANNUAL CONF.				
		ACCOUNT TOTAL				.00	280.00	280.00-	
101-1199-441.89-13 MISCELLANEOUS SERVICES / CONTINGENCY									
735		05/24 AP		10/20/23	0399336 CEDAR FALLS UTILITIES	150.23		11/03/23	
					UTILITIES THRU 10/20/23				
585		04/24 AP		10/02/23	0007132 PROFESSIONAL SOLUTIONS	67.76		11/01/23	
					SEPTEMBER CREDIT CARD FEE				
		ACCOUNT TOTAL				217.99	.00	217.99	
101-1199-441.89-14 MISCELLANEOUS SERVICES / REFUNDS									
768		05/24 AP		10/31/23	0399349 PRIME MART	50.00		11/07/23	
					REFUND-UNUSED TOBACCO LIC PRIME MART-NEW OWNERSHIP				
		ACCOUNT TOTAL				50.00	.00	50.00	
101-2205-432.72-99 OPERATING SUPPLIES / POSTAGE									
786		05/24 AP		11/07/23	0399357 CMRS-POC	6.30		11/09/23	
					POC#8031880-REPL.POSTAGE 09/01/23-11/07/23				
		ACCOUNT TOTAL				6.30	.00	6.30	
101-2205-432.88-17 OUTSIDE AGENCIES / CEDAR FALLS BAND									
796		05/24 AP		11/10/23	0399365 CEDAR FALLS MUNICIPAL BAND	1,409.33		11/13/23	
					PROPERTY TAX PAYMENT				
		ACCOUNT TOTAL				1,409.33	.00	1,409.33	

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FUND 101 GENERAL FUND										
101-2235-412.71-07 OFFICE SUPPLIES / CODE ENFORCEMENT SUPPLIES										
	786			05/24 AP 11/07/23	0399357	CMRS-POC	247.17			11/09/23
						POC#8031880-REPL.POSTAGE				09/01/23-11/07/23
						ACCOUNT TOTAL	247.17	.00	247.17	
101-2235-412.72-99 OPERATING SUPPLIES / POSTAGE										
	786			05/24 AP 11/07/23	0399357	CMRS-POC	226.41			11/09/23
						POC#8031880-REPL.POSTAGE				09/01/23-11/07/23
						ACCOUNT TOTAL	226.41	.00	226.41	
101-2235-412.89-15 MISCELLANEOUS SERVICES / CREDIT CARD CHARGES										
	585			04/24 AP 10/02/23	0007136	PROFESSIONAL SOLUTIONS	1,100.19			11/01/23
						SEPTEMBER CREDIT CARD FEE				
	585			04/24 AP 10/02/23	0007137	PROFESSIONAL SOLUTIONS	752.63			11/01/23
						SEPTEMBER CREDIT CARD FEE				
						ACCOUNT TOTAL	1,852.82	.00	1,852.82	
101-2245-442.72-99 OPERATING SUPPLIES / POSTAGE										
	786			05/24 AP 11/07/23	0399357	CMRS-POC	315.78			11/09/23
						POC#8031880-REPL.POSTAGE				09/01/23-11/07/23
						ACCOUNT TOTAL	315.78	.00	315.78	
101-2253-423.64-02 INSURANCE / HEALTH INS. REIMBURSEMENT										
	585			04/24 AP 10/13/23	0007125	ISOLVED BENEFIT SERVICES, INC	41.36			11/01/23
						HEALTH INS REIMBURSEMENT				
	585			04/24 AP 10/13/23	0007125	ISOLVED BENEFIT SERVICES, INC	4.68			11/01/23
						HEALTH INS REIMBURSEMENT				
	585			04/24 AP 10/13/23	0007125	ISOLVED BENEFIT SERVICES, INC	4.68			11/01/23
						HEALTH INS REIMBURSEMENT				
						ACCOUNT TOTAL	50.72	.00	50.72	
101-2253-423.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
	786			05/24 AP 11/07/23	0399357	CMRS-POC	170.37			11/09/23
						POC#8031880-REPL.POSTAGE				09/01/23-11/07/23
						ACCOUNT TOTAL	170.37	.00	170.37	
101-2253-423.85-01 UTILITIES / UTILITIES										
	735			05/24 AP 10/20/23	0399336	CEDAR FALLS UTILITIES	324.88			11/03/23

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FUND 101 GENERAL FUND										
101-2253-423.85-01 UTILITIES / UTILITIES						continued				
UTILITIES THRU 10/20/23										
ACCOUNT TOTAL							324.88	.00	324.88	
101-2253-423.89-15 MISCELLANEOUS SERVICES / CREDIT CARD CHARGES										
585		04/24 AP		10/02/23	0007139	PROFESSIONAL SOLUTIONS	7.95			11/01/23
SEPTEMBER CREDIT CARD FEE										
585		04/24 AP		10/02/23	0007140	PROFESSIONAL SOLUTIONS	7.95			11/01/23
SEPTEMBER CREDIT CARD FEE										
585		04/24 AP		10/02/23	0007142	PROFESSIONAL SOLUTIONS	631.75			11/01/23
SEPTEMBER CREDIT CARD FEE										
585		04/24 AP		10/02/23	0007133	PROFESSIONAL SOLUTIONS	468.49			11/01/23
SEPTEMBER CREDIT CARD FEE										
ACCOUNT TOTAL							1,116.14	.00	1,116.14	
101-2280-423.72-99 OPERATING SUPPLIES / POSTAGE										
786		05/24 AP		11/07/23	0399357	CMRS-POC	53.80			11/09/23
POC#8031880-REPL. POSTAGE										
09/01/23-11/07/23										
ACCOUNT TOTAL							53.80	.00	53.80	
101-2280-423.81-01 PROFESSIONAL SERVICES / PROFESSIONAL SERVICES										
585		04/24 AP		10/19/23	0007106	COOPER, EMILY	500.00			11/01/23
WIRE-LIVESTREAM 08/29/23										
REPLACES CK 399059										
ACCOUNT TOTAL							500.00	.00	500.00	
101-2280-423.89-14 MISCELLANEOUS SERVICES / REFUNDS										
717		05/24 AP		10/31/23	0399309	DEB TEMPERLY	500.00			11/01/23
REFUND-SECURITY DEPOSIT										
ACCOUNT TOTAL							500.00	.00	500.00	
101-2280-423.89-15 MISCELLANEOUS SERVICES / CREDIT CARD CHARGES										
585		04/24 AP		10/02/23	0007133	PROFESSIONAL SOLUTIONS	35.17			11/01/23
SEPTEMBER CREDIT CARD FEE										
585		04/24 AP		10/02/23	0007134	PROFESSIONAL SOLUTIONS	39.64			11/01/23
SEPTEMBER CREDIT CARD FEE										
ACCOUNT TOTAL							74.81	.00	74.81	
101-4511-414.64-02 INSURANCE / HEALTH INS. REIMBURSEMENT										

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FUND 101 GENERAL FUND										
101-4511-414.64-02 INSURANCE / HEALTH INS. REIMBURSEMENT						continued				
585		04/24	AP	10/13/23	0007125	ISOLVED BENEFIT SERVICES, INC	13.61			11/01/23
						HEALTH INS REIMBURSEMENT				
585		04/24	AP	10/13/23	0007125	ISOLVED BENEFIT SERVICES, INC	268.49			11/01/23
						HEALTH INS REIMBURSEMENT				
						ACCOUNT TOTAL	282.10	.00	282.10	
101-4511-414.72-99 OPERATING SUPPLIES / POSTAGE										
786		05/24	AP	11/07/23	0399357	CMRS-POC	340.88			11/09/23
						POC#8031880-REPL.POSTAGE				09/01/23-11/07/23
						ACCOUNT TOTAL	340.88	.00	340.88	
101-4511-414.82-01 COMMUNICATION / TELEPHONE										
717		05/24	AP	10/19/23	0399313	VERIZON WIRELESS		60.00		11/01/23
						WIRELESS SRV:10/5-10/19				10/5-10/19/23 CREDITED
						ACCOUNT TOTAL	.00	60.00	60.00-	
101-4511-414.85-01 UTILITIES / UTILITIES										
735		05/24	AP	10/20/23	0399336	CEDAR FALLS UTILITIES	326.46			11/03/23
						UTILITIES THRU 10/20/23				
						ACCOUNT TOTAL	326.46	.00	326.46	
101-5521-415.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES										
735		05/24	AP	10/20/23	0399336	CEDAR FALLS UTILITIES	36.03			11/03/23
						UTILITIES THRU 10/20/23				
						ACCOUNT TOTAL	36.03	.00	36.03	
101-5521-415.72-08 OPERATING SUPPLIES / CAMERA & PHOTO EQUIPMENT										
717		05/24	AP	10/10/23	0399312	U.S. CELLULAR	94.32			11/01/23
						COVERT CAMERA CELL PLAN				10/09-11/08/23
						ACCOUNT TOTAL	94.32	.00	94.32	
101-5521-415.72-33 OPERATING SUPPLIES / POLICE AUXILIARY PROGRAM										
735		05/24	AP	10/27/23	0399338	JAEGER, DAN	53.50			11/03/23
						RMB:UNIFORM ALLOWANCE				SCHEELS
						ACCOUNT TOTAL	53.50	.00	53.50	

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FUND 101 GENERAL FUND										
101-5521-415.72-99						OPERATING SUPPLIES / POSTAGE				
786		05/24 AP		11/07/23	0399357	CMRS-POC	116.55			11/09/23
						POC#8031880-REPL.POSTAGE				
						09/01/23-11/07/23				
						ACCOUNT TOTAL	116.55	.00	116.55	
101-5521-415.89-15						MISCELLANEOUS SERVICES / CREDIT CARD CHARGES				
585		04/24 AP		10/02/23	0007131	PROFESSIONAL SOLUTIONS	71.01			11/01/23
						SEPTEMBER CREDIT CARD FEE				
						ACCOUNT TOTAL	71.01	.00	71.01	
101-5521-415.89-40						MISCELLANEOUS SERVICES / UNIFORM ALLOWANCE				
768		05/24 AP		11/03/23	0399343	HARRENSTEIN, JEFFREY	140.44			11/07/23
						RMB:UNIFORM ALLOWANCE				
						SCHEELS				
768		05/24 AP		10/29/23	0399345	JANIKOWSKI, KYLE	93.35			11/07/23
						RMB:UNIFORM ALLOWANCE				
						TACTICALGEAR.COM				
768		05/24 AP		10/28/23	0399347	JOHANNSEN, BRIAN	245.68			11/07/23
						RMB:UNIFORM ALLOWANCE				
						GALLS				
735		05/24 AP		10/20/23	0399337	FERGUSON, CLINTON	36.80			11/03/23
						RMB:UNIFORM ALLOWANCE				
						AMAZON.COM				
						ACCOUNT TOTAL	516.27	.00	516.27	
101-6613-433.72-01						OPERATING SUPPLIES / OPERATING SUPPLIES				
786		05/24 AP		11/07/23	0399357	CMRS-POC	1.50			11/09/23
						POC#8031880-REPL.POSTAGE				
						09/01/23-11/07/23				
						ACCOUNT TOTAL	1.50	.00	1.50	
101-6613-433.85-01						UTILITIES / UTILITIES				
735		05/24 AP		10/20/23	0399336	CEDAR FALLS UTILITIES	338.89			11/03/23
						UTILITIES THRU 10/20/23				
						ACCOUNT TOTAL	338.89	.00	338.89	
101-6616-446.64-02						INSURANCE / HEALTH INS. REIMBURSEMENT				
585		04/24 AP		10/13/23	0007125	ISOLVED BENEFIT SERVICES, INC	4.50			11/01/23
						HEALTH INS REIMBURSEMENT				
						ACCOUNT TOTAL	4.50	.00	4.50	
101-6616-446.85-01						UTILITIES / UTILITIES				
735		05/24 AP		10/20/23	0399336	CEDAR FALLS UTILITIES	53.18			11/03/23

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FUND 101 GENERAL FUND										
101-6616-446.85-01 UTILITIES / UTILITIES							continued			
UTILITIES THRU 10/20/23										
ACCOUNT TOTAL							53.18	.00	53.18	
101-6623-423.85-01 UTILITIES / UTILITIES										
735		05/24 AP		10/20/23	0399336	CEDAR FALLS UTILITIES	319.25		11/03/23	
UTILITIES THRU 10/20/23										
ACCOUNT TOTAL							319.25	.00	319.25	
101-6625-432.64-02 INSURANCE / HEALTH INS. REIMBURSEMENT										
585		04/24 AP		10/13/23	0007125	ISOLVED BENEFIT SERVICES, INC	15.61		11/01/23	
HEALTH INS REIMBURSEMENT										
ACCOUNT TOTAL							15.61	.00	15.61	
101-6625-432.72-99 OPERATING SUPPLIES / POSTAGE										
786		05/24 AP		11/07/23	0399357	CMRS-POC	241.32		11/09/23	
POC#8031880-REPL.POSTAGE 09/01/23-11/07/23										
ACCOUNT TOTAL							241.32	.00	241.32	
101-6633-423.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES										
786		05/24 AP		11/07/23	0399357	CMRS-POC	25.20		11/09/23	
POC#8031880-REPL.POSTAGE 09/01/23-11/07/23										
ACCOUNT TOTAL							25.20	.00	25.20	
101-6633-423.85-01 UTILITIES / UTILITIES										
735		05/24 AP		10/20/23	0399336	CEDAR FALLS UTILITIES	1,029.63		11/03/23	
UTILITIES THRU 10/20/23										
ACCOUNT TOTAL							1,029.63	.00	1,029.63	
FUND TOTAL							19,311.72	463.75	18,847.97	
FUND 203 TAX INCREMENT FINANCING										
203-0000-487.50-05 TRANSFERS OUT / TRANSFERS - TIF										
796		05/24 AP		11/10/23	0399366	DEBT SERVICE	250,234.67		11/13/23	
PROPERTY TAX PAYMENT										
796		05/24 AP		11/10/23	0399364	CAPITAL PROJECTS FUND	77,684.76		11/13/23	
PROPERTY TAX PAYMENT										

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FUND 203 TAX INCREMENT FINANCING											
203-0000-487.50-05 TRANSFERS OUT / TRANSFERS - TIF						continued					
796		05/24	AP	11/10/23	0399364	CAPITAL PROJECTS FUND	3,864.65			11/13/23	
		PROPERTY TAX PAYMENT									
796		05/24	AP	11/10/23	0399364	CAPITAL PROJECTS FUND	16,376.91			11/13/23	
		PROPERTY TAX PAYMENT									
796		05/24	AP	11/10/23	0399364	CAPITAL PROJECTS FUND	2,224.94			11/13/23	
		PROPERTY TAX PAYMENT									
		ACCOUNT TOTAL						350,385.93	.00	350,385.93	
		FUND TOTAL						350,385.93	.00	350,385.93	
FUND 206 STREET CONSTRUCTION FUND											
206-6637-436.64-02 INSURANCE / HEALTH INS. REIMBURSEMENT											
585		04/24	AP	10/13/23	0007125	ISOLVED BENEFIT SERVICES, INC	119.75			11/01/23	
		HEALTH INS REIMBURSEMENT									
585		04/24	AP	10/13/23	0007125	ISOLVED BENEFIT SERVICES, INC	95.32			11/01/23	
		HEALTH INS REIMBURSEMENT									
		ACCOUNT TOTAL						215.07	.00	215.07	
206-6637-436.72-56 OPERATING SUPPLIES / FLOOD CONTROL											
735		05/24	AP	10/20/23	0399336	CEDAR FALLS UTILITIES	131.28			11/03/23	
		UTILITIES THRU 10/20/23									
		ACCOUNT TOTAL						131.28	.00	131.28	
206-6637-436.72-99 OPERATING SUPPLIES / POSTAGE											
786		05/24	AP	11/07/23	0399357	CMRS-POC	22.68			11/09/23	
		POC#8031880-REPL.POSTAGE 09/01/23-11/07/23									
		ACCOUNT TOTAL						22.68	.00	22.68	
206-6637-436.93-01 EQUIPMENT / EQUIPMENT											
786		05/24	AP	10/25/23	0399356	BOYER FORD TRUCKS, INC.	723,388.66			11/09/23	
		2 SNOW PLOW TRUCKS-FY22 & FY25 VEH.REPL.11/6 CC MTG									
		ACCOUNT TOTAL						723,388.66	.00	723,388.66	
206-6647-436.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES											
786		05/24	AP	11/07/23	0399357	CMRS-POC	10.71			11/09/23	
		POC#8031880-REPL.POSTAGE 09/01/23-11/07/23									
		ACCOUNT TOTAL						10.71	.00	10.71	

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FUND 206 STREET CONSTRUCTION FUND									
206-6647-436.85-01 UTILITIES / UTILITIES									
735		05/24	AP	10/20/23	0399336 CEDAR FALLS UTILITIES	1,183.13			11/03/23
					UTILITIES THRU 10/20/23				
					ACCOUNT TOTAL	1,183.13	.00	1,183.13	
					FUND TOTAL	724,951.53	.00	724,951.53	
FUND 215 HOSPITAL FUND									
FUND 216 POLICE BLOCK GRANT FUND									
FUND 217 SECTION 8 HOUSING FUND									
217-2214-432.72-99 OPERATING SUPPLIES / POSTAGE									
786		05/24	AP	11/07/23	0039842 CMRS-POC	263.58			11/09/23
					POC#8031880-REPL.POSTAGE 09/01/23-11/07/23				
					ACCOUNT TOTAL	263.58	.00	263.58	
217-2214-432.83-05 TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)									
717		05/24	AP	10/25/23	0039836 DENNING, MELISSA	13.82			11/01/23
					RMB:MEAL-REG.HOUSING MTG. CHARLES CITY				
					ACCOUNT TOTAL	13.82	.00	13.82	
					FUND TOTAL	277.40	.00	277.40	
FUND 223 COMMUNITY BLOCK GRANT									
223-2224-432.72-99 OPERATING SUPPLIES / POSTAGE									
786		05/24	AP	11/07/23	0004843 CMRS-POC	20.79			11/09/23
					POC#8031880-REPL.POSTAGE 09/01/23-11/07/23				
					ACCOUNT TOTAL	20.79	.00	20.79	
					FUND TOTAL	20.79	.00	20.79	
FUND 224 TRUST & AGENCY									
FUND 242 STREET REPAIR FUND									
FUND 254 CABLE TV FUND									
254-1088-431.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES									
786		05/24	AP	11/07/23	0399357 CMRS-POC	48.51			11/09/23
					POC#8031880-REPL.POSTAGE 09/01/23-11/07/23				
585		04/24	AP	10/02/23	0007132 PROFESSIONAL SOLUTIONS	1.32			11/01/23
					SEPTEMBER CREDIT CARD FEE				
					ACCOUNT TOTAL	49.83	.00	49.83	

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FUND 254 CABLE TV FUND										
254-1088-431.89-18 MISCELLANEOUS SERVICES / COMMUNITY PROGRAMMING										
768		05/24	AP	11/04/23	0399348	KRESS, AGNES M	200.00			11/07/23
						UNI FOOTBALL-W.ILLINOIS				
						CAMERA OPERATOR				
						PROJECT#: 756				
768		05/24	AP	11/04/23	0399342	DEWITT, JASON	200.00			11/07/23
						UNI FOOTBALL-W.ILLINOIS				
						CAMERA OPERATOR				
						PROJECT#: 756				
768		05/24	AP	11/04/23	0399355	WALTERS, CLAYTON	200.00			11/07/23
						UNI FOOTBALL-W.ILLINOIS				
						CAMERA OPERATOR				
						PROJECT#: 756				
768		05/24	AP	11/04/23	0399353	STOW, CHRISTIAN	200.00			11/07/23
						UNI FOOTBALL-W.ILLINOIS				
						CAMERA OPERATOR				
						PROJECT#: 756				
768		05/24	AP	11/04/23	0399344	HUNT, PHILLIP	200.00			11/07/23
						UNI FOOTBALL-W.ILLINOIS				
						CAMERA OPERATOR				
						PROJECT#: 756				
768		05/24	AP	10/27/23	0399352	SIMPSON, MARK	125.00			11/07/23
						CF FOOTBALL PLAYOFFS				
						ANNOUNCER				
						PROJECT#: 759				
768		05/24	AP	10/27/23	0399346	JOACHIM, JOHN D	125.00			11/07/23
						CF FOOTBALL PLAYOFFS				
						ANNOUNCER				
						PROJECT#: 759				
768		05/24	AP	10/27/23	0399353	STOW, CHRISTIAN	125.00			11/07/23
						CF FOOTBALL PLAYOFFS				
						CAMERA OPERATOR				
						PROJECT#: 759				
768		05/24	AP	10/27/23	0399354	SURMA, JOSEPH EDWARD	125.00			11/07/23
						CF FOOTBALL PLAYOFFS				
						CAMERA OPERATOR				
						PROJECT#: 759				
768		05/24	AP	10/27/23	0399342	DEWITT, JASON	125.00			11/07/23
						CF FOOTBALL PLAYOFFS				
						CAMERA OPERATOR				
						PROJECT#: 759				
768		05/24	AP	10/27/23	0399348	KRESS, AGNES M	125.00			11/07/23
						CF FOOTBALL PLAYOFFS				
						CAMERA OPERATOR				
						PROJECT#: 759				
						ACCOUNT TOTAL	1,750.00	.00		1,750.00
						FUND TOTAL	1,799.83	.00		1,799.83
FUND 258 PARKING FUND										
258-5531-435.72-99 OPERATING SUPPLIES / POSTAGE										
786		05/24	AP	11/07/23	0399357	CMRS-POC	3.78			11/09/23
						POC#8031880-REPL.POSTAGE				
						09/01/23-11/07/23				
						ACCOUNT TOTAL	3.78	.00		3.78
258-5531-435.89-15 MISCELLANEOUS SERVICES / CREDIT CARD CHARGES										

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FUND 258 PARKING FUND											
258-5531-435.89-15 MISCELLANEOUS SERVICES / CREDIT CARD CHARGES						continued					
585		04/24 AP		10/02/23	0007128	PROFESSIONAL SOLUTIONS	211.75			11/01/23	
		SEPTEMBER		CREDIT CARD FEE							
585		04/24 AP		10/02/23	0007129	PROFESSIONAL SOLUTIONS	105.76			11/01/23	
		SEPTEMBER		CREDIT CARD FEE							
585		04/24 AP		10/02/23	0007130	PROFESSIONAL SOLUTIONS	260.83			11/01/23	
		SEPTEMBER		CREDIT CARD FEE							
585		04/24 AP		10/02/23	0007132	PROFESSIONAL SOLUTIONS	40.52			11/01/23	
		SEPTEMBER		CREDIT CARD FEE							
		ACCOUNT TOTAL						618.86	.00	618.86	
		FUND TOTAL						622.64	.00	622.64	
FUND 261 TOURISM & VISITORS											
261-2291-423.72-99 OPERATING SUPPLIES / POSTAGE											
786		05/24 AP		11/07/23	0399357	CMRS-POC	119.01			11/09/23	
		POC#8031880-REPL.		POSTAGE		09/01/23-11/07/23					
		ACCOUNT TOTAL					119.01	.00	119.01		
261-2291-423.85-01 UTILITIES / UTILITIES											
735		05/24 AP		10/20/23	0399336	CEDAR FALLS UTILITIES	83.29			11/03/23	
		UTILITIES THRU		10/20/23							
		ACCOUNT TOTAL					83.29	.00	83.29		
261-2291-423.89-15 MISCELLANEOUS SERVICES / CREDIT CARD CHARGES											
585		04/24 AP		10/02/23	0007135	PROFESSIONAL SOLUTIONS	19.32			11/01/23	
		SEPTEMBER		CREDIT CARD FEE							
		ACCOUNT TOTAL					19.32	.00	19.32		
		FUND TOTAL					221.62	.00	221.62		
FUND 262 SENIOR SERVICES & COMM CT											
262-1092-423.72-99 OPERATING SUPPLIES / POSTAGE											
786		05/24 AP		11/07/23	0399357	CMRS-POC	2.52			11/09/23	
		POC#8031880-REPL.		POSTAGE		09/01/23-11/07/23					
		ACCOUNT TOTAL					2.52	.00	2.52		
262-1092-423.87-01 RENTALS / RENTALS											

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FUND 262 SENIOR SERVICES & COMM CT									
262-1092-423.87-01 RENTALS / RENTALS						continued			
768		05/24	AP	11/01/23	0399351 ROSARITA BARRY	250.00		11/07/23	
		REFUND-SECURITY DEPOSIT							
717		05/24	AP	10/25/23	0399310 KATE DUNNING	250.00		11/01/23	
		REFUND-SECURITY DEPOSIT							
ACCOUNT TOTAL						500.00	.00	500.00	
FUND TOTAL						502.52	.00	502.52	
FUND 291 POLICE FORFEITURE FUND									
FUND 292 POLICE RETIREMENT FUND									
292-5521-415.54-01 WORKERS COMP / POLICE WORKERS COMP									
585		04/24	AP	10/16/23	0007108 EMC RISK SERVICES, LLC	313.53		11/01/23	
		WORKER COMP-POLICE ADMIN							
585		04/24	AP	10/16/23	0007108 EMC RISK SERVICES, LLC	225.00		11/01/23	
		WORKER COMP-POLICE CLAIM							
ACCOUNT TOTAL						538.53	.00	538.53	
FUND TOTAL						538.53	.00	538.53	
FUND 293 FIRE RETIREMENT FUND									
293-4511-414.54-02 WORKERS COMP / FIRE WORKERS COMP									
585		04/24	AP	10/16/23	0007108 EMC RISK SERVICES, LLC	1,174.55		11/01/23	
		WORKER COMP-FIRE ADMIN							
585		04/24	AP	10/16/23	0007108 EMC RISK SERVICES, LLC	37,505.43		11/01/23	
		WORKER COMP-FIRE SPECIAL							
ACCOUNT TOTAL						38,679.98	.00	38,679.98	
FUND TOTAL						38,679.98	.00	38,679.98	
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									

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FUND 402 WASHINGTON PARK FUND									
FUND 404 FEMA									
404-1220	431	92-37		11/07/23	STRUCTURE IMPROV & BLDGS / BUYOUT DEMOLITIONS				
786		05/24 AP		11/07/23	0399357 CMRS-POC	13.23			11/09/23
		POC#8031880-REPL.		09/01/23-11/07/23	POSTAGE				
PROJECT#: 012017									
ACCOUNT TOTAL						13.23	.00	13.23	
FUND TOTAL						13.23	.00	13.23	
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									
430-1220	431	91-10		10/20/23	LAND / INDUSTRIAL PARK LAND ACQ				
735		05/24 AP		10/20/23	0399336 CEDAR FALLS UTILITIES	35.25			11/03/23
		UTILITIES THRU		10/20/23					
717		05/24 AP		03/27/23	0399308 BLACK HAWK CO.TREASURER	2,778.44			11/01/23
		PRO-RATED REAL ESTATE TAX			2617 UNION-REDO# 398445				
ACCOUNT TOTAL						2,813.69	.00	2,813.69	
FUND TOTAL						2,813.69	.00	2,813.69	
FUND 431 2014 BOND									
FUND 432 2003 BOND									
FUND 433 2001 TIF									
FUND 434 2000 BOND									
FUND 435 1999 TIF									
FUND 436 2012 BOND									
FUND 437 2018 BOND									
FUND 438 2020 BOND FUND									
FUND 439 2022 BOND FUND									
FUND 443 CAPITAL PROJECTS									
FUND 472 PARKADE RENOVATION									
FUND 473 SIDEWALK ASSESSMENT									
FUND 483 ECONOMIC DEVELOPMENT									
FUND 484 ECONOMIC DEVELOPMENT LAND									
484-2245	432	91-10		11/09/23	LAND / INDUSTRIAL PARK LAND ACQ				
796		05/24 AP		11/09/23	0399363 BLACK HAWK CO.TREASURER	94.00			11/13/23
		PROPERTY TAX-W.VIKING RD			891434101012;2023/2024				
796		05/24 AP		11/09/23	0399362 BLACK HAWK CO.TREASURER	364.00			11/13/23
		PROPERTY TAX-W.VIKING RD			891434151007;2023/2024				
796		05/24 AP		11/09/23	0399362 BLACK HAWK CO.TREASURER	60.00			11/13/23
		PROPERTY TAX-W.VIKING RD			891434101010;2023/2024				

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 484 ECONOMIC DEVELOPMENT LAND										
484-2245-432.91-10 LAND / INDUSTRIAL PARK LAND ACQ						continued				
796		05/24 AP		11/09/23	0399362	BLACK HAWK CO.TREASURER	140.00			11/13/23
						PROPERTY TAX-W.VIKING RD				
						891434126005;2023/2024				
796		05/24 AP		11/09/23	0399362	BLACK HAWK CO.TREASURER	70.00			11/13/23
						PROPERTY TAX-W.VIKING RD				
						891434127001;2023/2024				
796		05/24 AP		11/09/23	0399362	BLACK HAWK CO.TREASURER	496.00			11/13/23
						PROPERTY TAX-W.VIKING RD				
						891434101011;2023/2024				
796		05/24 AP		11/09/23	0399362	BLACK HAWK CO.TREASURER	148.00			11/13/23
						PROPERTY TAX-W.VIKING RD				
						891434151008;2023/2024				
796		05/24 AP		11/09/23	0399362	BLACK HAWK CO.TREASURER	8.00			11/13/23
						PROPERTY TAX-W.VIKING RD				
						891434177002;2023/2024				
796		05/24 AP		11/09/23	0399362	BLACK HAWK CO.TREASURER	94.00			11/13/23
						PROPERTY TAX-W.VIKING RD				
						891434126002;2023/2024				
796		05/24 AP		11/09/23	0399362	BLACK HAWK CO.TREASURER	20.00			11/13/23
						PROPERTY TAX-W.VIKING RD				
						891434177006;2023/2024				
796		05/24 AP		11/09/23	0399362	BLACK HAWK CO.TREASURER	114.00			11/13/23
						PROPERTY TAX-W.VIKING RD				
						891434177003;2023/2024				
796		05/24 AP		11/09/23	0399362	BLACK HAWK CO.TREASURER	110.00			11/13/23
						PROPERTY TAX-W.VIKING RD				
						891434177001;2023/2024				
796		05/24 AP		11/09/23	0399362	BLACK HAWK CO.TREASURER	392.00			11/13/23
						PROPERTY TAX-W.VIKING RD				
						891434151006;2023/2024				
796		05/24 AP		11/09/23	0399362	BLACK HAWK CO.TREASURER	96.00			11/13/23
						PROPERTY TAX-W.VIKING RD				
						891434127002;2023/2024				
796		05/24 AP		11/09/23	0399362	BLACK HAWK CO.TREASURER	46.00			11/13/23
						PROPERTY TAX-W.VIKING RD				
						891434329001;2023/2024				
796		05/24 AP		11/09/23	0399362	BLACK HAWK CO.TREASURER	1,154.00			11/13/23
						PROPERTY TAX-W.VIKING RD				
						891434301009;2023/2024				
796		05/24 AP		11/09/23	0399362	BLACK HAWK CO.TREASURER	80.00			11/13/23
						PROPERTY TAX-W.VIKING RD				
						891434327001;2023/2024				
796		05/24 AP		11/09/23	0399362	BLACK HAWK CO.TREASURER	392.00			11/13/23
						PROPERTY TAX-W.VIKING RD				
						891434151005;2023/2024				
796		05/24 AP		11/09/23	0399362	BLACK HAWK CO.TREASURER	688.00			11/13/23
						PROPERTY TAX-W.VIKING RD				
						891434151004;2023/2024				
796		05/24 AP		11/09/23	0399362	BLACK HAWK CO.TREASURER	102.00			11/13/23
						PROPERTY TAX-W.VIKING RD				
						891434101013;2023/2024				
796		05/24 AP		11/09/23	0399362	BLACK HAWK CO.TREASURER	94.00			11/13/23
						PROPERTY TAX-W.VIKING RD				
						891434126003;2023/2024				
796		05/24 AP		11/09/23	0399362	BLACK HAWK CO.TREASURER	100.00			11/13/23
						PROPERTY TAX-W.VIKING RD				
						891434126004;2023/2024				
796		05/24 AP		11/09/23	0399362	BLACK HAWK CO.TREASURER	108.00			11/13/23
						PROPERTY TAX-W.VIKING RD				
						891434328001;2023/2024				
796		05/24 AP		11/09/23	0399362	BLACK HAWK CO.TREASURER	146.00			11/13/23
						PROPERTY TAX-W.VIKING RD				
						891434328001;2023/2024				
796		05/24 AP		11/09/23	0399362	BLACK HAWK CO.TREASURER	180.00			11/13/23
						PROPERTY TAX-W.VIKING RD				
						891434101014;2023/2024				
796		05/24 AP		11/09/23	0399362	BLACK HAWK CO.TREASURER	182.00			11/13/23
						PROPERTY TAX-W.VIKING RD				
						891434176004;2023/2024				
796		05/24 AP		11/09/23	0399362	BLACK HAWK CO.TREASURER	88.00			11/13/23
						PROPERTY TAX-W.VIKING RD				
						891434326002;2023/2024				
796		05/24 AP		11/09/23	0399362	BLACK HAWK CO.TREASURER	796.00			11/13/23

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FUND 484 ECONOMIC DEVELOPMENT LAND										
484-2245-432.91-10 LAND / INDUSTRIAL PARK LAND ACQ						continued				
796		05/24 AP		11/09/23	0399362	PROPERTY TAX-W.VIKING RD BLACK HAWK CO.TREASURER	128.00			11/13/23
796		05/24 AP		11/09/23	0399362	PROPERTY TAX-W.VIKING RD BLACK HAWK CO.TREASURER	114.00			11/13/23
ACCOUNT TOTAL							6,604.00	.00	6,604.00	
FUND TOTAL							6,604.00	.00	6,604.00	
FUND 541 2018 STORM WATER BONDS										
FUND 544 2008 SEWER BONDS										
FUND 545 2018 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										
551-0000-213.00-00 CURRENT LIABILITY / SALES TAX PAYABLE										
585		04/24 AP		10/06/23	0007118	MONTHLY SALES TAX IOWA DEPT.OF REVENUE COMMERCIAL GARBAGE A/R	266.58			11/01/23
ACCOUNT TOTAL							266.58	.00	266.58	
551-6675-436.64-02 INSURANCE / HEALTH INS. REIMBURSEMENT										
585		04/24 AP		10/13/23	0007125	HEALTH INS REIMBURSEMENT ISOLVED BENEFIT SERVICES, INC	87.80			11/01/23
585		04/24 AP		10/13/23	0007125	HEALTH INS REIMBURSEMENT ISOLVED BENEFIT SERVICES, INC	34.50			11/01/23
ACCOUNT TOTAL							122.30	.00	122.30	
551-6675-436.72-99 OPERATING SUPPLIES / POSTAGE										
786		05/24 AP		11/07/23	0399357	POC#8031880-REPL.POSTAGE CMRS-POC	74.85			11/09/23
ACCOUNT TOTAL							74.85	.00	74.85	
551-6685-436.72-99 OPERATING SUPPLIES / POSTAGE										
786		05/24 AP		11/07/23	0399357	POC#8031880-REPL.POSTAGE CMRS-POC	686.94			11/09/23
ACCOUNT TOTAL							686.94	.00	686.94	

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FUND 551 REFUSE FUND										
551-6685-436.85-01						UTILITIES / UTILITIES				
735		05/24	AP	10/20/23	0399336	CEDAR FALLS UTILITIES	47.51			11/03/23
						UTILITIES THRU 10/20/23				
						ACCOUNT TOTAL	47.51	.00	47.51	
551-6685-436.87-02 RENTALS / MATERIAL DISPOSAL/HANDLIN										
796		05/24	AP	10/31/23	0399359	BLACK HAWK CO.LANDFILL	20,837.17			11/13/23
						LANDFILL SRV:10/16-10/31				10/16-10/31/23
						ACCOUNT TOTAL	20,837.17	.00	20,837.17	
551-6685-436.89-04 MISCELLANEOUS SERVICES / SALES TAX										
585		04/24	AP	10/06/23	0007118	IOWA DEPT.OF REVENUE	179.73			11/01/23
						MONTHLY SALES TAX				COMMERCIAL GARBAGE
						ACCOUNT TOTAL	179.73	.00	179.73	
551-6685-436.89-15 MISCELLANEOUS SERVICES / CREDIT CARD CHARGES										
585		04/24	AP	10/02/23	0007138	PROFESSIONAL SOLUTIONS	425.01			11/01/23
						SEPTEMBER CREDIT CARD FEE				
585		04/24	AP	10/02/23	0007132	PROFESSIONAL SOLUTIONS	27.47			11/01/23
						SEPTEMBER CREDIT CARD FEE				
						ACCOUNT TOTAL	452.48	.00	452.48	
						FUND TOTAL	22,667.56	.00	22,667.56	
FUND 552 SEWER RENTAL FUND										
552-6665-436.64-02						INSURANCE / HEALTH INS. REIMBURSEMENT				
585		04/24	AP	10/13/23	0007125	ISOLVED BENEFIT SERVICES, INC	428.25			11/01/23
						HEALTH INS REIMBURSEMENT				
						ACCOUNT TOTAL	428.25	.00	428.25	
552-6665-436.72-99 OPERATING SUPPLIES / POSTAGE										
786		05/24	AP	11/07/23	0399357	CMRS-POC	88.47			11/09/23
						POC#8031880-REPL.POSTAGE				09/01/23-11/07/23
786		05/24	AP	11/07/23	0399357	CMRS-POC	10.08			11/09/23
						POC#8031880-REPL.POSTAGE				09/01/23-11/07/23
						ACCOUNT TOTAL	98.55	.00	98.55	

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FUND 552 SEWER RENTAL FUND									
552-6665-436.85-01					UTILITIES / UTILITIES				
735		05/24 AP		10/20/23	0399336 CEDAR FALLS UTILITIES	2,328.22			11/03/23
					UTILITIES THRU 10/20/23				
					ACCOUNT TOTAL	2,328.22	.00	2,328.22	
552-6665-436.86-33 REPAIR & MAINTENANCE / SLUDGE REMOVAL									
796		05/24 AP		10/31/23	0399359 BLACK HAWK CO.LANDFILL	61.49			11/13/23
					LANDFILL SRV:10/16-10/31 10/16-10/31/23				
					ACCOUNT TOTAL	61.49	.00	61.49	
552-6665-436.89-04 MISCELLANEOUS SERVICES / SALES TAX									
585		04/24 AP		10/06/23	0007118 IOWA DEPT.OF REVENUE	10,845.79			11/01/23
					MONTHLY SALES TAX COMMERCIAL SEWER				
					ACCOUNT TOTAL	10,845.79	.00	10,845.79	
					FUND TOTAL	13,762.30	.00	13,762.30	
FUND 553 2004 SEWER BOND									
FUND 555 STORM WATER UTILITY									
555-6630-432.72-01					OPERATING SUPPLIES / OPERATING SUPPLIES				
786		05/24 AP		11/07/23	0399357 CMRS-POC	4.41			11/09/23
					POC#8031880-REPL.POSTAGE 09/01/23-11/07/23				
					ACCOUNT TOTAL	4.41	.00	4.41	
					FUND TOTAL	4.41	.00	4.41	
FUND 570 SEWER ASSESSMENT									
FUND 606 DATA PROCESSING FUND									
606-1078-441.72-01					OPERATING SUPPLIES / OPERATING SUPPLIES				
786		05/24 AP		11/07/23	0399357 CMRS-POC	75.32			11/09/23
					POC#8031880-REPL.POSTAGE 09/01/23-11/07/23				
					ACCOUNT TOTAL	75.32	.00	75.32	
606-1078-441.82-10 COMMUNICATION / TELEPHONE HOLDING ACCOUNT									
768		05/24 AP		11/01/23	0399341 CENTURYLINK	75.66			11/07/23
					CITY PHONE SERV.-NOV'23				
717		05/24 AP		10/19/23	0399313 VERIZON WIRELESS	1,161.11			11/01/23
					WIRELESS SRV:10/20-11/19 10/20-11/19/23				

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FUND 606 DATA PROCESSING FUND										
606-1078-441.82-10 COMMUNICATION / TELEPHONE HOLDING ACCOUNT						continued				
717		05/24 AP		10/06/23	0399311	U.S. CELLULAR WIRELESS SRV:10/6-11/5/23	3,742.17			11/01/23
						ACCOUNT TOTAL	4,978.94	.00	4,978.94	
606-1078-441.93-01 EQUIPMENT / EQUIPMENT										
717		05/24 AP		10/06/23	0399311	U.S. CELLULAR PHONES/IPAD	669.17			11/01/23
						ACCOUNT TOTAL	669.17	.00	669.17	
						FUND TOTAL	5,723.43	.00	5,723.43	
FUND 680 HEALTH INSURANCE FUND										
680-1902-457.51-01 INSURANCE / HEALTH INSURANCE										
585		04/24 AP		10/30/23	0007113	EXPRESS SCRIPTS, INC.	11,002.71			11/01/23
585		04/24 AP		10/27/23	0007150	RX CLAIMS PROCESSING WELLMARK IOWA	43,151.16			11/01/23
585		04/24 AP		10/25/23	0007151	HEALTH CLAIMS PROCESSING WEX HEALTH, INC.	120.60			11/01/23
585		04/24 AP		10/23/23	0007112	COBRA MONTHLY ADMIN FEE EXPRESS SCRIPTS, INC.	51,654.12			11/01/23
585		04/24 AP		10/20/23	0007149	RX CLAIMS PROCESSING WELLMARK IOWA	55,612.98			11/01/23
585		04/24 AP		10/16/23	0007111	HEALTH CLAIMS PROCESSING EXPRESS SCRIPTS, INC.	39,699.09			11/01/23
585		04/24 AP		10/13/23	0007148	RX CLAIMS PROCESSING WELLMARK IOWA	37,996.89			11/01/23
585		04/24 AP		10/10/23	0007110	HEALTH CLAIMS PROCESSING EXPRESS SCRIPTS, INC.	3,152.58			11/01/23
585		04/24 AP		10/03/23	0007147	RX CLAIMS PROCESSING WELLMARK IOWA	4,032.23			11/01/23
585		04/24 AP		10/02/23	0007121	HEALTH CLAIMS PROCESSING IOWA INSURANCE DIVISION	101.59			11/01/23
585		04/24 AP		10/02/23	0007109	STATUTORY FILING FEE-FY23 EXPRESS SCRIPTS, INC.	12,139.79			11/01/23
						ACCOUNT TOTAL	258,663.74	.00	258,663.74	
680-1902-457.51-06 INSURANCE / DENTAL INSURANCE										
585		04/24 AP		10/02/23	0007107	DELTA DENTAL OF IOWA OCTOBER 2023 DENTAL	8,384.40			11/01/23
						ACCOUNT TOTAL	8,384.40	.00	8,384.40	

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FUND 680 HEALTH INSURANCE FUND									
FUND TOTAL							267,048.14	.00	267,048.14
FUND 681 HEALTH SEVERANCE									
681-1902-457.51-10 INSURANCE / HEALTH SEVERANCE PAYMENTS									
796		05/24 AP		11/09/23	0399358	ANDERSON, ALETA L.	243.00		11/13/23
		RMB:SEP.2023				MEDICARE-ALETA			
796		05/24 AP		11/09/23	0399358	ANDERSON, ALETA L.	243.00		11/13/23
		RMB:SEP.2023				MEDICARE-RICHARD			
796		05/24 AP		11/09/23	0399358	ANDERSON, ALETA L.	243.00		11/13/23
		RMB:OCT.2023				MEDICARE-RICHARD			
796		05/24 AP		11/09/23	0399358	ANDERSON, ALETA L.	243.00		11/13/23
		RMB:OCT.2023				MEDICARE-ALETA			
768		05/24 AP		11/06/23	0399350	REGENOLD, SHARON K.	266.40		11/07/23
		RMB:OCT.2023				HEALTH SEV.			
ACCOUNT TOTAL							1,238.40	.00	1,238.40
FUND TOTAL							1,238.40	.00	1,238.40
FUND 682 HEALTH INSURANCE - FIRE									
FUND 685 VEHICLE MAINTENANCE FUND									
FUND 686 PAYROLL FUND									
686-0000-222.01-00 PAYROLL LIABILITY / FEDERAL TAXES									
585		04/24 AP		10/23/23	0007144	UNITED STATES TREASURY	73,386.74		11/01/23
		FEDERAL WITHHOLDING TAX				10/20/23 PAYROLL			
585		04/24 AP		10/10/23	0007143	UNITED STATES TREASURY	70,967.05		11/01/23
		FEDERAL WITHHOLDING TAX				10/06/23 PAYROLL			
ACCOUNT TOTAL							144,353.79	.00	144,353.79
686-0000-222.02-00 PAYROLL LIABILITY / STATE WITHHOLDING									
585		04/24 AP		10/23/23	0007120	IOWA DEPT.OF REVENUE	30,091.95		11/01/23
		STATE WITHHOLDING TAX				10/20/23 PAYROLL			
585		04/24 AP		10/10/23	0007119	IOWA DEPT.OF REVENUE	29,383.50		11/01/23
		STATE WITHHOLDING TAX				10/06/23 PAYROLL			
ACCOUNT TOTAL							59,475.45	.00	59,475.45
686-0000-222.03-00 PAYROLL LIABILITY / FICA									
585		04/24 AP		10/23/23	0007144	UNITED STATES TREASURY	83,640.76		11/01/23
		SS & MQGE/MEDICARE TAX				10/20/23 PAYROLL			
585		04/24 AP		10/10/23	0007143	UNITED STATES TREASURY	82,676.02		11/01/23
		SS & MQGE/MEDICARE TAX				10/06/23 PAYROLL			
ACCOUNT TOTAL							166,316.78	.00	166,316.78

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									POST DT
FUND 686 PAYROLL FUND									
686-0000-222.04-00 PAYROLL LIABILITY / IPERS									
585		04/24	AP	10/24/23	0007117	I.P.E.R.S.	153,938.55		11/01/23
						IPERS OCTOBER 2023			
ACCOUNT TOTAL							153,938.55	.00	153,938.55
686-0000-222.05-00 PAYROLL LIABILITY / OTHER DEDUCTIONS PAYABLE									
585		04/24	AP	10/23/23	0007105	COLLECTION SERVICES CENTER	1,137.52		11/01/23
						CHILD SUPPORT PAYMENTS			
						10/20/23 PAYROLL			
585		04/24	AP	10/23/23	0007124	ISOLVED BENEFIT SERVICES, INC	6,563.99		11/01/23
						CAFETERIA PLAN			
						10/20/23 PAYROLL			
585		04/24	AP	10/18/23	0007146	VOYA FINANCIAL	13,006.75		11/01/23
						EMPLOYEE 457 CONTRIBUTION			
						10/20/23 PAYROLL			
585		04/24	AP	10/10/23	0007104	COLLECTION SERVICES CENTER	1,137.52		11/01/23
						CHILD SUPPORT PAYMENTS			
						10/06/23 PAYROLL			
585		04/24	AP	10/06/23	0007122	ISOLVED BENEFIT SERVICES, INC	6,538.99		11/01/23
						CAFETERIA PLAN			
						10/06/23 PAYROLL			
585		04/24	AP	10/04/23	0007145	VOYA FINANCIAL	12,806.75		11/01/23
						EMPLOYEE 457 CONTRIBUTION			
						10/06/23 PAYROLL			
ACCOUNT TOTAL							41,191.52	.00	41,191.52
686-0000-222.14-00 PAYROLL LIABILITY / POLICE & FIRE RETIREMENT									
585		04/24	AP	10/24/23	0007127	MUNICIPAL FIRE & POLICE RETIR	175,438.25		11/01/23
						MFPRSI RETIREMENT			
585		04/24	AP	10/03/23	0007126	MUNICIPAL FIRE & POLICE RETIR	176,313.13		11/01/23
						MFPRSI RETIREMENT			
ACCOUNT TOTAL							351,751.38	.00	351,751.38
FUND TOTAL							917,027.47	.00	917,027.47
FUND 687 WORKERS COMPENSATION FUND									
687-1902-457.51-02 INSURANCE / WORKERS COMP INSURANCE									
585		04/24	AP	10/16/23	0007108	EMC RISK SERVICES, LLC	1,399.04		11/01/23
						WORKER COMP ADMIN FEE			
585		04/24	AP	10/16/23	0007108	EMC RISK SERVICES, LLC	225.00		11/01/23
						WORKER COMP CLAIM			
ACCOUNT TOTAL							1,624.04	.00	1,624.04
FUND TOTAL							1,624.04	.00	1,624.04

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FUND 688 LTD INSURANCE FUND									
FUND 689 LIABILITY INSURANCE FUND									
689-1902		457.51-05		INSURANCE / LIABILITY		INSURANCE			
585		04/24 AP		10/16/23	0007108	EMC RISK SERVICES, LLC	189.00		11/01/23
						LIABILITY ADMIN FEES			
585		04/24 AP		10/16/23	0007108	EMC RISK SERVICES, LLC	2,250.00		11/01/23
						LIABILITY CLAIM			
						ACCOUNT TOTAL	2,439.00	.00	2,439.00
						FUND TOTAL	2,439.00	.00	2,439.00
FUND 724 TRUST & AGENCY									
724-0000		487.50-01		TRANSFERS OUT / TRANSFERS TO GENERAL FUND					
796		05/24 AP		11/10/23	0399367	GENERAL FUND	76,163.60		11/13/23
						PROPERTY TAX PAYMENT			
						ACCOUNT TOTAL	76,163.60	.00	76,163.60
						FUND TOTAL	76,163.60	.00	76,163.60
FUND 727 GREENWOOD CEMETERY P-CARE									
FUND 728 FAIRVIEW CEMETERY P-CARE									
FUND 729 HILLSIDE CEMETERY P-CARE									
FUND 790 FLOOD LEVY									
						GRAND TOTAL	2,454,441.76	463.75	2,453,978.01

COUNCIL INVOICES FOR 11/20/23 MEETING

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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								
780		05/24	AP	11/09/23	0000000	4.68	11/14/23	
		SPOTLITER HIGHLIGHTERS						
702		05/24	AP	11/02/23	0000000	31.21	11/14/23	
		4 DESK CALENDAR REFILLS, 1 DESK CALENDAR BASE						
702		05/24	AP	11/02/23	0000000	1.52	11/14/23	
		COPY PAPER						
702		05/24	AP	11/02/23	0000000	.61	11/14/23	
		POST ITS, PENS, SHARPIES						
702		05/24	AP	10/23/23	0000000	1.30	11/14/23	
		INVISIBLE TAPE, GEL PENS						
		ACCOUNT TOTAL					39.32	.00
							39.32	
101-1008-441.83-05 TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)								
766		05/24	AP	10/20/23	0144748	19.33	11/08/23	
		US BANK						
		SKIPS INC KERR 10/18-10/20/23						
780		05/24	AP	10/20/23	0000000	224.00	11/14/23	
		HOLIDAY INN-CONFERENCE CENTER						
		HOTEL:IMFOA-KERR						
		ACCOUNT TOTAL					243.33	.00
							243.33	
101-1008-441.86-01 REPAIR & MAINTENANCE / REPAIR & MAINTENANCE								
787		05/24	AP	11/03/23	0000000	56.05	11/14/23	
		SHRED-IT USA						
		ON-SITE DOC.DESTRUCTION 10/20/23 SERVICE@ 220CLAY						
		ACCOUNT TOTAL					56.05	.00
							56.05	
101-1008-441.93-01 EQUIPMENT / EQUIPMENT								
780		05/24	AP	10/20/23	0000000	720.00	11/14/23	
		QUADIENT, INC.						
		1 YR METER RENTAL-NEW MACHINE 10/16/23-10/15/24						
780		05/24	AP	10/18/23	0000000	9,353.00	11/14/23	
		QUADIENT, INC.						
		NEW POSTAGE MACHINE						
		ACCOUNT TOTAL					10,073.00	.00
							10,073.00	
101-1026-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES								
780		05/24	AP	11/09/23	0000000	1.39	11/14/23	
		OFFICE EXPRESS OFFICE PRODUCT						
		SPOTLITER HIGHLIGHTERS						
		ACCOUNT TOTAL					1.39	.00
							1.39	
101-1026-441.83-05 TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)								
766		05/24	AP	10/20/23	0144748	22.82	11/08/23	
		US BANK						
		SKIPS INC RODENBECK 10/18-10/20/23						

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FUND 101 GENERAL FUND									
101-1026-441.83-05					TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)				
780		05/24 AP		10/20/23	0000000 HOLIDAY INN-CONFERENCE CENTER HOTEL:IMFOA-RODENBECK	224.00			11/14/23
					ACCOUNT TOTAL	246.82	.00	246.82	
101-1026-441.83-06 TRANSPORTATION&EDUCATION / EDUCATION									
766		05/24 AP		10/04/23	0144748 US BANK IOWA LEAGUE OF CITIES	100.00			11/08/23
					RODENBECK/NIEBERGALL WEB.				
					ACCOUNT TOTAL	100.00	.00	100.00	
101-1028-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
780		05/24 AP		11/09/23	0000000 OFFICE EXPRESS OFFICE PRODUCT SPOTLITER HIGHLIGHTERS	4.69			11/14/23
					ACCOUNT TOTAL	4.69	.00	4.69	
101-1028-441.83-06 TRANSPORTATION&EDUCATION / EDUCATION									
766		05/24 AP		10/12/23	0144748 US BANK GOVERNMENT FINANCE OFFIC	85.00			11/08/23
					REG:COLLAB FINANCE/FIRE				
766		05/24 AP		10/06/23	0144748 US BANK IOWA LEAGUE OF CITIES		25.00		11/08/23
					REF-REG:2023 BUDGET WKSHP				
766		05/24 AP		10/04/23	0144748 US BANK IOWA LEAGUE OF CITIES	125.00			11/08/23
					ROEDING/KOCKLER WEBINAR				
					ACCOUNT TOTAL	210.00	25.00	185.00	
101-1038-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
780		05/24 AP		11/09/23	0000000 OFFICE EXPRESS OFFICE PRODUCT SPOTLITER HIGHLIGHTERS	1.74			11/14/23
					ACCOUNT TOTAL	1.74	.00	1.74	
101-1038-441.81-49 PROFESSIONAL SERVICES / BACKGROUND CHECK									
780		05/24 AP		11/01/23	0000000 ONE SOURCE THE BACKGROUND CHE OCTOBER APPLICANTS	179.60			11/14/23
					10/01-11/01/23				
					ACCOUNT TOTAL	179.60	.00	179.60	
101-1038-441.81-53 PROFESSIONAL SERVICES / JOB NOTICES									
780		05/24 AP		10/28/23	0000000 COURIER COMMUNICATIONS-ADVERT	26.95			11/14/23
					JOB AD:MAINTENANCE COURIER				
780		05/24 AP		10/26/23	0000000 CEDAR VALLEY SAVER, INC.	75.00			11/14/23

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FUND 101 GENERAL FUND										
101-1038-441.81-53 PROFESSIONAL SERVICES / JOB NOTICES						continued				
780		05/24 AP		10/26/23	0000000	JOB AD:SEASONAL LABORER CEDAR VALLEY SAVER, INC.	75.00			11/14/23
780		05/24 AP		10/26/23	0000000	JOB AD:AQUATICS CEDAR VALLEY SAVER, INC.	75.00			11/14/23
780		05/24 AP		10/26/23	0000000	JOB AD:REC CTR-SPORTS/REC CEDAR VALLEY SAVER, INC.	75.00			11/14/23
780		05/24 AP		10/24/23	0000000	JOB AD:PT MAINT. WORKER COURIER COMMUNICATIONS-ADVERT	26.95			11/14/23
780		05/24 AP		10/21/23	0000000	JOB AD:MAINTENANCE COURIER COMMUNICATIONS-ADVERT	450.00			11/14/23
780		05/24 AP		10/21/23	0000000	30,000 DIGITAL ADS/MONTH COURIER COMMUNICATIONS-ADVERT	26.95			11/14/23
780		05/24 AP		10/20/23	0000000	JOB AD:MAINTENANCE COURIER COMMUNICATIONS-ADVERT	39.00			11/14/23
780		05/24 AP		10/17/23	0000000	SEARCH BOOST COURIER COMMUNICATIONS-ADVERT	26.95			11/14/23
780		05/24 AP		10/14/23	0000000	JOB AD:MAINTENANCE COURIER COMMUNICATIONS-ADVERT	5.74			11/14/23
780		05/24 AP		10/14/23	0000000	JOB AD:SEASONAL LABORERS COURIER COMMUNICATIONS-ADVERT	5.74			11/14/23
780		05/24 AP		10/14/23	0000000	JOB AD:REC/PROGRAM STAFF COURIER COMMUNICATIONS-ADVERT	5.74			11/14/23
780		05/24 AP		10/14/23	0000000	JOB AD:AQUATICS COURIER COMMUNICATIONS-ADVERT	55.95			11/14/23
780		05/24 AP		10/12/23	0000000	JOB AD:MAINTENANCE CEDAR VALLEY SAVER, INC.	75.00			11/14/23
780		05/24 AP		10/12/23	0000000	JOB AD:SEASONAL LABORER CEDAR VALLEY SAVER, INC.	75.00			11/14/23
780		05/24 AP		10/12/23	0000000	JOB AD:AQUATICS CEDAR VALLEY SAVER, INC.	75.00			11/14/23
780		05/24 AP		10/10/23	0000000	JOB AD:REC CTR-SPORTS REC COURIER COMMUNICATIONS-ADVERT	5.71			11/14/23
780		05/24 AP		10/10/23	0000000	JOB AD:SEASONAL LABORERS COURIER COMMUNICATIONS-ADVERT	5.71			11/14/23
780		05/24 AP		10/10/23	0000000	JOB AD:REC/PROGRAM STAFF COURIER COMMUNICATIONS-ADVERT	5.71			11/14/23
780		05/24 AP		10/10/23	0000000	JOB AD:AQUATICS COURIER COMMUNICATIONS-ADVERT	16.50			11/14/23
780		05/24 AP		10/07/23	0000000	JOB AD:EQUIPMENT MECHANIC COURIER COMMUNICATIONS-ADVERT	54.95			11/14/23
780		05/24 AP		10/07/23	0000000	FRONT PAGE STRIP AD-OCT COURIER COMMUNICATIONS-ADVERT	5.71			11/14/23
780		05/24 AP		10/07/23	0000000	JOB AD:SEASONAL LABORERS COURIER COMMUNICATIONS-ADVERT	5.71			11/14/23
780		05/24 AP		10/07/23	0000000	JOB AD:REC/PROGRAM STAFF COURIER COMMUNICATIONS-ADVERT	5.71			11/14/23
780		05/24 AP		10/07/23	0000000	JOB AD:AQUATICS COURIER COMMUNICATIONS-ADVERT	16.50			11/14/23
780		05/24 AP		10/07/23	0000000	JOB AD:EQUIPMENT MECHANIC COURIER COMMUNICATIONS-ADVERT				11/14/23

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FUND 101 GENERAL FUND										
101-1038-441.81-53 PROFESSIONAL SERVICES / JOB NOTICES						continued				
780		05/24	AP	10/07/23	0000000	COURIER COMMUNICATIONS-ADVERT	27.50			11/14/23
						JOB AD:WW TRTMT OPERATOR				
766		05/24	AP	10/05/23	0144748	US BANK	119.95			11/08/23
						LINKEDIN 8779531526				
780		05/24	AP	10/05/23	0000000	COURIER COMMUNICATIONS-ADVERT	27.50			11/14/23
						JOB AD:WW TRTMT OPERATOR				
780		05/24	AP	10/03/23	0000000	COURIER COMMUNICATIONS-ADVERT	5.71			11/14/23
						JOB AD:SEASONAL LABORERS				
780		05/24	AP	10/03/23	0000000	COURIER COMMUNICATIONS-ADVERT	5.71			11/14/23
						JOB AD:REC/PROGRAM STAFF				
780		05/24	AP	10/03/23	0000000	COURIER COMMUNICATIONS-ADVERT	5.71			11/14/23
						JOB AD:AQUATICS				
780		05/24	AP	10/03/23	0000000	COURIER COMMUNICATIONS-ADVERT	16.50			11/14/23
						JOB AD:EQUIPMENT MECHANIC				
780		05/24	AP	10/03/23	0000000	COURIER COMMUNICATIONS-ADVERT	27.50			11/14/23
						JOB AD:WW TRTMT OPERATOR				
780		05/24	AP	10/02/23	0000000	COURIER COMMUNICATIONS-ADVERT	500.00			11/14/23
						PPC CAMPAIGN				
780		05/24	AP	10/02/23	0000000	COURIER COMMUNICATIONS-ADVERT	650.00			11/14/23
						TARGETING ADS-OCTOBER				
780		05/24	AP	10/02/23	0000000	COURIER COMMUNICATIONS-ADVERT	300.00			11/14/23
						MOBILE LOCATION				
780		05/24	AP	09/30/23	0000000	COURIER COMMUNICATIONS-ADVERT	5.71			11/14/23
						JOB AD:SEASONAL LABORERS				
780		05/24	AP	09/30/23	0000000	COURIER COMMUNICATIONS-ADVERT	5.71			11/14/23
						JOB AD:REC/PROGRAM STAFF				
780		05/24	AP	09/30/23	0000000	COURIER COMMUNICATIONS-ADVERT	5.71			11/14/23
						JOB AD:AQUATICS				
780		05/24	AP	09/30/23	0000000	COURIER COMMUNICATIONS-ADVERT	16.50			11/14/23
						JOB AD:EQUIPMENT MECHANIC				
780		05/24	AP	09/30/23	0000000	COURIER COMMUNICATIONS-ADVERT	27.50			11/14/23
						JOB AD:WW TRTMT OPERATOR				
780		05/24	AP	09/28/23	0000000	COURIER COMMUNICATIONS-ADVERT	35.00			11/14/23
						FRONT PAGE STRIP AD-OCT				
780		05/24	AP	09/28/23	0000000	COURIER COMMUNICATIONS-ADVERT	16.50			11/14/23
						JOB AD:POLICE OFFICER				
780		05/24	AP	09/26/23	0000000	COURIER COMMUNICATIONS-ADVERT	35.00			11/14/23
						FRONT PAGE STRIP AD-OCT				
780		05/24	AP	09/26/23	0000000	COURIER COMMUNICATIONS-ADVERT	16.50			11/14/23
						JOB AD:POLICE OFFICER				
780		05/24	AP	09/26/23	0000000	COURIER COMMUNICATIONS-ADVERT	5.71			11/14/23
						JOB AD:SEASONAL LABORERS				
780		05/24	AP	09/26/23	0000000	COURIER COMMUNICATIONS-ADVERT	5.71			11/14/23
						JOB AD:REC/PROGRAM STAFF				
780		05/24	AP	09/26/23	0000000	COURIER COMMUNICATIONS-ADVERT	5.71			11/14/23
						JOB AD:AQUATICS				
780		05/24	AP	09/26/23	0000000	COURIER COMMUNICATIONS-ADVERT	16.50			11/14/23
						JOB AD:EQUIPMENT MECHANIC				
780		05/24	AP	09/26/23	0000000	COURIER COMMUNICATIONS-ADVERT	27.50			11/14/23

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FUND 101 GENERAL FUND										
101-1038	441.81-53	PROFESSIONAL SERVICES /				JOB NOTICES				continued
		JOB AD:WW TRTMT OPERATOR				COURIER				
		ACCOUNT TOTAL					3,228.52	.00	3,228.52	
101-1038	441.81-56	PROFESSIONAL SERVICES /				EMPLOYEE WELLNESS PROG				
766	05/24 AP 10/13/23	0144748				US BANK	500.00			11/08/23
		FAREWAY STORES				FITNESS WELLNESS GC				
766	05/24 AP 10/13/23	0144748				US BANK	500.00			11/08/23
		FAREWAY STORES				FITNESS WELLNESS GC				
766	05/24 AP 10/13/23	0144748				US BANK	200.00			11/08/23
		FAREWAY STORES				FITNESS WELLNESS GC				
		ACCOUNT TOTAL					1,200.00	.00	1,200.00	
101-1038	441.83-06	TRANSPORTATION&EDUCATION /				EDUCATION				
766	05/24 AP 10/13/23	0144748				US BANK	80.00			11/08/23
		GROW CEDAR VALLEY				REG:EDI SUMMIT 2023				
		ACCOUNT TOTAL					80.00	.00	80.00	
101-1048	441.71-01	OFFICE SUPPLIES /				OFFICE SUPPLIES				
780	05/24 AP 11/09/23	0000000				OFFICE EXPRESS OFFICE PRODUCT	.87			11/14/23
		SPOTLITER HIGHLIGHTERS								
		ACCOUNT TOTAL					.87	.00	.87	
101-1048	441.72-11	OPERATING SUPPLIES /				DUES, BOOKS, MAGAZINES				
780	05/24 AP 11/01/23	0000000				THOMSON REUTERS - WEST	741.54			11/14/23
		WESTLAW INFORMATION				10/01/23-10/31/23				
		ACCOUNT TOTAL					741.54	.00	741.54	
101-1048	441.81-29	PROFESSIONAL SERVICES /				LEGAL CONSULTANTS				
780	05/24 AP 10/31/23	0000000				SWISHER & COHRT, P.L.C.	95.00			11/14/23
		LGL:MISCELLANEOUS MATTERS				10/12/23-10/25/23				
		ACCOUNT TOTAL					95.00	.00	95.00	
101-1048	441.83-06	TRANSPORTATION&EDUCATION /				EDUCATION				
766	05/24 AP 09/22/23	0144748				US BANK	150.00			11/08/23
		IOWA STATE BAR ASSOCIATIO				REG:LABOR/EPLYMT LAW SEM.				
		ACCOUNT TOTAL					150.00	.00	150.00	

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FUND 101 GENERAL FUND										
101-1060-423.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
773		05/24	AP	10/20/23	0144748	US BANK	18.90		11/08/23	
						AMZN MKTP US*TD7WI4FV2				
						LEGAL SIZE PHOTO PAPER				
773		05/24	AP	10/20/23	0144748	US BANK	94.72		11/08/23	
						AMAZON.COM*TD2IQ3LW2				
						SHARPIES				
773		05/24	AP	10/13/23	0144748	US BANK	13.58		11/08/23	
						AMZN MKTP US*TP2GS04X2				
						WATERING CAN				
773		05/24	AP	09/27/23	0144748	US BANK	9.79		11/08/23	
						AMZN MKTP US*T97GW44L2				
						0.5" CLEAR ROUND STICKERS				
						ACCOUNT TOTAL	136.99	.00	136.99	
101-1060-423.81-91 PROFESSIONAL SERVICES / LICENSES & SERVICE CONTRT										
773		05/24	AP	10/12/23	0144748	US BANK	90.00		11/08/23	
						INTUIT *QBOOKS ONLINE				
						QUICKBOOKS MONTHLY SUB.				
773		05/24	AP	10/02/23	0144748	US BANK	1,496.25		11/08/23	
						FARONICS TECHNOLOGIES USA				
						CLOUD CONECTOR FY24 RENEW				
773		05/24	AP	10/02/23	0144748	US BANK	807.98		11/08/23	
						FARONICS TECHNOLOGIES USA				
						DEEP FREEZE FY24 RENEWAL				
						ACCOUNT TOTAL	2,394.23	.00	2,394.23	
101-1060-423.83-06 TRANSPORTATION&EDUCATION / EDUCATION										
773		05/24	AP	09/28/23	0144748	US BANK	220.00		11/08/23	
						IOWA LIBRARY ASSOCIATION				
						CONFERENCE REGISTRATION				
773		05/24	AP	09/21/23	0144748	US BANK	329.00		11/08/23	
						AMERLIBASSOC ECOMMERCE				
						YALSA CONF. REGISTRATION				
						ACCOUNT TOTAL	549.00	.00	549.00	
101-1060-423.89-19 MISCELLANEOUS SERVICES / CO-LAB MATERIALS										
773		05/24	AP	10/16/23	0144748	US BANK	70.61		11/08/23	
						HOBBY-LOBBY #0135				
						ENVELOPES, PAPER, STAMP				
						ACCOUNT TOTAL	70.61	.00	70.61	
101-1060-423.89-33 MISCELLANEOUS SERVICES / FRIENDS SUPPORTED PROGRAM										
773		05/24	AP	10/19/23	0144748	US BANK	16.39		11/08/23	
						HY-VEE CEDAR FALLS 1052				
						FOTL:YA-APPLES, ORANGES,				
773		05/24	AP	10/16/23	0144748	US BANK	67.15		11/08/23	
						AMAZON.COM*TP8BU20L1				
						FOTL:ADULT-ADULT BOOKS				
773		05/24	AP	10/16/23	0144748	US BANK	24.99		11/08/23	
						AMAZON.COM*TP9PF36R0				
						FOTL:YOUTH-STEP STOOL				
773		05/24	AP	10/16/23	0144748	US BANK	48.90		11/08/23	
						AMAZON.COM*TP0M54B50				
						FOTL:YOUTH-STEP STOOLS				
773		05/24	AP	10/13/23	0144748	US BANK	9.88		11/08/23	

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FUND 101 GENERAL FUND										
101-1060-423.89-33 MISCELLANEOUS SERVICES / FRIENDS SUPPORTED PROGRAM						continued				
773		AMZN MKTP US*TE90A8801		05/24 AP 10/13/23 0144748		FOTL:YOUTH-CONSTRUCTION US BANK	19.76		11/08/23	
773		AMZN MKTP US*TE53U88W1		05/24 AP 10/12/23 0144748		FOTL:YOUTH-CONSTRUCTION US BANK	19.87		11/08/23	
773		WM SUPERCENTER #753		05/24 AP 10/06/23 0144748		FOTL:YOUTH-CANDY & BOOK US BANK	10.57		11/08/23	
773		WAL-MART #0753		05/24 AP 10/02/23 0144748		FOTL:YOUTH-APPLES US BANK	10.00		11/08/23	
773		AMAZON.COM*T94MSOE70		05/24 AP 09/29/23 0144748		FOTL:ADULT-GIFT CARD US BANK	17.99		11/08/23	
773		AMAZON.COM*T163H8K00		05/24 AP 09/29/23 0144748		FOTL:YOUTH-YOUTH BOOKS US BANK	40.48		11/08/23	
773		AMAZON.COM*T970H0002		05/24 AP 09/27/23 0144748		FOTL:YOUTH-YOUTH BOOKS US BANK	10.98		11/08/23	
		AMZN MKTP US*T11KN9BJ0				FOTL:YA-CHAIR COVER				
ACCOUNT TOTAL							296.96	.00	296.96	
101-1061-423.71-11 OFFICE SUPPLIES / TECHNICAL PROCESSING SUPP										
773		B2B PRIME*TX58Z90K1		05/24 AP 09/21/23 0144748		AMAZON PRIME RENEWAL 1-YR US BANK	179.00		11/08/23	
ACCOUNT TOTAL							179.00	.00	179.00	
101-1061-423.81-91 PROFESSIONAL SERVICES / LICENSES & SERVICE CONTRT										
773		PROPAY INC- FEE@PROPAY.CO		05/24 AP 10/20/23 0144748		PROPAY 1-YR RENEWAL US BANK	299.00		11/08/23	
ACCOUNT TOTAL							299.00	.00	299.00	
101-1061-423.89-19 MISCELLANEOUS SERVICES / CO-LAB MATERIALS										
773		WWW.MAKERBOT.COM		05/24 AP 10/09/23 0144748		FILAMENT FOR 3D PRINTER US BANK	57.50		11/08/23	
ACCOUNT TOTAL							57.50	.00	57.50	
101-1061-423.89-20 MISCELLANEOUS SERVICES / ADULT BOOKS										
773		AMAZON.COM*024KJ6073		05/24 AP 10/20/23 0144748		ADULT BOOKS US BANK	12.99		11/08/23	
773		AMZN MKTP US*TD4M40402		05/24 AP 10/20/23 0144748		ADULT BOOKS US BANK	16.88		11/08/23	
773		AMAZON.COM*TP5KQ5MO0		05/24 AP 10/16/23 0144748		ADULT BOOKS US BANK	25.49		11/08/23	
773		AMAZON.COM*TP8BU20L1		05/24 AP 10/16/23 0144748		ADULT BOOKS US BANK	69.83		11/08/23	

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FUND 101 GENERAL FUND										
101-1061-423.89-20 MISCELLANEOUS SERVICES / ADULT BOOKS						continued				
773		05/24	AP	10/16/23	0144748	US BANK	20.24			11/08/23
						ADULT BOOKS				
773		05/24	AP	10/16/23	0144748	US BANK	35.19			11/08/23
						ADULT BOOKS				
773		05/24	AP	10/03/23	0144748	US BANK	29.98			11/08/23
						ADULT BOOKS				
773		05/24	AP	10/02/23	0144748	US BANK	15.99			11/08/23
						ADULT BOOKS				
773		05/24	AP	09/28/23	0144748	US BANK	29.49			11/08/23
						ADULT BOOKS				
773		05/24	AP	09/22/23	0144748	US BANK	47.10			11/08/23
						ADULT BOOKS				
						ACCOUNT TOTAL	303.18	.00		303.18
101-1061-423.89-21 MISCELLANEOUS SERVICES / YOUNG ADULT BOOKS										
773		05/24	AP	10/20/23	0144748	US BANK	24.99			11/08/23
						YOUNG ADULT BOOKS				
773		05/24	AP	10/18/23	0144748	US BANK	12.99			11/08/23
						YOUNG ADULT BOOKS				
773		05/24	AP	10/17/23	0144748	US BANK	25.98			11/08/23
						YOUNG ADULT BOOKS				
773		05/24	AP	10/10/23	0144748	US BANK	19.51			11/08/23
						YOUNG ADULT BOOKS				
773		05/24	AP	10/04/23	0144748	US BANK	10.95			11/08/23
						YOUNG ADULT BOOKS				
						ACCOUNT TOTAL	94.42	.00		94.42
101-1061-423.89-22 MISCELLANEOUS SERVICES / YOUTH BOOKS										
773		05/24	AP	10/20/23	0144748	US BANK	6.99			11/08/23
						YOUTH BOOKS				
773		05/24	AP	10/10/23	0144748	US BANK	11.49			11/08/23
						YOUTH BOOKS				
773		05/24	AP	10/10/23	0144748	US BANK	69.21			11/08/23
						YOUTH BOOKS				
773		05/24	AP	10/04/23	0144748	US BANK	22.68			11/08/23
						YOUTH BOOKS				
773		05/24	AP	09/27/23	0144748	US BANK	21.98			11/08/23
						YOUTH BOOKS				
773		05/24	AP	09/25/23	0144748	US BANK	15.33			11/08/23
						YOUTH BOOKS				
						ACCOUNT TOTAL	147.68	.00		147.68
101-1061-423.89-23 MISCELLANEOUS SERVICES / LARGE PRINT BOOKS										

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FUND 101 GENERAL FUND										
101-1061-423.89-23 MISCELLANEOUS SERVICES / LARGE PRINT BOOKS						continued				
773		05/24 AP		10/16/23	0144748	US BANK AMAZON.COM*TP1NR7VL2	29.30			11/08/23
						LARGE PRINT BOOKS				
						ACCOUNT TOTAL	29.30	.00	29.30	
101-1061-423.89-25 MISCELLANEOUS SERVICES / ADULT VIDEO										
773		05/24 AP		10/18/23	0144748	US BANK	34.92			11/08/23
						AMZN MKTP US*TP3OF5G31				
773		05/24 AP		10/17/23	0144748	US BANK	9.99			11/08/23
						AMZN MKTP US*TP3223QC2				
773		05/24 AP		10/17/23	0144748	US BANK	22.99			11/08/23
						AMZN MKTP US*TP5A08652				
773		05/24 AP		10/10/23	0144748	US BANK	42.99			11/08/23
						AMZN MKTP US*TE3DU8890				
773		05/24 AP		10/06/23	0144748	US BANK	23.97			11/08/23
						AMZN MKTP US*T91GW5W50				
773		05/24 AP		09/22/23	0144748	US BANK	14.99			11/08/23
						AMAZON.COM*T16XK7N22				
						ACCOUNT TOTAL	149.85	.00	149.85	
101-1061-423.89-26 MISCELLANEOUS SERVICES / NON-PRINT RESOURCES										
773		05/24 AP		10/20/23	0144748	US BANK	119.98			11/08/23
						AMAZON.COM*WVBNN2FL3				
773		05/24 AP		10/04/23	0144748	US BANK	67.99			11/08/23
						AMZN MKTP US*T93NZ0091				
773		05/24 AP		09/27/23	0144748	US BANK	135.99			11/08/23
						AMZN MKTP US*T171B6Y62				
						ACCOUNT TOTAL	323.96	.00	323.96	
101-1061-423.89-31 MISCELLANEOUS SERVICES / PERIODICALS										
773		05/24 AP		09/25/23	0144748	US BANK	30.00			11/08/23
						COMMON SENSE PLUS				
						1 YR. SUB. COMMON SENSE				
						ACCOUNT TOTAL	30.00	.00	30.00	
101-1061-423.89-36 MISCELLANEOUS SERVICES / YOUTH VIDEO										
773		05/24 AP		10/17/23	0144748	US BANK	14.39			11/08/23
						AMZN MKTP US*TP9TD8IT0				
773		05/24 AP		10/17/23	0144748	US BANK	8.98			11/08/23
						AMZN MKTP US*TP3223QC2				
773		05/24 AP		10/16/23	0144748	US BANK	5.99			11/08/23
						AMAZON.COM*TP21W5TK2				
773		05/24 AP		10/16/23	0144748	US BANK	6.23			11/08/23

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FUND 101 GENERAL FUND										
101-1061-423.89-36 MISCELLANEOUS SERVICES / YOUTH VIDEO						continued				
	773			05/24	AMAZON.COM*TP1NR7VL2	YOUTH VIDEOS				
				AP 09/25/23	0144748	US BANK	4.99			11/08/23
					AMAZON.COM*TX2BP3RG1	YOUTH VIDEOS				
					ACCOUNT TOTAL		40.58	.00	40.58	
101-1061-423.89-47 MISCELLANEOUS SERVICES / LIBRARY OF THINGS										
	773			05/24	AMZN MKTP US*TX3FJ5WQ0	LABEL MAKER TAPE	19.57			11/08/23
					ACCOUNT TOTAL		19.57	.00	19.57	
101-1118-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
	780			05/24	AP 11/09/23 0000000	OFFICE EXPRESS OFFICE PRODUCT	.87			11/14/23
					SPOTLITER HIGHLIGHTERS					
					ACCOUNT TOTAL		.87	.00	.87	
101-1118-441.81-98 PROFESSIONAL SERVICES / ECONOMIC DEVELOPMENT ACT.										
	766			05/24	AP 10/09/23 0144748	US BANK	36.00			11/08/23
					TST* STARBECKS SMOKEHOUS	LUNCH-PROSPECTIVE BUSINES				
	766			05/24	AP 10/06/23 0144748	US BANK	32.20			11/08/23
					TST* THE OTHER PLACE CEDA	LUNCH-PROSPECTIVE BUSINES				
					ACCOUNT TOTAL		68.20	.00	68.20	
101-1118-441.83-05 TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)										
	766			05/24	AP 10/06/23 0144748	US BANK	12.97			11/08/23
					AUS SALVATION PIZZA	MEAL:ICMA ANNL CONFERENCE				
	766			05/24	AP 10/06/23 0144748	US BANK	30.00			11/08/23
					DELTA AIR BAGGAGE FEE	BAGGAGE FEE:ICMA CONF.				
	766			05/24	AP 10/06/23 0144748	US BANK	1,567.82			11/08/23
					HYATT TOMMIE AUSTIN	HTL/MEALS:ICMA CONFERENCE				
	766			05/24	AP 10/05/23 0144748	US BANK	26.74			11/08/23
					UBER TRIP	CAB:ICMA ANNL CONFERENCE				
	766			05/24	AP 10/02/23 0144748	US BANK	49.33			11/08/23
					SQ *LONESTAR CAB #117	CAB:ICMA ANNL CONFERENCE				
	766			05/24	AP 10/02/23 0144748	US BANK	18.98			11/08/23
					SQ *ONE TACO @ FROST	MEAL:ICMA ANNL CONFERENCE				
	766			05/24	AP 10/02/23 0144748	US BANK	30.00			11/08/23
					DELTA AIR BAGGAGE FEE	BAGGAGE FEE:ICMA CONF.				
	766			05/24	AP 09/22/23 0144748	US BANK	256.02			11/08/23
					HILTON HOTELS	HOTEL/PARKING:ACEC CONF.				
	766			05/24	AP 09/21/23 0144748	US BANK	12.00			11/08/23
					IOWA EVENTS CENTER	PARKING:ACEC CONF.				

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FUND 101 GENERAL FUND										
101-1118-441.83-05						TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)	continued			
						ACCOUNT TOTAL	2,003.86	.00	2,003.86	
101-1118-441.83-06						TRANSPORTATION&EDUCATION / EDUCATION				
766		05/24	AP	10/04/23	0144748	US BANK ICMA ONLINE		55.00	11/08/23	
						REF:ICMA ANNL CONF.NTWRKG				
						ACCOUNT TOTAL	.00	55.00	55.00-	
101-1158-441.71-01						OFFICE SUPPLIES / OFFICE SUPPLIES				
780		05/24	AP	11/09/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	.87		11/14/23	
						SPOTLITER HIGHLIGHTERS				
766		05/24	AP	10/06/23	0144748	US BANK AMAZON.COM*T90OR0YP0	86.00		11/08/23	
						EMERGENCY PLAN BINDERS				
						ACCOUNT TOTAL	86.87	.00	86.87	
101-1158-441.83-06						TRANSPORTATION&EDUCATION / EDUCATION				
766		05/24	AP	10/17/23	0144748	US BANK IOWA ANNUAL HS CONF	150.00		11/08/23	
						REG:IA HOMELAND SEC.CONF.				
						ACCOUNT TOTAL	150.00	.00	150.00	
101-1199-411.32-91						COMM PROTECTION GRANTS / POL-TARGET CHILD SAFETY				
766		05/24	AP	09/29/23	0144748	US BANK GLENDALE PARADE STORE LLC	38.25		11/08/23	
						GLOVES-HONOR GUARD UNIF.				
						ACCOUNT TOTAL	38.25	.00	38.25	
101-1199-421.31-10						HUMAN DEVELOPMENT GRANTS / GRANTS - CULTURAL SERVICE				
766		05/24	AP	10/12/23	0144748	US BANK WAL-MART #0753	77.80		11/08/23	
						DVD'S FOR EDUCATION DEPT				
						ACCOUNT TOTAL	77.80	.00	77.80	
101-1199-421.31-21						HUMAN DEVELOPMENT GRANTS / GRANTS-LIBRARY STATE AID				
773		05/24	AP	09/25/23	0144748	US BANK ELENCO ELECTRONICS	9.70		11/08/23	
						REPLACEMENT FAN FOR KIT				
						ACCOUNT TOTAL	9.70	.00	9.70	
101-1199-441.72-19						OPERATING SUPPLIES / PRINTING				

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FUND 101 GENERAL FUND										
101-1199-441.72-19 OPERATING SUPPLIES / PRINTING continued										
780		05/24	AP	11/09/23	0000000	OFFICE EXPRESS OFFICE PRODUCT PAPER	55.00			11/14/23
780		05/24	AP	10/21/23	0000000	COURIER LEGAL COMMUNICATIONS	50.45			11/14/23
780		05/24	AP	10/21/23	0000000	COURIER LEGAL COMMUNICATIONS	43.86			11/14/23
780		05/24	AP	10/19/23	0000000	COURIER LEGAL COMMUNICATIONS	102.78			11/14/23
780		05/24	AP	10/12/23	0000000	COURIER LEGAL COMMUNICATIONS	516.35			11/14/23
780		05/24	AP	10/07/23	0000000	COURIER LEGAL COMMUNICATIONS	44.52			11/14/23
780		05/24	AP	10/07/23	0000000	COURIER LEGAL COMMUNICATIONS	55.78			11/14/23
780		05/24	AP	10/07/23	0000000	COURIER LEGAL COMMUNICATIONS	41.85			11/14/23
780		05/24	AP	10/07/23	0000000	COURIER LEGAL COMMUNICATIONS	43.20			11/14/23
780		05/24	AP	10/07/23	0000000	COURIER LEGAL COMMUNICATIONS	59.72			11/14/23
780		05/24	AP	09/28/23	0000000	COURIER LEGAL COMMUNICATIONS	632.58			11/14/23
						9/18 MTG-MINUTIES & BILLS				
						ACCOUNT TOTAL	1,646.09	.00	1,646.09	
101-1199-441.81-02 PROFESSIONAL SERVICES / AUDIT										
780		05/24	AP	10/31/23	0000000	EIDE BAILLY, LLP	13,500.00			11/14/23
						COMPLETION AUDIT-FY2023				
						YEAR ENDED 06/30/2023				
						ACCOUNT TOTAL	13,500.00	.00	13,500.00	
101-1199-441.83-06 TRANSPORTATION&EDUCATION / EDUCATION										
766		05/24	AP	10/09/23	0144748	US BANK	50.00			11/08/23
						IOWA LEAGUE OF CITIES				
						REG:BEG.BUDGET WORKSHOPS				
						ACCOUNT TOTAL	50.00	.00	50.00	
101-2205-432.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
702		05/24	AP	11/02/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	2.29			11/14/23
						COPY PAPER				
702		05/24	AP	11/02/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	.61			11/14/23
						POST ITS, PENS, SHARPIES				
702		05/24	AP	10/23/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	1.30			11/14/23
						INVISIBLE TAPE, GEL PENS				
766		05/24	AP	10/12/23	0144748	US BANK	21.40			11/08/23
						COPYWORKS CEDAR FALLS				
						IOWA APA CONFERENCE				

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FUND 101 GENERAL FUND										
101-2205-432.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES							continued			
ACCOUNT TOTAL							25.60	.00	25.60	
101-2205-432.72-11 OPERATING SUPPLIES / DUES, BOOKS, MAGAZINES										
766	05/24	AP	09/26/23	0144748		US BANK	702.00			11/08/23
AMERICAN PLANNING A AICP MEMBERSHIP-S SHEETZ										
ACCOUNT TOTAL							702.00	.00	702.00	
101-2235-412.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
702	05/24	AP	11/02/23	0000000		OFFICE EXPRESS OFFICE PRODUCT	24.08			11/14/23
DESK PAD CALENDAR, PLANNER										
702	05/24	AP	11/02/23	0000000		OFFICE EXPRESS OFFICE PRODUCT	9.50			11/14/23
COPY PAPER										
702	05/24	AP	11/02/23	0000000		OFFICE EXPRESS OFFICE PRODUCT	5.06			11/14/23
POST ITS, PENS, SHARPIES										
702	05/24	AP	10/23/23	0000000		OFFICE EXPRESS OFFICE PRODUCT	10.85			11/14/23
INVISIBLE TAPE, GEL PENS										
766	05/24	AP	10/03/23	0144748		US BANK	19.38			11/08/23
AMZN MKTP US*T958D3MQ0 QUAD-RULED GRAPH PAPER										
ACCOUNT TOTAL							68.87	.00	68.87	
101-2235-412.71-07 OFFICE SUPPLIES / CODE ENFORCEMENT SUPPLIES										
702	05/24	AP	10/31/23	0000000		PROFESSIONAL LAWN CARE, LLC	142.50			11/14/23
CODE MOW-1203 22ND										
ACCOUNT TOTAL							142.50	.00	142.50	
101-2235-412.72-16 OPERATING SUPPLIES / TOOLS										
766	05/24	AP	09/29/23	0144748		US BANK	34.43			11/08/23
AMZN MKTP US*T193N07K0 TOOLS-POLE TESTER										
766	05/24	AP	09/22/23	0144748		US BANK	50.51			11/08/23
AMZN MKTP US*T10AW8NP2 3-SMOKE DETECTOR TESTPOLE										
ACCOUNT TOTAL							84.94	.00	84.94	
101-2235-412.72-17 OPERATING SUPPLIES / UNIFORMS										
702	05/24	AP	11/03/23	0000000		SERVICEWEAR APPAREL, INC.	20.40			11/14/23
UNIFORM-M ASCHE LONG SLEEVE TEE										
702	05/24	AP	11/02/23	0000000		SERVICEWEAR APPAREL, INC.	77.09			11/14/23
UNIFORM-A SPRAY 2 POLOS										
ACCOUNT TOTAL							97.49	.00	97.49	

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FUND 101 GENERAL FUND										
101-2235-412.83-06						TRANSPORTATION&EDUCATION / EDUCATION				
766		05/24	AP	09/21/23	0144748	US BANK HALFMOON EDUCATION	477.00			11/08/23
						REG: WALL BRACING WEBINAR				
						ACCOUNT TOTAL	477.00	.00	477.00	
101-2245-442.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
702		05/24	AP	11/02/23	0000000	OFFICE EXPRESS OFFICE PRODUCT COPY PAPER	7.58			11/14/23
702		05/24	AP	11/02/23	0000000	OFFICE EXPRESS OFFICE PRODUCT POST ITS, PENS, SHARPIES	2.43			11/14/23
702		05/24	AP	10/23/23	0000000	OFFICE EXPRESS OFFICE PRODUCT INVISIBLE TAPE, GEL PENS	5.21			11/14/23
766		05/24	AP	09/27/23	0144748	US BANK AMZN MKTP US*T100C6Z61	12.98			11/08/23
						KEYCARD HOLDERS-PLANNING				
						ACCOUNT TOTAL	28.20	.00	28.20	
101-2245-442.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES										
766		05/24	AP	10/03/23	0144748	US BANK AMZN MKTP US*T958D3MQ0	22.99			11/08/23
						VOICE RECORDER				
						ACCOUNT TOTAL	22.99	.00	22.99	
101-2245-442.83-04 TRANSPORTATION&EDUCATION / DUES & MEMBERSHIPS										
766		05/24	AP	10/03/23	0144748	US BANK AMERICAN PLANNING A	476.00			11/08/23
766		05/24	AP	10/03/23	0144748	US BANK AMERICAN PLANNING A	476.00			11/08/23
						DUES & MEMBERSHIPS DUES & MEMBERSHIPS				
						ACCOUNT TOTAL	952.00	.00	952.00	
101-2253-423.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
766		05/24	AP	10/20/23	0144748	US BANK AMZN MKTP US		157.89		11/08/23
766		05/24	AP	10/16/23	0144748	US BANK AMZN MKTP US*TP2FW9TN2	26.95			11/08/23
766		05/24	AP	10/16/23	0144748	US BANK AMZN MKTP US*TP00A6EZ0	157.89			11/08/23
						REFUND:MAP FRAME RETURN FRONT DESK WHITEBOARDS FRAMES FOR MAPS				
						ACCOUNT TOTAL	184.84	157.89	26.95	
101-2253-423.72-30 OPERATING SUPPLIES / REC CENTER EQUIP. & SUPP.										
766		05/24	AP	10/11/23	0144748	US BANK AMZN MKTP US*TE0BH7ZS1	164.88			11/08/23
						MAP FRAME				

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FUND 101 GENERAL FUND										
101-2253-423.72-30 OPERATING SUPPLIES / REC CENTER EQUIP. & SUPP. continued										
766		05/24	AP	09/28/23	0144748	US BANK	44.94		11/08/23	
						AMAZON.COM*T15WS3T71				
						WHITENER - TOWELS				
						ACCOUNT TOTAL	209.82	.00	209.82	
101-2253-423.72-31 OPERATING SUPPLIES / YOUTH SPORTS EQUIPMENT										
732		05/24	AP	11/03/23	0000000	IOWA SPORTS SUPPLY, INC.	144.00		11/14/23	
						YOUTH BASKETBALLS				
732		05/24	AP	10/06/23	0000000	XPRESSIONS	662.20		11/14/23	
						YOUTH B-BALL T-SHIRTS				
732		05/24	AP	10/06/23	0000000	XPRESSIONS	206.40		11/14/23	
						YOUTH B-BALL T-SHIRTS				
732		05/24	AP	10/06/23	0000000	XPRESSIONS	240.80		11/14/23	
						YOUTH B-BALL T-SHIRTS				
						ACCOUNT TOTAL	1,253.40	.00	1,253.40	
101-2253-423.72-43 OPERATING SUPPLIES / REC CONCESSIONS										
732		05/24	AP	11/02/23	0000000	ATLANTIC COCA-COLA	106.15		11/14/23	
						CONCESSIONS BEVERAGE				
						RESTOCK				
732		05/24	AP	10/31/23	0000000	MARTIN BROS.DISTRIBUTING	52.41		11/14/23	
						POPCORN & SEASONING				
						ACCOUNT TOTAL	158.56	.00	158.56	
101-2253-423.72-44 OPERATING SUPPLIES / EXERCISE EQUIP. REPAIRS										
766		05/24	AP	10/03/23	0144748	US BANK	209.30		11/08/23	
						KEISER CORPORATION				
						BIKE SADDLE AND HANDLES				
						ACCOUNT TOTAL	209.30	.00	209.30	
101-2253-423.72-47 OPERATING SUPPLIES / ADULT EXERCISE EQUIP										
766		05/24	AP	10/16/23	0144748	US BANK	86.83		11/08/23	
						BLT*PCLIQUIDATIONS.COM				
766		05/24	AP	10/12/23	0144748	US BANK	577.27		11/08/23	
						STEP FITNESS				
						STEP PLATFORMS				
						ACCOUNT TOTAL	664.10	.00	664.10	
101-2253-423.72-50 OPERATING SUPPLIES / SPECIAL PROGRAM SUPPLIES										
766		05/24	AP	10/20/23	0144748	US BANK	151.01		11/08/23	
						AMZN MKTP US*TP2J856V1				
						HALLOWEEN GAMES				
766		05/24	AP	10/20/23	0144748	US BANK	60.46		11/08/23	
						AMZN MKTP US*TP9FD8K41				
						HALLOWEEN GAMES				

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FUND 101 GENERAL FUND										
101-2253-423.72-50 OPERATING SUPPLIES / SPECIAL PROGRAM SUPPLIES continued										
ACCOUNT TOTAL							211.47	.00	211.47	
101-2253-423.73-55 OTHER SUPPLIES / MEDIA										
732	05/24	AP		10/30/23	0000000	ICAN, INC.	550.00			11/14/23
MEDIA										
766	05/24	AP		10/17/23	0144748	US BANK	70.99			11/08/23
FACEBK MUFH7XPR72 ADVERTISING										
766	05/24	AP		10/02/23	0144748	US BANK	50.00			11/08/23
FACEBK 3RG4GTPQ72 FACEBOOK ADS										
766	05/24	AP		09/28/23	0144748	US BANK	119.99			11/08/23
CANVA* I03921-69533220 ANNUAL FEE										
766	05/24	AP		09/25/23	0144748	US BANK	35.00			11/08/23
FACEBK 593VWTR72 FACEBOOK ADS										
766	05/24	AP		09/22/23	0144748	US BANK	35.00			11/08/23
FACEBK JZW6ASFR72 FACEBOOK ADS										
ACCOUNT TOTAL							860.98	.00	860.98	
101-2253-423.83-06 TRANSPORTATION&EDUCATION / EDUCATION										
766	05/24	AP		10/12/23	0144748	US BANK	290.00			11/08/23
IOWA PARK AND RECREATION REG:AQUATICS CEU WORKSHOP										
ACCOUNT TOTAL							290.00	.00	290.00	
101-2253-423.86-30 REPAIR & MAINTENANCE / MAINTENANCE & UPKEEP										
732	05/24	AP		11/01/23	0000000	IWMC	58.00			11/14/23
WATER MANAGEMENT SERVICE										
732	05/24	AP		10/27/23	0000000	ARAMARK	26.25			11/14/23
REC CTR MATS										
732	05/24	AP		10/20/23	0000000	COOLEY PUMPING, LLC	145.00			11/14/23
SNAKE SINK WOMENS LR										
766	05/24	AP		10/20/23	0144748	US BANK	15.68			11/08/23
O DONNELL ACE HARDWARE PAINT BRUSHES										
766	05/24	AP		10/19/23	0144748	US BANK	12.04			11/08/23
O DONNELL ACE HARDWARE MR CLEAN EXTRA POWER										
766	05/24	AP		10/13/23	0144748	US BANK	42.40			11/08/23
O DONNELL ACE HARDWARE MAGIC ERASER, PAINT TRAY,										
766	05/24	AP		10/04/23	0144748	US BANK	35.36			11/08/23
O DONNELL ACE HARDWARE WALL HOLE FILLER,										
ACCOUNT TOTAL							334.73	.00	334.73	
101-2253-423.86-31 REPAIR & MAINTENANCE / THE FALLS REPAIR & MAINT.										
732	05/24	AP		10/30/23	0000000	ARCTIC REFRIGERATION LC	111.00			11/14/23

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FUND 101 GENERAL FUND										
101-2253-423.86-31 REPAIR & MAINTENANCE / THE FALLS REPAIR & MAINT.						continued				
732				05/24	AP 10/23/23 0000000	MENARDS-CEDAR FALLS ICE MACHINE WINTERIZATION SHOP VAC/TABLE/FUNNELS/ BROOM HANDLE	173.81			11/14/23
ACCOUNT TOTAL							284.81	.00	284.81	
101-2253-423.87-04 RENTALS / CF SCHOOL FACILITIES										
772				05/24	AP 11/06/23 0000000	CEDAR FALLS COMMUNITY SCHOOLS FACILITY USAGE 2023-2024 PARTIAL PAYMENT	15,000.00			11/14/23
ACCOUNT TOTAL							15,000.00	.00	15,000.00	
101-2253-423.89-06 MISCELLANEOUS SERVICES / INDOOR POOL OPERATIONS										
772				05/24	AP 11/06/23 0000000	CEDAR FALLS COMMUNITY SCHOOLS POOL USAGE 2023-2024 PARTIAL PAYMENT	15,000.00			11/14/23
ACCOUNT TOTAL							15,000.00	.00	15,000.00	
101-2253-423.92-01 STRUCTURE IMPROV & BLDGS / STRUCTURE IMPROV & BLDGS										
732				05/24	AP 10/27/23 0000000	NELSON & SCHAEFER CONSTRUCTIO FRONT DESK REMODEL KAY-RAY FUND	11,830.00			11/14/23
732				05/24	AP 10/25/23 0000000	BSN SPORTS, INC. VOLLEYBALL POLES	8,068.20			11/14/23
ACCOUNT TOTAL							19,898.20	.00	19,898.20	
101-2280-423.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
766				05/24	AP 10/05/23 0144748	US BANK AMAZON.COM*T98CG63Y1 TIDE PODS FOR WASHER	39.98			11/08/23
ACCOUNT TOTAL							39.98	.00	39.98	
101-2280-423.72-70 OPERATING SUPPLIES / CLASSROOM SUPPLIES										
766				05/24	AP 10/09/23 0144748	US BANK HOBBY-LOBBY #0135 AIR DRY CLAY, CUPS, PAPER	76.03			11/08/23
766				05/24	AP 10/06/23 0144748	US BANK AMZN MKTP US*TE42073N2 MINI WOOD CUTTING BOARDS	45.98			11/08/23
766				05/24	AP 09/27/23 0144748	US BANK WM SUPERCENTER #753 CUPS, PLASTIC BOX, CANVAS	64.99			11/08/23
766				05/24	AP 09/27/23 0144748	US BANK MICHAELS STORES 1246 BEADS, PAPER, YARN	35.92			11/08/23
ACCOUNT TOTAL							222.92	.00	222.92	

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FUND 101 GENERAL FUND										
101-2280-423.72-71 OPERATING SUPPLIES / GALLERY SUPPLIES										
770		05/24	AP	11/02/23	0000000	SIGNS BY TOMORROW	231.00			11/14/23
						RECENT ACQUISITION LABELS				
770		05/24	AP	11/02/23	0000000	SIGNS & DESIGNS, INC.	120.00			11/14/23
						INDO, RECENT ACQU VINYL				
770		05/24	AP	10/27/23	0000000	SIGNS BY TOMORROW	175.00			11/14/23
						INDO FULCHER PVC LABELS				
770		05/24	AP	10/26/23	0000000	SIGNS & DESIGNS, INC.	38.00			11/14/23
						INDO FULCHER TITLE VINYL				
766		05/24	AP	09/28/23	0144748	US BANK	4.99			11/08/23
						O DONNELL ACE HARDWARE				
						LABEL MOUNTING ADHESIVE				
766		05/24	AP	09/21/23	0144748	US BANK	41.34			11/08/23
						O DONNELL ACE HARDWARE				
						LABEL ADHESIVE, HANGERS				
						ACCOUNT TOTAL	610.33	.00	610.33	
101-2280-423.72-73 OPERATING SUPPLIES / GROUNDS SUPPLIES										
766		05/24	AP	10/11/23	0144748	US BANK	57.00			11/08/23
						SQ *BANCROFT'S FLOWERS				
766		05/24	AP	10/09/23	0144748	US BANK	67.05			11/08/23
						SQ *ROGERS MARKET				
						FALL GARDEN DECOR				
						ACCOUNT TOTAL	124.05	.00	124.05	
101-2280-423.72-99 OPERATING SUPPLIES / POSTAGE										
766		05/24	AP	09/25/23	0144748	US BANK	9.80			11/08/23
						USPS PO 1814940913				
						MAIL RETURN FOR FIRST 50				
						ACCOUNT TOTAL	9.80	.00	9.80	
101-2280-423.81-01 PROFESSIONAL SERVICES / PROFESSIONAL SERVICES										
770		05/24	AP	11/01/23	0000000	IOWA CHAMBER MUSIC COLLECTIVE	500.00			11/14/23
						PERFORMANCE ON 11/14/23				
770		05/24	AP	10/27/23	0000000	ARAMARK	13.74			11/14/23
						MAT SERVICE				
						ACCOUNT TOTAL	513.74	.00	513.74	
101-2280-423.81-61 PROFESSIONAL SERVICES / PROMOTIONS										
770		05/24	AP	10/31/23	0000000	IOWA PUBLIC RADIO, INC.	352.80			11/14/23
						FALL 2023 IPR ADS				
766		05/24	AP	10/04/23	0144748	US BANK	8.00			11/08/23
						FACEBK CD4DGUKYN2				
						FALL CLASSES FACEBOOK ADS				
						ACCOUNT TOTAL	360.80	.00	360.80	

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FUND 101 GENERAL FUND										
101-2280-423.83-04						TRANSPORTATION&EDUCATION / DUES & MEMBERSHIPS				
770		05/24	AP	11/02/23	0000000	IOWA MUSEUM ASSOCIATION	150.00			11/14/23
						IMA ANNUAL MEMBERSHIP				
						ACCOUNT TOTAL	150.00	.00	150.00	
101-2280-423.83-06 TRANSPORTATION&EDUCATION / EDUCATION										
766		05/24	AP	09/21/23	0144748	US BANK	25.00			11/08/23
						EB VOLUNTEER MANAGEME				
						VOLUNTEER MGMT CONFERENCE				
						ACCOUNT TOTAL	25.00	.00	25.00	
101-2280-423.89-33 MISCELLANEOUS SERVICES / FRIENDS SUPPORTED PROGRAM										
766		05/24	AP	10/16/23	0144748	US BANK	237.80			11/08/23
						IOWA HOUSE HOTEL				
						AEI CONFERENCE HOTEL				
766		05/24	AP	10/09/23	0144748	US BANK	17.18			11/08/23
						DOUBLE TREE DAVENPORTREST				
						DINNER - CONFERENCE				
766		05/24	AP	10/09/23	0144748	US BANK	17.22			11/08/23
						DOUBLE TREE DAVENPORTREST				
						BREAKFAST - CONFERENCE				
766		05/24	AP	10/05/23	0144748	US BANK	18.46			11/08/23
						CASEYS #2585				
						GAS - IMA CONFERENCE				
766		05/24	AP	10/05/23	0144748	US BANK	288.96			11/08/23
						DOUBLE TREE IN DAVENPORT				
						HOTEL - IMA CONFERENCE				
766		05/24	AP	10/05/23	0144748	US BANK	288.96			11/08/23
						DOUBLE TREE IN DAVENPORT				
						HOTEL - IMA CONFERENCE				
766		05/24	AP	10/04/23	0144748	US BANK	32.00			11/08/23
						MISS PHAY CAFE				
						DINNER - IMA CONFERENCE				
766		05/24	AP	10/04/23	0144748	US BANK	14.76			11/08/23
						MISS PHAY CAFE				
						DINNER - IMA CONFERENCE				
						ACCOUNT TOTAL	915.34	.00	915.34	
101-4511-414.72-02 OPERATING SUPPLIES / LAUNDRY										
788		05/24	AP	10/27/23	0000000	ARAMARK	7.25			11/14/23
						TOWELS - STATION #2				
788		05/24	AP	10/27/23	0000000	ARAMARK	24.60			11/14/23
						TOWELS/MATS-PSS BUILDING				
						ACCOUNT TOTAL	31.85	.00	31.85	
101-4511-414.72-07 OPERATING SUPPLIES / EMS/RESCUE SUPPLIES										
766		05/24	AP	10/13/23	0144748	US BANK	193.99			11/08/23
						AED SUPERSTORE				
						ELECTRODE FRX SMART PADS				
						ACCOUNT TOTAL	193.99	.00	193.99	

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FUND 101 GENERAL FUND										
101-4511-788		414.72	09	05/24	AP 10/17/23 0000000	EQUIPMENT REPAIR PLUMB TECH INC. PREP TO MOVE GEAR DRYER	2,642.00			11/14/23
						ACCOUNT TOTAL	2,642.00	.00	2,642.00	
101-4511-766		414.72	10	05/24	AP 10/05/23 0144748	FIRE PREVENTION US BANK SIGNS BY TOMORROW OF CEDA DISPLAY SIGN FOR SCHOOLS	50.00			11/08/23
						ACCOUNT TOTAL	50.00	.00	50.00	
101-4511-766		414.72	11	05/24	AP 10/19/23 0144748	DUES, BOOKS, MAGAZINES US BANK IOWA EMS ASSOCIATION 2023 MEMBERSHIP DUES	100.00			11/08/23
101-4511-766				05/24	AP 09/26/23 0144748	US BANK 2023 IAPFC DUES-ZOLONDEK	100.00			11/08/23
101-4511-766				05/24	AP 09/26/23 0144748	US BANK 2023 IAPFC DUES-ZOLONDEK	34.00			11/08/23
						ACCOUNT TOTAL	234.00	.00	234.00	
101-4511-766		414.81	01	05/24	AP 10/09/23 0144748	PROFESSIONAL SERVICES / PROFESSIONAL SERVICES US BANK UIOWA ONLINE PAYMENTS BLS HEALTHCARE CARDS-9	76.50			11/08/23
101-4511-766				05/24	AP 09/22/23 0144748	US BANK HEARTSAVER CPR CARDS-2	46.00			11/08/23
						ACCOUNT TOTAL	122.50	.00	122.50	
101-4511-766		414.83	06	05/24	AP 10/19/23 0144748	TRANSPORTATION&EDUCATION / EDUCATION US BANK IOWA EMS ASSOCIATION REG:'23 IEMSA CONF.-BROWN	250.00			11/08/23
101-4511-766				05/24	AP 10/19/23 0144748	US BANK EMT CERT.FEE-MORGAN HOEFT	80.00			11/08/23
101-4511-766				05/24	AP 09/25/23 0144748	US BANK TEST FEE IAAI-JOSH GETZ	93.00			11/08/23
						ACCOUNT TOTAL	423.00	.00	423.00	
101-4511-788		414.86	01	05/24	AP 10/31/23 0000000	REPAIR & MAINTENANCE / REPAIR & MAINTENANCE PROSHIELD FIRE & SECURITY 1718 MAIN-STATION#2	507.50			11/14/23
101-4511-766				05/24	AP 10/09/23 0144748	US BANK REPL.O2 SENSOR-GAS METERS	273.00			11/08/23

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FUND 101 GENERAL FUND										
101-4511-414.86-01 REPAIR & MAINTENANCE / REPAIR & MAINTENANCE						continued				
766		05/24 AP		10/04/23	0144748	US BANK	15.98		11/08/23	
		AMZN MKTP			US*T95CD5031	EDGE PROTECT.-FIRE TRUCKS				
766		05/24 AP		10/02/23	0144748	US BANK	26.98		11/08/23	
		AMZN MKTP			US*T93CE4KD2	EDGE PROTECT.-FIRE TRUCKS				
ACCOUNT TOTAL							823.46	.00	823.46	
101-4511-414.89-40 MISCELLANEOUS SERVICES / UNIFORM ALLOWANCE										
788		05/24 AP		11/07/23	0000000	GALLS, LLC	76.95		11/14/23	
		2 LNG SLEEVE			POLO-KRUEGER					
766		05/24 AP		10/13/23	0144748	US BANK	119.99		11/08/23	
		FSP*THE RUNNER'S			FLAT	SHOES-JAVIER MERCADO				
766		05/24 AP		10/03/23	0144748	US BANK	144.00		11/08/23	
		FSP*BROWNS SHOE			FIT CO -C	SHOES-KELLI YATES				
787		05/24 AP		09/01/23	0000000	WERTJES UNIFORMS	370.97		11/14/23	
		UNIFORM - C.CHASE				NEW HIRE FIRE UNIFORM				
787		05/24 AP		09/01/23	0000000	WERTJES UNIFORMS	360.97		11/14/23	
		OFFCER UNIFORM -			E.PENSEL	NEW HIRE FIRE UNIFORM				
787		05/24 AP		09/01/23	0000000	WERTJES UNIFORMS	386.97		11/14/23	
		FIRE UNIFORM-B.HINDERS				NEW HIRE FIRE UNIFORM				
787		05/24 AP		09/01/23	0000000	WERTJES UNIFORMS	360.97		11/14/23	
		FIRE UNIFORM-B.RIOS				NEW HIRE FIRE UNIFORM				
787		05/24 AP		09/01/23	0000000	WERTJES UNIFORMS	360.97		11/14/23	
		FIRE UNIFORM- A.BROUGHTON				NEW HIRE FIRE UNIFORM				
ACCOUNT TOTAL							2,181.79	.00	2,181.79	
101-5521-415.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
766		05/24 AP		10/20/23	0144748	US BANK	149.94		11/08/23	
		AMZN MKTP			US*TD4JN6LV2	10155214157101				
ACCOUNT TOTAL							149.94	.00	149.94	
101-5521-415.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES										
787		05/24 AP		11/03/23	0000000	SHRED-IT USA	74.78		11/14/23	
		ON-SITE DOC.DESTRUCTIO				10/12/23 SERVICE@4600				
787		05/24 AP		11/01/23	0000000	THOMSON REUTERS - WEST	314.93		11/14/23	
		INVESTIGATIVE SOFTWARE				10/01/23-10/31/2023				
788		05/24 AP		10/27/23	0000000	ARAMARK	18.61		11/14/23	
		TOWELS/MATS-PSS BUILDING								
787		05/24 AP		10/27/23	0000000	LAKESIDE PLASTICS, INC	3,762.25		11/14/23	
		TRAFFIC CONES				28"CONESx105;18"CONESx300				
766		05/24 AP		10/09/23	0144748	US BANK	130.04		11/08/23	
		WAL-MART #0753				STORAGE TOTES;TABLE				
766		05/24 AP		10/04/23	0144748	US BANK	83.24		11/08/23	
		AMZN MKTP			US*TE3LM6OA2	STOP SIGNS-CROSSING GUARD				

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FUND 101 GENERAL FUND										
101-5521-415.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES							continued			
766		05/24	AP	09/22/23	0144748	US BANK	28.32		11/08/23	
						WAL-MART #0753				
						DISH SOAP-PD KITCHEN				
						ACCOUNT TOTAL	4,412.17	.00	4,412.17	
101-5521-415.72-20 OPERATING SUPPLIES / OFFICERS EQUIPMENT										
766		05/24	AP	10/19/23	0144748	US BANK	775.95		11/08/23	
						AXON				
						TASER HOLSTERS				
787		05/24	AP	09/01/23	0000000	WERTJES UNIFORMS	199.50		11/14/23	
						OFFCR EQUIP - C.CHASE				
						NEW HIRE EQUIPMENT				
787		05/24	AP	09/01/23	0000000	WERTJES UNIFORMS	390.79		11/14/23	
						OFFCR EQUIP - C.CHASE				
						NEW HIRE EQUIPMENT				
787		05/24	AP	09/01/23	0000000	WERTJES UNIFORMS	199.50		11/14/23	
						OFFCER EQUIP - E.PENSEL				
						NEW HIRE PATROL EQUIP				
787		05/24	AP	09/01/23	0000000	WERTJES UNIFORMS	606.74		11/14/23	
						OFFCER EQUIP - E.PENSEL				
						NEW HIRE PATROL EQUIP				
787		05/24	AP	09/01/23	0000000	WERTJES UNIFORMS	199.50		11/14/23	
						OFFICER EQUIP-B.HINDERS				
						NEW HIRE PATROL EQUIP				
787		05/24	AP	09/01/23	0000000	WERTJES UNIFORMS	390.79		11/14/23	
						OFFICER EQUIP-B.HINDERS				
						NEW HIRE PATROL EQUIP				
787		05/24	AP	09/01/23	0000000	WERTJES UNIFORMS	199.50		11/14/23	
						OFFICER EQUIP- B.RIOS				
						NEW HIRE PATROL EQUIP				
787		05/24	AP	09/01/23	0000000	WERTJES UNIFORMS	390.79		11/14/23	
						OFFICER EQUIP- B.RIOS				
						NEW HIRE PATROL EQUIP				
787		05/24	AP	09/01/23	0000000	WERTJES UNIFORMS	199.50		11/14/23	
						OFFCR EQUIP- A.BROUGHTON				
						NEW HIRE OFFCER EQUIP				
787		05/24	AP	09/01/23	0000000	WERTJES UNIFORMS	606.74		11/14/23	
						OFFCR EQUIP- A.BROUGHTON				
						NEW HIRE OFFCER EQUIP				
						ACCOUNT TOTAL	4,159.30	.00	4,159.30	
101-5521-415.72-29 OPERATING SUPPLIES / SWAT EQUIPMENT										
787		05/24	AP	10/28/23	0000000	GALLS, LLC	123.95		11/14/23	
						SWAT UNFRM-RPD ASLT SHRTS				
766		05/24	AP	10/02/23	0144748	US BANK	291.86		11/08/23	
						PY *SHIRT SHACK INC.				
						SWAT SHIRTS				
						ACCOUNT TOTAL	415.81	.00	415.81	
101-5521-415.72-99 OPERATING SUPPLIES / POSTAGE										
766		05/24	AP	10/16/23	0144748	US BANK	13.58		11/08/23	
						THE UPS STORE 5617				
						SHIP EXAMS TO STANARD				
						ACCOUNT TOTAL	13.58	.00	13.58	

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FUND 101 GENERAL FUND										
101-5521-415.83-04 TRANSPORTATION&EDUCATION / DUES & MEMBERSHIPS										
766		05/24	AP	09/27/23	0144748	US BANK	30.00			11/08/23
						IA SECRETARY OF STATE				RENEW NOTARY-D.O'NEILL
						ACCOUNT TOTAL	30.00	.00		30.00
101-5521-415.83-05 TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)										
766		05/24	AP	10/20/23	0144748	US BANK	303.94			11/08/23
						JIMMY JOHNS - 0496				MEALS-UNI HOMECOMING
766		05/24	AP	10/20/23	0144748	US BANK	280.56			11/08/23
						JIMMY JOHNS - 0496				MEALS-UNI HOMECOMING
766		05/24	AP	10/20/23	0144748	US BANK	235.20			11/08/23
						JIMMY JOHNS - 0601				MEALS-FIREARMS TRAINING
766		05/24	AP	10/19/23	0144748	US BANK	30.00			11/08/23
						AMERICAN AIR0010268922700				TRAVEL-IACP CONF.-BERTE
766		05/24	AP	10/19/23	0144748	US BANK	34.08			11/08/23
						MACARONI GRILL ORD				MEAL-IACP CONF.-BERTE
766		05/24	AP	10/18/23	0144748	US BANK	9.60			11/08/23
						SQ *SDY MANAGEMENT				TRAVEL-IACP CONF.-BERTE
766		05/24	AP	10/18/23	0144748	US BANK	3.50			11/08/23
						SQ *AA SAN CURB				TRAVEL-IACP CONF.-BERTE
766		05/24	AP	10/18/23	0144748	US BANK	40.06			11/08/23
						MARYJANE'S COFFEE SHOP				MEAL-IACP CONF.-BERTE
766		05/24	AP	10/18/23	0144748	US BANK	177.52			11/08/23
						JIMMY JOHNS - 0601				MEALS-FIREARMS TRAINING
766		05/24	AP	10/17/23	0144748	US BANK	13.23			11/08/23
						SQ *SM BUKO CAB				TRAVEL-IACP CONF.-BERTE
766		05/24	AP	10/17/23	0144748	US BANK	15.28			11/08/23
						SQ *SAN DIEGO YELLOW CAB				TRAVEL-IACP CONF.-BERTE
766		05/24	AP	10/17/23	0144748	US BANK	43.87			11/08/23
						MARYJANE'S COFFEE SHOP				MEAL-IACP CONF.-BERTE
766		05/24	AP	10/16/23	0144748	US BANK	30.00			11/08/23
						AMERICAN AIR0010268684579				TRAVEL-IACP CONF.-BERTE
766		05/24	AP	10/16/23	0144748	US BANK	17.03			11/08/23
						SQ *CITY CAB-414				TRAVEL-IACP CONF.-BERTE
766		05/24	AP	10/16/23	0144748	US BANK	25.34			11/08/23
						CHILI'S BAR T3H3 ORD				MEAL-IACP CONF.-BERTE
766		05/24	AP	10/16/23	0144748	US BANK	26.59			11/08/23
						TST* ROCKIN BAJA LOBSTER				MEAL-IACP CONF.-BERTE
766		05/24	AP	10/16/23	0144748	US BANK	27.78			11/08/23
						HILTON GARDEN INN RESTAUR				MEAL-IACP CONF.-BERTE
766		05/24	AP	10/16/23	0144748	US BANK	22.05			11/08/23
						PRINCESS PUB & GRILLE				MEAL-IACP CONF.-BERTE
766		05/24	AP	10/16/23	0144748	US BANK	172.66			11/08/23
						JIMMY JOHNS - 0601				MEALS-FIREARMS TRAINING
766		05/24	AP	09/25/23	0144748	US BANK	248.64			11/08/23
						HOMEWOOD SUITES				HTL.-ADV.CRIME SCENE-BELZ
						ACCOUNT TOTAL	1,756.93	.00		1,756.93

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FUND 101 GENERAL FUND										
101-5521-415.83-06 TRANSPORTATION&EDUCATION / EDUCATION										
766		05/24	AP	10/17/23	0144748	US BANK	75.00			11/08/23
						PAYPAL *IOWAIAI				
						REG:ANNUAL CONF.-M.BELZ				
766		05/24	AP	09/25/23	0144748	US BANK	51.99			11/08/23
						IOWA PRISON INDUSTRIES				
						FIREARM POLO-MORGAN HOEFT				
						ACCOUNT TOTAL	126.99	.00		126.99
101-5521-415.83-08 TRANSPORTATION&EDUCATION / ACADEMY										
766		05/24	AP	10/05/23	0144748	US BANK	52.34			11/08/23
						CASEYS #3896				
						FUEL-CR LAW ENF. ACADEMY				
766		05/24	AP	09/29/23	0144748	US BANK	52.16			11/08/23
						CASEYS #3896				
						FUEL-CR LAW ENF. ACADEMY				
766		05/24	AP	09/22/23	0144748	US BANK	44.36			11/08/23
						CASEYS #3896				
						FUEL-CR LAW ENF. ACADEMY				
						ACCOUNT TOTAL	148.86	.00		148.86
101-5521-415.86-06 REPAIR & MAINTENANCE / WEAPONS MAINTENANCE										
787		05/24	AP	10/29/23	0000000	BROWNELLS, INC.	72.93			11/14/23
						ARMORY/WEAPON MAINTENANCE				
						FIRING PINSEPIPE CLEANRS				
766		05/24	AP	10/17/23	0144748	US BANK	71.14			11/08/23
						SCHEELS CEDAR FALLS				
						WEAPON CLEANING KIT SUPPL				
766		05/24	AP	09/27/23	0144748	US BANK	334.95			11/08/23
						AMZN MKTP US*T949Y2L32				
						GUN LIGHT BATTERIES				
						ACCOUNT TOTAL	479.02	.00		479.02
101-5521-415.89-40 MISCELLANEOUS SERVICES / UNIFORM ALLOWANCE										
787		05/24	AP	09/01/23	0000000	WERTJES UNIFORMS	85.90			11/14/23
						OFFCR UNFRM - C.CHASE				
						NEW HIRE-SVC BAR/COLLR BR				
787		05/24	AP	09/01/23	0000000	WERTJES UNIFORMS	953.89			11/14/23
						OFFCR UNIFORM - C.CHASE				
						NEW HIRE PATROL UNIFORM				
787		05/24	AP	09/01/23	0000000	WERTJES UNIFORMS	85.90			11/14/23
						OFFCR UNIFRM- E.PENSEL				
						NEW HIRE;SVC BAR/COLLAR B				
787		05/24	AP	09/01/23	0000000	WERTJES UNIFORMS	953.89			11/14/23
						OFFCR UNIFRM- E.PENSEL				
						NEW HIRE PATROL UNIFORM				
787		05/24	AP	09/01/23	0000000	WERTJES UNIFORMS	85.90			11/14/23
						OFFICER UNFRM-B.HINDERS				
						NEW HIRE;SVC BAR/COLLAR B				
787		05/24	AP	09/01/23	0000000	WERTJES UNIFORMS	953.89			11/14/23
						OFFICER UNFRM-B.HINDERS				
						NEW HIRE PATROL UNIFORM				
787		05/24	AP	09/01/23	0000000	WERTJES UNIFORMS	85.90			11/14/23
						OFFICER UNIFORM- B.RIOS				
						NEW HIRE;SVC BAR/COLLAR B				
787		05/24	AP	09/01/23	0000000	WERTJES UNIFORMS	953.89			11/14/23
						OFFICER UNIFORM- B.RIOS				
						NEW HIRE PATROL UNIFORM				
787		05/24	AP	09/01/23	0000000	WERTJES UNIFORMS	85.90			11/14/23
						OFFCR UNFRM-A.BROUGHTON				
						NEW HIRE;SVC BAR/COLLAR B				

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FUND 101 GENERAL FUND										
101-5521-415.89-40						MISCELLANEOUS SERVICES / UNIFORM ALLOWANCE				
787		05/24 AP		09/01/23	0000000	WERTJES UNIFORMS	953.89			11/14/23
						OFFCR UNFRM-A.BROUGHTON				
						NEW HIRE PATROL UNIFORM				
						ACCOUNT TOTAL	5,198.95	.00	5,198.95	
101-5521-415.89-99 MISCELLANEOUS SERVICES / CANINE UNIT										
766		05/24 AP		10/02/23	0144748	US BANK	35.98			11/08/23
						AMZN MKTP US*T16U857B1				
						K9 REWARD TOYS				
						ACCOUNT TOTAL	35.98	.00	35.98	
101-6613-433.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES										
729		05/24 AP		10/19/23	0000000	MENARDS-CEDAR FALLS	31.94			11/14/23
						MASONARY TOOLS-TROWELS				
718		05/24 AP		10/11/23	0000000	MENARDS-CEDAR FALLS	16.95			11/14/23
						PLUMBING PARTS				
						ACCOUNT TOTAL	48.89	.00	48.89	
101-6613-433.86-01 REPAIR & MAINTENANCE / REPAIR & MAINTENANCE										
766		05/24 AP		10/19/23	0144748	US BANK	357.52			11/08/23
						SP ATLAS PRESERVATIO				
						CEMETERY-MARBLE SAND				
						ACCOUNT TOTAL	357.52	.00	357.52	
101-6616-446.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES										
777		05/24 AP		11/05/23	0000000	G & R CONSTRUCTION LLC	534.00			11/14/23
						CEILING TILES				
PROJECT#:					062501					
777		05/24 AP		11/03/23	0000000	CONTINENTAL RESEARCH CORP.	267.12			11/14/23
						URINAL MAINTAINER				
PROJECT#:					062506					
777		05/24 AP		11/03/23	0000000	O'DONNELL ACE HARDWARE	61.98			11/14/23
						SNOW SHOVELS				
PROJECT#:					062503					
729		05/24 AP		10/31/23	0000000	O'DONNELL ACE HARDWARE	5.69			11/14/23
						MARKER				
PROJECT#:					062511					
777		05/24 AP		10/31/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	839.54			11/14/23
						GLASS CLEANER, TOWELS,				
						TISSUE, LINERS AND SOAP				
PROJECT#:					062511					
729		05/24 AP		10/25/23	0000000	O'DONNELL ACE HARDWARE	32.07			11/14/23
						PEST CONTROL				
PROJECT#:					062501					
729		05/24 AP		10/25/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	89.98			11/14/23

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FUND 101 GENERAL FUND										
101-6616-446.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES						continued				
TRASH LINERS										
PROJECT#:		062506								
718		05/24	AP	10/24/23	0000000	ECHO GROUP, INC.	1,179.00			11/14/23
LIGHT BULBS										
PROJECT#:		062506								
729		05/24	AP	10/24/23	0000000	OFFICE EXPRESS OFFICE PRODUCT LINERS, TOWELS, SOAP AND DEODORIZER	39.04			11/14/23
PROJECT#:		062501								
729		05/24	AP	10/24/23	0000000	OFFICE EXPRESS OFFICE PRODUCT LINERS, TOWELS, SOAP AND DEODORIZER	116.98			11/14/23
PROJECT#:		062506								
729		05/24	AP	10/24/23	0000000	OFFICE EXPRESS OFFICE PRODUCT LINERS, TOWELS, SOAP AND DEODORIZER	119.92			11/14/23
PROJECT#:		062503								
729		05/24	AP	10/24/23	0000000	OFFICE EXPRESS OFFICE PRODUCT LINERS, TOWELS, SOAP AND DEODORIZER	256.68			11/14/23
PROJECT#:		062511								
729		05/24	AP	10/24/23	0000000	OFFICE EXPRESS OFFICE PRODUCT LINERS, TOWELS, SOAP AND DEODORIZER	977.47			11/14/23
PROJECT#:		062507								
729		05/24	AP	10/24/23	0000000	OFFICE EXPRESS OFFICE PRODUCT CLEANER, TOWELS, TISSUE DEODORIZER, GLASS CLEANER	313.23			11/14/23
PROJECT#:		062510								
729		05/24	AP	10/24/23	0000000	OFFICE EXPRESS OFFICE PRODUCT CLEANER, BOWL CLEANER TISSUE AND TOWELS	338.72			11/14/23
PROJECT#:		062506								
718		05/24	AP	10/20/23	0000000	CHEMSEARCH	263.00			11/14/23
DISINFECTANT										
PROJECT#:		062507								
729		05/24	AP	10/20/23	0000000	MENARDS-CEDAR FALLS SUPPLIES	49.04			11/14/23
WALL TEXTURE AND PAINT										
PROJECT#:		062501								
729		05/24	AP	10/20/23	0000000	O'DONNELL ACE HARDWARE	12.99			11/14/23
STORAGE CONTAINER										
729		05/24	AP	10/19/23	0000000	MENARDS-CEDAR FALLS	27.96			11/14/23
PEST CONTROL										
PROJECT#:		062506								
766		05/24	AP	10/19/23	0144748	US BANK MONITOR STAND	64.98			11/08/23
AMZN MKTP US*TP3UK85G1										
PROJECT#:		062506								
729		05/24	AP	10/18/23	0000000	MENARDS-CEDAR FALLS	99.64			11/14/23
MOUNTING TAPE , CAULK GUN										
PROJECT#:		062511								
766		05/24	AP	10/16/23	0144748	US BANK US FLAGS	352.41			11/08/23
FLAGSEXPRES										
PROJECT#:		062506								
766		05/24	AP	10/10/23	0144748	US BANK	119.41			11/08/23
IA DNR FEES AND PAYMENTS										
WELL WATER PERMIT FEE										
PROJECT#:		062506								

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FUND 101 GENERAL FUND										
101-6616-446.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES						continued				
718		05/24	AP	10/06/23	0000000	IOWA PRISON INDUSTRIES	391.20			11/14/23
						HVAC FILTERS				
PROJECT#:					062511					
718		05/24	AP	10/06/23	0000000	IOWA PRISON INDUSTRIES	274.14			11/14/23
						HVAC FILTERS				
PROJECT#:					062507					
718		05/24	AP	10/06/23	0000000	IOWA PRISON INDUSTRIES	1,998.00			11/14/23
						HVAC FILTERS				
PROJECT#:					062503					
766		05/24	AP	10/06/23	0144748	US BANK	66.96			11/08/23
						AMAZON.COM*TE3P29JT2				
PROJECT#:					062501					
766		05/24	AP	10/02/23	0144748	US BANK	84.99			11/08/23
						AMZN MKTP US*T98ID7KP2				
PROJECT#:					062511					
766		05/24	AP	09/29/23	0144748	US BANK	737.61			11/08/23
						AMZN MKTP US*T16880KQ0				
PROJECT#:					062503					
						ACCOUNT TOTAL	9,713.75	0.00		9,713.75
101-6616-446.73-06 OTHER SUPPLIES / BUILDING REPAIR										
718		05/24	AP	10/27/23	0000000	JOHNSTONE SUPPLY OF WATERLOO	700.96			11/14/23
						VALVE ACTUATORS HEX DRIVE				
PROJECT#:					062506					
718		05/24	AP	10/24/23	0000000	DENNIS C. CHRISTENSEN & SONS,	1,720.00			11/14/23
						CONCRETE TRIP HAZARD				
PROJECT#:					062507					
718		05/24	AP	10/24/23	0000000	DENNIS C. CHRISTENSEN & SONS,	1,595.00			11/14/23
						CONCRETE TRIP HAZARD				
PROJECT#:					062503					
729		05/24	AP	10/24/23	0000000	MILLER FENCE CO., INC.	1,597.36			11/14/23
						GATE REPAIR				
PROJECT#:					062511					
777		05/24	AP	10/18/23	0000000	VAN METER, INC.	107.14			11/14/23
						LIGHT FIXTURE				
PROJECT#:					062503					
777		05/24	AP	10/18/23	0000000	VAN METER, INC.	113.33			11/14/23
						LIGHT FIXTURE				
PROJECT#:					062503					
718		05/24	AP	10/17/23	0000000	ECHO GROUP, INC.	177.50			11/14/23
						LIGHT BALLASTS				
PROJECT#:					062503					
729		05/24	AP	10/17/23	0000000	MENARDS-CEDAR FALLS	40.36			11/14/23
						FLAG POLE REPAIR,ADHESIVE				
PROJECT#:					062511					
718		05/24	AP	10/12/23	0000000	ECHO GROUP, INC.	102.20			11/14/23
						LIGHT BALLASTS				

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FUND 101 GENERAL FUND										
101-6616-446.73-06 OTHER SUPPLIES / BUILDING REPAIR						continued				
PROJECT#:	062503									
729	05/24	AP		10/11/23	0000000	WHITE CAP, LP	33.76			11/14/23
						MATERIAL TO REPAIR STEPS				
						SAKRETE				
PROJECT#:	062505									
718	05/24	AP		09/28/23	0000000	CENTURY LAUNDRY DISTRIBUTING,	288.00			11/14/23
						WASH MACHINE REPAIR				
PROJECT#:	062510									
ACCOUNT TOTAL							6,475.61	.00	6,475.61	
101-6616-446.81-08 PROFESSIONAL SERVICES / PEST CONTROL										
777	05/24	AP		11/01/23	0000000	PLUNKETT'S PEST CONTROL, INC	24.96			11/14/23
						PEST CONTROL				
PROJECT#:	062508									
777	05/24	AP		11/01/23	0000000	PLUNKETT'S PEST CONTROL, INC	49.19			11/14/23
						PEST CONTROL				
PROJECT#:	062511									
777	05/24	AP		11/01/23	0000000	PLUNKETT'S PEST CONTROL, INC	26.75			11/14/23
						PEST CONTROL				
PROJECT#:	062505									
777	05/24	AP		11/01/23	0000000	PLUNKETT'S PEST CONTROL, INC	85.60			11/14/23
						PEST CONTROL				
PROJECT#:	062515									
777	05/24	AP		11/01/23	0000000	PLUNKETT'S PEST CONTROL, INC	32.10			11/14/23
						PEST CONTROL				
PROJECT#:	062510									
ACCOUNT TOTAL							218.60	.00	218.60	
101-6616-446.86-02 REPAIR & MAINTENANCE / BUILDINGS & GROUNDS										
718	05/24	AP		11/01/23	0000000	FRESH START CLEANING SOLUTION	4,500.00			11/14/23
						JANITORIAL SERVICES				
PROJECT#:	062501									
718	05/24	AP		11/01/23	0000000	FRESH START CLEANING SOLUTION	700.00			11/14/23
						JANITORIAL SERVICES				
PROJECT#:	062509									
718	05/24	AP		11/01/23	0000000	FRESH START CLEANING SOLUTION	7,000.00			11/14/23
						JANITORIAL SERVICES				
PROJECT#:	062507									
718	05/24	AP		11/01/23	0000000	FRESH START CLEANING SOLUTION	5,030.00			11/14/23
						JANITORIAL SERVICES				
PROJECT#:	062506									
718	05/24	AP		11/01/23	0000000	FRESH START CLEANING SOLUTION	1,270.00			11/14/23
						JANITORIAL SERVICES				
PROJECT#:	062508									
718	05/24	AP		11/01/23	0000000	FRESH START CLEANING SOLUTION	3,300.00			11/14/23
						JANITORIAL SERVICES				

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FUND 101 GENERAL FUND									
101-6616-446.86-02 REPAIR & MAINTENANCE / BUILDINGS & GROUNDS						continued			
PROJECT#: 062503									
718		05/24 AP		11/01/23	0000000 FRESH START CLEANING SOLUTION	1,500.00			11/14/23
JANITORIAL SERVICES									
PROJECT#: 062505									
718		05/24 AP		10/27/23	0000000 ARAMARK	134.80			11/14/23
MAT/TOWEL SERVICE									
PROJECT#: 062506									
718		05/24 AP		10/27/23	0000000 ARAMARK	31.35			11/14/23
MAT SERVICE									
PROJECT#: 062501									
777		05/24 AP		10/24/23	0000000 NATIONAL ELEVATOR INSPECTION	88.00			11/14/23
ELEVATOR INSPECTION CITY HALL									
PROJECT#: 062501									
718		05/24 AP		10/19/23	0000000 GOODWIN TUCKER GROUP	294.50			11/14/23
ICE MAKER CLEANING									
PROJECT#: 062506									
ACCOUNT TOTAL						23,848.65	.00	23,848.65	
101-6616-446.86-14 REPAIR & MAINTENANCE / MECH EQUIPMENT SERVICING									
729		05/24 AP		10/19/23	0000000 PLUMB TECH INC.	578.86			11/14/23
GENERATOR GAS VALVE									
PROJECT#: 062510									
ACCOUNT TOTAL						578.86	.00	578.86	
101-6623-423.86-01 REPAIR & MAINTENANCE / REPAIR & MAINTENANCE									
769		05/24 AP		11/03/23	0000000 BLACK HAWK RENTAL	1,965.74			11/14/23
COMPRESSORS-IRRIGATION WINTERIZATION AT PHEASANT									
769		05/24 AP		10/31/23	0000000 TESTAMERICA LABORATORIES, INC	24.61			11/14/23
WATER TEST AT PHEASANT PRO SHOP 10/4/23									
ACCOUNT TOTAL						1,990.35	.00	1,990.35	
101-6625-432.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
702		05/24 AP		11/02/23	0000000 OFFICE EXPRESS OFFICE PRODUCT	2.18			11/14/23
DESK PAD CALENDAR									
702		05/24 AP		11/02/23	0000000 OFFICE EXPRESS OFFICE PRODUCT	9.50			11/14/23
COPY PAPER									
702		05/24 AP		10/23/23	0000000 OFFICE EXPRESS OFFICE PRODUCT	16.05			11/14/23
INVISIBLE TAPE, GEL PENS									
766		05/24 AP		10/11/23	0144748 US BANK	39.23			11/08/23
AMZN MKTP US*TE8WJ3NF1 NOTARY JOURNAL LOG									
ACCOUNT TOTAL						66.96	.00	66.96	

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FUND 101 GENERAL FUND										
101-6625-432.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES										
702		05/24	AP	11/02/23	0000000	OFFICE EXPRESS OFFICE PRODUCT POST ITS, PENS, SHARPIES	7.49			11/14/23
						ACCOUNT TOTAL	7.49	.00	7.49	
101-6625-432.72-60 OPERATING SUPPLIES / SAFETY SUPPLIES										
766		05/24	AP	09/26/23	0144748	US BANK AMAZON.COM*T128U7XP0	166.98			11/08/23
						ACCOUNT TOTAL	166.98	.00	166.98	
101-6625-432.83-06 TRANSPORTATION&EDUCATION / EDUCATION										
780		05/24	AP	11/01/23	0000000	IOWA DEPT-TRANSPORTATION HMA LEVEL I CERT.-CORDES	600.00			11/14/23
						ACCOUNT TOTAL	600.00	.00	600.00	
101-6633-423.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES										
777		05/24	AP	11/06/23	0000000	O'DONNELL ACE HARDWARE PLUNGER FOR PAW PARK	9.69			11/14/23
777		05/24	AP	11/06/23	0000000	SITEONE LANDSCAPE SUPPLY,LLC FOR OAKS	3,257.06			11/14/23
769		05/24	AP	11/02/23	0000000	O'DONNELL ACE HARDWARE NIPPLE/PIPE TEE/BIBB HOSE	114.10			11/14/23
780		05/24	AP	11/01/23	0000000	THOMPSON SHOES P.O. 56899	165.75			11/14/23
769		05/24	AP	10/31/23	0000000	CULLIGAN WATER CONDITIONING WATER AT GREENWOOD CEM	23.25			11/14/23
769		05/24	AP	10/31/23	0000000	WAPSIE PINES LAWN CARE/LANDSC TREES	2,400.00			11/14/23
729		05/24	AP	10/26/23	0000000	SITEONE LANDSCAPE SUPPLY,LLC IRRIGATION PARTS	80.08			11/14/23
769		05/24	AP	10/26/23	0000000	O'DONNELL ACE HARDWARE AIR FILTER	8.99			11/14/23
729		05/24	AP	10/25/23	0000000	O'DONNELL ACE HARDWARE IRRIGATION SUPPLIES	25.38			11/14/23
729		05/24	AP	10/23/23	0000000	ZIMCO SUPPLY CO. CHEMICAL	24.00			11/14/23
729		05/24	AP	10/18/23	0000000	ZIMCO SUPPLY CO. GRASS SEED	337.50			11/14/23
729		05/24	AP	10/13/23	0000000	SERVICEWEAR APPAREL, INC. UNIFORMS PARKS	217.63			11/14/23
718		05/24	AP	10/12/23	0000000	MENARDS-CEDAR FALLS IRRIGATION PARTS	33.19			11/14/23
718		05/24	AP	10/12/23	0000000	MENARDS-CEDAR FALLS IRRIGATION PARTS	135.36			11/14/23

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FUND 101 GENERAL FUND										
101-6633-423.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES							continued			
729		05/24	AP	10/12/23	0000000	MENARDS-CEDAR FALLS		6.59	11/14/23	
						RETURN FOR NIPPLES				
766		05/24	AP	10/02/23	0144748	US BANK	119.41		11/08/23	
						IA DNR FEES AND PAYMENTS				
						IOWA DNR WATER USE FEE				
						ACCOUNT TOTAL	6,951.39	6.59	6,944.80	
101-6633-423.83-05 TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)										
766		05/24	AP	10/20/23	0144748	US BANK	37.72		11/08/23	
						SARENTOS ITALIAN RESTAUR				
						DINNER FOR KEVIN CROSS				
766		05/24	AP	10/20/23	0144748	US BANK	37.72		11/08/23	
						SARENTOS ITALIAN RESTAUR				
						DINNER FOR JULIA DONAHUE				
766		05/24	AP	10/19/23	0144748	US BANK	148.99		11/08/23	
						GLACIER CANYON LLC				
						HOTEL FOR JULIA-				
766		05/24	AP	10/19/23	0144748	US BANK	26.64		11/08/23	
						GLACIER CANYON HOTEL				
						ACCOUNT TOTAL	251.07	.00	251.07	
101-6633-423.83-06 TRANSPORTATION&EDUCATION / EDUCATION										
766		05/24	AP	10/05/23	0144748	US BANK	895.00		11/08/23	
						SQ *NORTHLAND CDL TRAININ				
						NORTHLAND CDL TRAINING				
766		05/24	AP	10/05/23	0144748	US BANK	895.00		11/08/23	
						SQ *NORTHLAND CDL TRAININ				
						NORTHLAND CDL TRAINING				
						ACCOUNT TOTAL	1,790.00	.00	1,790.00	
101-6633-423.86-01 REPAIR & MAINTENANCE / REPAIR & MAINTENANCE										
769		05/24	AP	10/31/23	0000000	TESTAMERICA LABORATORIES, INC	24.61		11/14/23	
						WATER TEST AT ISLAND PARK				
						10/4/23				
769		05/24	AP	10/20/23	0000000	COOLEY PUMPING, LLC	155.00		11/14/23	
						PORTA POTTY				
						606 UNION ROAD				
769		05/24	AP	10/20/23	0000000	COOLEY PUMPING, LLC	115.00		11/14/23	
						PORTA POTTY				
						EL DORADO PARK				
						ACCOUNT TOTAL	294.61	.00	294.61	
						FUND TOTAL	176,529.95	244.48	176,285.47	

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FUND 203 TAX INCREMENT FINANCING										
FUND 206 STREET CONSTRUCTION FUND										
206-6637-436.72-16 OPERATING SUPPLIES / TOOLS										
718		05/24	AP	10/27/23	0000000	GIERKE-ROBINSON COMPANY, INC.	274.10			11/14/23
						SUPPLIES FOR 296 UTILITY TRUCK				
729		05/24	AP	10/26/23	0000000	MENARDS-CEDAR FALLS SWEEPER SCRAPER	68.17			11/14/23
						ACCOUNT TOTAL	342.27	.00	342.27	
206-6637-436.72-17 OPERATING SUPPLIES / UNIFORMS										
729		05/24	AP	10/27/23	0000000	SERVICEWEAR APPAREL, INC.	150.30			11/14/23
						UNIFORMS STREETS				
729		05/24	AP	10/25/23	0000000	SERVICEWEAR APPAREL, INC.		125.25		11/14/23
						UNIFORMS STREETS CREDIT				
729		05/24	AP	10/21/23	0000000	UNITED PARCEL SERVICE	24.06			11/14/23
						UNIFORM RETURN				
729		05/24	AP	10/13/23	0000000	SERVICEWEAR APPAREL, INC.	127.91			11/14/23
						UNIFORMS STREETS				
						ACCOUNT TOTAL	302.27	125.25	177.02	
206-6637-436.72-57 OPERATING SUPPLIES / ICE CONTROL										
777		05/24	AP	11/06/23	0000000	GIERKE-ROBINSON COMPANY, INC.	160.95			11/14/23
						WIRE TIES FOR SNOW FENCE				
777		05/24	AP	11/05/23	0000000	SHERBURNE MACHINE DEVELOPMENT	643.49			11/14/23
						PLOW EDGE MARKERS				
						ACCOUNT TOTAL	804.44	.00	804.44	
206-6637-436.72-60 OPERATING SUPPLIES / SAFETY SUPPLIES										
780		05/24	AP	11/01/23	0000000	THOMPSON SHOES	144.50			11/14/23
						SAFETY SHOES-L LYNCH P.O. 56894				
780		05/24	AP	11/01/23	0000000	THOMPSON SHOES	153.00			11/14/23
						SAFETY SHOES-J SMITH P.O. 56896				
780		05/24	AP	11/01/23	0000000	THOMPSON SHOES	175.00			11/14/23
						SAFETY SHOES-S MCCOY P.O. 56904				
						ACCOUNT TOTAL	472.50	.00	472.50	
206-6637-436.73-32 OTHER SUPPLIES / STREETS										
769		05/24	AP	10/31/23	0000000	BENTON'S READY MIX CONCRETE, CONCRETE BLUEBELL RD	2,980.00			11/14/23
718		05/24	AP	10/21/23	0000000	ASPRO, INC.	304.98			11/14/23
						ASPHALT				
718		05/24	AP	10/19/23	0000000	BENTON'S READY MIX CONCRETE, BLUEBELL PATCH	2,780.00			11/14/23

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FUND 206 STREET CONSTRUCTION FUND										
206-6637-436.73-32 OTHER SUPPLIES / STREETS							continued			
ACCOUNT TOTAL							6,064.98	.00	6,064.98	
206-6637-436.83-06 TRANSPORTATION&EDUCATION / EDUCATION										
766		05/24 AP		10/17/23	0144748	US BANK	150.00			11/08/23
		SQ *AMERICAN PUBLIC WORKS				APWA WINTER CONFERENCE				
766		05/24 AP		10/05/23	0144748	US BANK	895.00			11/08/23
		SQ *NORTHLAND CDL TRAININ				NORTHLAND CDL TRAINING				
ACCOUNT TOTAL							1,045.00	.00	1,045.00	
206-6637-436.92-93 STRUCTURE IMPROV & BLDGS / WEST 27TH ST IMPROVEMENTS										
701		05/24 AP		11/06/23	0000000	PETERSON CONTRACTORS	143,337.69			11/14/23
		3240-W 27TH STREET RECON								
PROJECT#:		023240								
ACCOUNT TOTAL							143,337.69	.00	143,337.69	
206-6647-436.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES										
777		05/24 AP		11/01/23	0000000	O'DONNELL ACE HARDWARE	10.69			11/14/23
		MARKING PAINT								
777		05/24 AP		10/27/23	0000000	ECHO GROUP, INC.	69.94			11/14/23
		PVC STRAP/PVC CONDUIT								
777		05/24 AP		10/25/23	0000000	ECHO GROUP, INC.	161.98			11/14/23
		FUSES/FEMALE DISCONNECT/				VINYL INS BLOCK FORK				
777		05/24 AP		08/29/23	0000000	O'DONNELL ACE HARDWARE	21.99			11/14/23
		LP EXCHANGE								
ACCOUNT TOTAL							264.60	.00	264.60	
206-6647-436.72-16 OPERATING SUPPLIES / TOOLS										
777		05/24 AP		10/27/23	0000000	ECHO GROUP, INC.	50.00			11/14/23
		CRIMPER TOOL								
ACCOUNT TOTAL							50.00	.00	50.00	
206-6647-436.73-20 OTHER SUPPLIES / POSTS										
729		05/24 AP		10/24/23	0000000	XCESSORIES SQUARED DEV.& MFG.	5,586.00			11/14/23
		SIGN POSTS								
ACCOUNT TOTAL							5,586.00	.00	5,586.00	
206-6647-436.73-25 OTHER SUPPLIES / TRAFFIC SIGNS										

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FUND 206 STREET CONSTRUCTION FUND										
206-6647-436.73-25 OTHER SUPPLIES / TRAFFIC SIGNS							continued			
729		05/24	AP	10/23/23	0000000	XCESSORIES SQUARED DEV.& MFG. SIGN RIVETS	1,620.00			11/14/23
ACCOUNT TOTAL							1,620.00	.00	1,620.00	
FUND TOTAL							159,889.75	125.25	159,764.50	
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										
702		05/24	AP	11/02/23	0000000	OFFICE EXPRESS OFFICE PRODUCT COPY PAPER	1.52			11/14/23
702		05/24	AP	11/02/23	0000000	OFFICE EXPRESS OFFICE PRODUCT POST ITS, PENS, SHARPIES	1.01			11/14/23
702		05/24	AP	10/23/23	0000000	OFFICE EXPRESS OFFICE PRODUCT INVISIBLE TAPE, GEL PENS	2.17			11/14/23
ACCOUNT TOTAL							4.70	.00	4.70	
217-2214-432.81-01 PROFESSIONAL SERVICES / PROFESSIONAL SERVICES										
702		05/24	AP	07/31/23	0000000	MRI SOFTWARE LLC ANNUAL HAPPY SOFTWARE FEE	16,058.46			11/14/23
702		05/24	AP	07/13/23	0000000	MRI SOFTWARE LLC CORRECT FEES NOV22-OCT23	1,820.32			11/14/23
ACCOUNT TOTAL							17,878.78	.00	17,878.78	
FUND TOTAL							17,883.48	.00	17,883.48	
FUND 223 COMMUNITY BLOCK GRANT										
223-2224-432.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
702		05/24	AP	11/02/23	0000000	OFFICE EXPRESS OFFICE PRODUCT COPY PAPER	.38			11/14/23
702		05/24	AP	11/02/23	0000000	OFFICE EXPRESS OFFICE PRODUCT POST ITS, PENS, SHARPIES	.20			11/14/23
702		05/24	AP	10/23/23	0000000	OFFICE EXPRESS OFFICE PRODUCT INVISIBLE TAPE, GEL PENS	.43			11/14/23
ACCOUNT TOTAL							1.01	.00	1.01	
223-2224-432.72-19 OPERATING SUPPLIES / PRINTING										
702		05/24	AP	09/28/23	0000000	COURIER LEGAL COMMUNICATIONS	43.83			11/14/23

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FUND 223 COMMUNITY BLOCK GRANT										
223-2224-432.72-19 OPERATING SUPPLIES / PRINTING continued										
NTC-RENTAL REHAB BID 9/23										
ACCOUNT TOTAL							43.83	.00	43.83	
223-2224-432.81-01 PROFESSIONAL SERVICES / PROFESSIONAL SERVICES										
702		05/24 AP		09/29/23	0000000	IOWA NORTHLAND REGIONAL CO. O	128.03			11/14/23
FFY23 SIDEWALKS SEPTEMBER EXPENSES										
702		05/24 AP		09/29/23	0000000	IOWA NORTHLAND REGIONAL CO. O	514.57			11/14/23
FFY23 PLAN & REPORTS SEPTEMBER EXPENSES										
702		05/24 AP		08/31/23	0000000	IOWA NORTHLAND REGIONAL CO. O	227.59			11/14/23
FFY23 AGENCY AWARDS AUGUST EXPENSES										
PROJECT#:	022250									
702		05/24 AP		08/31/23	0000000	IOWA NORTHLAND REGIONAL CO. O	509.68			11/14/23
FFY23 PLAN & REPORTS AUGUST EXPENSES										
ACCOUNT TOTAL							1,379.87	.00	1,379.87	
223-2224-432.89-59 MISCELLANEOUS SERVICES / NBRHD INFRASTRCT IMPRVMT										
702		05/24 AP		09/29/23	0000000	IOWA NORTHLAND REGIONAL CO. O	643.25			11/14/23
FFY23 SANITARY SEWER SEPTEMBER EXPENSES										
PROJECT#:	023325									
ACCOUNT TOTAL							643.25	.00	643.25	
223-2234-432.81-01 PROFESSIONAL SERVICES / PROFESSIONAL SERVICES										
702		05/24 AP		09/29/23	0000000	IOWA NORTHLAND REGIONAL CO. O	890.72			11/14/23
FFY22 RENTAL REHAB SEPTEMBER EXPENSES										
702		05/24 AP		09/29/23	0000000	IOWA NORTHLAND REGIONAL CO. O	1,012.55			11/14/23
FFY23 SINGLE FAMILY REHAB SEPTEMBER EXPENSES										
702		05/24 AP		08/31/23	0000000	IOWA NORTHLAND REGIONAL CO. O	1,090.08			11/14/23
FFY22 SINGLE FAMILY REHAB AUGUST EXPENSES										
702		05/24 AP		08/31/23	0000000	IOWA NORTHLAND REGIONAL CO. O	132.65			11/14/23
FFY21 RENTAL REHAB AUGUST EXPENSES										
702		05/24 AP		08/31/23	0000000	IOWA NORTHLAND REGIONAL CO. O	970.07			11/14/23
FFY22 RENTAL REHAB AUGUST EXPENSES										
ACCOUNT TOTAL							4,096.07	.00	4,096.07	
223-2244-432.89-84 MISCELLANEOUS SERVICES / HOME PROGRAM										
702		05/24 AP		09/29/23	0000000	IOWA NORTHLAND REGIONAL CO. O	128.03			11/14/23
FFY22 HOME ENVIR HABITAT SEPTEMBER EXPENSES										
702		05/24 AP		08/31/23	0000000	IOWA NORTHLAND REGIONAL CO. O	151.59			11/14/23
FFY22 HOME REHAB AUGUST EXPENSES										
ACCOUNT TOTAL							279.62	.00	279.62	

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FUND 223 COMMUNITY BLOCK GRANT									
FUND TOTAL						6,443.65	.00	6,443.65	
FUND 224 TRUST & AGENCY									
FUND 242 STREET REPAIR FUND									
242-1240-431.92-25					STRUCTURE IMPROV & BLDGS / CEDAR HEIGHTS AREA RECON				
701		05/24 AP		11/06/23	0000000 SCHMITT CONSTRUCTION CO.INC.,	299,205.07			11/14/23
					3271-N CEDAR HEIGHTS PH1				
		PROJECT#:		023271					
701		05/24 AP		11/06/23	0000000 TERRACON CONSULTANTS, INC.	946.18			11/14/23
					3271-N CEDAR HEIGHTS PH1				
		PROJECT#:		023271	RIDGEWOOD SLOPE-10/28/23				
ACCOUNT TOTAL						300,151.25	.00	300,151.25	
242-1240-431.92-44 STRUCTURE IMPROV & BLDGS / STREET RECONSTRUCTION									
701		05/24 AP		11/06/23	0000000 PETERSON CONTRACTORS	41,655.60			11/14/23
					3299-2023 STREET RECON				
		PROJECT#:		023299					
ACCOUNT TOTAL						41,655.60	.00	41,655.60	
242-1240-431.98-45 CAPITAL PROJECTS / MAIN STREET RECONSTRUCT									
701		05/24 AP		11/06/23	0000000 TERRACON CONSULTANTS, INC.	176.39			11/14/23
					3283-MAIN ST RECONSTRUCT				
		PROJECT#:		023283	THROUGH 10/28/23				
701		05/24 AP		11/06/23	0000000 PETERSON CONTRACTORS	549,058.70			11/14/23
					3283-MAIN ST RECONSTRUCT				
		PROJECT#:		023283					
ACCOUNT TOTAL						549,235.09	.00	549,235.09	
FUND TOTAL						891,041.94	.00	891,041.94	
FUND 254 CABLE TV FUND									
254-1088-431.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES									
780		05/24 AP		11/09/23	0000000 OFFICE EXPRESS OFFICE PRODUCT	1.39			11/14/23
					SPOTLITER HIGHLIGHTERS				
702		05/24 AP		11/02/23	0000000 OFFICE EXPRESS OFFICE PRODUCT	1.52			11/14/23
					COPY PAPER				
766		05/24 AP		10/11/23	0144748 US BANK	298.48			11/08/23
					B&H PHOTO 800-606-6969				
					512GB SDXC MEMORY CARD				
766		05/24 AP		10/10/23	0144748 US BANK	314.60			11/08/23
					B&H PHOTO 800-606-6969				
					10-PRO GAFFER TAPE ROLLS				
766		05/24 AP		10/09/23	0144748 US BANK	171.96			11/08/23
					AMZN MKTP US*TE7LB30A2				
					4-POWER ADAPTERS				

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FUND 254 CABLE TV FUND										
254-1088-431.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES							continued			
766		05/24 AP		10/04/23	0144748	US BANK	312.48		11/08/23	
						MARKERTEK VIDEO SUPPLY				
						8-YELLOW PRO GAFFER TAPE				
766		05/24 AP		09/21/23	0144748	US BANK	359.62		11/08/23	
						B&H PHOTO 800-606-6969				
						PHOTO COMMUTER BACKPACK				
ACCOUNT TOTAL							1,460.05	.00	1,460.05	
254-1088-431.73-01 OTHER SUPPLIES / REPAIR & MAINT. SUPPLIES										
766		05/24 AP		09/28/23	0144748	US BANK	44.50		11/08/23	
						B&H PHOTO 800-606-6969				
						VISUAL FAULT LOCATOR				
ACCOUNT TOTAL							44.50	.00	44.50	
254-1088-431.83-05 TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)										
766		05/24 AP		10/19/23	0144748	US BANK	14.74		11/08/23	
						MCDONALD'S F29632				
						MEAL:REGIONAL XC MEET				
766		05/24 AP		10/09/23	0144748	US BANK	96.64		11/08/23	
						CASEYS PIZZA 3045				
						MEAL:CFHS DOUBLE HEADER				
ACCOUNT TOTAL							111.38	.00	111.38	
FUND TOTAL							1,615.93	.00	1,615.93	
FUND 258 PARKING FUND										
258-5531-435.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
780		05/24 AP		11/09/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	.87		11/14/23	
						SPOTLITER HIGHLIGHTERS				
702		05/24 AP		11/02/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	2.28		11/14/23	
						COPY PAPER				
702		05/24 AP		11/02/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	2.02		11/14/23	
						POST ITS, PENS, SHARPIES				
702		05/24 AP		10/23/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	4.34		11/14/23	
						INVISIBLE TAPE, GEL PENS				
ACCOUNT TOTAL							9.51	.00	9.51	
258-5531-435.81-48 PROFESSIONAL SERVICES / CONTRACT SERVICES										
780		05/24 AP		10/31/23	0000000	IPS GROUP, INC	158.42		11/14/23	
						GATEWAY FEES-OCTOBER'23				
						(2 PAY STATIONS)				
ACCOUNT TOTAL							158.42	.00	158.42	
FUND TOTAL							167.93	.00	167.93	

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FUND 261 TOURISM & VISITORS										
261-2291-423.73-53 OTHER SUPPLIES / WEBSITE/CRM										
778		05/24 AP		11/01/23	0000000	IDSS GLOBAL LLC	1,500.00			11/14/23
						QRTL SUBSCRIPTION				
						DECEMBER2023-FEBRUARY2024				
778		05/24 AP		10/31/23	0000000	SPINUTECH WEB DESIGN, INC.	350.00			11/14/23
						YEARLY ADDSEARCH				
						SMALL PLUS PLAN				
766		05/24 AP		09/29/23	0144748	US BANK	44.34			11/08/23
						CEDARFALLSTOURISM.COM				
						DNH*GODADDY.COM				
						ACCOUNT TOTAL	1,894.34	.00		1,894.34
261-2291-423.73-55 OTHER SUPPLIES / MEDIA										
778		05/24 AP		11/05/23	0000000	TENSEN, ELLIOT	262.50			11/14/23
						PHOTOGRAPHY WRESTLING AT				
						FITCOURTS				
766		05/24 AP		10/10/23	0144748	US BANK	97.11			11/08/23
						FACEBK G3KMK3GB2				
						MOXIE-1029623 Q1 TRAFFIC				
766		05/24 AP		10/10/23	0144748	US BANK	9.33			11/08/23
						FACEBK PENBAT7GB2				
						MOXIE 1029623 Q1 TRAFFIC				
766		05/24 AP		10/02/23	0144748	US BANK	273.96			11/08/23
						GOOGLE ADS4363039278				
766		05/24 AP		09/28/23	0144748	US BANK	175.00			11/08/23
						FACEBK M55PHSBGB2				
						MOXIE 1029623 Q1 TRAFFIC				
						ACCOUNT TOTAL	817.90	.00		817.90
261-2291-423.85-23 UTILITIES / BUILDING MAINTENANCE										
778		05/24 AP		10/27/23	0000000	ARAMARK	7.80			11/14/23
						MAT SERVICE				
						ACCOUNT TOTAL	7.80	.00		7.80
261-2291-423.85-50 UTILITIES / COMMUNITY AWARENESS										
766		05/24 AP		10/11/23	0144748	US BANK	18.00			11/08/23
						TST* ICON CEDAR FALLS				
						FALL VOLUNTEER APPRECIAT				
766		05/24 AP		10/09/23	0144748	US BANK	21.23			11/08/23
						SQ *SIDECAR COFFEE				
						PARTNER MEETING/D DIBLER				
766		05/24 AP		10/09/23	0144748	US BANK	48.15			11/08/23
						SQ *SIDECAR COFFEE				
						FALL VOLUNTEER APPRECIATE				
766		05/24 AP		09/29/23	0144748	US BANK	221.74			11/08/23
						EVENTGROOVE				
						50 EVENT VOLUNTEER BADGES				
						ACCOUNT TOTAL	309.12	.00		309.12
						FUND TOTAL	3,029.16	.00		3,029.16

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FUND 262 SENIOR SERVICES & COMM CT										
262-1092-423.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES										
773		05/24	AP	10/20/23	0144748	US BANK	73.98		11/08/23	
						AMZN MKTP US*CO06G7963				
773		05/24	AP	10/06/23	0144748	US BANK	17.48		11/08/23	
						AMAZON.COM*TE2655OQ0				
773		05/24	AP	10/05/23	0144748	US BANK	25.18		11/08/23	
						AMZN MKTP US*T90SO0JM1				
						REGULAR COFFEE				
						COFFEE FILTERS				
						ACCOUNT TOTAL	116.64	.00	116.64	
262-1092-423.86-01 REPAIR & MAINTENANCE / REPAIR & MAINTENANCE										
463		05/24	AP	10/27/23	0000000	ARAMARK	7.80		11/14/23	
						COMM. CENTER MAT SERVICE				
463		05/24	AP	10/13/23	0000000	ARAMARK	7.80		11/14/23	
						COMM. CENTER MAT SERVICE				
						ACCOUNT TOTAL	15.60	.00	15.60	
262-1092-423.89-08 MISCELLANEOUS SERVICES / BUS TRIPS/PROGRAMMING										
463		05/24	AP	10/31/23	0000000	NITPICKERS	160.00		11/14/23	
						BAND PERFORMANCE				
						ACCOUNT TOTAL	160.00	.00	160.00	
						FUND TOTAL	292.24	.00	292.24	
FUND 291 POLICE FORFEITURE FUND										
FUND 292 POLICE RETIREMENT FUND										
FUND 293 FIRE RETIREMENT FUND										
FUND 294 LIBRARY RESERVE										
FUND 295 SOFTBALL PLAYER CAPITAL										
FUND 296 GOLF CAPITAL										
296-6623-423.92-01 STRUCTURE IMPROV & BLDGS / STRUCTURE IMPROV & BLDGS										
729		05/24	AP	10/19/23	0000000	PLUMB TECH INC.	234.72		11/14/23	
						WATER HEATER REPAIR				
						PROJECT#: 062516				
						ACCOUNT TOTAL	234.72	.00	234.72	
						FUND TOTAL	234.72	.00	234.72	

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FUND 297 REC FACILITIES CAPITAL										
FUND 298 HEARST CAPITAL										
298-2280-423.89-39 MISCELLANEOUS SERVICES / ITEMS PURCHASED-DONATIONS										
766		05/24	AP	10/17/23	0144748	US BANK	55.55			11/08/23
						POPCORN, MACHINE CLEANER				
766		05/24	AP	10/16/23	0144748	US BANK	22.98			11/08/23
						POPCORN MACHINE SUPPLIES				
766		05/24	AP	10/13/23	0144748	US BANK	21.00			11/08/23
						POPCORN MACHINE CLEANER				
						ACCOUNT TOTAL	99.53	.00		99.53
298-2280-423.92-01 STRUCTURE IMPROV & BLDGS / STRUCTURE IMPROV & BLDGS										
770		05/24	AP	10/23/23	0000000	RAPIDS REPRODUCTIONS, INC.	1,093.00			11/14/23
						BOARDS FOR MASTER PLAN HEARST 2.0 OPEN HOUSE				
						ACCOUNT TOTAL	1,093.00	.00		1,093.00
						FUND TOTAL	1,192.53	.00		1,192.53
FUND 311 DEBT SERVICE FUND										
FUND 402 WASHINGTON PARK FUND										
FUND 404 FEMA										
FUND 405 FLOOD RESERVE FUND										
405-1220-431.98-43 CAPITAL PROJECTS / CEDAR RIVER REC IMPROVE										
701		05/24	AP	11/02/23	0000000	RIVERWISE ENGINEERING, LLC	33,152.00			11/14/23
						3290-CEDAR RIVER REC				
						PROJECT#: 023290				
701		05/24	AP	11/01/23	0000000	PETERSON CONTRACTORS	106,453.39			11/14/23
						3290-CEDAR RIVER REC				
						PROJECT#: 023290				
702		05/24	AP	09/29/23	0000000	IOWA NORTHLAND REGIONAL CO. O	826.59			11/14/23
						3290-CEDAR RIVE REC				
						SEPTEMBER EXPENSES				
						PROJECT#: 023290				
702		05/24	AP	08/31/23	0000000	IOWA NORTHLAND REGIONAL CO. O	256.39			11/14/23
						3290-CEDAR RIVE REC				
						AUGUST EXPENSES				
						PROJECT#: 023290				
						ACCOUNT TOTAL	140,688.37	.00		140,688.37
						FUND TOTAL	140,688.37	.00		140,688.37

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FUND 407 VISION IOWA PROJECT										
FUND 408 STREET IMPROVEMENT FUND										
FUND 410 CORONAVIRUS LOCAL RELIEF										
FUND 430 2004 TIF BOND										
430-1220-431.97-83						TIF BOND PROJECTS / TIF LEGAL FEES				
780		05/24	AP	10/25/23	0000000	FEDERAL EXPRESS	35.55		11/14/23	
						SHIP TO RYAN COMPANIES				
780		05/24	AP	10/25/23	0000000	AHLERS AND COONEY, P.C.	2,277.00		11/14/23	
						LGL:URBAN RENEWAL				
						09/19/23-10/02/23				
						ACCOUNT TOTAL	2,312.55	.00	2,312.55	
430-1220-431.97-90 TIF BOND PROJECTS / PINNACLE PRAIRIE IMPROVE										
701		05/24	AP	10/27/23	0000000	SNYDER & ASSOCIATES, INC.	1,330.00		11/14/23	
						3294-PINNACLE ROUNDABOUT				
						THROUGH 09/30/23				
						PROJECT#: 023294				
						ACCOUNT TOTAL	1,330.00	.00	1,330.00	
430-1220-431.98-48 CAPITAL PROJECTS / HUDSON ROAD/RIDGEWAY INT										
701		05/24	AP	10/27/23	0000000	SNYDER & ASSOCIATES, INC.	1,207.85		11/14/23	
						3294-HUDSON & RIDGEWAY				
						THROUGH 09/30/23				
						PROJECT#: 023294				
						ACCOUNT TOTAL	1,207.85	.00	1,207.85	
						FUND TOTAL	4,850.40	.00	4,850.40	
FUND 431 2014 BOND										
FUND 432 2003 BOND										
FUND 433 2001 TIF										
FUND 434 2000 BOND										
FUND 435 1999 TIF										
FUND 436 2012 BOND										
FUND 437 2018 BOND										
FUND 438 2020 BOND FUND										
438-1220-431.98-83						CEDAR HGTS DRIVE RECON				
701		05/24	AP	11/07/23	0000000	PETERSON CONTRACTORS	64,582.27		11/14/23	
						3171-CEDAR HEIGHTS RECON				
						PROJECT#: 023171				
701		05/24	AP	10/27/23	0000000	SNYDER & ASSOCIATES, INC.	7,823.58		11/14/23	
						3171-CEDAR HEIGHTS RECON				
						THROUGH 09/30/23				
						PROJECT#: 023171				
						ACCOUNT TOTAL	72,405.85	.00	72,405.85	

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FUND 438 2020 BOND FUND										
FUND TOTAL							72,405.85	.00	72,405.85	
FUND 439 2022 BOND FUND										
FUND 443 CAPITAL PROJECTS										
443-1220-431.98-81 CAPITAL PROJECTS / PICKLE BALL COURTS										
769		05/24	AP	10/26/23	0000000	BENTON'S READY MIX CONCRETE, PICKLEBALL EXPANSION ORCHARD HILL MCCLAIN ST	2,520.00			11/14/23
PROJECT#: 023331										
769		05/24	AP	10/26/23	0000000	BLACK HAWK RENTAL CONCRETE BUGGY SHELTER-ORHCARD HILL	80.25			11/14/23
PROJECT#: 023331										
769		05/24	AP	10/26/23	0000000	BLACK HAWK RENTAL CONCRETE BUGGY SHELTER-ORHCARD HILL	131.00			11/14/23
PROJECT#: 023331										
769		05/24	AP	10/26/23	0000000	MENARDS-CEDAR FALLS DUCTS- PICKLEBALL RENO ORCHARD HILL	14.49			11/14/23
PROJECT#: 023331										
769		05/24	AP	10/25/23	0000000	BENTON'S READY MIX CONCRETE, PICKLEBALL EXPANSION ORCHARD HILL MCCLAIN ST	2,484.00			11/14/23
PROJECT#: 023331										
769		05/24	AP	10/25/23	0000000	MENARDS-CEDAR FALLS 2X6 BOARD-PICKLEBALL RENO ORCHARD HILL	64.75			11/14/23
PROJECT#: 023331										
732		05/24	AP	10/24/23	0000000	ECHO GROUP, INC. PVC CONDUIT, PVC GLUE ORCHARD HILL EXPANSION	839.66			11/14/23
PROJECT#: 023331										
769		05/24	AP	10/23/23	0000000	MENARDS-CEDAR FALLS 2X6 BOARD-PICKLEBALL RENO ORCHARD HILL	92.50			11/14/23
PROJECT#: 023331										
ACCOUNT TOTAL							6,226.65	.00	6,226.65	
443-1220-431.98-90 CAPITAL PROJECTS / COLL HILL TIF-SSMID REIMB										
780		05/24	AP	10/01/23	0000000	COLLEGE HILL PARTNERSHIP PAYMENT - FY24 1ST HALF	4,000.00			11/14/23
ACCOUNT TOTAL							4,000.00	.00	4,000.00	
FUND TOTAL							10,226.65	.00	10,226.65	
FUND 472 PARKADE RENOVATION										

GROUP	PO	ACCTG	----	TRANSACTION----					CURRENT
NBR	NBR	PER.	CD	DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	BALANCE
									POST DT
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						2018 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			
551-6685-436.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES									
769		05/24	AP	10/31/23	0000000	CULLIGAN WATER CONDITIONING	15.50		11/14/23
						WATER AT THE TRANSFER STN			
769		05/24	AP	10/31/23	0000000	CULLIGAN WATER CONDITIONING	7.75		11/14/23
						WATER AT TRANSFER STN			
ACCOUNT TOTAL							23.25	.00	23.25
551-6685-436.72-17 OPERATING SUPPLIES / UNIFORMS									
729		05/24	AP	10/25/23	0000000	SERVICEWEAR APPAREL, INC.		81.03	11/14/23
						UNIFORMS REFUSE CREDIT			
729		05/24	AP	10/13/23	0000000	SERVICEWEAR APPAREL, INC.	35.88		11/14/23
						UNIFORMS REFUSE			
ACCOUNT TOTAL							35.88	81.03	45.15-
551-6685-436.72-60 OPERATING SUPPLIES / SAFETY SUPPLIES									
780		05/24	AP	11/01/23	0000000	THOMPSON SHOES	148.75		11/14/23
						SAFETY SHOES-S CAMARGO			
						P.O. 56902			
780		05/24	AP	11/01/23	0000000	THOMPSON SHOES	165.75		11/14/23
						SAFETY SHOES-B BAUSMAN			
						P.O. 56901			
ACCOUNT TOTAL							314.50	.00	314.50
551-6685-436.81-01 PROFESSIONAL SERVICES / PROFESSIONAL SERVICES									
729		05/24	AP	10/26/23	0000000	U.S. CELLULAR	448.11		11/14/23
						CELL SERVICE CAMERAS			
ACCOUNT TOTAL							448.11	.00	448.11
551-6685-436.87-02 RENTALS / MATERIAL DISPOSAL/HANDLIN									
769		05/24	AP	11/03/23	0000000	WEIKERT IRON AND METAL	2,051.00		11/14/23
						APPLIANCE RECYCLING			
769		05/24	AP	10/21/23	0000000	LIBERTY TIRE RECYCLING, LLC	709.08		11/14/23
						TIRE RECYCLING			

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FUND 551 REFUSE FUND										
551-6685-436.87-02 RENTALS / MATERIAL DISPOSAL/HANDLIN							continued			
ACCOUNT TOTAL							2,760.08	.00	2,760.08	
551-6685-436.92-01 STRUCTURE IMPROV & BLDGS / STRUCTURE IMPROV & BLDGS										
766		05/24	AP	09/29/23	0144748	US BANK	169.05		11/08/23	
						PAYPAL *REOVE9C				
						REOLINK CLOUD SUSCRPTION				
ACCOUNT TOTAL							169.05	.00	169.05	
FUND TOTAL							3,750.87	81.03	3,669.84	
FUND 552 SEWER RENTAL FUND										
552-6665-436.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
781		05/24	AP	10/23/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	58.18		11/14/23	
						PENS AND MARKERS				
ACCOUNT TOTAL							58.18	.00	58.18	
552-6665-436.72-16 OPERATING SUPPLIES / TOOLS										
781		05/24	AP	11/02/23	0000000	O'DONNELL ACE HARDWARE	15.38		11/14/23	
						DRILL BIT				
781		05/24	AP	10/31/23	0000000	CAMPBELL SUPPLY WATERLOO	130.73		11/14/23	
						SOCKETS, HEX DRIVER				
ACCOUNT TOTAL							146.11	.00	146.11	
552-6665-436.72-17 OPERATING SUPPLIES / UNIFORMS										
729		05/24	AP	10/13/23	0000000	SERVICEWEAR APPAREL, INC.	71.76		11/14/23	
						UNIFORMS WATER REC				
ACCOUNT TOTAL							71.76	.00	71.76	
552-6665-436.73-05 OTHER SUPPLIES / OPERATING EQUIPMENT										
781		05/24	AP	10/26/23	0000000	CAMPBELL SUPPLY WATERLOO		231.34	11/14/23	
						CREDIT INV 00479273- HOSE				
						EXTENSION				
781		05/24	AP	10/25/23	0000000	CAMPBELL SUPPLY WATERLOO	129.65		11/14/23	
						PRESSURE WASHER HOSE				
781		05/24	AP	10/23/23	0000000	CAMPBELL SUPPLY WATERLOO	231.34		11/14/23	
						POWER WASHER HOSE				
781		05/24	AP	10/19/23	0000000	VAN METER, INC.	349.61		11/14/23	
						ZIP TIES				
ACCOUNT TOTAL							710.60	231.34	479.26	

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FUND 552 SEWER RENTAL FUND										
552-6665-436.74-27						SEWER SUPPLIES / IOWA ONE CALL				
718		05/24	AP	10/25/23	0000000	IOWA ONE CALL	468.90			11/14/23
						IOWA ONE CALLS				
ACCOUNT TOTAL							468.90	.00	468.90	
552-6665-436.74-36 SEWER SUPPLIES / SUPPLIES/SANITARY SEWERS										
781		05/24	AP	11/01/23	0000000	O'DONNELL ACE HARDWARE	25.53			11/14/23
						CH CUTTER NIPPLE, THREAD, PLUG				
781		05/24	AP	10/26/23	0000000	MENARDS-CEDAR FALLS	518.95			11/14/23
						LS ANTIFREEZE				
781		05/24	AP	10/24/23	0000000	GRAINGER PARTS	85.12			11/14/23
						CH CUTTER SUPPLIES 3/4 STRAIGHT UNION				
781		05/24	AP	10/24/23	0000000	GRAINGER PARTS	114.20			11/14/23
						CH CUTTER SUPPLIES 3/4 STRAIGHT UNION				
781		05/24	AP	10/24/23	0000000	GRAINGER PARTS	198.36			11/14/23
						CH CUTTER SUPPLIES 1 1/2 UNION, 3/4 FITTING				
781		05/24	AP	10/23/23	0000000	GRAINGER PARTS	1,062.34			11/14/23
						CH CUTTER ELECTRICAL OUTLET,HAZ ENCL, VALVES				
781		05/24	AP	10/23/23	0000000	GRAINGER PARTS	276.79			11/14/23
						CH CUTTER ELECTRICAL 3/4 OUTLET,1 1/2 ELBOW				
781		05/24	AP	10/23/23	0000000	VAN METER, INC.	33.56			11/14/23
						ELECTRICAL CONDUIT				
781		05/24	AP	10/17/23	0000000	VAN METER, INC.	26.41			11/14/23
						CH CUTTER SUPPLIES CONNECTORS				
ACCOUNT TOTAL							2,341.26	.00	2,341.26	
552-6665-436.86-01 REPAIR & MAINTENANCE / REPAIR & MAINTENANCE										
781		05/24	AP	10/25/23	0000000	AUTOMATIC SYSTEMS CO.	1,447.50			11/14/23
						SCADA REPAIR				
ACCOUNT TOTAL							1,447.50	.00	1,447.50	
552-6665-436.86-12 REPAIR & MAINTENANCE / TOWELS										
781		05/24	AP	10/27/23	0000000	ARAMARK	30.46			11/14/23
						MOPS AND TOWELS				
ACCOUNT TOTAL							30.46	.00	30.46	
552-6665-436.86-29 REPAIR & MAINTENANCE / LAB & TESTING										
781		05/24	AP	10/31/23	0000000	TESTAMERICA LABORATORIES, INC	1,035.00			11/14/23
						ANALYTICAL TESTS				
ACCOUNT TOTAL							1,035.00	.00	1,035.00	

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FUND 552 SEWER RENTAL FUND										
552-6665-436.86-61						REPAIR & MAINTENANCE / REP & MAIN-LIFT STATIONS				
781		05/24 AP		10/25/23	0000000	IOWA PUMP WORKS, INC.	5,065.00			11/14/23
						CHLS X RIPPER INSTALL				
						VOGELSANG GRINDER				
						ACCOUNT TOTAL	5,065.00	.00	5,065.00	
552-6665-436.92-01 STRUCTURE IMPROV & BLDGS / STRUCTURE IMPROV & BLDGS										
781		05/24 AP		11/04/23	0000000	UNITED PARCEL SERVICE	173.62			11/14/23
						WW CHARACTERIZATION STUDY				
						WK 2 STRAND SCAN-KEystone				
						PROJECT#: 023322				
781		05/24 AP		10/28/23	0000000	UNITED PARCEL SERVICE	136.57			11/14/23
						WW CHARACTERIZATION STUDY				
						WK 1 STRAND SCAN-KEystone				
						PROJECT#: 023322				
						ACCOUNT TOTAL	310.19	.00	310.19	
552-6665-436.96-82 SEWER BOND PROJECTS / OAK PARK SEWER REPLACE										
701		05/24 AP		11/01/23	0000000	PETERSON CONTRACTORS	110,304.50			11/14/23
						3182-OAK PARK SEWER				
						PROJECT#: 023182				
						ACCOUNT TOTAL	110,304.50	.00	110,304.50	
						FUND TOTAL	121,989.46	231.34	121,758.12	
FUND 553 2004 SEWER BOND										
FUND 555 STORM WATER UTILITY										
555-6630-432.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES										
702		05/24 AP		11/02/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	1.90			11/14/23
						COPY PAPER				
702		05/24 AP		11/02/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	.81			11/14/23
						POST ITS, PENS, SHARPIES				
702		05/24 AP		10/23/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	1.74			11/14/23
						INVISIBLE TAPE, GEL PENS				
						ACCOUNT TOTAL	4.45	.00	4.45	
555-6630-432.73-34 OTHER SUPPLIES / STORM SEWERS										
769		05/24 AP		10/31/23	0000000	BENTON'S READY MIX CONCRETE,	192.00			11/14/23
						STORM SEWER				
						THYME RD				
769		05/24 AP		10/27/23	0000000	BENTON'S READY MIX CONCRETE,	576.00			11/14/23
						CONCRETE FOR INTAKE				
						PERFORMANCE DR				
718		05/24 AP		10/25/23	0000000	BENTON'S READY MIX CONCRETE,	336.00			11/14/23
						PERFORMANCE/CHANCELLOR				
718		05/24 AP		10/23/23	0000000	BENTON'S READY MIX CONCRETE,	375.75			11/14/23

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FUND 555 STORM WATER UTILITY									
555-6630-432.73-34 OTHER SUPPLIES / STORM SEWERS						continued			
718		05/24 AP		10/20/23	0000000	BENTON'S READY MIX CONCRETE, PERFORMANCE & CHANCELLOR	334.00		11/14/23
ACCOUNT TOTAL							1,813.75	.00	1,813.75
FUND 555-6630-432.92-01 STRUCTURE IMPROV & BLDGS / STRUCTURE IMPROV & BLDGS									
701		05/24 AP		09/29/23	0000000	IOWA NORTHLAND REGIONAL CO. O 3306-2023 STORMWATER PLAN SEPTEMBER EXPENSES	157.49		11/14/23
PROJECT#:				023306					
701		05/24 AP		08/31/23	0000000	IOWA NORTHLAND REGIONAL CO. O 3306-2023 STORMWATER PLAN AUGUST EXPENSES	461.06		11/14/23
PROJECT#:				023306					
ACCOUNT TOTAL							618.55	.00	618.55
FUND TOTAL							2,436.75	.00	2,436.75
FUND 570 SEWER ASSESSMENT									
FUND 606 DATA PROCESSING FUND									
606-1078-441.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES									
780		05/24 AP		10/23/23	0000000	MENARDS-CEDAR FALLS UTILITY KNIVES/SCREWDRVRS CABLE COVER	26.19		11/14/23
766		05/24 AP		10/20/23	0144748	US BANK	99.99		11/08/23
766		05/24 AP		09/27/23	0144748	US BANK AMZN MKTP US*TD16I7L52 DP TO HDMI ADAPTERS	34.94		11/08/23
ACCOUNT TOTAL							161.12	.00	161.12
606-1078-441.81-40 PROFESSIONAL SERVICES / PUBLIC INFORMATION PROG.									
780		05/24 AP		11/04/23	0000000	OAKLAND CORPORATION LASERFICHE SUPPORT BLOCK OF HOURS	3,500.00		11/14/23
766		05/24 AP		09/25/23	0144748	US BANK STK*BIGSTOCKPHOTO.COM ONLINE IMAGE SUBSCRIPTION	99.00		11/08/23
ACCOUNT TOTAL							3,599.00	.00	3,599.00
606-1078-441.82-10 COMMUNICATION / TELEPHONE HOLDING ACCOUNT									
780		05/24 AP		10/22/23	0000000	GORDON FLESCH COMPANY COPIERS/24629-MPS-01 10/22/23-11/21/23	1,083.25		11/14/23
ACCOUNT TOTAL							1,083.25	.00	1,083.25

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FUND 606 DATA PROCESSING FUND										
606-1078-441.86-01						REPAIR & MAINTENANCE / REPAIR & MAINTENANCE				
766		05/24 AP		10/05/23	0144748	US BANK	245.02			11/08/23
						AMZN MKTP US*T953P3KV0				
						AV CART FOR COMMUNITY CTR				
						ACCOUNT TOTAL	245.02	.00	245.02	
606-1078-441.86-10 REPAIR & MAINTENANCE / SOFTWARE SUPPORT AGREEMTS										
780		05/24 AP		11/02/23	0000000	DLT SOLUTIONS, LLC	11,519.20			11/14/23
						AUTOCAD SUBSC/SUPPORT				
766		05/24 AP		09/25/23	0144748	US BANK	136.74			11/08/23
						DRI*MINITool SOFTWARE				
						PARTITION WIZARD SOFTWARE				
						ACCOUNT TOTAL	11,655.94	.00	11,655.94	
606-1078-441.93-01 EQUIPMENT / EQUIPMENT										
780		05/24 AP		10/19/23	0000000	BLACK HAWK CO. ASSESSOR	4,300.00			11/14/23
						PICTOMETRY CERT. IMAGERY				
						GIS				
780		05/24 AP		07/27/23	0000000	POLK'S LOCK SERVICE, INC.	1,604.00			11/14/23
						DOOR LOCK PROJECT				
						ACCOUNT TOTAL	5,904.00	.00	5,904.00	
						FUND TOTAL	22,648.33	.00	22,648.33	
FUND 680 HEALTH INSURANCE FUND										
680-1902-457.51-01						INSURANCE / HEALTH INSURANCE				
780		05/24 AP		11/01/23	0000000	PDCM INSURANCE	3,541.67			11/14/23
						BENEFITS CONSULTING SERV.				
						NOVEMBER 2023				
						ACCOUNT TOTAL	3,541.67	.00	3,541.67	
						FUND TOTAL	3,541.67	.00	3,541.67	
FUND 681 HEALTH SEVERANCE										
FUND 682 HEALTH INSURANCE - FIRE										
FUND 685 VEHICLE MAINTENANCE FUND										
685-6698-446.72-05						OPERATING SUPPLIES / GAS & OIL				
777		05/24 AP		10/27/23	0000000	NORTHLAND PRODUCTS CO.	248.23			11/14/23
						PAIL OF GEAR OIL				
777		05/24 AP		10/26/23	0000000	DICK'S PETROLEUM COMPANY	1,702.74			11/14/23
						ANNUAL PUMP SERVICE I				
						KEYPAD REPLACEMENT				
777		05/24 AP		10/26/23	0000000	NORTHLAND PRODUCTS CO.	24.00			11/14/23
						USED OIL COLLECTION				
777		05/24 AP		10/26/23	0000000	NORTHLAND PRODUCTS CO.	46.20			11/14/23

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FUND 685 VEHICLE MAINTENANCE FUND										
685-6698-446.72-05 OPERATING SUPPLIES / GAS & OIL USED OIL COLLECTION							continued			
ACCOUNT TOTAL							2,021.17	.00	2,021.17	
685-6698-446.72-17 OPERATING SUPPLIES / UNIFORMS										
729		05/24	AP	10/13/23	0000000	SERVICEWEAR APPAREL, INC. UNIFORMS VEHICLE MAINT	327.11		11/14/23	
ACCOUNT TOTAL							327.11	.00	327.11	
685-6698-446.72-60 OPERATING SUPPLIES / SAFETY SUPPLIES										
780		05/24	AP	11/01/23	0000000	BROWN'S SHOE FIT SAFETY SHOES-B NEUENDORF P.O. 56893	175.00		11/14/23	
ACCOUNT TOTAL							175.00	.00	175.00	
685-6698-446.73-04 OTHER SUPPLIES / VEHICLE SUPPLIES										
777		05/24	AP	10/27/23	0000000	LAWSON PRODUCTS, INC. MISC SHOP SUPPLIES	37.46		11/14/23	
777		05/24	AP	10/25/23	0000000	LAWSON PRODUCTS, INC. MISC SHOP SUPPLIES	1,023.77		11/14/23	
ACCOUNT TOTAL							1,061.23	.00	1,061.23	
685-6698-446.86-04 REPAIR & MAINTENANCE / RADIO & COMMUNICATIONS										
777		05/24	AP	10/30/23	0000000	PRECISE MRM LLC AVL CELL CHARGES	1,040.00		11/14/23	
ACCOUNT TOTAL							1,040.00	.00	1,040.00	
685-6698-446.87-08 RENTALS / WORK BY OUTSIDE AGENCY										
777		05/24	AP	10/19/23	0000000	APPARATUS TESTING SERVICES, L ANNUAL PUMP TESTING-FIRE	1,345.00		11/14/23	
ACCOUNT TOTAL							1,345.00	.00	1,345.00	
685-6698-446.93-01 EQUIPMENT / EQUIPMENT										
769		05/24	AP	11/30/23	0000000	WITHAM AUTO CENTERS #111 FORD EDGE VM00655	39,960.00		11/14/23	
ACCOUNT TOTAL							39,960.00	.00	39,960.00	

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CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

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ACCOUNTING PERIOD 04/2024

GROUP	PO	ACCTG	-----TRANSACTION-----		DESCRIPTION	DEBITS	CREDITS	CURRENT
NBR	NBR	PER.	CD	DATE	NUMBER			BALANCE
								POST DT
FUND 685	VEHICLE MAINTENANCE FUND							
	FUND TOTAL					45,929.51	.00	45,929.51
FUND 686	PAYROLL FUND							
FUND 687	WORKERS COMPENSATION FUND							
FUND 688	LTD INSURANCE FUND							
FUND 689	LIABILITY INSURANCE FUND							
FUND 724	TRUST & AGENCY							
	724-0000-487.50-06 TRANSFERS OUT / TRANSFERS-SSMID COLL HILL							
780		05/24	AP	11/03/23	0000000	8,434.19		11/14/23
	PROPERTY TAX PAYMENT							
	ACCOUNT TOTAL					8,434.19	.00	8,434.19
	FUND TOTAL					8,434.19	.00	8,434.19
FUND 727	GREENWOOD CEMETERY P-CARE							
FUND 728	FAIRVIEW CEMETERY P-CARE							
FUND 729	HILLSIDE CEMETERY P-CARE							
FUND 790	FLOOD LEVY							
	GRAND TOTAL					1,695,223.33	682.10	1,694,541.23