



**AGENDA**  
**CITY OF CEDAR FALLS, IOWA**  
**CITY COUNCIL MEETING**  
**MONDAY, MAY 16, 2022**  
**7:00 PM AT COMMUNITY CENTER, 528 MAIN STREET**

---

**Call to Order by the Mayor**

**Roll Call**

**Approval of Minutes**

1. Regular Meeting of May 2, 2022.

**Agenda Revisions**

**Special Presentations**

2. Proclamation recognizing May 15-21, 2022 as National Public Works Week.

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

**Old Business**

3. Pass Ordinance #3011, amending Chapter 16, Offenses and Miscellaneous Provisions, of the Code of Ordinances relative to the use and explosion of consumer fireworks within the city limits, upon its second consideration.

OR

Suspend the rules requiring ordinances to be considered at three separate meetings (requires at least six aye votes), and pass the ordinance upon its third & final consideration.

**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. Approve the following recommendations of the Mayor relative to the appointment of members to Boards and Commissions:
  - a) Sarah Corkery, Parks & Recreation Commission, term ends 06/30/2025.
  - b) Leslie Nixon, Parks & Recreation Commission, term ends 06/30/2025.
  - c) Kelsey Schreiber, Parks & Recreation Commission, term ends 06/30/2025.
  - d) David Glenn-Burns, MET Transit Board, term ends 06/30/2025.
  - e) Richard McAlister, Utilities Board of Trustees, term ends 08/31/2028.
5. Receive and file the City Council Work Session minutes of April 26, 2022 relative to the following item:
  - a) Fireworks – Joint discussion with Waterloo elected officials.
6. Receive and file the City Council Committee of the Whole minutes of May 2, 2022 relative to the following items:
  - a) Storm Water Rate Increases.
  - b) Standing Committee Customary Procedures.
7. Approve the following applications for cigarette/tobacco/nicotine/vapor permits:
  - a) Buzz Smoke & Vapor, 2125 College Street Suite A.

- b) Cloud 9 Glass & Novelty, 2125 College Street Suite C.
- c) Fleet Farm, 400 West Ridgeway Avenue.
- d) Fleet Farm Fuel, 108 West Ridgeway Avenue.
- e) Hansen's Dairy, 123 East 18th Street.
- f) Happy's Wine & Spirits, 5925 University Avenue.
- g) Hy-Vee, 6301 University Avenue.
- h) Hy-Vee Fast and Fresh, 6527 University Avenue.
- i) Mini Mart, 1420 West 1st Street.
- j) Murphy USA, 518 Brandilynn Boulevard.
- k) Prime Mart, 2728 Center Street.
- l) Walmart, 525 Brandilynn Boulevard.

8. Approve the following applications for beer permits and liquor licenses:
- a) Hurling Hatchet, 100 East 2nd Street, Class B beer - renewal.
  - b) Berk's Main Street Pub, 207 Main Street, Class C liquor - renewal.
  - c) Casey's General Store, 5226 University Avenue, Class E liquor - renewal.
  - d) Hy-Vee Food Store, 6301 University Avenue, Class E liquor - renewal.
  - e) Target, 214 Viking Plaza Drive, Class E liquor - renewal.
  - f) River Place Plaza, 200 East 2nd Street – Plaza, Special Class C liquor & outdoor service – temporary expansion of outdoor service area. (June 24-26, 2022)
  - g) Jorgensen Plaza (Table 1912, Diamond Event Center and Gilmore's Pub), 5307 Caraway Lane, Class C liquor & outdoor service – temporary expansion of outdoor service area. (May 27, 2022)
  - h) Cedar Basin Music Festival, Sturgis Park, Class B beer & outdoor service - 5 day permit.

**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.)

- 9. Resolution naming Official Depositories for the City of Cedar Falls.
- 10. Resolution approving and adopting the City's FY23 Appropriations Resolution.
- 11. Resolution approving and authorizing execution of a Lease for vacant city-owned property located at 2517 Cedar Heights Drive.
- 12. Resolution approving and authorizing execution of Amendment Number One to the Subaward Agreement with the Iowa Department of Homeland Security and Emergency Management Division (HSEMD) for an extension of the Voluntary Property Acquisition Program funded through the Hazard Mitigation Grant Program relative to the Northern Cedar Falls Flood Buyout Program.
- 13. Resolution approving and adopting the Cedar Falls Bicycle Plan.
- 14. Resolution approving The Cove at Spruce Hills Plat 1 Minor Plat.
- 15. Resolution approving a Planned Residence (RP) Zoning District site plan relative to a proposed multi-residential development in the vicinity of Greenhill Road and Spruce Hills Drive.
- 16. Resolution approving and authorizing execution of a Repair Contract with Tojo Construction Inc. relative to a Community Development Block Grant (CDBG) and CARES Act (CDBG-CV1) Owner-Occupied Repair Project at 700 West Ridgeway Avenue, Lot 435.
- 17. Resolution receiving and filing, and approving and accepting the bid of Owen Contracting, Inc., in the amount of \$508,133.06, for the 2022 Alley Reconstruction Project.
- 18. Resolution approving and accepting the contract and bond of Peterson Contractors, Inc. for the West 27th Street Reconstruction Project.
- 19. Resolution approving and authorizing execution of a Storm Water Maintenance and Repair Agreement with The Cove at Spruce Hills, LLC relative to a post-construction stormwater management plan for The Cove at Spruce Hills.

- [20.](#) Resolution approving and accepting the contract and bond of Aspro, Inc. for the College Hill Parking Lot Improvements Project.
- [21.](#) Resolution approving and authorizing execution of Supplemental Agreement No. 1 to the Professional Service Agreement with AECOM Technical Services, Inc. for acquisition services relative to the North Cedar Heights Area Reconstruction Project - Phases I and II.
- [22.](#) Resolution approving and authorizing execution of twenty-seven Owner Purchase Agreements, and approving and accepting twenty-seven Temporary Construction Easements, in conjunction with the Center Street Corridor Streetscape Project.
- [23.](#) Resolution receiving and filing, and setting June 6, 2022 as the date of public hearing on the proposed plans, specifications, form of contract & estimate of cost for the Center Street Corridor Streetscape Project.
- [24.](#) Resolution setting June 6, 2022 as the date of public hearing on the authorization of a Loan Agreement and issuance of not to exceed \$3,200,000 General Obligation Capital Loan Notes for essential corporate purposes (ECP), and providing for publication of notice thereof.
- [25.](#) Resolution setting June 6, 2022 as the date of public hearing on the authorization of a Loan Agreement and issuance of not to exceed \$600,000 General Obligation Capital Loan Notes for general corporate purposes (GCP-1), and providing for publication of notice thereof.
- [26.](#) Resolution setting June 6, 2022 as the date of public hearing on the authorization of a Loan Agreement and issuance of not to exceed \$700,000 General Obligation Capital Loan Notes for general corporate purposes (GCP-2), and providing for publication of notice thereof.

#### **Ordinances**

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

#### **Allow Bills and Claims**

- [28.](#) Allow Bills and Claims for May 16, 2022.

#### **City Council Referrals**

#### **City Council Updates**

#### **Staff Updates**

#### **Executive Session**

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

#### **Adjournment**

**CITY HALL  
CEDAR FALLS, IOWA, MAY 2, 2022  
REGULAR MEETING, CITY COUNCIL  
MAYOR ROBERT M. GREEN PRESIDING**

- The City Council of the City of Cedar Falls, Iowa, met in Regular Session, pursuant to law, the rules of said Council and prior notice given each member thereof, at 7:00 P.M. on the above date. Members present: Schultz, deBuhr, Kruse, Ganfield, Sires, Dunn. Absent: Harding.
- 53791 - It was moved by Kruse and seconded by Ganfield that the minutes of the Regular Meeting of April 18, 2022 be approved as presented and ordered of record. Motion carried unanimously.
- 53792 - Mayor Green read the following proclamations:
- Proclamation recognizing May 1-7, 2022 as National Travel and Tourism Week. Tourism and Cultural Programs Manager Jennifer Pickar commented.
- Proclamation recognizing May 1-7, 2022 as Professional Municipal Clerks Week. City Clerk Jacque Danielsen accepted.
- Proclamation recognizing May 5, 2022 as National Astronaut Day.
- Proclamation recognizing May 14, 2022 as World Migratory Bird Day. North Cedar Neighborhood Association Representative Lorene Wellnitz commented.
- Proclamation recognizing May 15-21, 2022 as National Police Week and May 15, 2022 as Peace Officers Memorial Day. Acting Police Chief Howard commented on the Black Hawk County Peace Officers Memorial Service being Held on May 17, 2022.
- Proclamation recognizing May 2022 as Neurofibromatosis Awareness Month and May 17, 2022 as World Neurofibromatosis Awareness Day.
- Proclamation recognizing May 2022 as National Bike Month, May 16-22, 2022 as Bike to Work Week, and May 18, 2022 as Ride of Silence Day in Cedar Falls. Bicycle and Pedestrian Advisory Committee Chair Andrew Shroll commented on upcoming events.
- Proclamation recognizing May 2022 as Historic Preservation Month. Rosemary Beach commented.
- 53793 - Rosemary Beach, 5018 Sage Road, commented on the importance of Historic Preservation and requested the UNI Seerley House be saved and turned into a Visitors Center.
- 53794 - Mayor Green announced that in accordance with the public notice of April 22, 2022, this was the time and place for a public hearing on a proposed Public Record Requests Policy. It was then moved by Dunn and seconded by deBuhr

that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.

- 53795 - The Mayor then asked if there were any written communications filed to the proposed policy. Upon being advised that there were no written communications on file, the Mayor then called for oral comments. City Clerk Danielsen provided a brief summary of the proposed policy. There being no one else present wishing to speak about the proposed policy, the Mayor declared the hearing closed and passed to the next order of business.
- 53796 - It was moved by Kruse and seconded by Dunn that Resolution #22,751, approving and adopting Administrative Policy No. 5 relative to the City's Public Record Requests Policy, be adopted. Following questions by Councilmembers Sires and deBuhr, and responses by City Clerk Danielsen and City Attorney Rogers, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Dunn, Schultz, deBuhr, Kruse, Ganfield. Nay: Sires. Motion Carried. The Mayor then declared Resolution #22,751 duly passed and adopted.
- 53797 - Mayor Green announced that in accordance with the public notice of April 20, 2022, this was the time and place for a public hearing on proposed amendments to the City's FY2022 Budget. It was then moved by Kruse and seconded by deBuhr that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.
- 53798 - The Mayor then asked if there were any written communications filed to the proposed amendments. Upon being advised that there were no written communications on file, the Mayor then called for oral comments. Controller/City Treasurer Roeding provided a brief summary of the proposed amendments. There being no one else present wishing to speak about the proposed amendments, the Mayor declared the hearing closed and passed to the next order of business.
- 53799 - It was moved by Kruse and seconded by deBuhr that Resolution #22,752, approving and adopting amendments to the City's FY2022 Budget, be adopted. Following due consideration by the Council, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Dunn, Schultz, deBuhr, Kruse, Ganfield, Sires. Nay: None. Motion Carried. The Mayor then declared Resolution #22,752 duly passed and adopted.
- 53800 - Mayor Green announced that in accordance with the public notice of April 22, 2022, this was the time and place for a public hearing on the proposed plans, specifications, form of contract & estimate of cost for the 2022 Alley Reconstruction Project. It was then moved by Kruse and seconded by Ganfield that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.
- 53801 - The Mayor then asked if there were any written communications filed to the proposed project. Upon being advised that there were no written communications

on file, the Mayor then called for oral comments. City Engineer Wicke provided a brief summary of the proposed project. There being no one else present wishing to speak about the proposed project, the Mayor declared the hearing closed and passed to the next order of business.

- 53802 - It was moved by Ganfield and seconded by Kruse that Resolution #22,753, approving and adopting the plans, specifications, form of contract & estimate of cost for the 2022 Alley Reconstruction Project, be adopted. Following questions and comments by Councilmembers Sires, Kruse, Schultz, Dunn and Ganfield, and responses by City Engineer Wicke, Mayor Green and Public Works Director Schrage, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Dunn, Schultz, deBuhr, Kruse, Ganfield. Nay: Sires. Motion Carried. The Mayor then declared Resolution #22,753 duly passed and adopted.
- 53803 - Mayor Green announced that in accordance with the public notice of April 22, 2022, this was the time and place for a public hearing on a proposal to undertake a public improvement project for the North Cedar Heights Area Reconstruction Project - Phase I, and to authorize acquisition of private property for said project. It was then moved by Kruse and seconded by deBuhr that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.
- 53804 - The Mayor then asked if there were any written communications filed to the proposed public improvement and acquisitions. Upon being advised that there were no written communications on file, the Mayor then called for oral comments. City Engineer Wicke provided a brief summary of the proposed public improvement and acquisitions. There being no one else present wishing to speak about the proposed public improvement and acquisitions, the Mayor declared the hearing closed and passed to the next order of business.
- 53805 - It was moved by Kruse and seconded by deBuhr that Resolution #22,754, approving a public improvement project for the North Cedar Heights Area Reconstruction Project - Phase I, and authorizing acquisition of private property for said project, be adopted. Following due consideration by the Council, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Dunn, Schultz, deBuhr, Kruse, Ganfield, Sires. Nay: None. Motion Carried. The Mayor then declared Resolution #22,754 duly passed and adopted.
- 53806 - It was moved by Kruse and seconded by Dunn that Ordinance #3010, amending Chapter 23, Traffic and Motor Vehicles, of the Code of Ordinances relative to prohibiting parking for the College Hill Farmers Market, 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: Dunn, Schultz, deBuhr, Kruse, Ganfield, Sires. Nay: None. Motion carried. The Mayor then declared Ordinance #3010 duly passed and adopted.

53807 - It was moved by Kruse and seconded by Dunn that the following items on the Consent Calendar be received, filed and approved:

Receive and file the City Council Committee of the Whole minutes of April 18, 2022 relative to the following items:

- a) Human Rights Commission Annual Report.
- b) Bicycle Plan Update.
- c) Public Safety Model Study – Funding Sources.

Receive and file communications from the Civil Service Commission relative to the following certified lists:

- a) Engineering Technician II.
- b) Land Surveyor.

Receive and file Departmental Monthly Reports of March 2022.

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

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

Approve the following applications for cigarette/tobacco/nicotine/vapor permits:

- a) Casey's, 2425 Center Street.
- b) Casey's, 5226 University Avenue.
- c) Casey's, 5908 Nordic Drive.
- d) Casey's, 601 Main Street.
- e) Casey's, 1225 Fountains Way.
- f) Five Corner Liquor & Wine, 809 E 18th Street.
- g) Hill Street News & Tobacco, 2217 College Street.
- h) Prime Mart 4, 2323 Main Street.
- i) The Landmark, 107 Main Street.
- j) Thunder Ridge Ampride, 2425 Whitetail Drive.
- k) Up In Smoke, 2218 College Street.

Approve the following applications for beer permits and liquor licenses:

- a) Holiday Inn Express & Suites, 1614 Technology Parkway, Class C beer - renewal.
- b) Double Tap, 312 Main Street, Class C liquor - renewal.
- c) Voodoo Lounge, 401 Main Street, Class C liquor - renewal.
- d) Casey's General Store, 2425 Center Street, Class E liquor - renewal.
- e) Walgreens, 2509 Whitetail Drive, Class E liquor - renewal.
- f) Casey's General Store, 2425 Center Street, Class E liquor – change in ownership.
- g) Live to 9, 200 Block of State Street and 100 Block of East 2nd Street including adjacent sidewalks, Class B beer & outdoor service – seven 5 day permits (May 31-June 4, June 7-11, June 14-18, July 5-9, July 12-16, July 19-23, and July 26-30).

h) Dior's Slushee & Bar LLC, 2211 College Street, Class C liquor – new.

Motion carried unanimously.

53808 - It was moved by Kruse and seconded by Dunn that the following resolutions be introduced and adopted:

Resolution #22,755, approving and adopting amendments to Administrative Policy No. 7 relative to standing committees.

Resolution #22,756, approving and accepting the permanent transfer of \$2,700,000.00 from the Municipal Electric Utility to the General Fund of the City of Cedar Falls, and \$30,000.00 from the Municipal Communications Utility to the Economic Development Fund of the City of Cedar Falls.

Resolution #22,757, levying a final assessment for costs incurred by the City to remove snow and ice from the sidewalks abutting the property located at 1404 Clay Street.

Resolution #22,758, levying a final assessment for costs incurred by the City to remove snow and ice from the sidewalks abutting the property located at 603 Fireside Drive.

Resolution #22,759, levying a final assessment for costs incurred by the City to cleanup/remove debris from the property located at 2012 State Street.

Resolution #22,760, levying a final assessment for costs incurred by the City to remove snow and ice from the sidewalks abutting the property located at 1022 West 22nd Street.

Resolution #22,761, levying a final assessment for costs incurred by the City to remove snow and ice from the sidewalks abutting the property located at 1612 West 1st Street.

Resolution #22,762, approving and authorizing execution of a Lease relative to properties vacated by flood buyout programs.

Resolution #22,763, approving and authorizing execution of an amended Service/Product Agreement with the Iowa Northland Regional Council of Governments (INRCOG) for project delivery relative to Community Development Block Grant (CDBG-CV2) funding from the CARES Act.

Resolution #22,764, approving and authorizing execution of an Amendment and Restated Developmental Procedures Agreement with Craig Industries, Inc., relative to property located in the vicinity of Independence Street and Lincoln Street.

Resolution #22,765, approving and authorizing the expenditure of funds for the purchase of playground equipment for Bess Streeter Aldrich Park.

Resolution #22,766, approving and authorizing execution of a contract with Quality Striping, Inc. relative to 2022 pavement marking services.



Resolution #22,767, receiving and filing the bids, and approving and accepting the low bid of Peterson Contractors, Inc., in the amount of \$7,584,450.61, for the West 27th Street Reconstruction Project.

Resolution #22,768, approving and authorizing execution of one Owner Purchase Agreement, and approving and accepting one Public Utility Easement, in conjunction with the 2022 Alley Reconstruction Project.

Resolution #22,769, approving and authorizing execution of a Surface Transportation Block Grant (STBG) Programming Agreement with the Black Hawk County Metropolitan Planning Organization (MPO) relative to the Union Road Reconstruction Project.

Resolution #22,770, approving and authorizing execution of an Agreement for Traffic Safety Improvement Program (TSIP) Funding with the Iowa Department of Transportation (IDOT) relative to the Main Street Reconstruction 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: Dunn, Schultz, deBuhr, Kruse, Ganfield, Sires. Nay: None. Motion carried. The Mayor then declared Resolutions #22,755 through #22,770 duly passed and adopted.

53809 - It was moved by deBuhr and seconded by Kruse that Resolution #22,771, approving and authorizing Amendment to Loan and Disbursement Agreement by and between the City of Cedar Falls and the Iowa Finance Authority, and authorizing and providing for the reissuance of the \$4,720,000 Sewer Revenue Capital Loan Note, Series 2022 (2011 - Rate Reset), be adopted. Following questions by Councilmember Sires, and responses by 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: Dunn, Schultz, deBuhr, Kruse, Ganfield, Sires. Nay: None. Motion Carried. The Mayor then declared Resolution #22,771 duly passed and adopted.

53810 - It was moved by Dunn and seconded by Ganfield that Ordinance #3011, amending Chapter 16, Offenses and Miscellaneous Provisions, of the Code of Ordinances relative to the use and explosion of consumer fireworks within the city limits, be passed upon its first consideration. City Attorney Rogers provided a brief summary of the proposed ordinance and responded to questions by Mayor Green and Councilmember Ganfield. Following opposing comments by Tim Houts, 2128 Pleasant Drive and Roger White, 2303 Greenwood Avenue, and supportive comments by Rick Sharp, 1623 Birch Street, questions and comments by Councilmembers deBuhr, Dunn, Kruse, Schultz and Ganfield, and responses by Mayor Green, Acting Police Chief Howard, City Attorney Rogers, Acting Public Safety Director Berte, and Community Development Director Sheetz, it was moved by Kruse and seconded by deBuhr to amend the motion to limit the use of fireworks to July 4<sup>th</sup> only. Following questions and comments by Councilmembers Dunn, deBuhr, Ganfield, Kruse and Schultz, and Rick Sharp, and responses by Howard, Berte and Mayor Green, the motion failed 2-4, with Dunn, Schultz, Ganfield and Sires voting Nay. Following questions and comments by

Councilmember Kruse and responses by Rogers, it was moved by Kruse and seconded by Schultz to amend the motion to end fireworks at 10 PM all three nights. Following comments by Ganfield and Sires, the motion failed 2-4, with Dunn, Schultz, Ganfield and Sires voting Nay. The Mayor then put the question on the original motion and upon call of the roll, the following named Councilmembers voted. Aye: Dunn, Schultz, Kruse, Ganfield, Sires. Nay: deBuhr. Motion carried.

53811 - It was moved by Kruse and seconded by Dunn that the bills and claims of May 2, 2022 be allowed as presented, and that the Controller/City Treasurer be authorized to issue City checks in the proper amounts and on the proper funds in payment of the same. Upon call of the roll, the following named Councilmembers voted. Aye: Dunn, Schultz, deBuhr, Kruse, Ganfield, Sires. Nay: None. Motion carried.

53812 - Councilmember Sires announced the North Cedar Food Bank being open May 3<sup>rd</sup> from noon to 2 pm, and Mayor Green responded to his request for clarification on "No Mow May."

Councilmember deBuhr announced that due to weather conditions, the half-price yard waste collection has been extended thru May.

Community Development Director Sheetz responded to a question by Councilmember Kruse regarding referral status of remote parking and P&Z review.

53813 - Mayor Green expressed appreciation to staff and citizens for a very successful City-wide cleanup. He also congratulated Dylan Scharnau on being sworn-in as a new Public Safety Officer.

53814 - It was moved by Kruse and seconded by Dunn that the meeting be adjourned at 9:20 P.M. Motion carried unanimously.

---

Jacqueline Danielsen, MMC, City Clerk



MAYOR ROBERT M. GREEN

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



## NATIONAL PUBLIC WORKS WEEK

MAY 15-21, 2022

**WHEREAS**, public works services provided in our community are an integral part of our citizens' everyday lives; and

**WHEREAS**, the support of an understanding and informed citizenry is vital to the efficient operation of public works systems and programs such as water, sewers, streets and highways, public buildings, and solid waste collection; and

**WHEREAS**, the health, safety and comfort of this community greatly depends on these facilities and services; and

**WHEREAS**, the quality and effectiveness of these facilities, as well as their planning, design, and construction, is vitally dependent upon the efforts and skill of public works officials; and

**WHEREAS**, the efficiency of the qualified and dedicated personnel who staff public works departments is materially influenced by the people's attitude and understanding of the importance of the work they perform,

**NOW, THEREFORE**, I, Robert M. Green, Mayor of the City of Cedar Falls, do hereby proclaim the week of May 15-21, 2022 as **National Public Works Week** in the City of Cedar Falls and I call upon all citizens and civic organizations to acquaint themselves with the issues involved in providing our public works and to recognize the contributions which public works officials make every day to our health, safety, comfort, and quality of life.



Signed this 9th day of May, 2022.

Mayor Robert M. Green

## ORDINANCE NO. 3011

AN ORDINANCE AMENDING SECTION 16-24, FIREWORKS, OF ARTICLE I, IN GENERAL, OF CHAPTER 16, OFFENSES AND MISCELLANEOUS PROVISIONS, BY REPEALING SAID SECTION IN ITS ENTIRETY AND ENACTING IN LIEU THEREOF A NEW SECTION 16-24, FIREWORKS, OF ARTICLE I, IN GENERAL, OF CHAPTER 16, OFFENSES AND MISCELLANEOUS PROVISIONS, OF THE CODE OF ORDINANCES OF THE CITY OF CEDAR FALLS, IOWA.

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

*Section 1.* Section 16-24, Fireworks, of Article I, Generally, of Chapter 16, Offenses and Miscellaneous Provisions, of the Code of Ordinances of the City of Cedar Falls, Iowa, is hereby repealed in its entirety and the following new Section 16-24, Fireworks, is enacted in lieu thereof, as follows:

### **Sec. 16-24. – Fireworks.**

- (a) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

*Consumer fireworks* means first-class consumer fireworks and second-class consumer fireworks as those terms are defined in this subsection.

*Display fireworks* means any explosive composition, or combination of explosive substances, or article prepared for the purpose of producing a visible or audible effect by combustion, explosion, deflagration or detonation, and includes fireworks containing any explosive or flammable compound, or other device containing any explosive substance. The term "display fireworks" does not include novelties or consumer fireworks enumerated in chapter 3 of the American Pyrotechnics Association (APA) standard 87-1.

*First-class consumer fireworks* means the following consumer fireworks, as described in APA standard 87-1, chapter 3:

- (1) Aerial shell kits and reloadable tubes.
- (2) Chasers.
- (3) Helicopter and aerial spinners.
- (4) Firecrackers.
- (5) Mine and shell devices.
- (6) Missile-type rockets.
- (7) Roman candles.

- (8) Sky rockets and bottle rockets.
- (9) Multiple tube devices set forth under this definition that are manufactured in accordance with APA standard 87-1, section 3.5.

*Novelties* means all novelties, enumerated in chapter 3 of the APA standard 87-1, and that comply with the labeling regulations promulgated by the United States consumer product safety commission. The term "novelties" includes party poppers, snappers, toy smoke devices, snakes and glow worms, and wire sparklers as defined in APA standard 87-1, section 3.2.

*Second-class consumer fireworks* means the following consumer fireworks, as described in APA standard 87-1, chapter 3:

- (1) Cone fountains.
- (2) Cylindrical fountains.
- (3) Flitter sparklers.
- (4) Ground and handheld sparkling devices, including multiple tube ground and handheld sparkling devices that are manufactured in accordance with APA standard 87-1, section 3.5.
- (5) Ground spinners.
- (6) Illuminating torches.
- (7) Toy smoke devices that are not classified as novelties pursuant to APA standard 87-1, section 3.2.
- (8) Wheels.
- (9) Wire or dipped sparklers that are not classified as novelties pursuant to APA standard 87-1, section 3.2.

(b) *Prohibitions and use.*

(1) It shall be unlawful for any person to use or explode any consumer fireworks within the corporate limits of the City of Cedar Falls except on July 3, 4, and 5 of each year between the hours of twelve o'clock (12:00) noon and eleven o'clock (11:00) P.M. on July 4 and between the hours of twelve o'clock (12:00) noon and ten o'clock (10:00) P.M. on July 3 and July 5. This section shall not apply to novelties.

(2) The use of consumer fireworks that mimic display fireworks or rise to one hundred fifty (150) decibels or to two hundred ten feet (210') elevation is banned from use at all times within the corporate limits of the City of Cedar Falls unless the user has obtained a permit as provided in subsection 16-24(e).

(3) Consistent with the Code of Iowa, use of fireworks within the corporate limits of the City of Cedar Falls, when such occurs on July 3, 4, and 5, shall only occur on the user's owned real property. Use of fireworks, unless a permit has been obtained, is not allowed on city owned property, public sidewalks, rights of way, streets, parks, or parking lots. Use is not allowed on real property if that real property is not owned by the user of fireworks unless the owner has given consent prior to use.

(4) It is prohibited to direct the use of consumer fireworks in any direction other than onto the user's owned real property or the real property where the owner has given prior consent.

(5) All consumer firework debris shall be removed from the user's real property or wherever such use has resulted in its debris being located.

(c) *Exceptions.* This section shall not apply to the use of blank cartridges for a show or the theater, or for signal purposes in athletic sports or by railroads or trucks, for signal purposes, or by a recognized military organization. This section shall not apply to any substance or composition prepared and sold for medicinal or fumigation purposes. This section shall not apply to a person using or exploding fireworks under a valid permit as provided in subsection 16-24(e).

(d) *Enforcement.*

(1) Citations for violation of this section 16-24 shall be directed to the person observed/found to have violated this section or the owner of real property on which the evidence exists of violation of this section. Furthermore, where evidence of violation of Noise or Nuisance ordinances exists, such citations may also be written.

(2) The vendors of fireworks shall be monitored during sales periods as to type of consumer fireworks sold and for compliance with subsection 16-24(f).

(e) *Display fireworks.* The council may, upon application in writing, grant a permit for the use and explosion of display fireworks within the city limits by municipalities, fair associations, amusement parks, and other organizations or groups of individuals when the use and explosion of such display fireworks will be handled by a competent operator, and proof of liability insurance is shown. (See also section 9-20.)

(f) *Sales.* A seller of consumer fireworks must possess a license from the State Fire Marshal. Any retailer or community group selling consumer fireworks must prominently display, at the entrance and exit sites, signs informing customers that the use of consumer fireworks is prohibited within the corporate limits of the City of Cedar Falls except on the dates and times authorized by this section.

(g) *Violation; Appeal.* Violation of this section or interference with enforcement of any of the provisions of this section shall be guilty of a municipal infraction punishable by a civil penalty in the minimum amount of \$375.00 for the first offense. Second and subsequent offenses shall be punishable as provided in subsection 1(9)(a).

INTRODUCED: \_\_\_\_\_ May 2, 2022 \_\_\_\_\_

PASSED 1<sup>ST</sup> CONSIDERATION: \_\_\_\_\_ May 2, 2022 \_\_\_\_\_

PASSED 2<sup>ND</sup> CONSIDERATION: \_\_\_\_\_

PASSED 3<sup>RD</sup> CONSIDERATION: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

\_\_\_\_\_  
Robert M. Green, Mayor

ATTEST:

\_\_\_\_\_  
Jacqueline Danielsen, MMC, City Clerk

**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE AMENDING SECTION 16-24, FIREWORKS, OF ARTICLE I, IN GENERAL, OF CHAPTER 16, OFFENSES AND MISCELLANEOUS PROVISIONS, BY REPEALING SAID SECTION IN ITS ENTIRETY AND ENACTING IN LIEU THEREOF A NEW SECTION 16-24, FIREWORKS, OF ARTICLE I, IN GENERAL, OF CHAPTER 16, OFFENSES AND MISCELLANEOUS PROVISIONS, OF THE CODE OF ORDINANCES OF THE CITY OF CEDAR FALLS, IOWA.

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

*Section 1.* Section 16-24, Fireworks, of Article I, Generally, of Chapter 16, Offenses and Miscellaneous Provisions, of the Code of Ordinances of the City of Cedar Falls, Iowa, is hereby repealed in its entirety and the following new Section 16-24, Fireworks, is enacted in lieu thereof, as follows:

**Sec. 16-24. – Fireworks.**

- (a) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

*Consumer fireworks* means first-class consumer fireworks and second-class consumer fireworks as those terms are defined in this subsection.

*Display fireworks* means any explosive composition, or combination of explosive substances, or article prepared for the purpose of producing a visible or audible effect by combustion, explosion, deflagration or detonation, and includes fireworks containing any explosive or flammable compound, or other device containing any explosive substance. The term "display fireworks" does not include novelties or consumer fireworks enumerated in chapter 3 of the American Pyrotechnics Association (APA) standard 87-1.

*First-class consumer fireworks* means the following consumer fireworks, as described in APA standard 87-1, chapter 3:

- (1) Aerial shell kits and reloadable tubes.
- (2) Chasers.
- (3) Helicopter and aerial spinners.
- (4) Firecrackers.
- (5) Mine and shell devices.
- (6) Missile-type rockets.
- (7) Roman candles.

- (8) Sky rockets and bottle rockets.
- (9) Multiple tube devices set forth under this definition that are manufactured in accordance with APA standard 87-1, section 3.5.

*Novelties* means all novelties, enumerated in chapter 3 of the APA standard 87-1, and that comply with the labeling regulations promulgated by the United States consumer product safety commission. The term "novelties" includes party poppers, snappers, toy smoke devices, snakes and glow worms, and wire sparklers as defined in APA standard 87-1, section 3.2.

*Second-class consumer fireworks* means the following consumer fireworks, as described in APA standard 87-1, chapter 3:

- (1) Cone fountains.
- (2) Cylindrical fountains.
- (3) Flitter sparklers.
- (4) Ground and handheld sparkling devices, including multiple tube ground and handheld sparkling devices that are manufactured in accordance with APA standard 87-1, section 3.5.
- (5) Ground spinners.
- (6) Illuminating torches.
- (7) Toy smoke devices that are not classified as novelties pursuant to APA standard 87-1, section 3.2.
- (8) Wheels.
- (9) Wire or dipped sparklers that are not classified as novelties pursuant to APA standard 87-1, section 3.2.

(b) *Prohibitions and use.* ~~It shall be unlawful for any person to use or explode consumer fireworks within the city limits. It shall be unlawful for any person to use or explode display fireworks within the city limits, unless a permit is properly obtained as set forth in subsection (d) of this section.~~

~~(1) It shall be unlawful for any person to use or explode any consumer fireworks within the corporate limits of the City of Cedar Falls except on July 3, 4, and 5 of each year between the hours of twelve o'clock (12:00) noon and eleven o'clock (11:00) P.M. on July 4 and between the hours of twelve o'clock (12:00) noon and ten o'clock (10:00) P.M. on July 3 and July 5. This section shall not apply to novelties.~~

~~(2) The use of consumer fireworks that mimic display fireworks or rise to one hundred fifty (150) decibels or to two hundred ten feet (210') elevation is banned from use at all times within the corporate limits of the City of Cedar Falls unless the user has obtained a permit as provided in subsection 16-24(e).~~

~~(3) Consistent with the Code of Iowa, use of fireworks within the corporate limits of the City of Cedar Falls, when such occurs on July 3, 4, and 5, shall only occur on the user's owned real property. Use of fireworks, unless a permit has been obtained, is not allowed on city owned property, public sidewalks, rights of way, streets, parks, or parking lots. Use is not allowed on real property if that real property is not owned by the user of fireworks unless the owner has given consent prior to use.~~

~~(4) It is prohibited to direct the use of consumer fireworks in any direction other than onto the user's owned real property or the real property where the owner has given prior consent.~~

~~(5) All consumer firework debris shall be removed from the user's real property or wherever such use has resulted in its debris being located.~~

(c) *Exceptions.* This section shall not apply to the use of blank cartridges for a show or the theater, or for signal purposes in athletic sports or by railroads or trucks, for signal purposes, or by a recognized military organization. ~~Nor shall this section~~ shall not apply to any substance or composition prepared and sold for medicinal or fumigation purposes. This section shall not apply to a person using or exploding fireworks under a valid permit as provided in subsection 16-24(e).



(d) Enforcement.

(1) Citations for violation of this section 16-24 shall be directed to the person observed/found to have violated this section or the owner of real property on which the evidence exists of violation of this section. Furthermore, where evidence of violation of Noise or Nuisance ordinances exists, such citations may also be written.

(2) The vendors of fireworks shall be monitored during sales periods as to type of consumer fireworks sold and for compliance with subsection 16-24(f).

(ed) Display fireworks. The council may, upon application in writing, grant a permit for the use and explosion of display fireworks within the city limits by municipalities, fair associations, amusement parks, and other organizations or groups of individuals when the use and explosion of such display fireworks will be handled by a competent operator, and proof of liability insurance is shown. (See also section 9-20.)

(f) Sales. A seller of consumer fireworks must possess a license from the State Fire Marshal. Any retailer or community group selling consumer fireworks must prominently display, at the entrance and exit sites, signs informing customers that the use of consumer fireworks is prohibited within the corporate limits of the City of Cedar Falls except on the dates and times authorized by this section.

(ge) Violation; Appeal. Violation of this section or interference with enforcement of any of the provisions of this section shall be guilty of a municipal infraction punishable by a civil penalty in the minimum amount of \$375.00 for the first offense. Second and subsequent offenses shall be punishable as provided in subsection 1(9)(a) is a simple misdemeanor punishable by a fine of not less than \$250.00.

(Code 2017, § 19-24; Ord. No. 2555, § 12, 10-24-2005)

INTRODUCED: \_\_\_\_\_ May 2, 2022 \_\_\_\_\_

PASSED 1<sup>ST</sup> CONSIDERATION: \_\_\_\_\_ May 2, 2022 \_\_\_\_\_

PASSED 2<sup>ND</sup> CONSIDERATION: \_\_\_\_\_

PASSED 3<sup>RD</sup> CONSIDERATION: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

\_\_\_\_\_  
Robert M. Green, Mayor

ATTEST:

\_\_\_\_\_  
Jacqueline Danielsen, MMC, City Clerk



MAYOR ROBERT M. GREEN

CITY OF CEDAR FALLS, IOWA

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

**FROM:** Mayor Robert M. Green  
**TO:** City Council  
**DATE:** May 9, 2022  
**SUBJECT:** Parks and Recreation Commission Re-appointments  
**REF:** (a) Code of Ordinances, City of Cedar Falls §17-166

1. In accordance with the candidacy and qualification requirements of reference (a), I hereby reappoint the following members to the Parks and Recreation Commission for three-year terms:
  - Ms. Sarah Corkery – term ends 6/30/2025
  - Ms. Leslie Nixon – term ends 6/30/2025
  - Ms. Kelsey Schreiber – term ends 6/30/2025
  
2. Each of these members has maintained satisfactory attendance and has been an active participant in the deliberations of the commission. In accordance with council custom, no interviews will be scheduled for these reappointments. Please contact me with any questions or concerns you may have.

Xc: City Administrator  
Director, Community Development  
Recreation and Community Programs Manager

###



**MAYOR ROBERT M. GREEN**

**CITY OF CEDAR FALLS, IOWA**

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

**FROM:** Mayor Robert M. Green

**TO:** City Council

**DATE:** May 9, 2022

**SUBJECT:** Re-Appointment to Metropolitan Transit Authority Board of Trustees

**REF:** (a) By-Laws of the Metropolitan Transit Authority of Black Hawk County (June 2017)

1. In accordance with the candidacy and qualification requirements of reference (a), I hereby reappoint Mr. David Glenn-Burns to the Metropolitan Transit Authority Board of Trustees for a three-year term ending on 6/30/2025.
2. Mr. Glenn-Burns has had satisfactory attendance at the MET Transit monthly meetings, and has been an active participant in discussions. Please contact me with any additional questions about this board member or his reappointment.

Xc: City Administrator  
Director, Community Development

###



**MAYOR ROBERT M. GREEN**

**CITY OF CEDAR FALLS, IOWA**

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

**FROM:** Mayor Robert M. Green  
**TO:** City Council  
**DATE:** May 9, 2022  
**SUBJECT:** Re-Appointment to Cedar Falls Utilities Board of Trustees  
**REF:** (a) Code of Ordinances, City of Cedar Falls §2-448: Utilities Board of Trustees

1. In accordance with reference (a), I hereby re-appoint Mr. Richard McAlister to the Cedar Falls Utilities Board of Trustees for a six-year term beginning on September 1, 2022 and ending on August 31, 2028.
2. Typically re-appointments for boards and commissions do not occur so far in advance, but in the case of the Utilities Board, the CFU General Manager has requested this action so that the member may attend important trainings during the summer months.
3. In considering re-appointment, I note that Mr. McAlister’s attendance has been satisfactory, and he has been an active and informed member of the board.
4. Please contact me with any additional questions you have about this re-appointment.

Xc: City Administrator  
CFU General Manager

###

## CITY COUNCIL WORK SESSION

Upper Iowa University – 3563 University Avenue, Waterloo  
April 26, 2022

The Cedar Falls City Council held a joint work session with the City of Waterloo at Upper Iowa University at 6:00 p.m. on April 26, 2022, with the following persons in attendance: Cedar Falls Mayor Rob Green, Cedar Falls Councilmembers, Gil Schultz, Daryl Kruse, Simon Harding, Dustin Ganfield, Dave Sires, and Kelly Dunn. Waterloo Mayor Quentin Hart, Waterloo City Councilmembers, Rob Nichols, Dave Boesen, John Chiles, Jonathan Grieder, Nia Wilder, Jerome Amos, and Ray Feuss. Absent: Susan deBuhr. Staff members from all City Departments and members of the community attended the meeting.

Mayor Green introduced the only item on the agenda, Fireworks – Joint discussion with Waterloo elected officials. Mayor Green and Mayor Hart gave opening statements. City Clerk Felchle called roll for Waterloo Councilmembers, all members present. City Clerk Felchle asked for a motion to approve the Waterloo City Council agenda, motioned and seconded.

Mayor Green gave an overview of the materials in the packet that included: Fireworks codes from the State of Iowa Code of Ordinances, Cedar Falls Code of Ordinances and Waterloo Code of Ordinances. Mayor Hart gave a brief overview of the Waterloo fireworks code that included the usage on July 3, 4, and 5 of each year between the hours of noon and 11:00 p.m. on July 4 and between noon and 10:00 p.m. on July 3 and July 5; permits can be obtained for specific events. Mayor Hart stated the Waterloo fine is \$375.00; retailers must display signs informing customers the use of consumer fireworks. Mayor Hart stated citations for violations shall be directed to the person observed/found to have violated or the owner of personal real property on which the evidence exists, where evidence of violation of the Noise Control Ordinance or Nuisance Property exists, such citations shall be written. Mayor Green gave a brief overview of the Cedar Falls fireworks code that included the prohibitions, it shall be unlawful for any person to use or explode consumer fireworks within the city limits unless a permit is properly obtained, and the violation is \$250.00. Mayor Green stated the State of Iowa code says; a person shall not use or explode consumer fireworks on days other than June 1 – July 8 and December 10 – January 3 of each year, between the hours of 9:00 a.m. – 10:00 p.m., with the exemptions of 9:00 a.m. and 11:00 p.m. on July 4 and the Saturdays and Sundays immediately preceding and following July 4. Major Leibold stated beginning in June Waterloo begins to make contact with businesses, ensure signs are posted, and handout flyers to be included with customer purchases. In July overtime funds are used to increase officers. Major Leibold stated in past years, 2-3 tickets were issued, but in 2021 around 30 tickets were issued (in the three day timeframe), calls for services have significantly been reduced after implementation of the July 3, 4, and 5 changes to the ordinance (585 calls to 280 calls in 2021).

Councilmembers from Waterloo and Cedar Falls discussed the following items: limiting sales within the City of Waterloo; State of Iowa now allows sales in all commercial and industrial areas; location of fireworks being ignited, most citizens are not knowledgeable of the ban in Cedar Falls; Waterloo is educating the community with flyers that include timeframes/days fireworks can be ignited, social media (veterinarians post ideas on social media on ways to minimize pets stress), and neighborhood clean-up; concerns with debris, officer giving citation asks that citizen clean-up debris, debris can also be enforced by a code enforcement officer; education of landlords is important; concerns with debris on roofs and in yards and option of having a neighborhood clean-up; joint flyer between Waterloo and Cedar Falls outlining communities; information on back of flyer; discussion of concerns with fireworks smog; concerns with citizens with PTSD and animals, if citizens are aware of the days of usage, citizens can prepare; concerns with illegal fireworks being sold, vendors are monitored during sales periods as to type of consumer fireworks sold and to posting the mandated "Prohibitions on Use". Are there any restrictions on how many fireworks you can buy; no. Waterloo has zero tolerance and does cite fines. What is the class of the fine; simple misdemeanor. Concerns with fining the property owner/landlord and not the tenant; can address fireworks within the lease. Question was asked if video is admissible of someone igniting fireworks; yes it can be used as evidence. Cedar Falls should discuss having extra enforcement outside the allowed timeframe. There was discussion of increasing the Cedar Falls ordinance fine to \$375.00.

Acting Public Safety Director Craig Berte is in favor of Waterloo's three day timeline; the ban has not worked for Cedar Falls; Cedar Falls average calls for service are 140 per year. Acting Public Safety Director Berte suggested temporary signs to educate citizens and Councilmembers should discuss fines. Mayor Hart would like to see consistency between Waterloo and Cedar Falls, there's confusion with citizens and not aware Cedar Falls has a ban and Waterloo has a three day window and timeframe. Safety/injures were discussed with Councilmembers and the Waterloo and Cedar Falls Fire Chiefs.

Mayor Green asked for a consensus to direct the City of Cedar Falls attorney to draft a fireworks ordinance similar to Waterloo that includes July 3, 4, and 5 with the same timeframe. Cedar Falls City Councilmembers gave consensus to draft a revised fireworks ordinance. Councilmember Ganfield asked for City of Cedar Falls attorney to review the landlord/property owner language of the ordinance.

Waterloo and Cedar Falls agreed to a shared flyer to distribute to vendors; maybe include a QR code and list outlining communities' information on back.

There being no further discussion, Mayor Green adjourned the meeting at 7:22 p.m.

Minutes by Kim Kerr, Administrative Supervisor

## COMMITTEE OF THE WHOLE

Community Center

May 2, 2022

The Committee of the Whole met at the Community Center at 6:10 p.m. on May 2, 2022, with the following Committee persons in attendance: Mayor Robert Green and Councilmembers Susan deBuhr, Kelly Dunn, Dustin Ganfield, Daryl Kruse, Gil Schultz and Dave Sires. Absent: Simon Harding. Staff members from all City Departments and members of the community attended in person.

Mayor Green called the meeting to order and introduced the first item on the agenda, Storm Water Rate Increases and introduced Finance & Business Operations Director Jennifer Rodenbeck and Public Works Director Chase Schrage. Ms. Rodenbeck stated stormwater rates are being reviewed and the purpose of the study is to review current projects on the CIP, project increases in operating costs, and determine necessary revenue streams. She provided a brief summary of current projects and funding. Mr. Schrage provided a brief overview of current projects in CIP including: bridges and culverts; slope repairs; drainage studies to plan for future road construction; general erosion; permeable alleys; and major roadway projects. He gave a recap of stormwater regulations and the City's current Iowa DNR permit (MS4) including DNR and EPA audits. Ms. Rodenbeck gave an overview of operating costs including: employee salaries and benefits; maintenance items; additional studies and future projects. She gave a brief history of the stormwater funding and fees; the fee needs to be self-supporting and provided the current rate structures for resident and commercial/industrial. She stated the rate proposal is a 7% increase each year for the next 5 years and provided a projection of increased rates; the proposal is to ensure adequate cash coverage for currently funded CIP projects while maintaining a residential rate below statewide average. Ms. Rodenbeck requested a motion to proceed with drafting a stormwater rate increase ordinance implementing 7% rate increase each year over the next five years. Mayor Green opened for council discussion. Council discussed: the rate increase applying to both residential and commercial/industrial properties; the use of stormwater funds; which cities current rates were compared to; the cost of, goals for, and determination of which permeable alleys are studied and constructed; the cost between concrete and permeable alleys; the maintenance of permeable alleys; potential of abandoning certain alleys and returning to property owners, current permanent easements for utilities would still exist; and how extensive previous studies have been, do they include all retention ponds. Mayor Green stated he would entertain a motion to proceed with drafting the stormwater rate ordinance with a 7% increase each year for the next 5 years; Councilmember Dunn so moved; Councilmember deBuhr seconded. Mayor Green asked for public comment; none. Mayor Green asked for additional council discussion; none. Aye: Councilmembers Schultz, Kruse, deBuhr, Ganfield, and Dunn; Nay: Councilmember Sires.

Mayor Green moved to the second item on the agenda, Standing Committee Customary Procedures. Mayor Green gave an introduction and overview of the Committee of the Whole and Standing Committees; they would be held in Chambers, be public, televised, and with the option for public input. He stated Work Sessions would be held in a conference room, and be public with an audio recording but no public input. Mayor Green gave an overview of topics, most of which will be heard by a Standing Committee. Mayor Green opened for council discussion. Council discussed the difference between formal and informal procedure; which committee(s) certain entities and topics fall under; when Committee of the Whole and Work Sessions would be appropriate; when to take formal roll call; responsibility of taking meeting minutes; and televising versus audio recording Standing Committee meetings. Council consensus was: audio-record Work Session meetings and continue with no public input; televise Committee meetings and allow public input as appropriate. Mayor Green stated if approved in Council meeting tonight, would be implemented May 16, 2022.

Meeting adjourned at 6:51 p.m.

Minutes by Katie Terhune, Administrative Assistant

**Instructions on the reverse side**

For period (MM/DD/YYYY) 07 / 01 / 2022 through June 30, 2023

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

**Business Information:**

Trade name/Doing business as: BUZZ SMOKE & VAPOR  
Physical location address: 2125 COLLEGE ST. SUITE A City: CEDAR FALLS ZIP: 50613  
Mailing address: 2125 College St. Suite A City: Cedar Falls State: IA ZIP: 50613  
Business phone number: 319-260-2247

**Legal Ownership Information:**

Type of Ownership: Sole Proprietor  Partnership  Corporation  LLC  LLP   
Name of sole proprietor, partnership, corporation, LLC, or LLP DAFFODILS, INC.  
Mailing address: 2125 College St. Suite A City: Cedar Falls State: IA ZIP: 50613  
Phone number: 319-260-2247 Fax number: \_\_\_\_\_ Email: BUZZ VAPESHOP@GMAIL.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): SHAHID ASLAM Name (please print): \_\_\_\_\_  
Signature: [Signature] Signature: \_\_\_\_\_  
Date: APRIL 13, 2022 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: \$100.00
- 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](mailto:iapledge@iowaabd.com)
- Fax: 515-281-7375



**Instructions on the reverse side**

For period (MM/DD/YYYY) 07 / 01 / 2022 through June 30, 2023

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

**Business Information:**

Trade name/Doing business as: CLOUD 9 GLASS & NOVELTY  
Physical location address: 2125 College St. Suite C City: Cedar Falls ZIP: 50613  
Mailing address: 2125 College St. Suite C City: Cedar Falls State: IA ZIP: 50613  
Business phone number: 319-251-2006

**Legal Ownership Information:**

Type of Ownership: Sole Proprietor  Partnership  Corporation  LLC  LLP   
Name of sole proprietor, partnership, corporation, LLC, or LLP DAFFODILS, INC.  
Mailing address: 2125 College St. Suite A City: Cedar Falls State: IA ZIP: 50613  
Phone number: 319-260-2247 Fax number: \_\_\_\_\_ Email: CLOUD9GLASSNOVELTY@GMAIL.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): USMAN CHATHA Name (please print): \_\_\_\_\_  
Signature: \_\_\_\_\_ Signature: \_\_\_\_\_  
Date: APRIL 13, 2022 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: \$ 100.00
- 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](mailto:iapledge@iowaabd.com)
- Fax: 515-281-7375

**Instructions on the reverse side**

For period (MM/DD/YYYY) 07 / 01 / 2022 through June 30, 2023

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

**Business Information:**

Trade name/Doing business as: Fleet Farm  
Physical location address: 400 West Ridgeway Ave City: Cedar Falls ZIP: 50613  
Mailing address: 2401 S Memorial Dr/Attn: Licensing City: Appleton State: WI ZIP: 54915  
Business phone number: 319-242-8889

**Legal Ownership Information:**

Type of Ownership: Sole Proprietor  Partnership  Corporation  LLC  LLP   
Name of sole proprietor, partnership, corporation, LLC, or LLP Fleet Farm Group LLC  
Mailing address: 2401 S Memorial Drive City: Appleton State: WI ZIP: 54915  
Phone number: 920-997-1403 Fax number: 920-731-5700 Email: licenses@fleetfarm.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  Retail Store

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): Steve Jensen Name (please print): \_\_\_\_\_  
Signature:  Signature: \_\_\_\_\_  
Date: 4-18-22 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: \$100.00
- 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](mailto:iapledge@iowaabd.com)
- Fax: 515-281-7375

**Instructions on the reverse side**

For period (MM/DD/YYYY) 07 / 01 / 2022 through June 30, 2023

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

**Business Information:**

Trade name/Doing business as: Fleet Farm Fuel  
Physical location address: 108 West Ridgeway Ave City: Cedar Falls ZIP: 50613  
Mailing address: 2401 S Memorial Dr/Attn: Licensing City: Appleton State: WI ZIP: 54915  
Business phone number: 319-242-8889

**Legal Ownership Information:**

Type of Ownership: Sole Proprietor  Partnership  Corporation  LLC  LLP   
Name of sole proprietor, partnership, corporation, LLC, or LLP Fleet Farm Group LLC  
Mailing address: 2401 S Memorial Drive City: Appleton State: WI ZIP: 54915  
Phone number: 920-997-1403 Fax number: 920-731-5700 Email: licenses@fleetfarm.com

**Retail Information:**

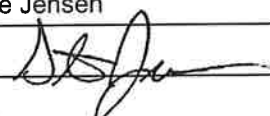
Types of Sales: Over-the-counter  Vending machine   
Do you make delivery sales of alternative nicotine or vapor products? (See Instructions) Yes  No   
Types of Products Sold: (Check all that apply)  
Cigarettes  Tobacco  Alternative Nicotine Products  Vapor Products

**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): Steve Jensen Name (please print): \_\_\_\_\_  
Signature:  Signature: \_\_\_\_\_  
Date: 4-10-22 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: \$100.00
- 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](mailto:iapledge@iowaabd.com)
- Fax: 515-281-7375

**Instructions on the reverse side**

For period (MM/DD/YYYY) 7 / 1 / 2022 through June 30, 2023

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

**Business Information:**

Trade name/Doing business as: Hansen's Dairy Cedar Falls  
Physical location address: 123 E. 18th St. City: Cedar Falls ZIP: 50613  
Mailing address: 8017 Lincoln Rd. City: Hudson State: IA ZIP: 50643  
Business phone number: 319-266-3044

**Legal Ownership Information:**

Type of Ownership: Sole Proprietor  Partnership  Corporation  LLC  LLP   
Name of sole proprietor, partnership, corporation, LLC, or LLP Hansen's Dairy LLC  
Mailing address: 8017 Lincoln Rd. City: Hudson State: IA ZIP: 50643  
Phone number: 319-988-9834 Fax number: — Email: jordanhansenc@hansendairy.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): Jordan Hansen Name (please print): \_\_\_\_\_  
Signature: Jordan Hansen, secretary Signature: \_\_\_\_\_  
Date: 4/25/22 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: \$100.<sup>00</sup>
- 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](mailto:iapledge@iowaabd.com)
- Fax: 515-281-7375

**Instructions on the reverse side**

For period (MM/DD/YYYY) 7/1/2022 through June 30, 2023

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

**Business Information:**

Trade name/Doing business as: Happy's Wine & Spirits  
Physical location address: 5925 University Ave City: Cedar Falls ZIP: 50613  
Mailing address: 5925 University Ave City: Cedar Falls State: IA ZIP: 50613  
Business phone number: 319-277-1463

**Legal Ownership Information:**

Type of Ownership: Sole Proprietor  Partnership  Corporation  LLC  LLP   
Name of sole proprietor, partnership, corporation, LLC, or LLP: Happy's Wine & Spirits, LLC  
Mailing address: 5925 University Ave City: Cedar Falls State: IA ZIP: 50613  
Phone number: 319-277-1463 Fax number: 319-277-1438 Email: Happy's@cfu.net

**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): Thomas R. Amlic Name (please print): \_\_\_\_\_  
Signature: Thomas R. Amlic Signature: \_\_\_\_\_  
Date: 5/2/22 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: \$100.00
- 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](mailto:iapledge@iowaabd.com)
- Fax: 515-281-7375

Instructions on the reverse side

For period (MM/DD/YYYY) 07 / 1 /2022 through June 30, 2023

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

Business Information:

Trade Name/DBA Cedar Falls Hy-Vee

Physical Location Address 6301 University Ave City Cedar Falls ZIP 50613

Mailing Address 5820 Westown Parkway City West Des Moines State IA ZIP 50266

Business Phone Number 515-695-3220

Legal Ownership Information:

Type of Ownership: Sole Proprietor Partnership Corporation LLC LLP

Name of sole proprietor, partnership, corporation, LLC, or LLP Hy-Vee, Inc.

Mailing Address 5820 Westown Parkway City West Des Moines State Iowa ZIP 50266

Phone Number 515-267-2800 Fax Number Email oturk@hy-vee.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) Andrew Schroeder

Name (please print)

Signature [Handwritten Signature]

Signature

Date 5/1/22

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: \$100.00
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

Instructions on the reverse side

For period (MM/DD/YYYY) 07 / 1 /2022 through June 30, 2022

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

Business Information:

Hy-Vee

Trade Name/DBA Cedar Falls Fast and Fresh

Physical Location Address 6527 University Ave City Cedar Falls ZIP 50613

Mailing Address 5820 Westown Parkway City West Des Moines State IA ZIP 50266

Business Phone Number 515-695-3220

Legal Ownership Information:

Type of Ownership: Sole Proprietor Partnership Corporation LLC LLP

Name of sole proprietor, partnership, corporation, LLC, or LLP Hy-Vee, Inc.

Mailing Address 5820 Westown Parkway City West Des Moines State Iowa ZIP 50266

Phone Number 515-267-2800 Fax Number Email oturk@hy-vee.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) Andrew Schroeder Name (please print)

Signature Signature

Date 5/1/22 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: \$100.00
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

**Instructions on the reverse side**

For period (MM/DD/YYYY) 07 / 01 / 2022 through June 30, 2023

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

**Business Information:**

Trade name/Doing business as: MINI MART  
Physical location address: 1420 W 1<sup>ST</sup> ST City: CEDAR FALLS ZIP: 50613  
Mailing address: 212 S HORTON PKWY City: CHAPEL HILL State: TN ZIP: 37034  
Business phone number: 615-216-6011

**Legal Ownership Information:**

Type of Ownership: Sole Proprietor  Partnership  Corporation  LLC  LLP   
Name of sole proprietor, partnership, corporation, LLC, or LLP IOWA INVESTMENT, LLC  
Mailing address: 212 S HORTON PKWY City: CHAPEL HILL State: TN ZIP: 37034  
Phone number: 615-216-6011 Fax number: \_\_\_\_\_ Email: iowainvestmentoffice@gmail.com

**Retail Information:**

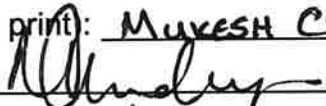
Types of Sales: Over-the-counter  Vending machine   
Do you make delivery sales of alternative nicotine or vapor products? (See Instructions) Yes  No   
Types of Products Sold: (Check all that apply)  
Cigarettes  Tobacco  Alternative Nicotine Products  Vapor Products

**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): MUKESH CHAUDHARY Name (please print): \_\_\_\_\_  
Signature:  Signature: \_\_\_\_\_  
Date: 4/18/22 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: \$100.<sup>00</sup>
- 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](mailto:iapledge@iowaabd.com)
- Fax: 515-281-7375



Instructions on the reverse side

For period (MM/DD/YYYY) 07 / 01 / 22 through June 30, 2023

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

Business Information:

Trade name/Doing business as: Murphy USA #6970
Physical location address: 518 Brandilynn Blvd. City: Cedar Falls ZIP: 50613
Mailing address: PO Box 7300 City: El Dorado State: AR ZIP: 71731
Business phone number: (319) 266-0473

Legal Ownership Information:

Type of Ownership: Sole Proprietor [ ] Partnership [ ] Corporation [x] LLC [ ] LLP [ ]
Name of sole proprietor, partnership, corporation, LLC, or LLP: Murphy Oil USA, Inc.
Mailing address: PO Box 7300 City: El Dorado State: AR ZIP: 71731
Phone number: (870) 881-6679 Fax number: (870) 875-7670 Email: permits\_licensing@murphyusa.com

Retail Information:

Types of Sales: Over-the-counter [x] Vending machine [ ]
Do you make delivery sales of alternative nicotine or vapor products? (See Instructions) Yes [ ] No [x]
Types of Products Sold: (Check all that apply)
Cigarettes [x] Tobacco [x] Alternative Nicotine Products [x] Vapor Products [x]

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

Alternative nicotine/vapor store [ ] Bar [ ] Convenience store/gas station [x] 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): Jerri Greer Name (please print):
Signature: [Handwritten Signature] Signature:
Date: 04/22/22 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: \$100.00
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 [x]

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

**Instructions on the reverse side**

For period (MM/DD/YYYY) 07 / 01 / 22 through June 30, 2023

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

**Business Information:**

Trade name/Doing business as: Prime Mart  
Physical location address: 2728 Center St City: Cedar Falls ZIP: 50613  
Mailing address: 2728 Center St City: Cedar Falls State: IA ZIP: 50613  
Business phone number: 319-277-2195

**Legal Ownership Information:**

Type of Ownership: Sole Proprietor  Partnership  Corporation  LLC  LLP   
Name of sole proprietor, partnership, corporation, LLC, or LLP Sardar LLC  
Mailing address: 2728 Center St City: Cedar Falls State: IA ZIP: 50613  
Phone number: 319-830-2729 Fax number: \_\_\_\_\_ Email: midwestllc786@gmail.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): Wakeed Parvez Name (please print): \_\_\_\_\_  
Signature: [Signature] Signature: \_\_\_\_\_  
Date: 4-26-22 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: \$100.00
- 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](mailto:iapledge@iowaabd.com)
- Fax: 515-281-7375

Instructions on the reverse side

For period (MM/DD/YYYY) 07 / 01 / 2022 through June 30, 2023

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

Business Information:

Trade name/Doing business as: Walmart Inc. dba Walmart #753  
Physical location address: 525 Brandilynn Blvd. City: Cedar Falls ZIP: 50613  
Mailing address: 702 Sw. 8th St. Mail stop 0500 City: Bentonville State: AR ZIP: 72716  
Business phone number: 319-277-6391

Legal Ownership Information:

Type of Ownership: Sole Proprietor  Partnership  Corporation  LLC  LLP   
Name of sole proprietor, partnership, corporation, LLC, or LLP Walmart Inc.  
Mailing address: 702 SW 8th St. Mail Stop 0500 City: Bentonville State: AR ZIP: 72716  
Phone number: 479-371-0112 Fax number: N/A Email: complic@wal-mart.com

Retail Information:

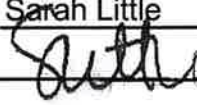
Types of Sales: Over-the-counter  Vending machine   
Do you make delivery sales of alternative nicotine or vapor products? (See Instructions) Yes  No   
Types of Products Sold: (Check all that apply)  
Cigarettes  Tobacco  Alternative Nicotine Products  Vapor Products

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  Retail

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): Sarah Little Name (please print): \_\_\_\_\_  
Signature:  Signature: \_\_\_\_\_  
Date: 4/19/22 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: \$100.<sup>00</sup>
- 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](mailto: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, Acting Public Safety Services Director  
 Mark Howard, Acting Police Chief  
**Date:** May 9, 2022  
**Re:** Beer/Liquor License Applications

---

Police Operations has received applications for liquor licenses and/ or wine or beer permits. We find no records that would prohibit these license and permits and recommend approval.

Name of Applicants:

- a) Hurling Hatchet, 100 East 2nd Street, Class B beer - renewal.
- b) Berk's Main Street Pub, 207 Main Street, Class C liquor - renewal.
- c) Casey's General Store, 5226 University Avenue, Class E liquor - renewal.
- d) Hy-Vee Food Store, 6301 University Avenue, Class E liquor - renewal.
- e) Target, 214 Viking Plaza Drive, Class E liquor - renewal.
- f) River Place Plaza, 200 East 2nd Street – Plaza, Special Class C liquor & outdoor service – temporary expansion of outdoor service area. (June 24-26, 2022)
- g) Jorgensen Plaza (Table 1912, Diamond Event Center and Gilmore's Pub), 5307 Caraway Lane, Class C liquor & outdoor service – temporary expansion of outdoor service area. (May 27,2022)
- h) Cedar Basin Music Festival, Sturgis Park, Class B beer & outdoor service - 5 day permit.



## DEPARTMENT OF FINANCE &amp; BUSINESS OPERATIONS

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

**INTEROFFICE MEMORANDUM**

Financial Services Division

**TO:** Mayor Green and City Council Members  
**FROM:** Lisa Roeding, Controller/City Treasurer  
**DATE:** May 3, 2022  
**SUBJECT:** Depository Resolution

We have received notification changing the name of Great Western Bank to First Interstate Bank. Attached please find an updated Depository Resolution with this change. All other financial institutions will remain unchanged.

If you have any questions regarding this matter, please telephone Finance & Business Operations Director Jennifer Rodenbeck at 268-5108 or myself 268-5105. Thank you.

CC: Jennifer Rodenbeck, Finance & Business Operations Director

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION NAMING OFFICIAL DEPOSITORIES  
FOR THE CITY OF CEDAR FALLS, IOWA**

**WHEREAS**, the City Council of the City of Cedar Falls, Iowa, has considered approving the following list of financial institutions to be depositories of the City of Cedar Falls, in conformance with all applicable provisions of the Code of Iowa Chapter 12C, and

**WHEREAS**, the City Council of the City of Cedar Falls, Iowa, deems it in the best interest of the City of Cedar Falls, Iowa, to approve said list of financial institutions,

**NOW THEREFORE**, be it resolved by the City Council of the City of Cedar Falls, Iowa, that the following list of financial institutions to be depositories of the City of Cedar Falls, is hereby approved and designated officials of the City of Cedar Falls are hereby authorized to deposit funds in amounts not to exceed the maximum approved for each respective financial institution as set forth below.

<u>DEPOSITORY NAME</u>	<u>LOCATION OF HOME OFFICE</u>	<u>MAXIMUM UNDER THIS RESOLUTION</u>	<u>MAXIMUM UNDER PRIOR RESOLUTION</u>
Banklowa	Waterloo	\$30,000,000	\$30,000,000
Collins Community Credit Union	Cedar Rapids	40,000,000	40,000,000
Community Bank & Trust	Waterloo	30,000,000	30,000,000
Denver Savings Bank	Denver	4,000,000	4,000,000
Farmers State Bank	Waterloo	40,000,000	40,000,000
First Bank	Cedar Falls	30,000,000	30,000,000
First Security State Bank	Evansdale	3,000,000	3,000,000
Dupaco Community Credit Union	Dubuque	30,000,000	30,000,000
First Interstate Bank	Billings, MT	40,000,000	40,000,000
GreenState Credit Union	North Liberty	30,000,000	30,000,000
Heartland Bank & Trust	Bloomington, IL	15,000,000	15,000,000
Lincoln Savings Bank	Reinbeck	30,000,000	30,000,000
MidWestOne Bank	Iowa City	40,000,000	40,000,000
Regions Bank	Birmingham, AL	30,000,000	30,000,000
U.S. Bank N.A.	Des Moines	30,000,000	30,000,000
Veridian Credit Union	Waterloo	30,000,000	30,000,000
Wells Fargo Bank	Des Moines	50,000,000	50,000,000

**ADOPTED** this 16<sup>th</sup> day of May, 2022.

\_\_\_\_\_  
Robert M. Green, Mayor

**ATTEST:**

\_\_\_\_\_  
Jacqueline Danielsen, MMC, City Clerk



## DEPARTMENT OF FINANCE &amp; BUSINESS OPERATIONS

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

---

**INTEROFFICE MEMORANDUM**

---

**TO:** Mayor Green and City Council Members  
**FROM:** Jennifer Rodenbeck, Director of Finance & Business Operations  
**DATE:** April 28, 2022  
**SUBJECT:** FY2023 Appropriations Resolution

Please find attached the Appropriations Resolution for the fiscal year beginning July 1, 2022 and ending June 30, 2023 submitted for your approval. The resolution outlines in detail the FY2023 budget that was approved by Council in March. For informational purposes, the FY2023 budgeted revenues are also attached. Starting three years ago, there was a new requirement by the State of Iowa to include a detail listing of all transfers in the budget. Therefore, to comply with this requirement, we have included that listing as part of the resolution again this year.

As stated above, this resolution simply takes the budget that was approved by Council and outlines the detailed line items that departments will use throughout the fiscal year to allocate their resources to.

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

RESOLUTION NUMBER \_\_\_\_\_

RESOLUTION APPROPRIATING MONEY FROM SEVERAL FUNDS FOR PAYMENT OF ALL EXPENSES IN THE ADMINISTRATION OF THE AFFAIRS OF THE CITY OF CEDAR FALLS, IOWA FOR THE YEAR 2022-2023.

WHEREAS, Section 24.3 Code of Iowa, 2022, relating to the "local Budget Law" provides that no Municipality shall certify or levy in any year any tax on property subject to taxation, unless and until estimates have been made, filed and considered and;

WHEREAS, these estimates of income and expenses are declared to be necessary for the peace, health, and general welfare of the City of Cedar Falls, Iowa, now therefore;

BE IT RESOLVED by the City Council of the City of Cedar Falls, Iowa, that:

SECTION 1. The estimates of income from all sources available for expenditure in the fiscal year beginning July 1, 2022 and ending June 30, 2023 is **\$113,758,050.00** as follows, to-wit:

Office Receipts	\$ 58,178,150.00
Taxes	23,828,790.00
Transfers	<u>13,750,610.00</u>
Total estimated income	\$ 95,757,550.00
Use of Cash Carryover	<u>18,000,500.00</u>
Total estimated funds available	\$ 113,758,050.00

SECTION 2. That the estimated revenues from tax levies and all other sources be and the same are hereby appropriated, apportioned and set aside for the several funds for the payment of payrolls, bills and claims that may be properly and legally made.

SECTION 3. That an appropriation not necessary for the use for which it was appropriated may be used to defray expenditures for any other items in the fund to which it belongs.

SECTION 4. That the total estimated income of **\$113,758,050.00** be appropriated for expenditures according to the several funds as follows, to-wit:



CODE NUMBER	DESCRIPTION	APPROPRIATION
<b>GENERAL FUND</b>		
<b>ADMINISTRATIVE/LEGISLATIVE/MISCELLANEOUS:</b>		
<b>CITY COUNCIL</b>		
101-1168-441. 61-01	City Council - Salaries & Wages	46,340.00
64-05	Worker' Compensation	100.00
65-01	FICA	3,570.00
66-01	IPERS	3,100.00
<b>TOTAL CITY COUNCIL:</b>		<b>53,110.00</b>
<b>MISCELLANEOUS</b>		
101-1199-411. 32-62	Grants - Fire Ext./CPR Training	3,000.00
32-70	Grants - Police Operations	35,000.00
101-1199-421. 31-10	Grants - Cultural Services	30,000.00
31-20	Grants - Library	25,000.00
31-40	Grants - Parks & Recreation	20,000.00
101-1199-431. 88-01	C.F. Disabled	36,230.00
88-02	C.F. Elderly -RTC	24,140.00
88-11	C.F. Met	343,060.00
88-12	MET Capital Replacement	16,920.00
88-19	MET Route 9	35,750.00
101-1199-441. 88-20	Lobbyist	18,000.00
88-23	CV Coalition	1,660.00
101-1199-441. 72-19	Official Printing	25,000.00
81-01	Contract Services	11,000.00
81-02	Audit	57,000.00
81-03	Recording Fees	3,000.00
81-11	City Election	0.00
82-01	Telephone	1,000.00
83-05	Travel (Food/Mileage/Lodging)	5,900.00
83-06	Education & Training	5,800.00
84-01	Liability Insurance	229,980.00
87-05	Vehicle Maintenance	25,550.00
89-11	League Dues & Travel	12,000.00
89-13	Contingency	60,000.00
89-14	Refunds	2,000.00
101-1199-481. 43-01	Transfer to Debt Service	0.00
43-04	TIF Transfer	1,300,000.00
101-1199-441. 92-05	Budget reduction implement, staffing, one-time cap project	521,500.00
<b>TOTAL MISCELLANEOUS:</b>		<b>2,848,490.00</b>

## MAYOR'S OFFICE

Personal Services

101-1158-441.	61-01	Salaries & Wages (Reg)	104,670.00
	62-01	Payroll Accrual	470.00
	62-02	Severance Accrual	100.00
	64-01	Health Insurance Premiums	15,030.00
	64-02	Health Insurance Reimbursements	210.00
	64-03	Life Insurance	320.00
	64-04	Long Term Disability	330.00
	64-05	Worker's Compensation Insurance	220.00
	65-01	F.I.C.A.	8,010.00
	66-01	I.P.E.R.S.	9,880.00

Commodities

101-1158-441.	71-01	Office Supplies & Postage	800.00
	72-01	Operating Supplies	3,000.00

Services and Charges

101-1158-441.	81-12	Computer Services	5,560.00
	81-98	Economic Development Activities	0.00
	82-01	Telephone	1,400.00
	83-03	Outings/Dinners/Awards	940.00
	83-04	Dues & Memberships	400.00
	83-05	Travel (Food/Mileage/Lodging)	3,000.00
	83-06	Education & Training	800.00
	84-01	Operating Insurance	490.00

Capital Outlay

101-1158-441.	93-01	Equipment	500.00
---------------	-------	-----------	--------

TOTAL MAYOR'S OFFICE:

156,130.00

## CITY ADMINISTRATOR

Personal Services

101-1118-441.	61-01	Salaries & Wages (Reg)	377,290.00
	61-02	Part-time	7,000.00
	62-01	Payroll Accrual	1,670.00
	62-02	Severance Accrual	6,150.00
	64-01	Health Insurance Premiums	41,660.00
	64-02	Health Insurance Reimbursements	580.00
	64-03	Life Insurance	1,150.00
	64-04	Long Term Disability	1,190.00
	64-05	Worker's Compensation Insurance	810.00
	65-01	F.I.C.A.	23,860.00
	66-01	I.P.E.R.S.	36,270.00

Commodities

101-1118-441.	71-01	Office Supplies	200.00
	72-11	Books & Magazines	200.00
	72-19	Printing	100.00

Services and Charges

101-1118-441.	81-12	Computer Services	24,070.00
	81-25	Promotional Tapes & Adv.	8,000.00
	81-31	Svc. Bus Retention & Expansion	1,500.00
	81-98	Economic Development Activities	150,000.00

81-97	Communication Specialist Activities	500.00
82-01	Telephone	1,300.00
83-04	Memberships	2,750.00
83-05	Travel & Meals	4,000.00
83-06	Education	2,000.00
84-01	Operating Insurance	2,140.00

Capital Outlay

101-1118-441. 93-01	Equipment	600.00
---------------------	-----------	--------

TOTAL CITY ADMINISTRATOR:

694,990.00

## FBO ADMINISTRATION

Personal Services

101-1026-441. 61-01	Salaries & Wages (Reg)	180,770.00
61-02	Part-time	50,670.00
61-03	Overtime	0.00
62-01	Payroll Accrual	800.00
62-02	Severance Accrual	2,950.00
64-01	Health Insurance Premiums	13,660.00
64-02	Health Insurance Reimbursements	190.00
64-03	Life Insurance	550.00
64-04	Long Term Disability	570.00
64-05	Worker's Compensation Insurance	380.00
64-06	Unemployment	0.00
65-01	F.I.C.A.	13,820.00
66-01	I.P.E.R.S.	21,840.00

Commodities

101-1026-441. 71-01	Office Supplies & Printing	500.00
72-99	Postage	100.00

Services and Charges

101-1026-441. 81-12	Computer Services	10,630.00
81-48	Contract Services	1,500.00
82-01	Telephone	700.00
83-04	Dues & Memberships	900.00
83-05	Travel & Meals	2,000.00
83-06	Education	2,000.00
84-01	Liability Insurance	940.00
86-01	Repair & Maintenance	100.00

Capital Outlay

101-1026-441. 93-01	Equipment	500.00
---------------------	-----------	--------

Transfers

101-1026-441. 88-44	Community Center Support	94,500.00
---------------------	--------------------------	-----------

TOTAL FBO ADMINISTRATION:

400,570.00

## FINANCIAL SERVICES

Personal Services

101-1028-441. 61-01	Salaries & Wages (Reg)	229,090.00
61-02	Part-time	43,870.00

61-03	Overtime	500.00
62-01	Payroll Accrual	1,010.00
62-02	Severance Accrual	3,740.00
64-01	Health Insurance Premiums	40,980.00
64-02	Health Insurance Reimbursements	570.00
64-03	Life Insurance	700.00
64-04	Long Term Disability	730.00
64-05	Worker's Compensation Insurance	480.00
64-06	Unemployment	0.00
65-01	F.I.C.A.	20,920.00
66-01	I.P.E.R.S.	25,820.00

Commodities

101-1028-441.	71-01	Office Supplies & Printing	6,000.00
	72-99	Postage	4,200.00
	73-99	Disaster Supplies	2,000.00

Services and Charges

101-1028-441.	81-12	Computer Services	16,420.00
	81-13	Microfilming/Digital Imaging	1,500.00
	81-48	Contract Services	1,500.00
	82-01	Telephone	2,000.00
	83-04	Dues & Memberships	1,620.00
	83-05	Travel & Meals	2,100.00
	83-06	Education	2,000.00
	84-01	Operating Insurance	1,460.00
	86-01	Repair & Maintenance	4,000.00
	89-17	Bank Service Charges	1,500.00

Capital Outlay

101-1028-441.	93-01	Equipment	3,000.00
---------------	-------	-----------	----------

## TOTAL FINANCIAL SERVICES:

417,710.00

## HUMAN RESOURCES

Personal Services

101-1038-441.	61-01	Salaries & Wages (Reg)	368,470.00
	61-02	Part-Time	25,690.00
	61-03	Overtime	0.00
	62-01	Payroll Accrual	1,630.00
	62-02	Severance Accrual	6,000.00
	64-01	Health Insurance Premiums	64,200.00
	64-02	Health Insurance Reimbursements	900.00
	64-03	Life Insurance	1,140.00
	64-04	Long Term Disability	1,160.00
	64-05	Worker's Compensation Insurance	870.00
	65-01	F.I.C.A.	30,150.00
	66-01	I.P.E.R.S.	37,210.00

Commodities

101-1038-441.	71-01	Office Supplies & Printing	1,000.00
	72-99	Postage	500.00

Services and Charges

101-1038-441.	81-09	Human Rights Commissions	3,000.00
	81-12	Computer Services	22,450.00
	81-32	Tuition Assistance Program	25,000.00
	81-33	Employee Survey	10,000.00

81-35	Employee Recognition Program	4,000.00
81-48	Contract Services	2,000.00
81-50	Pre-employment Physical Exams	50,000.00
81-51	Post-employment Physical Exams	55,000.00
81-52	Random Drug Testing	3,400.00
81-53	Job Notices	50,000.00
81-55	Employee Assistance Program	5,000.00
81-56	Employee Wellness Program	28,000.00
81-57	Comprehensive Pay Plan Study	1,000.00
81-99	Civil Service Commission	3,500.00
82-01	Telephone	1,000.00
83-01	City-Wide Training	4,500.00
83-04	Dues & Memberships	800.00
83-05	Travel & Meals	1,000.00
83-06	Education	1,400.00
84-01	Operating Insurance	1,990.00
89-81	Cafeteria Plan	5,000.00
89-82	Section 105	10,000.00

Capital Outlay

101-1038-441.	93-01	Equipment	500.00
---------------	-------	-----------	--------

## TOTAL HUMAN RESOURCES:

827,460.00

## LEGAL SERVICES

Personal Services

101-1048-441.	61-01	Salaries & Wages (Reg)	172,790.00
	61-03	Overtime	500.00
	62-01	Payroll Accrual	770.00
	62-02	Severance Accrual	90.00
	64-01	Health Insurance Premiums	14,840.00
	64-02	Health Insurance Reimbursements	210.00
	64-03	Life Insurance	540.00
	64-04	Long Term Disability	550.00
	64-05	Worker's Compensation Insurance	280.00
	65-01	F.I.C.A.	10,230.00
	66-01	I.P.E.R.S.	16,360.00

Commodities

101-1048-441.	71-01	Office Supplies	850.00
	72-11	Dues & Publications	9,000.00

Services and Charges

101-1048-441.	81-12	Computer Services	14,350.00
	81-29	Legal Fees	155,000.00
	81-30	Code Enforcement	15,000.00
	82-01	Telephone	600.00
	83-04	Memberships	1,000.00
	83-05	Travel (Food/Mileage/Lodging)	350.00
	83-06	Education & Training	1,500.00

## TOTAL LEGAL SERVICES:

414,810.00

## PUBLIC RECORDS DIVISION

Personal Services

101-1008-441.	61-01	Salaries & Wages (Reg)	191,490.00
	61-02	Part-time	17,420.00
	62-01	Payroll Accrual	860.00
	62-02	Severance Accrual	3,120.00
	64-01	Health Insurance Premiums	37,990.00
	64-02	Health Insurance Reimbursements	560.00
	64-03	Life Insurance	580.00
	64-04	Long Term Disability	600.00
	64-05	Worker's Compensation Insurance	400.00
	65-01	F.I.C.A.	15,990.00
	66-01	I.P.E.R.S.	19,720.00

Commodities

101-1008-441.	71-01	Office Supplies & Printing	5,000.00
	72-99	Postage	1,000.00

Services and Charges

101-1008-441.	81-12	Computer Services	12,210.00
	82-01	Telephone	1,700.00
	83-04	Memberships	500.00
	83-05	Travel & Meals	2,000.00
	83-06	Education	1,500.00
	84-01	Operating Insurance	1,080.00
	86-01	Repair & Maintenance	2,000.00
	87-01	Rentals	1,000.00

Capital Outlay

101-1008-441.	93-01	Equipment	1,500.00
---------------	-------	-----------	----------

TOTAL PUBLIC RECORDS DIVISION:

318,220.00

## LIBRARY

Personal Services

101-1060-423.	61-01	Salaries & Wages (Reg)	636,430.00
	61-02	Part-time	406,600.00
	62-01	Payroll Accrual	2,820.00
	62-02	Severance Accrual	10,380.00
	64-01	Health Insurance Premiums	120,440.00
	64-02	Health Insurance Reimbursements	2,010.00
	64-03	Life Insurance	1,960.00
	64-04	Long Term Disability	2,000.00
	64-05	Worker's Compensation Insurance	2,180.00
	65-01	F.I.C.A.	79,800.00
	66-01	I.P.E.R.S.	98,460.00

Commodities

101-1060-423.	71-01	Office Supplies	10,000.00
	72-19	Printing	2,000.00
	72-75	Display	2,000.00
	72-76	Public Relations	1,200.00
	72-99	Postage	17,500.00
	73-06	Building Repair	3,000.00

Services and Charges

101-1060-423.	81-01	Professional Services	5,000.00
	81-12	Computer Services	67,590.00
	81-91	License & Service Contracts	30,000.00
	82-01	Telephone	4,000.00

83-05	Travel (Food/Mileage/Lodging)	1,000.00
83-06	Education & Training	5,000.00
84-01	Operating Insurance	26,250.00
85-01	Utilities & Heating	105,000.00
86-01	Repair & Maintenance	7,000.00
89-33	Friends Supported Programs	30,000.00
89-34	Endowment Supported Programs	60,000.00
<b>Transfers</b>		
101-1060-423. 50-01	General Fund	197,330.00
<b>Personal Services</b>		
101-1061-423. 61-01	Salaries & Wages (Reg)	129,030.00
61-02	Part-time	18,420.00
62-01	Payroll Accrual	570.00
62-02	Severance Accrual	2,100.00
64-01	Health Insurance Premiums	12,000.00
64-02	Health Insurance Reimbursements	460.00
64-03	Life Insurance	390.00
64-04	Long Term Disability	410.00
64-05	Worker's Compensation Insurance	310.00
65-01	F.I.C.A.	11,280.00
66-01	I.P.E.R.S.	13,920.00
<b>Commodities</b>		
101-1061-423. 71-11	Technical Processing Supplies	30,000.00
<b>Services and Charges</b>		
101-1061-423. 81-12	Computer Services	10,000.00
81-91	Licenses & Service Contracts	54,000.00
81-92	Technology services	25,000.00
89-19	Co-Lab Materials	2,000.00
89-20	Adult Books	52,500.00
89-21	Young Adult Books	18,000.00
89-22	Youth Books	48,000.00
89-23	Large Print Books	6,000.00
89-24	Audio	8,000.00
89-25	Video	41,000.00
89-26	Non-print Resources	29,000.00
89-29	Newspapers	2,300.00
89-31	Periodicals	7,300.00
89-35	Youth Audio	8,800.00
89-36	Youth Video	10,500.00
89-37	Young Adult Audio	2,000.00
89-38	Young Adult Video	1,000.00
89-42	Adult E-materials	40,000.00
89-44	Young Adult E-materials	2,500.00
89-46	Youth E-materials	6,700.00
89-47	Library of Things	2,500.00
<b>Capital</b>		
101-1061-423. 92-01	Structures: Book Return	3,500.00
93-01	Capital Reserve	0.00
<b>TOTAL LIBRARY:</b>		<b>2,536,440.00</b>
<b>COMMUNITY DEVELOPMENT:</b>		

## ADMINISTRATION

Personal Services

101-2205-432.	61-01	Salaries & Wages (Reg)	150,780.00
	61-02	Part-Time	0.00
	61-03	Overtime	1,550.00
	62-01	Payroll Accrual	670.00
	62-02	Severance Accrual	2,450.00
	64-01	Health Insurance Premiums	13,890.00
	64-02	Health Insurance Reimbursements	200.00
	64-03	Life Insurance	460.00
	64-04	Long Term Disability	480.00
	64-05	Worker's Compensation Insurance	320.00
	65-01	F.I.C.A.	9,660.00
	66-01	I.P.E.R.S.	14,230.00

Commodities

101-2205-432.	71-01	Office Supplies	860.00
	72-01	Operating Supplies	190.00
	72-11	Books	700.00
	72-19	Printing Supplies	650.00
	72-25	Mileage	480.00
	72-60	Safety Supplies	50.00
	72-99	Postage	500.00
	73-01	Repair & Maintenance	950.00

Services and Charges

101-2205-432.	81-12	Computer Services	7,470.00
	82-01	Telephone	2,000.00
	83-04	Membership dues	1,000.00
	83-05	Travel	2,500.00
	83-06	Education & Training	1,000.00
	84-01	Operating Insurance	2,130.00
	86-01	Repair & Maintenance	200.00
	86-09	Office Machine Maintenance	750.00
	87-05	Vehicle Maintenance	1,540.00
	88-09	Tourism Office	20,000.00
	88-10	Black Hawk County Health Dept.	13,000.00
	88-16	Visitors & Convention Bureau	400,000.00
	88-17	Cedar Falls Band	35,000.00
	88-35	Tourism Administrative	0.00
	88-36	Trail Fund Maintenance/Reserve	40,000.00
	88-38	Cedar Valley Soccer	10,000.00
	88-43	Tourism Marketing Fund	94,000.00
	88-44	Community Center Support	0.00
	88-49	HLS Capital	28,000.00

Capital Outlay

101-2205-432.	93-01	Equipment	0.00
---------------	-------	-----------	------

TOTAL CD/ADMINISTRATION:

857,660.00

## INSPECTION SERVICES DIVISION

Personal Services

101-2235-412.	61-01	Salaries & Wages (Reg)	589,510.00
	61-02	Part-time	59,630.00
	61-03	Overtime	20,000.00



62-01	Payroll Accrual	2,610.00
62-02	Severance Accrual	9,590.00
64-01	Health Insurance Premiums	101,000.00
64-02	Health Insurance Reimbursements	1,660.00
64-03	Life Insurance	1,800.00
64-04	Long Term Disability	1,850.00
64-05	Worker's Compensation Insurance	7,580.00
64-06	Unemployment	0.00
65-01	F.I.C.A.	51,170.00
66-01	I.P.E.R.S.	63,160.00

Commodities

101-2235-412.	71-01	Office Supplies	1,500.00
	71-07	Code Enforcement Supplies	20,000.00
	72-11	Books, Magazines & Periodicals	3,000.00
	72-16	Tools	500.00
	72-17	Uniforms	1,800.00
	72-19	Printing & Supplies	2,400.00
	72-60	Safety Supplies	1,200.00
	72-99	Postage	2,300.00
101-2235-412.	81-01	Professional Services	1,000.00
	81-12	Computer Services	35,070.00
	82-01	Telephone	7,020.00
	83-04	Membership Dues	2,500.00
	83-05	Travel	5,600.00
	83-06	Education	5,200.00
	84-01	Operating Insurance	3,110.00
	87-05	Vehicle Maintenance	43,670.00
	89-15	Credit Card Charges	20,000.00

Capital Outlay

101-2235-412.	93-01	Equipment	750.00
---------------	-------	-----------	--------

TOTAL INSPECTION SERVICES DIVISION:

1,066,180.00

## PLANNING &amp; COMMUNITY SERVICES DIVISION

Personal Services

101-2245-442.	61-01	Salaries & Wages (Reg)	437,690.00
	61-02	Part-time	2,500.00
	61-03	Overtime	2,000.00
	62-01	Payroll Accrual	1,940.00
	62-02	Severance Accrual	7,110.00
	64-01	Health Insurance Premiums	35,810.00
	64-02	Health Insurance Reimbursements	1,060.00
	64-03	Life Insurance	1,360.00
	64-04	Long Term Disability	1,380.00
	64-05	Worker's Compensation Insurance	920.00
	64-06	Unemployment	0.00
	65-01	F.I.C.A.	33,810.00
	66-01	I.P.E.R.S.	41,760.00

Commodities

101-2245-442.	71-01	Office Supplies	1,020.00
	72-01	Operating Supplies	490.00
	72-08	Film & Processing	500.00
	72-11	Books & Magazines	650.00
	72-19	Printing	2,000.00
	72-25	Mileage	190.00
	72-60	Safety	150.00
	72-99	Postage	4,800.00

Services and Charges

101-2245-442.	81-01	Professional Services	13,000.00
	89-86	Consolidation Plan	25,000.00
	81-12	Computer Services	29,800.00
	81-16	Zoning Ordinance	60,000.00
	81-18	INRCOG	14,110.00
	82-01	Telephone	1,900.00
	83-04	Memberships	2,400.00
	83-05	Travel & Meals	3,500.00
	83-06	Education & Training	3,500.00
	84-01	Operating Insurance	2,650.00
	86-01	Repair & Maintenance	2,100.00
	89-79	Single Family Conversion Incentive	30,000.00

Capital Outlay

101-2245-442.	93-01	Equipment	90.00
---------------	-------	-----------	-------

TOTAL PLANNING &amp; COMMUNITY SERVICES DIVISION:

765,190.00

## CULTURAL SERVICES

Personal Services

101-2280-423.	61-01	Salaries & Wages (Reg)	71,190.00
	61-50	Coordinators	236,210.00
	61-54	Instructors	35,000.00
	62-01	Payroll Accrual	320.00
	62-02	Severance Accrual	1,160.00
	64-01	Health Insurance Premiums	4,620.00
	64-02	Health Insurance Reimbursements	190.00
	64-03	Life Insurance	220.00
	64-04	Long Term Disability	220.00
	64-05	Worker's Compensation Insurance	680.00
	64-06	Unemployment	420.00
	65-01	F.I.C.A.	24,770.00
	66-01	I.P.E.R.S.	30,570.00

Commodities

101-2280-423.	71-01	Office Supplies	2,000.00
	72-11	Dues, Books & Magazines	500.00
	72-25	Mileage	100.00
	72-70	Classroom Supplies	8,250.00

72-71	Gallery Supplies	4,750.00
72-72	Products for Resale	2,000.00
72-73	Grounds Supplies	1,600.00
72-74	Volunteer/Services Supplies	2,500.00
72-99	Postage	2,000.00
73-01	Repair & Maintenance	1,000.00

Services and Charges

101-2280-423.	81-01	Professional Service Contracts	18,000.00
	81-06	Printing and Publications	7,500.00
	81-12	Computer Services	18,960.00
	81-60	Exhibition fees	4,500.00
	81-61	Promotions	6,000.00
	82-01	Telephone	2,500.00
	83-04	Dues & Memberships	750.00
	83-05	Travel (Food/Mileage/Lodging)	1,800.00
	83-06	Education & Training	1,000.00
	84-01	Operating Insurance	1,680.00
	85-01	Utilities & Heating	15,400.00
	86-01	Repair & Maintenance	3,000.00
	87-05	Vehicle Maintenance	4,080.00
	88-21	Public Art	20,000.00
	89-01	Miscellaneous	500.00
	89-14	Refunds	600.00
	89-15	Credit Card Charges	1,500.00
	89-33	Friends Supported Program	10,000.00

Capital Outlay

101-2280-423.	92-01	Structures, Improvements & Buildings	30,000.00
	93-01	Equipment	4,000.00

TOTAL CULTURAL SERVICES:

582,040.00

RECREATION SERVICES DIVISION

Personal Services

101-2253-423.	61-01	Salaries & Wages (Reg)	304,330.00
	61-09	Fitness Coordinator Wages	92,430.00
	61-10	Exercise Maint. Wages	9,000.00
	61-11	Youth Softball/Baseball Wages	10,000.00
	61-12	Camp Wages	60,000.00
	61-14	Front Desk Staff Wages	112,180.00
	61-15	Youth Sports Wages	20,000.00
	61-16	Ballfield Maint. Wages	12,000.00
	61-17	Adult Sports Wages	8,000.00
	61-24	Swim Lesson Wages	38,600.00
	61-25	Adult Exercise Wages	67,000.00
	61-26	Special Program Wages	2,500.00
	61-27	Child Care Wages	12,000.00
	61-30	Indoor Pool Head-Lifeguard Wages	23,500.00
	61-31	Indoor Pool Lifeguard Wages	17,000.00
	61-35	The Falls Manager Wages	12,500.00
	61-36	The Falls Assistant Manager Wages	21,500.00
	61-37	The Falls Lifeguard Wages	164,000.00
	61-39	The Falls Cashier Wages	16,700.00
	61-40	The Falls Concession Wages	42,680.00
	61-41	The Falls Maintenance Wages	24,500.00
	61-42	Aquatic Program Wages	0.00

62-01	Payroll Accrual	1,350.00
62-02	Severance Accrual	4,960.00
64-01	Health Insurance Premiums	45,620.00
64-02	Health Insurance Reimbursements	760.00
64-03	Life Insurance	930.00
64-04	Long Term Disability	960.00
64-05	Worker's Compensation Insurance	14,970.00
64-06	Unemployment	750.00
65-01	F.I.C.A.	79,040.00
66-01	I.P.E.R.S.	101,050.00

Commodities

101-2253-423.	71-01	Office Supplies	9,450.00
	72-19	Printing	2,010.00
	72-25	Mileage	200.00
	72-28	Camp Supplies	22,000.00
	72-30	Rec Cen. Equip. & Supplies	8,000.00
	72-31	Youth Sports Equipment	28,000.00
	72-32	Adult Sports Supplies	12,000.00
	72-36	Birthday Party Supplies	500.00
	72-38	Staff Shirts	1,500.00
	72-41	The Falls Concessions	41,000.00
	72-42	Swim Lesson Supplies	3,000.00
	72-44	Exercise Equipment Repairs	7,000.00
	72-47	Adult Exercise Equipment	11,000.00
	72-49	Child Care Supplies	400.00
	72-50	Special Program Supplies	2,700.00
	73-16	Beach House Supplies	1,000.00
	73-17	The Falls Pool Chemicals	34,000.00
	73-18	Lifeguard Training Supplies	1,750.00
	73-55	Media	2,500.00

Services and Charges

101-2253-423.	81-01	Professional Services	16,000.00
	81-12	Computer Services	72,390.00
	82-01	Telephone	4,000.00
	83-04	Dues & Memberships	1,200.00
	83-05	Travel (Food/Mileage/Lod)	1,500.00
	83-06	Education	1,000.00
	84-01	Operating Insurance	6,420.00
	85-01	Utilities	79,200.00
	85-05	The Falls Utilities	94,600.00
	86-30	Rec Cen Maint. & Upkeep	49,000.00
	86-31	The Falls Repair & Maint.	58,000.00
	87-04	C.F. Schools' Facilities	30,000.00
	87-05	Vehicle Maintenance Fund	13,240.00
	87-06	Beach House Maintenance	5,000.00
	89-04	Sales Tax	75,000.00
	89-06	Operations (Indoor Pool)	52,000.00
	89-14	Refunds	5,000.00
	89-15	Credit Card Charges	25,000.00

Capital Outlay

101-2253-423.	92-01	Structures, Improvements & Buildings	0.00
---------------	-------	--------------------------------------	------

TOTAL RECREATION SERVICES DIVISION:

2,097,370.00

## PUBLIC WORKS:

## ENGINEERING SERVICES DIVISION

Personal Services

101-6625-432.	61-01	Salaries & Wages (Reg)	1,039,580.00
	61-02	Part-Time	55,750.00
	61-03	Overtime	30,000.00
	62-01	Payroll Accrual	4,590.00
	62-02	Severance Accrual	16,950.00
	64-01	Health Insurance Premiums	169,760.00
	64-02	Health Insurance Reimbursements	2,620.00
	64-03	Life Insurance	3,210.00
	64-04	Long Term Disability	3,280.00
	64-05	Worker's Compensation Insurance	14,450.00
	64-06	Unemployment	0.00
	65-01	F.I.C.A.	84,630.00
	66-01	I.P.E.R.S.	106,250.00

Commodities

101-6625-432.	71-01	Office Supplies	2,000.00
	71-08	Public Advertising	3,000.00
	72-01	Operating Supplies	500.00
	72-08	Photography	200.00
	72-11	Books, magazines & periodicals	800.00
	72-16	Tools	1,000.00
	72-17	Uniforms	1,000.00
	72-18	Survey	4,500.00
	72-19	Printing & supplies	1,000.00
	72-25	Mileage	200.00
	72-26	Testing & Lab	200.00
	72-60	Safety Supplies	1,800.00
	72-99	Postage	4,000.00
	73-05	Operating Equipment	7,400.00

Services and Charges

101-6625-432.	81-12	Computer Services	61,450.00
	81-44	USGS River Gauge	12,500.00
	82-01	Telephone	9,000.00
	83-04	Membership Dues	2,500.00
	83-05	Travel	3,500.00
	83-06	Education & Training	5,500.00
	83-07	Registrations	1,500.00
	84-01	Operating Insurance	5,450.00
	86-01	Operating Equipment	2,500.00
	86-25	Engineering & Architecture	50,000.00
	86-29	Lab & Testing	1,000.00
	87-05	Vehicle Maintenance	40,630.00

Capital Outlay

101-6625-432.	93-01	Equipment	5,000.00
---------------	-------	-----------	----------

TOTAL ENGINEERING SERVICES DIVISION:

1,759,200.00

## CEMETERY SECTION

Personal Services

101-6613-433.	61-01	Salaries & Wages (Reg)	190,720.00
	61-02	Part-time	51,070.00
	61-03	Overtime	3,500.00
	62-01	Payroll Accrual	850.00
	62-02	Severance Accrual	3,110.00
	64-01	Health Insurance Premiums	42,360.00
	64-02	Health Insurance Reimbursements	590.00
	64-03	Life Insurance	590.00
	64-04	Long Term Disability	600.00
	64-05	Worker's Compensation Insurance	4,560.00
	64-06	Unemployment	0.00
	65-01	F.I.C.A.	18,770.00
	66-01	I.P.E.R.S.	23,150.00

Commodities

101-6613-433.	72-01	Operating Supplies	15,000.00
---------------	-------	--------------------	-----------

Services and Charges

101-6613-433.	81-12	Computer Services	13,440.00
	82-01	Telephone	1,000.00
	84-01	Operating Insurance	1,190.00
	85-01	Utilities	9,500.00
	86-01	Repair & Maintenance	1,000.00
	87-05	Vehicle Maintenance	15,940.00

Capital Outlay

101-6613-433.	92-01	Structures, Improve. & Buildings, Road Improve., Signs	1,000.00
---------------	-------	--------------------------------------------------------	----------

TOTAL CEMETERY SECTION:

397,940.00

## GOLF SECTION

Services and Charges

101-6623-423.	81-12	Computer Services	630.00
	82-01	Telephone	1,750.00
	84-01	Operating Insurance	60.00
	85-01	Utilities	18,000.00
	86-01	Repair & Maintenance	5,000.00
	87-05	Vehicle Maintenance	9,720.00

TOTAL GOLF SECTION:

35,160.00

## PARK SECTION

Personal Services

101-6633-423.	61-01	Salaries & Wages (Reg)	387,870.00
	61-02	Part-time	365,000.00
	61-03	Overtime	5,000.00
	62-01	Payroll Accrual	1,720.00
	62-02	Severance Accrual	6,320.00
	64-01	Health Insurance Premiums	54,870.00
	64-02	Health Insurance Reimbursements	1,140.00
	64-03	Life Insurance	1,190.00
	64-04	Long Term Disability	1,220.00
	64-05	Worker's Compensation Insurance	7,860.00
	64-06	Unemployment Insurance	26,410.00
	65-01	F.I.C.A.	52,800.00

	66-01	I.P.E.R.S.	71,540.00	
<u>Commodities</u>				
101-6633-423.	71-01	General Office Supplies	500.00	
	72-01	Operating Supplies	131,410.00	
<u>Services and Charges</u>				
101-6633-423.	81-01	Contracts	19,000.00	
	81-12	Computer Services	46,460.00	
	82-01	Telephone	3,850.00	
	83-04	Membership Dues	700.00	
	83-05	Travel	720.00	
	83-06	Education & Training	2,540.00	
	84-01	Operating Insurance	4,120.00	
	85-01	Utilities	34,000.00	
	86-01	Repair & Maintenance	11,000.00	
	87-05	Vehicle Maintenance	438,890.00	
<u>Capital Outlay</u>				
101-6633-423.	92-01	Structures, Improvements & Buildings	129,000.00	
	93-01	Equipment	9,000.00	
TOTAL PARK SECTION:				1,814,130.00
PUBLIC BUILDINGS:				
<u>Personal Services</u>				
101-6616-446.	61-01	Salaries & Wages (Reg)	100,480.00	
	61-02	Part-time	0.00	
	61-03	Overtime	780.00	
	62-01	Payroll Accrual	450.00	
	62-02	Severance Accrual	1,640.00	
	64-01	Health Insurance Premiums	15,980.00	
	64-02	Health Insurance Reimbursements	290.00	
	64-03	Life Insurance	310.00	
	64-04	Long Term Disability	320.00	
	64-05	Worker's Compensation Insurance	2,020.00	
	64-06	Unemployment	0.00	
	65-01	F.I.C.A.	7,750.00	
	66-01	I.P.E.R.S.	9,550.00	
<u>Commodities</u>				
101-6616-446.	72-01	Operating Supplies	67,000.00	
	72-17	Uniforms	1,500.00	
	72-54	Building	3,430.00	
	73-05	Operating Equipment	15,000.00	
	73-06	Building Repair	51,000.00	
	73-41	Civil Defense Sirens	4,000.00	
<u>Services and Charges</u>				
101-6616-446.	81-08	Pest Control	2,930.00	
	81-12	Computer Services	30,430.00	
	82-01	Telephone	1,000.00	
	83-06	Education	1,500.00	
	84-01	Operating Insurance	2,700.00	
	85-01	Public Utility Services	127,000.00	
	86-02	Building & Grounds	308,020.00	
	86-14	Mechanical Equipment Servicing	15,000.00	

86-30	Maintenance & Upkeep	6,000.00
86-70	Civil Defense Siren Repair	3,000.00
87-05	Vehicle Maintenance	24,880.00

Capital Outlay

101-6616-446.	93-01	Equipment	202,000.00
---------------	-------	-----------	------------

## TOTAL PUBLIC BUILDINGS SECTION:

1,005,960.00

## FIRE DEPARTMENT

Personal Services

101-4511-414.	61-01	Salaries & Wages (Reg)	2,561,520.00
	61-02	Part-time	0.00
	61-03	Overtime	30,000.00
	61-78	Part-time - POC/PSO Program	17,000.00
	62-01	Payroll Accrual	11,380.00
	62-02	Severance Accrual	41,940.00
	64-01	Health Insurance Premiums	290,150.00
	64-02	Health Insurance Reimbursements	5,240.00
	64-03	Life Insurance	4,300.00
	64-04	Long Term Disability	8,110.00
	64-06	Unemployment	22,430.00
	65-01	F.I.C.A.	80,260.00
	66-01	I.P.E.R.S.	14,610.00

Commodities

101-4511-414.	71-01	Office Supplies	3,500.00
	72-02	Laundry	500.00
	72-04	SCBA Supplies	12,000.00
	72-07	EMS/Rescue Supplies	7,000.00
	72-08	Camera/Photo	500.00
	72-09	Equipment Repair	10,000.00
	72-10	Fire Prevention	7,000.00
	72-11	Dues, Books & Magazines	4,500.00
	72-19	Printing	3,000.00
	72-20	Firefighter Equipment Supplies	30,000.00
	72-23	Radio Fees & MDC fees	13,000.00
	72-77	Volunteer Recruiting & Supplies	5,000.00
	72-78	Fire Investigations	500.00
	72-99	Postage	3,500.00
	73-02	Dormitory Furnishings	4,000.00
	73-06	Building Repair	5,000.00
	73-10	Headquarter Supplies	6,000.00

Services and Charges

101-4511-414.	81-12	Computer Services	137,440.00
	81-46	Emergency Management Agency	53,420.00
	81-71	Consolidated Dispatch	174,390.00
	81-75	NIRG	19,630.00
	82-01	Telephone	10,400.00
	83-05	Travel (Food/Mileage/Lodging)	15,500.00
	83-06	Education & Training	19,000.00
	84-01	Operating Insurance	12,200.00
	85-01	Utilities & Heating	80,000.00
	86-01	Repair & Maintenance	7,000.00
	86-50	Service Contract	9,000.00



87-05	Vehicle Maintenance	142,420.00
89-40	Uniform Allowance	30,000.00

Capital Outlay

101-4511-414. 93-01	Equipment	21,000.00
---------------------	-----------	-----------

TOTAL FIRE DEPARTMENT:

3,933,340.00

## POLICE DEPARTMENT

Personal Services

101-5521-415. 61-01	Salaries & Wages (Reg)	3,987,661.00
61-02	Part-time	102,270.00
61-03	Overtime - Regular	56,000.00
61-05	Comm. Service Officers	117,420.00
61-70	Overtime - Holiday	14,000.00
61-77	Reserve-External	10,000.00
61-78	Reserve - Paid On-Call Program	59,339.00
62-01	Payroll Accrual	17,860.00
62-02	Severance Accrual	65,770.00
64-01	Health Insurance Premiums	516,870.00
64-02	Health Insurance Reimbursements	9,030.00
64-03	Life Insurance	3,560.00
64-04	Long Term Disability	12,950.00
65-01	F.I.C.A.	142,540.00
66-01	I.P.E.R.S.	32,260.00

Commodities

101-5521-415. 71-01	Office Supplies	6,500.00
71-04	Tickets	2,000.00
71-05	Advertising & Notices	400.00
71-07	Code Enforcement	7,000.00
72-01	Operating Supplies	27,000.00
72-08	Photo & Identification	11,000.00
72-11	Magazines & Subscriptions	2,500.00
72-19	Printing	6,000.00
72-20	Officers' Equipment	42,000.00
72-21	Community Service Projects	3,500.00
72-23	Radio Fees & MDC fees	30,000.00
72-24	Ammunition	30,000.00
72-29	MIRT Equipment	5,000.00
72-33	Police Auxiliary Program	6,000.00
72-34	Community Svc. Officer Program	2,500.00
72-99	Postage	2,400.00

Services and Charges

101-5521-425. 81-20	Humane Society	123,000.00
81-21	After Hours Animal Control	2,000.00
101-5521-415. 81-01	Professional Services	10,000.00
81-12	Computer Services	275,250.00
81-58	Witness fees/Subpoenas	2,500.00
81-70	Contract Services	7,500.00
81-71	Consolidated Dispatch	348,780.00
82-01	Telephone	22,400.00
83-04	Dues & Memberships	4,000.00
83-05	Travel (Food/Mileage/Lodging)	25,000.00
83-06	Education & Training	20,000.00
83-08	Academy	35,000.00

84-01	Operating Insurance	19,550.00
85-01	Utilities	58,300.00
86-05	Equipment Repairs	10,000.00
86-06	Weapon Maintenance	1,500.00
87-05	Vehicle Maintenance	334,470.00
89-40	Uniform Allowance	33,000.00
89-43	Buy Money	1,000.00

Capital Outlay

101-5521-415. 93-01	Equipment	55,750.00
---------------------	-----------	-----------

TOTAL POLICE DEPARTMENT:	6,720,330.00
--------------------------	--------------

TOTAL GENERAL FUND:	29,702,430.00
---------------------	---------------

OTHER FUNDSCABLE TELEVISION FUNDPersonal Services

254-1088-431. 61-01	Salaries & Wages (Reg)	221,280.00
61-02	Part-time	26,430.00
61-03	Overtime	1,000.00
62-01	Payroll Accrual	970.00
62-02	Severance Accrual	3,610.00
64-01	Health Insurance Premiums	40,980.00
64-02	Health Insurance Reimbursements	570.00
64-03	Life Insurance	690.00
64-04	Long Term Disability	700.00
64-05	Worker's Compensation Insurance	790.00
65-01	F.I.C.A.	18,950.00
66-01	I.P.E.R.S.	23,390.00

Commodities

254-1088-431. 71-05	Advertising	0.00
72-01	Operating Supplies	6,000.00
72-11	Dues, books, magazines	3,000.00
73-01	Repair & Maintenance Supplies	3,000.00

Services and Charges

254-1088-431. 81-12	Computer Services	25,270.00
81-37	Legal Services	5,000.00
82-01	Telephone	1,300.00
83-05	Travel (Food/Mileage/Lodging)	1,500.00
83-06	Education & Training	500.00
84-01	Operating Insurance	6,370.00
86-01	Repair & Maintenance	5,000.00
87-05	Vehicle Maintenance Fund	14,090.00
89-18	Community Programming	35,500.00

Capital Outlay

254-1088-431. 92-01	Structures, Improvements & Buildings	0.00
93-01	Equipment	215,000.00

Transfers

254-1088-481.	50-01	General Fund Transfer	33,840.00
---------------	-------	-----------------------	-----------

TOTAL CABLE TELEVISION FUND:

694,730.00

## DATA PROCESSING FUND

Personal Services

606-1078-441.	61-01	Salaries & Wages (Reg)	396,060.00
	61-02	Part-Time	38,030.00
	61-03	Overtime	210.00
	62-01	Payroll Accrual	1,750.00
	62-02	Severance Accrual	6,450.00
	64-01	Health Insurance Premiums	59,260.00
	64-02	Health Insurance Reimbursements	950.00
	64-03	Life Insurance	1,220.00
	64-04	Long Term Disability	1,250.00
	64-05	Worker's Compensation Insurance	2,330.00
	65-01	F.I.C.A.	33,240.00
	66-01	I.P.E.R.S.	41,000.00

Commodities

606-1078-441.	71-01	Office Supplies	8,500.00
	72-01	Operating Supplies	3,500.00

Services and Charges

606-1078-441.	81-01	Professional Services	1,000.00
	81-40	Public Information Program: Currents	32,500.00
	81-41	EGOV	30,000.00
	81-42	CJIS Operations & System Expansion	26,250.00
	81-43	Library Computer Services	35,000.00
	81-70	Contract Services	35,000.00
	82-01	Telephone	6,000.00
	82-30	Fiber Optics	53,600.00
	83-05	Travel (Food/Mileage/Lodging)	1,500.00
	83-06	Education & Training	6,000.00
	84-01	Operating Insurance	12,190.00
	86-01	Repair Maintenance	25,000.00
	86-10	Software Support Agreements	210,000.00

Capital Outlay

606-1078-441.	93-01	Equipment	1,855,680.00
---------------	-------	-----------	--------------

TOTAL DATA PROCESSING FUND:

2,923,470.00

## PARKING FUND

Personal Services

258-5531-435.	61-01	Salaries & Wages (Reg)	72,930.00
	61-02	Part-time	115,290.00
	62-01	Payroll Accrual	320.00
	62-02	Severance Accrual	1,200.00
	64-01	Health Insurance	16,860.00
	64-02	Health Insurance Reimbursement	250.00

64-03	Life Insurance	230.00
64-04	Long Term Disability	230.00
64-05	Worker's Compensation Insurance	1,850.00
65-01	F.I.C.A.	14,400.00
66-01	I.P.E.R.S.	17,770.00

Commodities

258-5531-435.	71-01	Office Supplies	800.00
	71-04	Ticket Envelopes	3,000.00
	72-01	Operating Supplies	6,000.00
	72-17	Uniforms	500.00
	72-99	Postage	500.00
	73-21	Parking Meter Repairs	1,000.00

Services and Charges

258-5531-435.	81-12	Computer Services	15,280.00
	81-22	Consultant - Parking Study	71,300.00
	81-48	Contract Services	49,150.00
	82-01	Telephone	1,700.00
	84-01	Operating Insurance	4,690.00
	86-01	Repair & Maintenance	500.00
	87-05	Vehicle Maintenance Fund	2,890.00

Capital Outlay

258-5531-435.	92-01	Structures, Improvements & Buildings	0.00
258-5531-435	93-01	Equipment	0.00

Transfers

258-5531-485.	50-01	Transfers to General Fund	30,640.00
---------------	-------	---------------------------	-----------

TOTAL PARKING FUND:

429,280.00

## COMMUNITY CENTER AND SENIOR SERVICES FUND

Personal Services

262-1092-423.	61-02	Part-Time	37,950.00
	64-05	Worker's Compensation	560.00
	65-01	FICA	2,900.00
	66-01	IPERS	3,580.00

Commodities

262-1092-423.	71-01	Office Supplies	700.00
	72-01	Operating Supplies	2,400.00
	72-19	Printing	300.00
	72-99	Postage	600.00
	73-54	Promotional Materials	400.00

Services and Charges

262-1092-423	81-12	Computer Services	3,230.00
	82-01	Telephone	750.00
	84-01	Insurance	1,010.00
	85-01	Utilities	16,500.00
	86-01	Repairs & Maintenance	4,000.00
	87-01	Contract Rentals	8,000.00
	89-08	Trips Buses	11,000.00

<u>Capital Outlay</u>			
262-1092-423.	93-01	Equipment	500.00
<u>Transfers</u>			
262-1092-483.	50-01	Transfer to General Fund	17,370.00
TOTAL COMMUNITY CENTER & SENIOR SERVICES FUND:			111,750.00
VEHICLE REPLACEMENT FUND			
<u>Capital Outlay</u>			
685-6698-446.	93-01	Equipment	459,000.00
TOTAL VEHICLE REPLACEMENT FUND:			459,000.00
HOSPITAL FUND			
<u>Services and Charges</u>			
215-1230-421.	88-45	Community Health Care Program	0.00
	89-45	Farm Taxes	15,000.00
<u>Capital Outlay</u>			
215-1230-421.	92-01	Structures, Improvements & Buildings	0.00
TOTAL HOSPITAL FUND:			15,000.00
TRUST AND AGENCY FUND			
292-5521-415.	53-01	Police Retirement	946,000.00
292-5521-415.	54-01	Police Work Comp	77,790.00
293-4511-414.	53-02	Fire Retirement	578,010.00
293-4511-414.	54-02	Fire Work Comp	87,060.00
<u>Transfers</u>			
724-0000-487.	50-01	Transfers to General Fund	2,767,310.00
724-0000-487.	50-03	Transfers to S.S.M.I.D. - downtown	48,880.00
724-0000-487.	50-06	Transfers to S.S.M.I.D. - college hill	23,930.00
TOTAL TRUST AND AGENCY FUND:			4,528,980.00
DEBT SERVICE FUND			
311-1801-468.	41-37	2012 Sewer Financing Principal	855,000.00
	41-38	2016 Sewer Bonds Principal	600,000.00
	41-67	2016 GO Bonds	275,000.00
	41-36	Sewer SRF Loan/Princ.	339,000.00
	41-39	2018 Sewer Bonds	210,000.00
	41-68	2018 GO Bonds	280,000.00
	41-40	2018 Stormwater Bonds Principal	90,000.00
	41-69	2020 GO Bonds	340,000.00
	42-37	2012 Sewer Financing Interest	134,480.00
	42-38	2016 Sewer Bonds Interest	76,300.00
	42-67	2016 GO Bonds/Interest	22,600.00
	42-36	Sewer SRF Loan/Interest	142,740.00
	42-39	2018 Sewer Bonds/Interest	63,900.00
	42-40	2018 Stormwater Bonds Interest	27,250.00

42-68	2018 GO Bonds/Interest	84,850.00	
42-69	2020 GO Bonds Interest	59,300.00	
311-1801-481. 50-00	TIF Transfers	3,482,790.00	
TOTAL DEBT SERVICE FUND:			7,083,210.00

## GENERAL OBLIGATION BOND FUND

Capital Outlay

439-1220-431. 94-55	Camera's	20,000.00	
95-48	Bunker Gear	45,000.00	
95-70	Trail Oversizing	20,000.00	
95-73	Sidewalk Reconstruction Program	75,000.00	
98-23	Greenhill Rd & South Main Intersection	250,000.00	
98-24	Annual Street Repair-Amenities	60,000.00	
98-87	Slope Repair	205,000.00	
98-83	Cedar Heights Drive	2,190,000.00	
98-45	Main Street	1,500,000.00	
98-43	Cedar River Project	3,930,000.00	
98-80	Infrastructure Oversizing	50,000.00	
98-96	Financial System	300,000.00	
98-97	Pedestrian Bridge	75,000.00	
98-98	Katowski Box Culvert	40,000.00	
98-13	West 23rd	50,000.00	
TOTAL GENERAL OBLIGATION BOND FUND:			8,810,000.00

## TIF BOND FUND

430-1220-431. 91-10	Industrial Park Expansion	3,000,000.00	
92-54	Downtown Streetscape	200,000.00	
94-29	College Hill Maintenance & Improvements	5,000.00	
97-53	W. 22nd St. Realignment & Expansion	25,000.00	
97-70	Viking Road Reconstruction	3,925,000.00	
95-76	Downtown Maintenance & Improvements	10,000.00	
97-79	Ridgeway Ave. Reconstruction	1,965,000.00	
97-80	Northern Industrial Park Insurance & Maintenance	30,000.00	
97-81	Industrial Park Land Acquisition	1,500,000.00	
92-10	Olive Street Box Culvert	800,000.00	
89-02	Annual Rebates	1,591,710.00	
97-67	Downtown Parking Lot Improvements	300,000.00	
97-50	Downtown Parking Ramp Study	100,000.00	
97-55	Gibson Property Development	1,075,000.00	
98-89	Intersection Improvements	952,500.00	
98-45	Main Street	500,000.00	
TOTAL TIF BOND FUND:			15,979,210.00

## STREET REPAIR FUND

Capital Outlay

242-1240-431.	92-44	Street Reconstruction	1,775,000.00
	92-46	Street Restoration	1,775,000.00
	92-51	Seal Coat	100,000.00
	92-84	Cedar Heights Drive	1,397,500.00
	95-13	Greenhill Rd. & South Main	1,700,000.00
	92-94	Hudson Rd. Bridge Deck	600,000.00
	98-89	Intersection Improvements	525,000.00
	98-45	Main St.	1,088,000.00
	92-92	West 22nd St. Expansion	400,000.00
	92-93	West 27th St.	1,118,000.00

TOTAL STREET REPAIR FUND:

10,478,500.00

## CAPITAL PROJECTS FUND

Capital Outlay

443-1220-431.	50-01	Design/Construction/Inspection	400,000.00
	94-16	City Hall Repurpose & Remodel	2,316,380.00
	94-90	Downtown TIF-SSMD Reimbursement	235,870.00
	98-03	Code Enforcement, Property Clean-up, Condemnation	45,000.00
	95-33	Cedar River Dam Improvements	75,000.00
	98-35	Northern Cedar Falls Landscaping Improvements	25,000.00
	98-77	Center St. Improvements	375,500.00
	98-90	College Hill TIF SSMID Reimbursement	3,110.00
	98-07	Door Lock System	50,400.00
	98-43	Cedar River Recreational Improvements	1,000,000.00
	98-96	Financial System Transfers	800,000.00
	98-95	Park & Public Land Master Plan	75,000.00
	50-07	TIF Transfers	2,502,230.00
	94-95	Trail Maintenance	50,000.00
	98-44	Trail Reconstruction	50,000.00

TOTAL CAPITAL PROJECTS FUNDS:

8,003,490.00

## BLOCK GRANT FUND

Personal Services

223-2224-432.	61-01	Salaries & Wages (Reg)-PPM	4,770.00
	61-02	Part-Time	1,310.00
	62-01	Payroll Accrual-PPM	20.00
	62-02	Severance Accrual-PPM	80.00
	64-01	Health Insurance Premiums-PPM	460.00
	64-02	Health Insurance Reimbursements-PPM	10.00
	64-03	Life Insurance-PPM	20.00
	64-04	Long Term Disability-PPM	20.00
	64-05	Worker's Compensation Insurance-PPM	10.00
	65-01	F.I.C.A.-PPM	470.00
	66-01	I.P.E.R.S.-PPM	570.00

Commodities

223-2224-432.	71-01	Office Supplies	100.00
	72-01	Operating Supplies	150.00
	72-11	Books, Magazines & Dues	100.00

72-19	Printing	200.00
72-25	Mileage	50.00
72-99	Postage	150.00

Services and Charges

223-2224-432. 81-01	Contracted Services	31,500.00
81-12	Computer Services	20,300.00
82-01	Telephone	300.00
83-05	Travel (Food/Mileage/Lodging)	1,000.00
83-06	Education & Training	1,000.00
84-01	Operating Insurance	170.00
86-01	Equipment Maintenance	160.00

Personal Services

223-2234-432. 61-02	Salaries & Wages	1,550.00
62-01	Payroll Accrual - HR	0.00
62-02	Severance Accrual - HR	0.00
64-01	Health Insurance Premiums - HR	0.00
64-02	Health Insurance Reimbursements - HR	0.00
64-03	Life Insurance - HR	0.00
64-04	Long Term Disability - HR	0.00
64-05	Worker's Compensation Insurance - HR	0.00
65-01	F.I.C.A - HR	120.00
66-01	I.P.E.R.S. - HR	150.00

Services and Charges

223-2234-432. 81-01	Contracted Services	53,000.00
89-50	Housing Rehabilitation	149,510.00
89-60	Service Agencies	40,960.00

Capital Outlay

223-2234-432. 98-66	Sidewalk Infill	0.00
---------------------	-----------------	------

TOTAL BLOCK GRANT FUND:

308,210.00

HOUSING VOUCHERS FUND

Personal Services

217-2214-432. 61-01	Salaries & Wages (Reg)	69,330.00
61-02	Part-Time	63,180.00
61-03	Overtime	1,040.00
62-01	Payroll Accrual	310.00
62-02	Severance Accrual	1,130.00
64-01	Health Insurance Premiums	5,080.00
64-02	Health Insurance Reimbursements	200.00
64-03	Life Insurance	220.00
64-04	Long Term Disability	220.00
64-05	Worker's Compensation Insurance	280.00
65-01	F.I.C.A.	10,220.00
66-01	I.P.E.R.S.	12,600.00

Commodities

217-2214-432. 71-01	Office Supplies	300.00
72-01	Operating Supplies	440.00
72-11	Books, Magazines & Dues	700.00
72-25	Mileage	100.00
72-99	Postage	1,500.00

Services and Charges

217-2214-432. 81-01	Professional Services	17,500.00
---------------------	-----------------------	-----------



81-12	Computer Services	51,500.00
82-01	Telephone	700.00
83-05	Travel (Food/Mileage/Lodging)	1,000.00
83-06	Education & Training	1,000.00
84-01	Operating Insurance	6,680.00
89-61	Housing Assistance - Occupied	1,173,000.00
89-63	Housing Assistance - Damages	8,000.00
89-65	Administrative Fee Due Others	2,500.00
89-86	Consolidated Plan	5,000.00

## TOTAL HOUSING VOUCHERS FUND:

1,433,730.00

## VISITORS &amp; TOURISM FUND

Personal Services

261-2291-423.	61-01	Salaries & Wages (Reg)	150,620.00
	61-02	Part-time	110,090.00
	62-01	Payroll Accrual	670.00
	62-02	Severance Accrual	2,460.00
	64-01	Health Insurance Premium	27,330.00
	64-02	Health Insurance Reimbursement	380.00
	64-03	Life	460.00
	64-04	Long Term Disability	480.00
	64-05	Worker's Compensation Insurance	3,820.00
	65-01	F.I.C.A.	19,940.00
	66-01	I.P.E.R.S.	24,610.00

Commodities

261-2291-423.	71-01	Office Supplies	1,000.00
	72-01	Operating Supplies	1,000.00
	72-99	Postage	10,000.00
	73-52	Brochures and Publications	14,000.00
	73-53	Internet Design	19,000.00
	73-54	Promotional Items	1,000.00
	73-55	Media	55,880.00
	73-56	Research & Special Projects	2,500.00
	73-57	Gift Shop	3,000.00

Services and Charges

261-2291-423.	81-12	Computer Services	30,740.00
	82-01	Telephone	2,700.00
	83-04	Dues & Memberships	3,000.00
	83-05	Travel	6,000.00
	83-06	Education	3,000.00
	83-07	Registration	4,000.00
	84-01	Insurance	8,650.00
	85-01	Utilities	13,500.00
	85-20	Internet Service	0.00
	85-21	Copier Lease & Use	1,000.00
	85-23	Building Maintenance	500.00
	85-50	Community Awareness	3,000.00
	85-51	Events, Bids, & Sponsorships	7,000.00
	85-52	Grants	59,000.00
	87-05	Vehicle Maintenance Fund	1,800.00
	88-43	Comm. Betterment Grants	18,250.00
	88-47	Economic Development Grants	46,750.00

Capital Outlay

261-2291-423.	92-01	Structures, Improve. & Buildings	65,000.00
	93-01	Equipment	2,200.00

Transfers

261-2291-483.	50-01	Transfers to General Fund	4,600.00
---------------	-------	---------------------------	----------

TOTAL VISITORS &amp; TOURISM FUND:

728,930.00

## COMMUNITY DEVELOPMENT CAPITAL RESERVES FUND

Capital Outlay

295-2253-423.	92-01	Structures, Improve. & Bldg-Softball	3,000.00
296-6623-423.	92-01	Structures, Improve. & Bldg-Golf	70,000.00
297-2253-423.	92-01	Structures, Improve. & Bldg-Rec. Ctr.	392,000.00
298-2280-423.	92-01	Structures, Improve. & Bldg-Hearst Center	25,000.00

TOTAL COMMUNITY DEVELOPMENT CAPITAL RESERVES FUND:

490,000.00

## REFUSE FUND

## ADMINISTRATION

Personal Services

551-6675-436.	61-01	Salaries & Wages (Reg)	289,830.00
	61-02	Part-time	28,020.00
	62-01	Payroll Accrual	1,280.00
	62-02	Severance Accrual	4,720.00
	64-01	Health Insurance Premiums	36,430.00
	64-02	Health Insurance Reimbursements	510.00
	64-03	Life Insurance	880.00
	64-04	Long Term Disability	910.00
	64-05	Worker's Compensation Insurance	670.00
	65-01	F.I.C.A.	22,890.00
	66-01	I.P.E.R.S.	30,010.00

Commodities

551-6675-436.	71-01	Office Supplies	1,000.00
	71-06	Office Equipment Supplies	500.00
	72-01	Operating Supplies	500.00
	72-11	Books	500.00
	72-19	Printing & Supplies	500.00
	72-60	Safety Supplies	100.00
	72-99	Postage	1,000.00

Services and Charges

551-6675-436.	81-12	Computer Services	15,240.00
	82-01	Telephone	2,500.00
	83-04	Membership Dues	200.00
	83-05	Travel	250.00
	83-06	Education	350.00
	84-01	Operating Insurance	6,400.00
	86-01	Repair & Maintenance	500.00
	86-09	Office Equipment Maintenance	750.00
	87-05	Vehicle Maintenance Fund	7,000.00

TOTAL ADMINISTRATION:

453,440.00

## O &amp; M REFUSE SECTION

Personal Services

551-6685-436.	61-01	Salaries & Wages (Reg)	407,370.00
	61-02	Part-time	381,330.00
	61-03	Overtime	11,330.00
	62-01	Payroll Accrual	2,470.00
	62-02	Severance Accrual	6,640.00
	64-01	Health Insurance Premiums	95,650.00
	64-02	Health Insurance Reimbursements	1,330.00
	64-03	Life Insurance	1,250.00
	64-04	Long Term Disability	1,280.00
	64-05	Worker's Compensation Insurance	28,260.00
	64-06	Unemployment	0.00
	65-01	F.I.C.A.	59,550.00
	66-01	I.P.E.R.S.	73,480.00

Commodities

551-6685-436.	71-01	Office Supplies	1,190.00
	71-05	Advertising	1,570.00
	71-06	Office Equipment Supplies	590.00
	72-01	Operating Supplies	9,500.00
	72-11	Books, Magazines & Periodicals	250.00
	72-16	Tools	1,070.00
	72-17	Uniforms	2,500.00
	72-19	Printing & Supplies	1,670.00
	72-54	Building	7,130.00
	72-56	Flood Control	1,900.00
	72-60	Safety Supplies	4,200.00
	72-64	Automated Carts	49,850.00
	72-66	Dumpster Replacements	6,000.00
	72-99	Postage	1,570.00
	73-01	Repair & Maintenance Supplies	4,000.00
	73-05	Operating Equipment	11,000.00
	73-06	Building & Grounds	3,350.00

Services and Charges

551-6685-436.	81-12	Computer Services	93,810.00
	81-51	Post Employment Physicals	600.00
	81-52	Drug Testing	2,000.00
	82-01	Telephone	1,600.00
	83-04	Membership Dues	400.00
	83-05	Travel	760.00
	83-06	Education	1,000.00
	84-01	Operating Insurance	22,780.00
	85-01	Utilities & Heating	48,000.00
	86-01	Operating Equipment	1,600.00
	86-09	Office Equipment	300.00
	86-12	Towels	300.00
	86-34	Billing & Collecting	70,330.00
	86-35	Services/Scales	7,000.00
	86-36	Transfer Station Maintenance	20,000.00
	86-37	Refuse Cart Tracking Software/Elect	3,000.00
	87-02	Material Disposal/Handling	659,000.00

	87-03	Equipment Rental	2,000.00
	87-05	Vehicle Maintenance Fund	399,860.00
	89-04	Sales Tax	3,000.00
	89-81	Cafeteria & Benefits Plan	4,000.00
551-6685-426.	81-20	Disposal of Dead Animals	7,000.00

Capital Outlay

551-6685-436.	92-01	Structures, Improv., Buildings	50,000.00
551-6685-436.	93-01	Equipment	295,000.00

Transfers

551-6685-486.	50-01	Transfers to General Fund	192,810.00
---------------	-------	---------------------------	------------

TOTAL O & M REFUSE SECTION: 3,063,430.00

TOTAL REFUSE FUND: 3,516,870.00

## STORM WATER FUND

Personal Services

555-6630-432.	61-01	Salaries & Wages (Reg)	240,970.00
	61-02	Part-Time	2,000.00
	61-03	Overtime	3,000.00
	62-01	Payroll Accrual	1,070.00
	62-02	Severance Accrual	3,920.00
	64-01	Health Insurance Premiums	38,790.00
	64-02	Health Insurance Reimbursements	670.00
	64-03	Life Insurance	750.00
	64-04	Long Term Disability	760.00
	64-05	Worker's Compensation Insurance	5,890.00
	65-01	F.I.C.A.	18,660.00
	66-01	I.P.E.R.S.	23,020.00

Commodities

555-6630-432.	72-01	Operating Supplies	2,500.00
	72-08	Photography Supplies	300.00
	72-26	Testing & Labs	2,000.00
	73-34	Storm Sewers	22,000.00

Services and Charges

555-6630-432.	81-12	Computer Services	37,670.00
	81-40	Public Information	5,000.00
	82-01	Telephone	1,000.00
	83-04	Membership Dues	5,200.00
	83-05	Travel	1,000.00
	83-06	Education & Training	2,500.00
	84-01	Insurance	7,230.00
	86-01	Repair Maintenance	5,000.00
	86-20	Storm Sewers	25,000.00
	86-26	ARC Map Modeling	5,000.00
	86-34	Billing & Collecting	70,330.00

Capital Outlay

555-6630-432.	92-01	Structures, Improve. & Bldgs.	1,230,000.00
---------------	-------	-------------------------------	--------------

Transfers

555-6630-432.	50-01	Transfers to General Fund	152,390.00
---------------	-------	---------------------------	------------

## TOTAL STORM WATER FUND:

1,913,620.00

## SEWER RENTAL FUND

## O &amp; M SEWER SECTION

Personal Services

552-6655-436.	61-01	Salaries & Wages (Reg)	292,840.00
	61-02	Part-time	24,700.00
	61-03	Overtime	1,000.00
	62-01	Payroll Accrual	1,300.00
	62-02	Severance Accrual	4,780.00
	64-01	Health Insurance Premiums	55,190.00
	64-02	Health Insurance Reimbursements	890.00
	64-03	Life Insurance	910.00
	64-04	Long Term Disability	920.00
	64-05	Worker's Compensation Insurance	8,210.00
	65-01	F.I.C.A.	24,290.00
	66-01	I.P.E.R.S.	29,980.00

Commodities

552-6655-436.	71-01	Office Supplies	200.00
	71-06	Office Equipment Supplies	200.00
	72-01	Operating Supplies	3,000.00
	72-16	Tools	1,000.00
	72-17	Uniforms	800.00
	72-19	Printing	100.00
	72-53	TV Equipment	14,000.00
	72-54	Building	2,500.00
	72-56	Flood Control	2,000.00
	72-60	Safety Supplies	3,000.00
	72-99	Postage	200.00
	73-05	Operating Equipment	6,000.00
	73-06	Building & Grounds	6,000.00
	73-13	Sanitary Sewers	25,000.00
	73-19	Barricades & Flashers	1,200.00
	73-27	Iowa One Call	5,500.00

Services and Charges

552-6655-436.	81-12	Computer Services	45,770.00
	82-01	Telephone	2,500.00
	83-04	Membership Dues	600.00
	83-05	Travel	500.00
	83-06	Education	1,500.00
	84-01	Operating Insurance	9,220.00
	85-01	Utilities	185,000.00
	86-01	Repairs & Maintenance	3,000.00
	86-09	Office Equipment	200.00
	86-12	Towels	500.00
	86-13	Sanitary Sewers	25,000.00
	86-18	Sanitary Sewers root control	25,000.00
	87-03	Equipment	4,000.00
	87-05	Vehicle Maintenance Fund	12,200.00

Capital Outlay

552-6655-436.	92-01	Structures, Improvements & Buildings	640,000.00
---------------	-------	--------------------------------------	------------

Transfers

552-6655-486.	50-01	Transfers to General Fund	7,560.00
---------------	-------	---------------------------	----------

TOTAL O &amp; M SEWER SECTION:

1,478,260.00

## SEWER REVENUE BOND FUND

Capital Outlay

545-6655-436.	96-85	W. 27th Sanitary Sewer	0.00
	92-53	W. 1st St.	0.00
	96-86	Hudson Road Lining	0.00
	96-87	Sewer Collection System Expansion Study	0.00

TOTAL SEWER REVENUE BOND FUND:

0.00

## WATER RECLAMATION

Personal Services

552-6665-436.	61-01	Salaries & Wages (Reg)	708,620.00
	61-02	Part-Time	41,440.00
	61-03	Overtime	15,000.00
	62-01	Payroll Accrual	3,130.00
	62-02	Severance Accrual	11,530.00
	64-01	Health Insurance Premiums	132,230.00
	64-02	Health Insurance Reimbursements	2,090.00
	64-03	Life Insurance	2,170.00
	64-04	Long Term Disability	2,230.00
	64-05	Worker's Compensation Insurance	14,140.00
	65-01	F.I.C.A.	57,270.00
	66-01	I.P.E.R.S.	70,680.00

Commodities

552-6665-436.	71-01	Office Supplies	500.00
	71-06	Office Equipment Supplies	300.00
	72-05	Fuel for Generator	2,000.00
	72-11	Books, Magazines & Periodicals	500.00
	72-16	Tools	2,000.00
	72-17	Uniforms	1,500.00
	72-19	Printing & Supplies	500.00
	72-26	Testing & Lab	16,000.00
	72-60	Safety Supplies	5,000.00
	72-67	Odor Control	10,000.00
	72-68	Polymer	25,000.00
	72-99	Postage	400.00
	73-05	Operating Equipment	100,000.00
	73-06	Building & Grounds	8,000.00
	73-36	Supplies - Sanitary Lift Stations	30,000.00

Services and Charges

552-6665-436.	81-12	Computer Services	71,240.00
	81-51	Post Employment Physicals	1,100.00
	81-52	Drug Testing	1,000.00
	81-59	Regionalization Study	10,000.00
	82-01	Telephone	2,000.00
	82-04	Radio	1,500.00
	83-04	Membership Dues	2,000.00
	83-05	Travel	800.00

83-06	Education & Training	2,500.00
84-01	Operating Insurance	22,010.00
85-01	Public Utility Service	200,000.00
86-01	Repair & Maintenance	50,000.00
86-09	Office Equipment	500.00
86-12	Services/Towels	1,100.00
86-29	Services/Lab & Testing	15,000.00
86-33	Services/Sludge Removal	20,000.00
86-34	Services/Billing & Collecting	70,300.00
87-03	Rental Equipment	2,000.00
87-05	Vehicle Maintenance Fund	77,400.00
89-04	Sales Tax	95,000.00
89-09	Farm Lease	121,000.00
89-81	Cafeteria & Benefits Plan	4,000.00

Capital Outlay

552-6665-436.	92-01	Structures, Improve. & Bldgs.	135,000.00
	93-01	Equipment	0.00

Transfers

552-6665-486.	43-01	Transfers to Debt Service	2,421,420.00
	50-01	Transfers to General Fund	150,590.00
	50-02	Transfers to Refuse Fund	151,150.00

TOTAL WATER RECLAMATION: 4,890,840.00

TOTAL SEWER RENTAL FUND: 6,369,100.00

## STREET CONSTRUCTION FUND

## O &amp; M STREET SECTION

Personal Services

206-6637-436.	61-01	Salaries & Wages (Reg)	1,022,940.00
	61-02	Part-time	57,860.00
	61-03	Overtime	20,450.00
	62-01	Payroll Accrual	5,860.00
	62-02	Severance Accrual	16,670.00
	64-01	Health Insurance Premiums	200,760.00
	64-02	Health Insurance Reimbursements	3,420.00
	64-03	Life Insurance	3,160.00
	64-04	Long Term Disability	3,220.00
	64-05	Worker's Compensation Insurance	39,170.00
	64-06	Unemployment	0.00
	65-01	F.I.C.A.	82,680.00
	66-01	I.P.E.R.S.	102,030.00

Commodities

206-6637-436.	71-01	Office Supplies	530.00
	71-06	Office Equipment Supplies	280.00
	72-11	Books, Magazines & Periodicals	470.00
	72-16	Tools	3,100.00
	72-17	Uniforms	3,590.00
	72-19	Printing & Supplies	190.00
	72-54	Building	2,380.00

72-56	Flood Control	5,700.00
72-57	Ice Control	300,000.00
72-58	Dust Control	240.00
72-60	Safety Supplies	5,580.00
72-61	Weather Scan Program	2,380.00
73-05	Operating Equipment	20,250.00
73-06	Building & Grounds	4,750.00
73-19	Barricades & Flashers	3,800.00
73-28	Sidewalks	1,450.00
73-30	Bridges	42,750.00
73-32	Streets	127,000.00
73-35	Brush/Weed Control	970.00
73-37	Crack Sealing	50,000.00

Services and Charges

206-6637-436.	81-12	Computer Services	167,480.00
	81-18	INRCOG	7,060.00
	81-51	Post Employment Physicals	3,000.00
	81-52	Drug Testing	3,000.00
	81-70	Contracted Services	10,000.00
	82-01	Telephone	2,400.00
	83-04	Membership Dues	530.00
	83-05	Travel	1,260.00
	83-06	Education & Training	3,040.00
	84-01	Operating Insurance	40,940.00
	85-01	Utilities	42,000.00
	86-01	Operating Supplies	4,650.00
	86-09	Office Equipment Maintenance	550.00
	86-12	Towels	100.00
	87-03	Equipment Rental	4,000.00
	87-05	Vehicle Maintenance Fund	511,070.00
	89-81	Cafeteria & Benefits Plan	4,000.00

Capital Outlay

206-6637-436.	92-01	Structures, Improvements & Buildings	2,756,750.00
	93-01	Equipment	440,000.00

Transfers

206-6637-486.	50-01	Transfers to General Fund	214,630.00
	50-02	Transfers to Refuse Fund	151,150.00

TOTAL O &amp; M STREET SECTION:

6,501,240.00

## TRAFFIC OPERATIONS DIVISION

Personal Services

206-6647-436.	61-01	Salaries & Wages (Reg)	154,030.00
	61-02	Part-time	42,820.00
	61-03	Overtime	1,030.00
	62-01	Payroll Accrual	680.00
	62-02	Severance Accrual	2,510.00
	64-01	Health Insurance Premiums	29,640.00
	64-02	Health Insurance Reimbursements	480.00
	64-03	Life Insurance	470.00
	64-04	Long Term Disability	490.00
	64-05	Worker's Compensation Insurance	4,960.00
	65-01	F.I.C.A.	14,290.00



66-01	I.P.E.R.S.	17,640.00	
<u>Commodities</u>			
206-6647-436.	71-01 Office Supplies	170.00	
	72-01 Operating Supplies	14,000.00	
	72-11 Books, Magazines & Periodicals	170.00	
	72-16 Tools	2,000.00	
	72-17 Uniforms	590.00	
	72-19 Printing & Supplies	90.00	
	72-60 Safety Supplies	1,080.00	
	72-62 Paint	19,500.00	
	72-63 Cones	190.00	
	73-12 Traffic Signals	18,500.00	
	73-19 Barricades	760.00	
	73-20 Posts	11,000.00	
	73-25 Traffic Signs	21,000.00	
	73-41 Civil Defense Sirens	0.00	
<u>Services and Charges</u>			
206-6647-436.	81-12 Computer Services	22,340.00	
	82-01 Telephone	1,000.00	
	82-04 Radio	100.00	
	83-04 Membership Dues	250.00	
	83-05 Travel	1,180.00	
	83-06 Education & Training	2,450.00	
	84-01 Operating Insurance	6,080.00	
	86-01 Repairs & Maintenance	3,500.00	
	86-19 Traffic Signal Repair	4,200.00	
	86-70 Civil Defense Sirens Repair	0.00	
	86-71 Paint Traffic Signal Poles	2,000.00	
	86-72 Contract Street Painting	62,000.00	
	87-03 Equipment Rental	1,400.00	
	87-05 Vehicle Maintenance Fund	12,700.00	
<u>Capital Outlay</u>			
206-6647-436.	92-01 Structures, Improvements & Buildings	200,000.00	
TOTAL TRAFFIC OPERATIONS DIVISION:			677,290.00
TOTAL STREET CONSTRUCTION FUND:			7,178,530.00
ARPA FUND			
<u>Capital Outlay</u>			
410-1220-431	96-88 Main St. - Sewer & Stormwater	625,000.00	
TOTAL ARPA FUND:			625,000.00
VEHICLE MAINTENANCE FUND			
<u>Personal Services</u>			
685-6698-446.	61-01 Salaries & Wages (Reg)	382,290.00	
	61-02 Part-time	46,830.00	
	61-03 Overtime	5,150.00	
	62-01 Payroll Accrual	1,690.00	
	62-02 Severance Accrual	6,230.00	

64-01	Health Insurance Premiums	63,910.00
64-02	Health Insurance Reimbursements	1,140.00
64-03	Life Insurance	1,180.00
64-04	Long Term Disability	1,210.00
64-05	Worker's Compensation Insurance	6,240.00
65-01	F.I.C.A.	32,830.00
66-01	I.P.E.R.S.	40,510.00

Commodities

685-6698-446.	71-01	Office Supplies	910.00
	71-06	Office Equipment Supplies	480.00
	72-01	Operating Supplies	1,480.00
	72-05	Gas, Oil & Diesel Fuel	513,000.00
	72-08	Photography	90.00
	72-11	Books, Magazines & Periodicals	90.00
	72-16	Tools	6,350.00
	72-17	Uniforms	1,560.00
	72-19	Printing & Supplies	280.00
	72-54	Building	3,580.00
	72-60	Safety Supplies	2,150.00
	73-04	Supplies/Vehicles	500,000.00

Services and Charges

685-6698-446.	81-12	Computer Services	69,010.00
	82-01	Telephone	1,500.00
	83-04	Membership Dues	500.00
	83-05	Travel	1,900.00
	83-06	Education & Training	1,500.00
	84-01	Operating Insurance	94,300.00
	86-01	Operating Equipment	1,500.00
	86-04	Radio & Communications	15,000.00
	86-09	Office Equipment	900.00
	86-11	Vehicle Maintenance Software Updates	17,120.00
	86-12	Towels	1,600.00
	86-15	Tire Repairs	16,500.00
	87-01	Equipment Rentals	2,000.00
	87-07	Shop Equipment	2,500.00
	87-08	Work by outside agency	100,000.00

Capital Outlay

685-6698-446.	93-01	Equipment	0.00
685-6698-446.	93-04	Equipment - Refurbish Vehicles	30,000.00

TOTAL VEHICLE MAINTENANCE FUND: 1,975,010.00

**GRAND TOTAL APPROPRIATIONS 2022-2023: 113,758,050.00**

SECTION 5. That this resolution shall take effect and be in force from and after July 1, 2022.

ADOPTED: \_\_\_\_\_  
Robert M. Green, Mayor

ATTEST: \_\_\_\_\_  
Jacqueline Danielsen, City Clerk

**CITY OF CEDAR FALLS  
FY23 BUDGET  
REVENUES**

<b>ACCOUNT NUMBER</b>	<b>REVENUE CATEGORY</b>	<b>BUDGET AMOUNT</b>
101-0000-311.01-00	Tax - Property - General	16,689,160
101-0000-312.00-00	Tax - Agricultural Land	19,380
101-4511-311.08-00	Tax - Property - EMA	576,590
101-0000-321.00-00	Utility Tax Replacement	34,260
101-0000-322.00-00	Tax - Mobile Home	31,000
101-0000-342.06-00	State Backfill	521,500
101-0000-344.04-00	Transfer - Utilities (General)	1,400,000
101-0000-344.07-00	UNI Loan Repayment	15,000
101-0000-371.01-00	Miscellaneous Receipts	50,000
101-0000-382.01-02	Transfer - Leg/Admin/Mgt	805,960
101-0000-382.01-07	Transfer - Trust & Agency	2,767,310
101-1008-332.00-00	Business Licenses	6,000
101-1008-333.00-00	Cigarette Permits	4,000
101-1008-334.00-00	Liquor Licenses	60,000
101-1008-335.00-00	Pet Licenses	7,000
101-1028-361.01-00	Interest - General	39,870
101-1028-371.02-00	Cafeteria Plan	15,000
101-1199-311.03-00	Tax - Property - Insurance	249,340
101-1199-311.04-00	Tax - Property - Transit	456,100
101-1199-343.01-00	Grants - Cultural Services	30,000
101-1199-343.02-00	Grants - Library	25,000
101-1199-343.04-00	Grants - Parks & Recreation	20,000
101-1199-343.06-00	Grants - Fire	3,000
101-1199-343.07-00	Grants - Police Operations	15,000
101-1199-343.07-02	Grants - Police Officer	30,000
101-1199-343.07-04	Grants - Fire Equipment	1,000
101-2245-371-07-01	Economic Development	5,000
101-6625-350.01-00	Subdivision Inspections	83,000
101-6625-382.01-06	Engineering Design	400,000
101-6625-330.00-00	Engineering Permits	15,000
101-2235-336.00-00	Building Permits	900,000
101-2235-337.00-00	Miscellaneous Permits	20,000
101-2235-357.01-00	Electrical Inspections	90,000
101-2235-357.02-00	Mechanical Inspections	90,000
101-2235-357.03-00	Plumbing Inspections	95,000
101-2245-357.45-01	Planning & Zoning Fees	35,000
101-2205-311.05-00	Tax - Property - Band	35,000

101-2205-323.01-00	Tax - Hotel/Motel - Visitor/Tourism	400,000
101-2205-323.02-00	Tax - Hotel/Motel - CV Soccer	10,000
101-2205-323.08-00	Tax - Hotel/Motel - Tourism Administration	0
101-2205-323.09-00	Tax - Hotel/Motel - Tourism Office	20,000
101-2205-323.10-00	Tax - Hotel/Motel - Tr. Maint/Reserve	40,000
101-2205-323.13-00	Tax - Hotel/Motel - Tourism Fund	94,000
101-2205-323.15-00	Tax-Hotel/Motel-HLS Capital	28,000
101-6613-338.00-00	Burial Permits	70,000
101-6613-356.51-00	Cemetery Lot Sales	50,000
101-6613-356.52-00	Marker Permits	5,000
101-6613-361.02-00	Interest - Cemetery	5,030
101-6623-356.26-00	Golf Contract	10,000
101-6633-323.04-00	Tax - Hotel/Motel - Park Improvement	72,000
101-6633-339-00-00	Paw Park Permits	4,000
101-6633-356.61-00	Park Receipts	5,000
101-2253-356.31-01	Rec. Center - Daily Admission	36,000
101-2253-356.31-02	Recreation - Special Programs	14,000
101-2253-356.31-04	Recreation - Youth Sports	128,000
101-2253-356.31-05	Recreation - Adult Sports	50,000
101-2253-356.31-10	Recreation - Shelter Rental	22,800
101-2253-356.31-13	Rec. Center - Rec Center Memberships	328,700
101-2253-356.31-14	Recreation - Adult Exercise Program	10,000
101-2253-356.31-15	Recreation - Child Care	2,000
101-2253-356.31-16	Recreation - Youth Camp	72,000
101-2253-356.31-17	Rec Center - Birthday Facility Rentals	2,000
101-2253-356.31-19	Recreation - Drop In Concessions	4,500
101-2253-356.31-22	Recreation - Ballfield Rentals	5,000
101-2253-356.32-01	Recreation - Swim Lessons	48,000
101-2253-356.32-02	Recreation - Indoor Pool Admission	11,000
101-2253-356.32-03	Recreation - The Falls Rental	29,000
101-2253-356.32-04	Recreation - The Falls Season Pass	174,000
101-2253-356.32-05	Recreation - The Falls Admissions	174,000
101-2253-356.32-06	Recreation - The Falls Concessions	90,000
101-2253-356.32-07	Recreation - Indoor Pool Rental	19,000
101-2253-356.32-08	Recreation - Indoor Pool Winter Passes	3,000
101-2253-356.32-09	Recreation - Aquatic Program	2,000
101-1060-356.71-00	Library - Copy Machine	7,000
101-1060-356.72-00	Library - County Tax	30,000
101-1060-356.74-00	Library - Lost & Paid Book	2,500
101-1060-356.75-00	Library - Open Access Funds	12,000
101-1060-356.79-01	Library - Friends/Endowment Reimburse	60,000
101-1060-356.79-02	Library - Donations & Sponsorship	30,000

101-1061-311.06-00	Tax - Property - Library	557,450
101-2280-323.03-00	Tax - Hotel/Motel - Cultural	136,000
101-2280-356.11-00	Cultural - Art Sho	50
101-2280-356.12-00	Cultural - Fees	40,000
101-2280-356.13-00	Cultural - Membership	5,000
101-2280-356.15-00	Cultural - Product Fees	5,000
101-2280-356.16-00	Cultural - New Program Sponsors	1,000
101-2280-373.04-00	Donations - Exhibit Sponsorship	1,000
101-4511-344.01-00	Fire Protection - Rural	65,680
101-4511-344.02-00	Fire Protection - UNI	666,710
101-4511-358.11-00	Fire Receipts	15,000
101-4511-358.12-00	Fire Commercial Inspections	45,000
101-4511-358.13-00	Housing Inspection Min. Rental	100,000
101-5521-358.21-00	Police Receipts	35,000
101-5521-372.01-00	Fines & Forfeitures	125,000
101-5521-372.03-00	Code Enforcement	5,000
101-6616-371.04-00	Public Buildings	2,000
101-6616-382.01-01	Transfer - Public Buildings Maint.	78,540
<b>TOTAL GENERAL FUND REVENUE</b>		<b>29,702,430</b>
206-0000-300.00-00	Cash Carryover	2,018,340
206-0000-371.01-00	Miscellaneous	10,000
206-0000-342.04-00	Road Use Tax	5,150,190
215-0000-300.00-00	Cash Carryover	(927,520)
215-0000-382-11-01	Transfer - Sewer	640,000
215-0000-361.01-00	Interest Income	145,720
215-0000-362.01-00	Lease Income	31,800
215-0000-362.02-00	Sewer Farm Lease	125,000
217-0000-341.03-00	Housing Vouchers	1,433,730
223-0000-341.01-00	Block Grant	308,210
242-0000-300.00-00	Cash Carryover	3,238,500
242-0000-324.00-00	Local Sales Tax	7,200,000
242-0000-361.01-00	Interest	40,000
254-0000-300.00-00	Cash Carryover	158,230
254-0000-359.01-01	Cable Television Franchise Fees	485,000
254-0000-359.01-02	Peg Fees	40,000
254-0000-361.01-00	Interest Income	10,000
254-0000-371.01-00	Miscellaneous	1,500
258-0000-300.00-00	Cash Carryover	226,280
258-0000-353.01-00	Meter Collections	15,000
258-0000-353.02-00	Parking Violations	160,000
258-0000-353.03-00	Parking Permits	25,000

258-0000-361.01-00	Interest	3,000
261-0000-300.00-00	Cash Carryover	197,430
261-0000-323.01-00	Transfer - Hotel/Motel - Visitor	400,000
261-0000-361.01-00	Interest Income	1,500
261-0000-362.10-00	Building Rental Fees	5,000
261-0000-371.01-00	Miscellaneous	6,000
261-0000-371.09-00	Gift Shop Receipts	5,000
261-0000-382.61-01	Building Reserve Transfer	20,000
261-0000-382.61-02	Tourism Marketing Transfer	94,000
262-0000-362.04-00	Rental Income - Sr Activity Ctr.	5,000
262-0000-371.01-00	Miscellaneous	1,250
262-0000-371.10-10	Trips/Buses	11,000
262-0000-371.61-01	Hawkeye Valley	0
262-0000-382.62-01	General Fund Support	94,500
295-0000-355.40-00	Softball Fees	3,000
296-0000-355.20-00	Golf Course Capital Improvements	70,000
297-0000-355.30-00	Rec Center Fees	392,000
298-0000-355.10-00	Cultural Capital Fees	25,000
311-0000-300.00-00	Cash Carryover	0
311-0000-311.11-00	Debt Service Tax - Property	1,061,750
311-0000-313.01-00	Debt Service TIF - Industrial Park	3,482,790
311-0000-382.11-01	Debt Service Transfer	2,538,670
410-0000-300.00-00	Cash Carryover	625,000
430-0000-300.00-00	Cash Carryover	9,994,190
430-0000-341.11-10	Federal/State Funding	0
430-0000-382.30-01	TIF Transfer	5,985,020
439-0000-341.05-00	Federal/State Funding	6,425,000
439-0000-371.01-00	Miscellaneous	500,000
439-0000-381.00-00	Bond Proceeds	1,885,000
443-0000-300.00-00	Cash Carryover	2,351,260
443-0000-313.02-00	TIF Revenues - Downtown	2,253,300
443-0000-313.05-00	TIF Revenues - Pinnacle Prairie	8,090
443-0000-313.07-00	TIF Revenues - College Hill	94,920
443-0000-313.08-00	TIF Revenues - South Cedar Falls	145,920
443-0000-371.01-00	Miscellaneous Income	250,000
443-0000-371.91-00	Capital Projects Funds	0
443-0000-341.05-00	Federal/State Funding	0
443-0000-361.01-00	Interest Income	100,000
443-0000-382-43-04	Transfers	1,300,000
443-0000-344.04-00	CFU Transfer	1,500,000
545-0000-300.00-00	Cash Carryover	0
551-0000-300.00-00	Cash Carryover	12,570

551-0000-351.01-00	Refuse Collections	2,700,000
551-0000-351.02-00	Transfer Station Fees	260,000
551-0000-351.03-00	Yard Waste Fees	2,000
551-0000-361.01-00	Interest - Refuse	20,000
551-0000-371.21-00	Refuse Miscellaneous	20,000
551-0000-371.22-00	Recycling	200,000
551-0000-382.51-01	Transfer - Sewer Rental	151,150
551-0000-382.51-02	Transfer - Street Construction	151,150
552-0000-300.00-00	Cash Carryover	(1,733,900)
552-0000-352.01-00	Sewer Rental - Collections	7,918,000
552-0000-352.02-00	Industrial User Fees	30,000
552-0000-361.01-00	Interest - Sewer Rental	50,000
552-0000-362.03-00	Farm Rental	100,000
552-0000-371.11-00	Sewer Rental - Miscellaneous	5,000
555-0000-300.00-00	Cash Carryover	832,620
555-0000-350.02-01	Storm Water Fees	1,050,000
555-0000-350.02-02	Permit & Review Fees	25,000
555-0000-361.01-00	Interest	6,000
606-0000-300.00-00	Cash Carryover	507,500
606-0000-382.01-05	Transfers	800,000
606-0000-354.01-00	Data Processing	1,615,970
685-0000-300.00-00	Cash Carryover	300,000
685-0000-354.03-00	Vehicle Maintenance Fees	1,640,010
685-0000-361.01-00	Interest-Vehicle Maintenance	5,000
685-0000-371.51-00	Vehicle Maintenance - Miscellaneous	30,000
685-0000-354.02-00	Vehicle Rental Fees	459,000
292-0000-300.00-00	Cash Carryover	167,000
292-0000-311.21-00	Tax Property - Retirement & Pension	828,320
292-0000-361.01-00	Interest Income	28,470
293-0000-300.00-00	Cash Carryover	333,000
293-0000-311.21-00	Tax Property - Retirement & Pension	307,770
293-0000-361.01-00	Interest Income	24,300
724-0000-300-00-00	Cash Carryover	(300,000)
724-0000-311.22-00	Trust & Agency	3,067,310
724-0000-311.32-00	S.S.M.I.D - college hill	23,930
724-0000-311.31-00	S.S.M.I.D - downtown	48,880
	<b>TOTAL USER FUND REVENUE</b>	<b>84,055,620</b>
	<b>TOTAL FY23 BUDGET REVENUE</b>	<b>113,758,050</b>

Description	Transfer From	Transfer To	Amount
Debt Service	General Fund	Debt Service Fund	0.00
Admin Allocation	General Fund	General Fund	158,800.00
Building Maintenance	General Fund	General Fund	38,530.00
Admin Allocation	Cable Fund	General Fund	31,830.00
Building Maintenance	Cable Fund	General Fund	2,010.00
Admin Allocation	Parking Fund	General Fund	30,640.00
TIF Transfers	Debt Service Fund	TIF Fund	3,482,790.00
TIF Transfers	Capital Projects Fund	TIF Fund	2,502,230.00
Employee Benefits	Trust & Agency Fund	General Fund	2,767,310.00
SSMID - Downtown	Trust & Agency Fund	SSMID Fund	48,880.00
SSMID - College Hill	Trust & Agency Fund	SSMID Fund	23,930.00
Engineering Designs	Capital Projects	General Fund	400,000.00
Admin Allocation	Senior Services & Community Center	General Fund	6,640.00
Building Maintenance	Senior Services & Community Center	General Fund	10,730.00
Admin Allocation	Storm Water Fund	General Fund	35,140.00
Building Maintenance	Sewer Fund	General Fund	7,560.00
PW Admin Allocation	Sewer Fund	Refuse Fund	151,150.00
Admin Allocation	Sewer Fund	General Fund	150,590.00
Building Maintenance	V&T Fund	General Fund	4,600.00
Building Maintenance	Refuse Fund	General Fund	7,560.00
Admin Allocation	Refuse Fund	General Fund	185,250.00
Building Maintenance	Street Construction Fund	General Fund	7,560.00
Admin Allocation	Street Construction Fund	General Fund	207,070.00
PW Admin Allocation	Street Construction Fund	Refuse Fund	151,150.00
Data Processing Transfer	General	Data Processing Fund	947,070.00
Data Processing Transfer	Cable Fund	Data Processing Fund	25,270.00
Data Processing Transfer	Block Grant Fund	Data Processing Fund	20,300.00
Data Processing Transfer	Housing Assistance Fund	Data Processing Fund	51,500.00
Data Processing Transfer	Storm Water Fund	Data Processing Fund	37,670.00



Description	Transfer From	Transfer To	Amount
Data Processing Transfer	V&T Fund	Data Processing Fund	30,740.00
Data Processing Transfer	Senior Services & Community Center	Data Processing Fund	3,230.00
Data Processing Transfer	Parking Fund	Data Processing Fund	15,280.00
Data Processing Transfer	Refuse Fund	Data Processing Fund	15,240.00
Data Processing Transfer	Refuse Fund	Data Processing Fund	93,810.00
Data Processing Transfer	Sewer Fund	Data Processing Fund	45,770.00
Data Processing Transfer	Sewer Fund	Data Processing Fund	71,240.00
Data Processing Transfer	Street Construction Fund	Data Processing Fund	167,480.00
Data Processing Transfer	Street Construction Fund	Data Processing Fund	22,340.00
Data Processing Transfer	Vehicle Maintenance Fund	Data Processing Fund	69,010.00
Insurance Transfer	General Fund	Insurance Fund	325,590.00
Insurance Transfer	Cable Fund	Insurance Fund	6,370.00
Insurance Transfer	Data Processing Fund	Insurance Fund	12,190.00
Insurance Transfer	Block Grant Fund	Insurance Fund	1,970.00
Insurance Transfer	Housing Assistance Fund	Insurance Fund	6,680.00
Insurance Transfer	Storm Water Fund	Insurance Fund	7,230.00
Insurance Transfer	V&T Fund	Insurance Fund	8,650.00
Insurance Transfer	Senior Services & Community Center	Insurance Fund	1,010.00
Insurance Transfer	Parking Fund	Insurance Fund	4,690.00
Insurance Transfer	Refuse Fund	Insurance Fund	6,400.00
Insurance Transfer	Refuse Fund	Insurance Fund	22,780.00
Insurance Transfer	Sewer Fund	Insurance Fund	9,220.00
Insurance Transfer	Sewer Fund	Insurance Fund	22,010.00
Insurance Transfer	Street Construction Fund	Insurance Fund	40,940.00
Insurance Transfer	Street Construction Fund	Insurance Fund	6,080.00
Insurance Transfer	Vehicle Maintenance Fund	Insurance Fund	94,300.00
Vehicle Maintenance Transfer	General Fund	Vehicle Maintenance Fund	1,095,030.00
Vehicle Maintenance Transfer	Refuse Fund	Vehicle Maintenance Fund	406,860.00
Vehicle Maintenance Transfer	Sewer Fund	Vehicle Maintenance Fund	89,600.00
Vehicle Maintenance Transfer	Street Construction Fund	Vehicle Maintenance Fund	523,770.00

Description	Transfer From	Transfer To	Amount
Vehicle Maintenance Transfer	Cable Fund	Vehicle Maintenance Fund	14,090.00
Vehicle Maintenance Transfer	V&T Fund	Vehicle Maintenance Fund	1,800.00
Vehicle Maintenance Transfer	Parking Fund	Vehicle Maintenance Fund	2,890.00
General Fund Support	General Fund	Senior Services & Comm. Cntr. Fund	94,500.00
One-Time Capital Project	General Fund	Capital Projects Fund	521,500.00
TIF Transfer	General Fund	Capital Projects Fund	1,300,000.00
Debt Service	Storm Water Fund	Debt Service Fund	117,250.00
Debt Service	Sewer Fund	Debt Service Fund	1,431,940.00
Internal Financing	Sewer Fund	Health Trust Fund	742,230.00
Internal Financing	Sewer Fund	Capital Projects Fund	247,250.00
Building Loan Repayment	V&T Fund	Capital Projects Fund	30,000.00
Equipment Reserve	General Fund	Capital Projects Fund	9,000.00
Trail Maintenance Reserve	General Fund	Capital Projects Fund	40,000.00
Tourism Marketing Fund	General Fund	V&T Fund	94,000.00
Park & Rec Capital Project	General Fund	Capital Projects Fund	28,000.00
TIF Transfers	TIF Fund	Bond Fund	3,457,380.00
TIF Transfers	TIF Fund	Economic Development Fund	1,164,740.00
TIF Transfers	TIF Fund	Capital Projects Fund	216,980.00
TIF Transfers	TIF Fund	Street Repair Fund	1,145,920.00
Farm Lease	Sewer Fund	Health Trust Fund	121,000.00



## DEPARTMENT OF COMMUNITY DEVELOPMENT

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

**MEMORANDUM**  
*Administration Division*

**TO:** Mayor Green and City Council  
**FROM:** Stephanie Houk Sheetz, AICP, Director of Community Development  
**DATE:** May 6, 2022  
**SUBJECT:** Lease approval: 2517 Cedar Heights Dr.

The City has leased vacant parcels of land to nearby neighbors for a number of years. The leases are for three years and then must be renewed, if interest continues. There may also be new leases in-between that time, as any new interest is expressed. At each three-year term, we update any leases, to streamline administration by keeping them on the same timeframe. Attached to this cover memo is a recent lease request that would be effective now through December 31, 2024.

Public Works staff believes the leasing program is very beneficial not only for the neighbors, but the City as well. The parcels are mowed and maintained by the lessees during the growing season, which saves maintenance dollars and allows park staff to spend time maintaining higher priority properties.

The Departments of Public Works and Community Development recommend that the City Council approves the attached lease. Let me know if you have any questions or comments.

xc: Brian Heath, Operation & Maintenance Division Manager  
 Chase Schrage, Director of Public Works

**CITY OF CEDAR FALLS  
LEASE**

PARCEL NO. 8913-17-352-013

LEASE NO. PK-2022-001

COUNTY: Black Hawk

THIS LEASE, made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2022, by and between CITY OF CEDAR FALLS, IOWA ("Landlord"), whose address, for the purpose of this lease, is c/o Cedar Falls Recreation Center, 110 E. 13<sup>th</sup> Street, Cedar Falls, Iowa 50613, and Dan Glascock ("Tenant"), whose address for the purpose of this lease is a garden.

The parties agree as follows:

**1. PREMISES AND TERM.** Landlord leases to Tenant the following real estate, situated in Black Hawk County, Iowa:

AUDITORS PLAT NO 25 CF ALL LOT 16 EXC W 20 FT

identified as Parcel Number 8913-17-352-013 by the Black Hawk County Assessor, such parcel being located in the City of Cedar Falls, Iowa, and as shown on the map attached as Exhibit "A" (hereinafter the "Premises"), for a term beginning on the 16<sup>th</sup> day of May, 2022, and ending on the 31<sup>st</sup> day of December, 2024, upon the condition that Tenant performs as provided in this Lease.

**2. RENT.** Tenant agrees to pay Landlord as rent for the Lease term the sum of \$1.00, in advance.

All sums shall be paid at the address of Landlord, or at such other place as Landlord may designate in writing.

**3. POSSESSION.** Tenant shall be entitled to possession on the first day of the Lease term, and shall yield possession to Landlord at the termination of this Lease.

**4. USE.** Tenant shall use the Premises only for open green space or private, non-commercial vegetable and flower gardens of a scale similar to those existing in the residential properties in the neighborhood of the Premises. No structures, fences, buildings, hard surfacing, driveways, sidewalks or vehicles shall be constructed, placed

or stored on the Premises. Tools and equipment consistent with private, non-commercial vegetable or flower garden use may be temporarily placed and used on the Premises at the sole risk of Tenant. No motorized vehicles shall be parked on or otherwise used in connection with the Premises except when such vehicles are actually engaged in maintenance of the Premises. A violation of this provision shall be cause for immediate termination of the Lease.

Tenant may propose to plant some trees. Prior to planting, the types and location of trees shall be reviewed and approved by the City. Garden area will not have any barriers to water flow.

**5. CARE AND MAINTENANCE.**

(a) Tenant takes the Premises as is without warranty, express or implied, as to the condition of the Premises or its suitability for any particular purpose.

(b) Tenant shall maintain the Premises in a reasonably safe, serviceable, clean and presentable condition. Tenant may plant vegetable or flower gardens, grass, turf, shrubs, and, with the prior written consent of Landlord, trees. Tenant shall not install any other improvements on the Premises.

**6. SURRENDER.** Immediately upon the termination of this Lease for any reason, Tenant will surrender the Premises to Landlord in good condition.

**7. ASSIGNMENT AND SUBLETTING.** No assignment or subletting, either voluntary or by operation of law, shall be effective without the prior written consent of Landlord, which consent may be withheld in the sole and absolute discretion of Landlord.

**8. INSURANCE.** Tenant shall show proof of general liability insurance in the amounts of \$250,000 each occurrence and \$500,000 aggregate for the Premises for the entire term of the lease, including any renewal period.

**9. INDEMNITY AND HOLD HARMLESS.** To the fullest extent permitted by law, Tenant agrees to defend, pay on behalf of, indemnify, and hold harmless Landlord, Landlord’s elected and appointed officials, directors, employees, agents and volunteers working on behalf of Landlord (collectively, for purposes of this paragraph, “Landlord”), against any and all claims, demands, suits or loss, including any and all outlay and expense connected therewith, and for damages which may be asserted, claimed or recovered against or from Landlord, including but not limited to, damages arising by reason of personal injury, including bodily injury or death, and property damages, by any person or entity, including by Tenant or any other person or entity on the Premises with the permission, express or implied, of Tenant (collectively, for purposes of this paragraph, “Tenant”), which arises out of or is in any way connected or associated with the tenancy or use and occupancy of the Premises or any part thereof, to the extent arising

out of the errors, omissions or other fault of Tenant, except for only the extent of any fault of Landlord.

**10. DEFAULT, NOTICE OF DEFAULT AND REMEDIES.**

EVENTS OF DEFAULT

A. The following shall constitute an event of default by Tenant: failure to observe or perform any duties, obligations, agreements, or conditions imposed on Tenant pursuant to the terms of the Lease.

NOTICE OF DEFAULT

B. Landlord shall give Tenant a written notice specifying the default and giving the Tenant ten (10) days in which to correct the default.

REMEDIES

C. In the event Tenant has not remedied a default in a timely manner following a Notice of Default, Landlord may proceed with all available remedies at law or in equity, including but not limited to the following: (1) Termination. Landlord may declare this Lease to be terminated and shall give Tenant a written notice of such termination. In the event of termination of this Lease, Landlord shall be entitled to prove claim for and obtain judgment against Tenant for all expenses of Landlord in regaining possession of the Premises, including attorney's fees and court costs; or (2) Forfeiture. If a default is not remedied in a timely manner, Landlord may then declare this Lease to be forfeited and shall give Tenant a written notice of such forfeiture, and may, at the time, give Tenant the notice to quit provided for in Chapter 648 of the Code of Iowa.

**11. NOTICES AND DEMANDS.** All notices shall be given to the parties hereto at the addresses designated unless either party notifies the other, in writing, of a different address. Without prejudice to any other method of notifying a party in writing or making a demand or other communication, such notice shall be considered given under the terms of this Lease when it is deposited in the U.S. Mail, registered or certified, properly addressed, return receipt requested, and postage prepaid. All notices and demands in connection with this Lease shall be sent to the following addresses:

Landlord:

Cedar Falls Recreation Center  
Attn: Administrative Supervisor  
110 E. 13<sup>th</sup> Street  
Cedar Falls, IA 50613

Tenant:

As stated above

12. **PROVISIONS BINDING.** Each and every covenant and agreement herein contained shall extend to and be binding upon the respective successors, heirs, administrators, executors and assigns of the parties hereto.

13. **ADDITIONAL PROVISIONS.**

(a) Tenant shall comply with all obligations imposed by applicable provisions of the City of Cedar Falls Code of Ordinances, including Chapter 26, Zoning. Tenant shall conduct himself or herself in a manner that will not disturb his or her neighbors' peaceful enjoyment of the neighbors' premises.

(b) Without limiting the generality of the foregoing, Tenant shall be responsible for mowing the Premises to a height not to exceed eight (8) inches and for general upkeep of the entire Premises, and restoring the Premises to a mowable condition at the end of the term of the Lease, or any renewal term of the Lease. Any improvements installed or added to the premises in accordance with paragraph 5(b) of the Lease shall be at the sole cost of Tenant, and shall become the property of Landlord upon termination of the Lease or any renewal term of the Lease.

(c) Tenant shall not engage in or permit the conduct of any commercial business whatsoever on the Premises. A violation of this provision shall be grounds for immediate termination of this Lease.

(d) Landlord may enter upon the Premises at any time during the term of the Lease for the purpose of inspection, drilling test holes or making surveys, or to accommodate public utilities relocation.

(e) Tenant shall comply with all FEMA rules related to the use of the property.

14. **TERMINATION OF LEASE.** This Lease may be terminated by Landlord for any reason, and without cause, on thirty (30) days' written notice to Tenant. Tenant may terminate the Lease for any reason, without cause, by ten (10) days' written notice to Landlord.

15. **PROPERTY MANAGER.** The City Director of Community Development, or his or her designee, is authorized to manage the Premises covered by this Lease.

16. **ENTIRE AGREEMENT.** This Lease contains the entire agreement between the parties with respect to the subject matter of the Lease and supersedes all prior agreements and understandings, both oral and written, between the parties with respect to the subject matter of the Lease.

**CITY OF CEDAR FALLS, IOWA  
LANDLORD**

By:

\_\_\_\_\_  
Robert M Green, Mayor

Attest:

\_\_\_\_\_  
Jacque Danielsen, CMC, City Clerk

**TENANT**

By:

\_\_\_\_\_  


Signature

\_\_\_\_\_  
David G. Glascock

Print Name

\_\_\_\_\_  
2520 Alameda Street, Cedar Falls, IA 50613

Address

Signed copies of the Lease shall be returned to the Cedar Falls Recreation Center at the address listed in Paragraph 11 above.



**Exhibit A**  
Map of Premises to be Leased  
2715 Cedar Heights Drive (8913-17-352-013)






# CERTIFICATE OF LIABILITY INSURANCE

Item 11.  
DATE (MM/DD/YYYY)  
05/03/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Brad McCunniff State Farm Insurance 1708 State St Cedar Falls, IA 50613 	<b>CONTACT NAME:</b> Amy Miller <b>PHONE (A/C No. Ext):</b> 319-266-7533 <b>E-MAIL ADDRESS:</b> amy@bradmccunniff.com <b>FAX (A/C. No.):</b> (319)266-7534																				
	<table border="1"> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A : State Farm Fire and Casualty Company</td> <td></td> <td>25143</td> </tr> <tr> <td>INSURER B :</td> <td></td> <td></td> </tr> <tr> <td>INSURER C :</td> <td></td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A : State Farm Fire and Casualty Company		25143	INSURER B :			INSURER C :			INSURER D :			INSURER E :			INSURER F :	
INSURER(S) AFFORDING COVERAGE		NAIC #																			
INSURER A : State Farm Fire and Casualty Company		25143																			
INSURER B :																					
INSURER C :																					
INSURER D :																					
INSURER E :																					
INSURER F :																					
<b>INSURED</b> Daniel & Stacy Glascock 2520 Alameda St Cedar Falls, IA 50613																					

**COVERAGES**                      **CERTIFICATE NUMBER:**                      **REVISION NUMBER:**


THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<b>GENERAL LIABILITY</b> <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC			15-BT-P477-5	07/10/2021 07/10/2022	07/10/2022 07/10/2023	EACH OCCURRENCE \$ 300,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ Liability \$ 300,000
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input type="checkbox"/> EXCESS LIAB OCCUR <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$			15-B3-Z523-6	02/15/2022	02/15/2023	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ WC STATUTORY LIMITS <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICE/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

2517 Cedar Heights Dr. Cedar Falls, IA 50613

 **State Farm**  
 Brad McCunniff Agency  
 P.O. Box 848  
 Cedar Falls, IA 50613

<b>CERTIFICATE HOLDER</b> City of Cedar Falls 220 Clay Street Cedar Falls, IA 50613	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
----------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------


**DEPARTMENT OF COMMUNITY DEVELOPMENT**

City of Cedar Falls  
 220 Clay Street  
 Cedar Falls, Iowa 50613  
 Phone: 319-273-8600  
 Fax: 319-273-8610  
[www.cedarfalls.com](http://www.cedarfalls.com)

**INTEROFFICE MEMORANDUM**

*Planning & Community Services Division*

**TO:** Honorable Mayor Robert M. Green and City Council  
**FROM:** Thomas Weintraut, Planner II  
**DATE:** May 5, 2022  
**SUBJECT:** Extension of the Timeline to Complete the Hazard Mitigation Grant for Northern Cedar Falls Flood Buyout Program

On October 4, 2021 the City Council passed Resolution 22,527 to provide and make available \$224,706 in local monies to be used to meet the 15% local match requirement for a Hazard Mitigation Grant for the Northern Cedar Falls Flood Buyout Program. As part of the grant award, the City was required to approve an Administrative Plan. The purpose of the Administrative Plan is to document, in writing, the process the City will use to administer the flood buyout program. This document was sent to the City from the State, with several minor changes to it made by Kevin Rogers, City Attorney (and also approved by the State).

During the meeting there was discussion regarding the appraisals of the properties included in the buyout. The initial appraisals were completed in May of 2019 before the grant was put on hold by the State. On October 2021, the Council approved Resolution 22,661 with Rally Appraisal Services to reappraise the properties. Due to scheduling conflicts with property owners, Rally was not able to gain access to some of the properties complete the appraisal and as a result, the schedule on the project fell behind. The Iowa Department of Homeland Security recommended requesting an extension for completion of the project to December 31, 2022.

Staff has begun the process of obtain documents necessary to begin making purchase offers and has sent out requests for asbestos testing and anticipates the project will wrap up before December 2022

The Department of Community Development recommends that the City Council adopt a resolution approving the extension to complete the Hazard Mitigation Grant Program until December 2022. If you have any questions, please contact the Community Development Department.

xc: Karen Howard, AICP, Planning and Community Services Manager  
 Stephanie Houk Sheetz, AICP, Director of Community Development  
 Jennifer Rodenbeck, Director of Finance and Business Operations

Amendment Number One

SUBAWARD AGREEMENT

Between

Iowa Department of Homeland Security and Emergency Management (HSEMD)

And

City of Cedar Falls

**GRANT AGREEMENT NO: HMGP-DR-4557-0003**

**PROJECT TITLE: Cedar Falls - Property Acquisitions**

**PERFORMANCE PERIOD START DATE: 07/30/2021**

**PERFORMANCE PERIOD END DATE: 12/30/2022**

This is Amendment Number One to the above-referenced Subaward Agreement (AGREEMENT) between Iowa Department of Homeland Security and Emergency Management (HSEMD) and the City of Cedar Falls (SUBRECIPIENT). The original AGREEMENT was executed on 10/11/2021.

**Page 4 of 12, III. Period of Performance, paragraph 1,** of said AGREEMENT is amended to read:

The approved Period of Performance for this subaward is from *07/30/2021 through 12/30/2022*. All work must be completed prior to the end of the Period of Performance. HSEMD will not reimburse the SUBRECIPIENT for costs that are obligated or incurred outside of the Period of Performance.

All other paragraphs in said AGREEMENT remain unchanged.

IN WITNESS WHEREOF, HSEMD, the SUBRECIPIENT, and the AUTHORIZED REPRESENTATIVE have executed this AGREEMENT by the signatures of authorized persons of the entities and on the date indicated below:

Iowa Department of Homeland Security and  
Emergency Management:

City of Cedar Falls:

\_\_\_\_\_  
Dennis Harper  
Alternate GAR

\_\_\_\_\_  
Rob Green  
Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Authorized Representative (optional)

\_\_\_\_\_  
Date



## DEPARTMENT OF COMMUNITY DEVELOPMENT

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

### MEMORANDUM

#### *Planning & Community Services Division*

**TO:** Honorable Mayor Robert M Green and City Council  
**FROM:** Chris Sevy, Planner I  
 Matthew Tolan, Engineer  
**DATE:** May 9, 2022  
**SUBJECT:** Cedar Falls Bicycle Plan Review and Adoption

#### INTRODUCTION

The Cedar Falls Bicycle Plan functions as a guiding document for infrastructure planning and is considered in the planning process when streets in the City are slated to be developed, reconstructed, or otherwise maintained. This ensures that opportunities for improving the network are not missed at the point when improvements make the most sense. This version of the map has been reviewed by the Bicycle and Pedestrian Advisory Committee and the Planning and Zoning Commission. It was also discussed in a Committee of the Whole meeting on April 18, 2022 in preparation for Council's formal consideration for adoption.

#### PURPOSE

In December of 2019, the Cedar Falls City Council requested an update to the Cedar Falls Bicycle Plan. Through collaboration with the Bicycle and Pedestrian Advisory Committee, the plan was updated and then further refined based on community input. At this time, City Staff is bringing forward the latest version of the plan for approval and adoption by the City Council. As a goal for this update, the Bicycle and Pedestrian Advisory Committee chose to prioritize the daily commuting utility of the bike network while continuing to enhance the already excellent recreational aspects of the network.

#### HISTORY

The City adopted its first Bike Plan in 2009. It was developed with input from stakeholders throughout the community and with the help of the Iowa Bicycle Coalition and the Active Transportation Alliance as consultants to that project. That effort is also the origin of the Bicycle and Pedestrian Advisory Committee as currently constituted. After a few years of improvements a second iteration or update to that plan was made in 2015. That update was specifically to consider changes or additions to the plan map. Similarly, this update in 2022 is focused solely on the plan map.

#### PROCESS

The following is an outline of the process Staff and the Committee went through to produce this latest version of the plan map (events stated in chronological order):

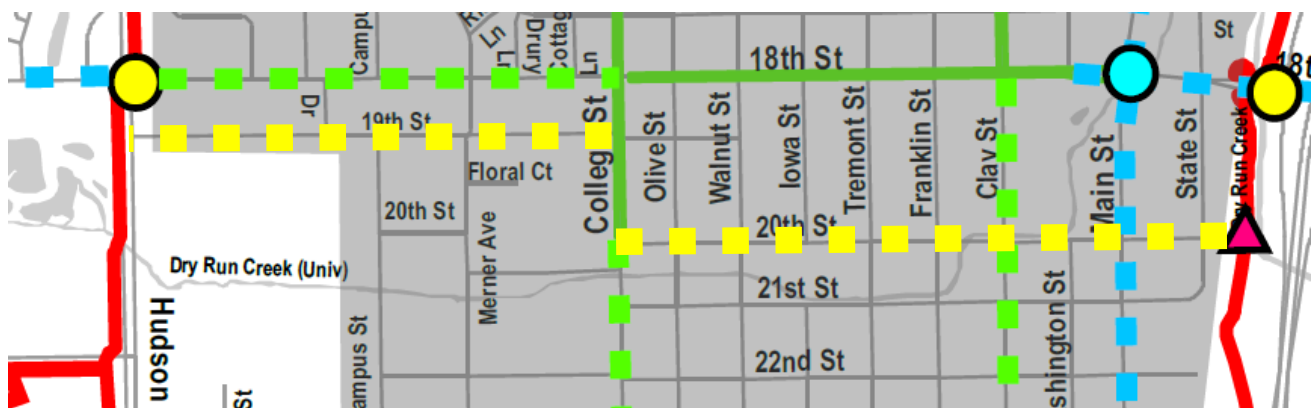
1. Staff determined the limits and parameters of the project. The following understandings were the basis for all discussions:
  - a. No widening of streets or rights-of-way would be considered.
  - b. Staff provided the Committee an array of design options for our most common street widths which provided guidance on what type of bicycle infrastructure would fit on any stretch they wanted to discuss.
  - c. Putting in bike lanes instead of currently existing on-street parking can be considered. However, prior to such a change, it would require a public process involving notification of adjacent property owners and a vote/approval by City Council. The Bike-Ped Committee would be responsible for conducting the public process along the street route where it is proposed on the plan.
  - d. While bikes are allowed on sidewalks in most parts of the City, sidewalks were not considered bike infrastructure for the purposes of this plan. For reference, sidewalks are less than six feet wide.
  - e. Multi-use trails are six to ten feet wide and for safety reasons are generally only placed along street frontages with limited driveways and/or cross-streets. Multi-use trails through parks and greenway corridors have few interruptions from traffic and are highly valued in the community, but may not be in convenient locations for people commuting to work or school by bicycle.
  - f. Along streets where more driveways and/or cross-streets are present, on-street facilities tend to be safer for bicyclists and pedestrians where motorists are more likely to see them.
2. Plan Map Version #1: As a starting point for discussion, staff presented an initial proposed plan map to the Bicycle and Pedestrian Advisory Committee. This map conservatively represented what staff determined to be the most likely to be built out based on parameters previously outlined.
3. The Bicycle and Pedestrian Advisory Committee provided their analysis and proposed changes to the map.
4. Considerations were also discussed in the Committee regarding how to present the maps for public input. Different map scenarios were discussed but the Committee settled on using a single map as a basis for public outreach.
5. Plan Map Version #2: The map was refined and changed based on Committee input. The version intended for public review/input was presented to the Committee for their vote to move forward.
6. A public outreach questionnaire was created and refined through internal staff discussions and discussions with the Committee.
7. Public outreach events were advertised (channel 15, fliers, posters, WCF Courier, social media) and held at the Farmer's Market and the Public Library. The questionnaire was open for three weeks and garnered 430 responses.
8. Staff synthesized and analyzed the data from questionnaire responses and identified the most prominent requests and recommendations provided by respondents.

- 9. Plan Map Version #3: In response to public input, staff refined the map with several routes and notes that were reflective of all input and feedback received up to that point. This map was presented to the Bicycle and Pedestrian Advisory Committee on February 1, 2022, where they voted unanimously to recommend that the plan map be brought forward for consideration and adoption. The same was presented to the Planning and Zoning Commission on March 23, 2022. On April 13, 2022 they voted unanimously to recommend adoption. It was then presented to Committee of the Whole on April 18, 2022.

As illustrated by this process, the current proposed map is the culmination of a large body of work and input from a significant number of people.

**PUBLIC COMMENTS**

All comments at the Planning and Zoning Commission and Committee of the Whole meetings commended the plan. There was one notable constructive criticism suggesting that bike routes be moved from the busier roads of the gridded center of town (12<sup>th</sup> and 18<sup>th</sup>) to lower traffic streets such as 11<sup>th</sup> and 17<sup>th</sup>. This suggestion was seriously considered by the Bicycle and Pedestrian Advisory Committee in their May 3<sup>rd</sup> meeting where the consensus was to maintain the plan for shared lanes on 12<sup>th</sup> and 18<sup>th</sup> since the protection of warning signs for both cyclists and motorists are warranted along the busier streets. While cyclists have shown a clear preference for the streets that connect all the way through between Hudson and Main without interruption, the data shows considerable use of 20<sup>th</sup> and 19<sup>th</sup> as east-west routes. Therefore, the Committee was open to the idea of acknowledging this as an alternative low-volume route on the plan map. Since cyclists can ride on most city streets, sharrows and “Share the Road” signs could technically go anywhere, though they tend to be less necessary on lower volume streets where the probability of conflict is much lower. As a logical alternative along lower volume routes, the Bicycle and Pedestrian Advisory Committee determined that it makes sense to otherwise designate bicycle routes using wayfinding signage. For instance, minimal automobile traffic uses 20<sup>th</sup> Street and it connects College Street to the trailhead of the Cedar Prairie Trail just east of Main (shown as a magenta triangle on below graphic). Those connections to the Trail and Main are critical and make a perfect route for those travelling between Downtown and College Hill. Likewise, 19<sup>th</sup> is a popular low-volume alternative between College Street and Hudson. These proposed bike routes are illustrated by the yellow dotted lines in the below graphic.



This bike route designation is now reflected on the plan map and can be reflected on maps

published by INRCOG and our Visitors and Tourism office. We will keep this in mind for future wayfinding signage.

Alternatives to 12<sup>th</sup> were more difficult for the Bicycle and Pedestrian Advisory Committee to recommend. 11<sup>th</sup> Street may be low volume but has several interruptions such as stop signs and unmarked intersections where the vehicle of first arrival has the right of way. Despite low volume, the frequent stops tend to deter cyclists from a route and unmarked intersections can feel less safe to a cyclist. However, the committee will continue to consider feasible alternatives parallel to 12<sup>th</sup> which can similarly be identified with wayfinding signage.

### READING THE PLAN MAP

Attached is the proposed plan map for review. All solid lines indicate what is currently built out and dashed lines indicate proposed or future routes yet to be built or added. For routes, here is what each color means:

- Red = Trail
- Blue = Bike Lane
- Light Green = Shared Lane (marked with painted “sharrows” or “Share the Road” signs)
- Dark Green = Paved Shoulder
- Yellow = Alternative low volume route

### RECOMMENDATION

The Bicycle and Pedestrian Advisory Committee (with a vote of 7-0) recommends adoption of this Bicycle Plan Map Update as submitted. The Planning and Zoning Commission (with a vote of 9-0) also recommends adoption of the Bicycle Plan Map Update.

### PLANNING & ZONING COMMISSION

Introduction and Discussion 3/23/2022 Andrew Shroll, 930 Newman Avenue, Chair of the Bicycle and Pedestrian Advisory Committee, spoke on behalf of the committee regarding the updated Bicycle Network Plan. The plan is the result of substantial work by the City, the committee and public input. As a committee, the mission is to improve the quality of life through safe biking and walking. The more connected biking and walking are physically, the more connected the community becomes. Continuity of the network and intersection improvements are two of the biggest ways to improve safety and remove barriers to entry for riders of various skill levels. The goal is also to further increase community participation in utilizing this resource. The committee hopes that this network is viewed as fitting well with city planning for bikeability and walkability as well as broader plans, such as the Black Hawk County MPO Pedestrian Master Plan.

Ms. Howard stated that this is actually the next item on the agenda and Mr. Sevy will provide background information. He thanked the Bicycle and Pedestrian Advisory Committee for all the work that was put into this Plan Update. He explained why the plan is being updated, explaining the pride for the bike network, the relevance of the plan, regular review of the bike network and Council referral in 2019. Matthew Tolan, EI, Civil Engineer II discussed previous iterations of the plan and the 2045 MPO Bikeway Plan. He discussed what will be discussed for the proposed 2022 plan update.



Mr. Sevy discussed the parameters of the project, including:

- BPAC prioritizing commuting utility of bike network
- no widening of streets or rights-of-way would be considered
- design options for the most common street width
- putting in bike lanes instead of currently existing on-street parking
- sidewalks were not considered bike infrastructure for the purposes of this plan
- multi-use trails are generally only placed along street frontages with limited driveways and/or cross-streets
- and, on-street facilities can be safer for bicyclists where motorists are more likely to see them.

Matthew Tolan, EI, Civil Engineer II, discussed the design considerations and concerns, some of which included curb and gutter, parking lane considerations, right-of-way acquisitions and costs, and the costs of widening the road.

Mr. Sevy spoke to the methodology and timeline of the planning process for the update. Staff developed a plan map for the basis of discussion and the committee helped staff refine the plan map. Public feedback was sought for the developed plan map, and staff analyzed the data from the questionnaire responses and the refined map is being brought to the Commission for consideration and referral to Council.

Mr. Tolan discussed the engineering timeline and approval process. Mr. Sevy further explained the public outreach process, the questionnaire for public feedback that was submitted and responses provided. He also listed the areas of public interest from the questionnaire responses. Mr. Tolan explained how to read the map, discussed the different areas of public interest and the projects that are currently in construction for 2022. Mr. Sevy explained the schedule for the plan update process, and noted that this will be for discussion at this time and will be brought to the next Planning and Zoning meeting.

Daryl Kruse, 2725 Minnetonka Drive, commented on the east/west connection between Hudson and Main Street on 12th and 18th Streets. Those appear to be share the road and he could see an opportunity to alternate to 17th and 11th Streets. He feels that a big vehicle many times will not see bicycles and he feels this will potentially be a safer route as it will take the bicycles off the main thoroughfare.

Kathy Green, 1911 Timber Drive thanked the Planning and Zoning Commission and the Bicycle and Pedestrian Advisory Committee for their work on the plan. She did ask if something can be done to trigger the lights to turn green when bicycles are present. She also noted concerns with distracted drivers.

Ms. Lynch thanked everyone involved for the robustness of the plan. She noted that we have an amazing trail system and she is looking forward to see what will come in the future.

Ms. Saul seconded that and asked about the five year plan and the new things

that have been added. She asked why that is not on the list in the next three to four years. Mr. Tolan explained that the plan is developed as a whole from looking at where there may be some infills that are needed to incorporate some of the projects that need to be integrated in. They would also like to have some long term goals for when funds become available.

Ms. Moser commended the plan and commented that she appreciates the public comments about safety and noted her concern with the commuter travelers are going to be going faster than recreational users and some of the trails are out of the way from where many of them would need to go. Mr. Sevy explained that this was certainly part of staff's concern as well and that it was something that was discussed. The limitations of street widths and type of streets have made this more difficult.

Ms. Crisman asked if there were concerns with current streets located in the center of town and whether there was any suggestion to move from 12th or 18th Street to other routes. Mr. Sevy explained that there has been some feedback on those routes and a desire to have more dedicated infrastructure. However, there would be a public process that would be involved to add more dedicated bike infrastructure along those routes and at this time it doesn't seem that there was the will to go through that process. Ms. Howard also explained that the gridded area on the map is called out as a bicycle friendly area due to the general low volume of traffic which can make it easier and safer to ride.

Discussion  
and Vote  
4/13/2022

Chair Leeper introduced the item and Mr. Sevy provided background information. He gave brief comments and stated that the Bicycle and Pedestrian Advisory Committee voted unanimously to recommend approval and City staff is recommending approval as well.

Mr. Holst stated his appreciation to the Committee and staff for all the work that was put in to the plan.

Ms. Saul asked if there is a schedule published on the website. Mr. Sevy stated that there is not at this time.

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

#### COMMITTEE OF THE WHOLE

Introduction  
and  
Discussion  
4/18/2022

Mayor Green moved to the second item on the agenda, Bicycle Plan Update and introduced Chris Sevy, Planner I, Matt Tolan, Civil Engineer II, and Andrew Shroll, Bicycle and Pedestrian Advisory Committee Chair. Mr. Shroll gave an introduction to the bike update plan that included the collaboration with City staff, Bicycle and Pedestrian committee, bike community and public input. This included the bike community's mission to improve the quality of life through safe biking and walking; the more connected biking and walking are, the more connected we are as a community. The plan includes an emphasis on increasing the utility of network along with our recreational trail system. Mr. Sevy

explained this update is needed for infrastructure planning, pride in our bike network, keep the plan relevant, pros/cons and requested by Councilmembers in 2019. Mr. Tolan gave a brief history of previous bike maps, plans and updates. Mr. Sevy discussed the parameters of the project which included: daily commuting utility; no widening of streets or rights-of-way; design options; bike lanes instead of existing on-street parking; sidewalks not considered bike infrastructure; multi-use trails placed along street frontages with limited driveways/cross-streets; and on-street facilities can be safer. Mr. Tolan gave an overview of design considerations and concerns. Mr. Sevy gave an overview of the process that has taken place to date, including developed/refined plan map, questionnaires distributed, public outreach at the farmers market and Cedar Falls Public Library and proposal to Planning & Zoning Commission on February 1, 2022, which was voted on unanimously to proceed to City Councilmembers for consideration and adoption. Mr. Tolan stated the bicycle plan is looked at for its planning ability for placing infrastructure on particular roadways; defined in the capital improvement programs, and construction timelines. Mr. Tolan gave an overview on each areas of public interest and the future plans that includes future bike lanes, shared lanes, paved shoulders and future uphill lanes. Mr. Shroll gave closing remarks and asked for questions. Mayor Green asked about the grid street connectivity network in the downtown area; Mr. Sevy stated that area is considered a bicycle friendly zone and tends to be low traffic. Councilmember Kruse is concerned with adding shared lanes on 12th/18th Street; Mr. Shroll explained a study was completed on the density of traffic. Councilmember Kruse gave suggestions on 12th/19th Streets and asked about dangerous gutter grading; Mr. Tolan explained the design changes are bike friendly. Councilmember Schultz expressed the importance of bicycle knowledge and consideration of Longview and Center Street additions/extensions. Councilmember Kruse asked about removal of snow or leaving snow for specific winter activities; Mr. Shroll stated this is in the review process, Big Woods, Riverside trails, Prairie Lakes and George Wyth will be left for cross country skiing, snowshoeing, etc. Iowa Northland Regional Council of Governments will be releasing an interactive map.

Attachment: Proposed Bicycle Plan Map

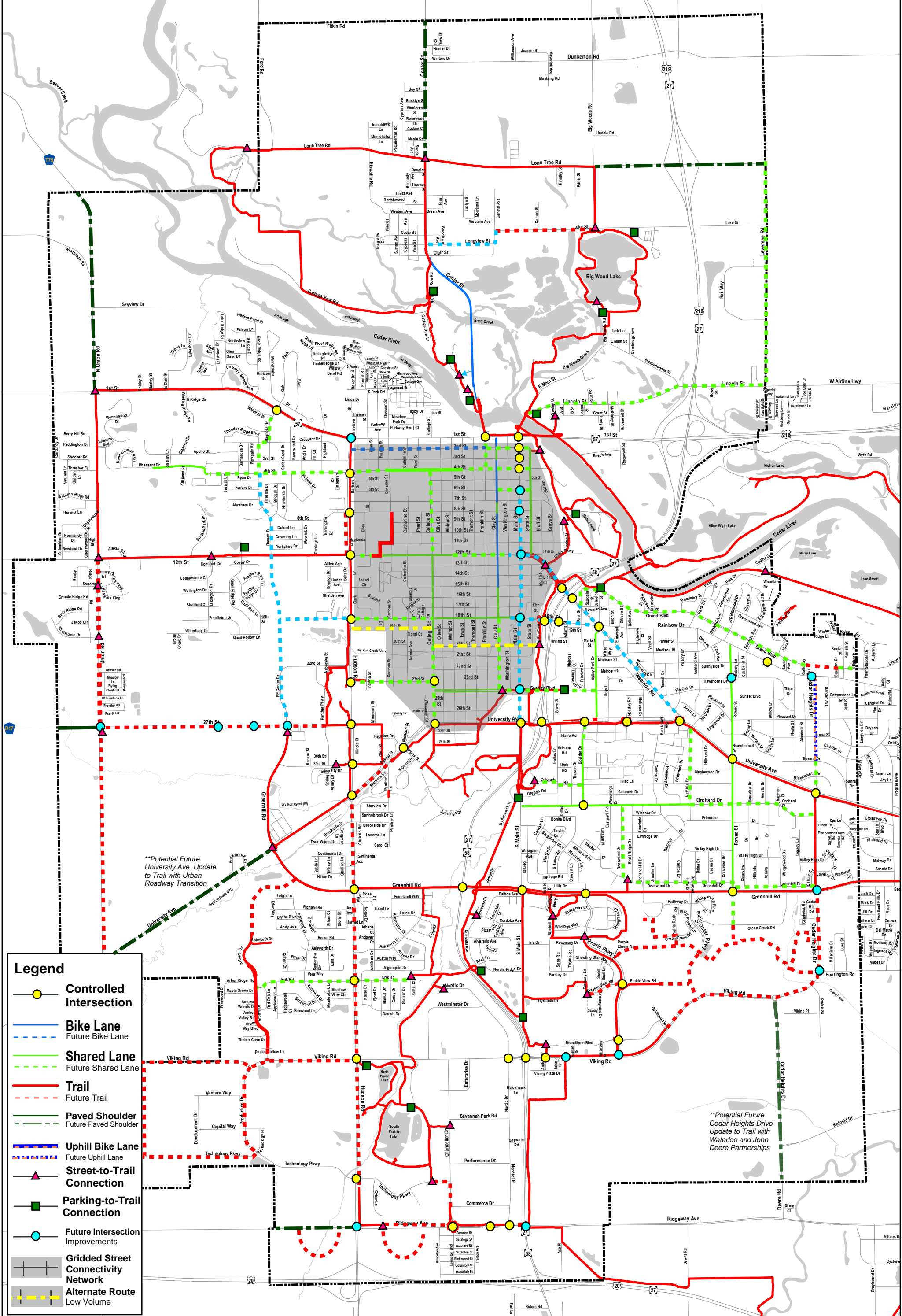


# City of Cedar Falls, Iowa

## Final Recommendation

### Bike Network

5-6-2022



**Legend**

- Controlled Intersection**
- Bike Lane**
- Future Bike Lane**
- Shared Lane**
- Future Shared Lane**
- Trail**
- Future Trail**
- Paved Shoulder**
- Future Paved Shoulder**
- Uphill Bike Lane**
- Future Uphill Lane**
- Street-to-Trail Connection**
- Parking-to-Trail Connection**
- Future Intersection Improvements**
- Gridded Street Connectivity Network**
- Alternate Route Low Volume**

*\*\*Potential Future University Ave. Update to Trail with Urban Roadway Transition*

*\*\*Potential Future Cedar Heights Drive Update to Trail with Waterloo and John Deere Partnerships*



## DEPARTMENT OF COMMUNITY DEVELOPMENT

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

### MEMORANDUM

#### *Planning & Community Services Division*

**TO:** Honorable Mayor Robert M. Green and City Council  
**FROM:** Jaydevsinh Atodaria (JD), City Planner I  
 Luke Andreasen, PE, Principal Engineer  
**DATE:** May 9, 2022  
**SUBJECT:** The Cove at Spruce Hills Minor Plat

**REQUEST:** Request to approve the Cove at Spruce Hills Minor Plat  
 (Case # MP22-001)

**PETITIONER:** Brian Wingert (Developer); The Cove at Spruce Hills LLC (Owner);  
 Snyder & Associates, INC. (Engineer)

**LOCATION:** 6.95-acre property located north of Greenhill Road and east of Spruce Hills  
 Drive

#### PROPOSAL

The current property owner of the tract labeled as "Tract F" of Heritage Hills Estates 2<sup>nd</sup> Addition subdivision proposes to develop the parcel with 30, 2-story townhomes units within six buildings (4 five-unit townhome buildings, 1 four-unit townhome building, and 1 six-unit townhome building). As per subdivision code, a tract can only be developed if the tract area is re-platted to create a developable parcel.

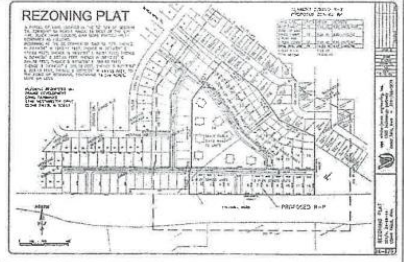
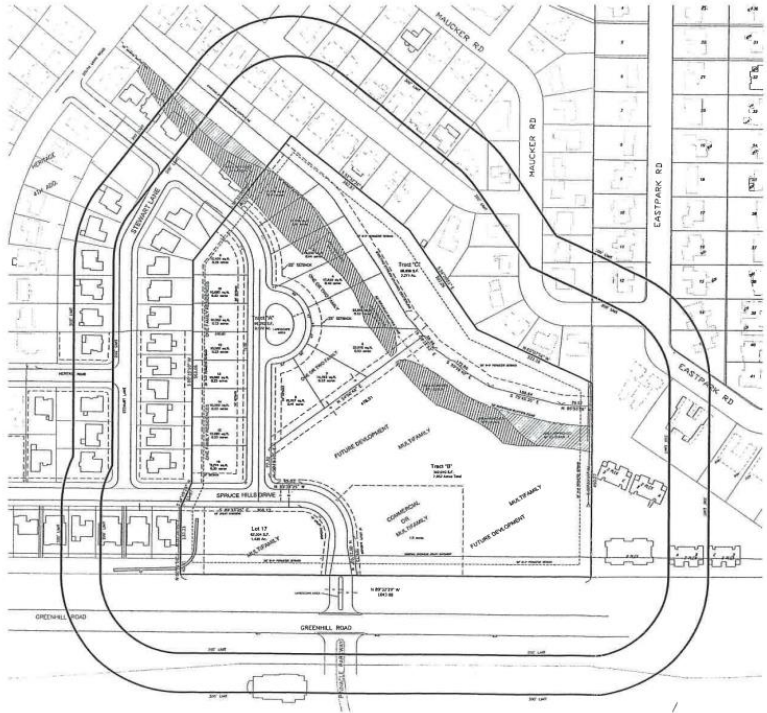
The proposed project of developing the subject parcel for multi-family development was introduced to the Planning and Zoning Commission at their regular scheduled meeting on 9<sup>th</sup> March 2022 as part of the R-P Site Plan review process. At the meeting, it was presented that the minor plat will be forwarded for review to the Commission at a later meeting date, as the proposed site plan cannot be approved before approval of the minor plat. The developer requests the approval of the submitted minor plat to be able to develop the area for multi-family development.

#### BACKGROUND

The subject parcel was created as part of Heritage Hills Estates Second Addition subdivision in 2014. As shown below, Tract F was reserved for multi-family development (with a density ratio of no more than 6.30 units per acre) as per the approved RP Site Plan for the area.

R-P Site Plan Amendment

**PROPERTY DESCRIPTION:**  
 That part of the Southeast Quarter of Section 24, Township 89 North, Range 14 West of the 10th Principal Meridian, Blaine House, County, West, more particularly described as follows: Beginning at the Southeast corner of said Southeast Quarter; thence N89°32'19" W 1043.08 feet along the South line of said Southeast Quarter and the North right-of-way line of Greenhill Road; thence S02°31'32" W 45.01 feet to the Southeast corner of Heritage Hills Estates; thence S02°31'32" W 130.00 feet along the East line of Heritage Hills Estates to the South right-of-way line of Spruce Hills Drive; thence S02°44'22" E 85.00 feet to the North right-of-way line of Spruce Hills Drive; thence N02°18'12" W 563.69 feet along the East line of Heritage Hills Estates and Heritage Hills Estates Final Addition; thence S02°31'32" W 451.27 feet along the Southeastern line of Heritage Hills Estates Final Addition to the Southeastern line of Heritage Hills Addition; thence S55°32'51" W 352.87 feet along the Southeastern line of Heritage Hills Addition; thence S34°28'51" W 301.00 feet along the Southeastern line of Heritage Hills Addition; thence S02°31'32" W 225.18 feet along the Southeastern line of Heritage Hills Addition to the West line of Blaine House; thence Addition; thence S2°21'32" W 450.87 feet along the West line of said Blaine House; thence North to the point of beginning, containing 10.130 acres, use as subject to easements and restrictions of record.



Original R-P Site Plan (2004)

**OWNER:**  
 AFRISON PROPERTIES, L.L.C.  
 126 W 4TH ST  
 WATERLOO, IA 50602

**DEVELOPER:**  
 CRAIG FARMHOUSE HOMES  
 218 SPRUCE HILLS DRIVE  
 CEDAR FALLS, IA 50613

**ZONING:**  
 CHANGING FROM RP-PLANNED RESIDENTIAL

LAND USE	UNITS	AREA	DENSITY
One or Two Family Dwellings (Lots 1-8)	8-16	3.485 AC.	2.31 - 4.62
One Family Dwellings (Lots 9-16)	8	1.978 AC.	4.04
Multifamily - Future Inflex (Lot 17)	6	1.64 AC.	4.37
Multifamily - Future Flex Dwellings	40	6.35 AC.	6.30
Commercial or Multifamily**	(80')	1.50 AC.	5.33*
Tract A (Right-of-way)	0	2.17 AC.	0.00
Tract C (Unsubdivided Roadplains)	0	2.27 AC.	0.00
Total R-P Site Plan	62-78	19.13 AC.	3.65 - 4.89*

\*Density excluding Tract A (Right-of-way)  
 \*\*Density including 1.5 acres as multifamily

The applicant requests the approval of the Cove at Spruce Hills Minor plat in order to develop the parcel with 30, 2-story townhome units within six separate buildings. The proposed development will be accessed through private streets. More details about the proposal can be found in the site plan staff report for the same area.

**ANALYSIS**

The subject property (6.95 acres in size) is located north of Greenhill Road and east of Spruce Hills Drive and is in RP, Planned Residential District and a portion of the property is also in the Highway Corridor and Greenbelt Overlay District. The proposed plat shows the new proposed multi-family development would meet the setback requirements of the zoning standards.

The developer will be providing access from Spruce Hills Drive eastward into the parcel with the two private streets, Spruce Needle Lane (running west to east) and Spruce Creek Drive (north to south), both of which would be located in a 45 foot private Ingress/Egress easement. In addition, the developer will be adding a 10 foot PUE (Public Utility Easement) along the ingress/egress easement.

The developer will be responsible for maintaining all existing easements (from Heritage Hills Estates 2<sup>nd</sup> Addition final plat) as noted on the attached Minor Plat exhibit as well as the any new private easements (including water storm sewer, and sanitary sewer easements) to serve the proposed multi-family townhome development private infrastructure.

City staff notes that the proposed on-site infrastructure for multi-family development will be private, and the developer will be responsible for providing and maintaining the private

infrastructure. In addition, the developer will be required to install and maintain public sidewalks along the existing public streets (Melendy Lane, Spruce Hills Drive and Prairie Parkway). Because of the nature of the proposed development, it is important to note and identify the project improvements, easements and maintenance responsibility of the developer and future residents. More details about easements, improvements and maintenance responsibility can be found in the attached Owner's statement document.

### TECHNICAL COMMENTS

Cedar Falls Utilities (CFU) has reviewed the Minor Plat for the Cove at Spruce Hills Plat. Water, electric, gas, and communications utility services are available in accordance with the service policies of CFU. The developer is responsible for the construction of a properly sized, privately owned and maintained water system from the existing 12" water main at the east end of Spruce Hills Drive. Included in the installation are valves, fire hydrants and water service stubs for the new lots. Water main sizing and fire hydrant and valve placement locations will need to be modified. This will be done as a part of the construction plan review for the building permits. The developer will need to make refundable investments for the installation of the electric and gas utilities to and throughout the addition. CFU will install the communication utility fiber system to serve the addition in the public Utility easement area.

The plat shows both existing easements and proposed private easements which will be used to provide utility services to residents. It is the developer's intention to have private drives and utilities for the subject property. The developer will be responsible for all installation, maintenance and improvements for the infrastructure. Included in the improvements are public sidewalks along the property boundaries abutting the public streets (including Melendy Lane, Spruce Hills Drive and Prairie Parkway) and the developer will be responsible for the infrastructure maintenance (including snow removal and any repair work). In addition, the developer will be responsible for constructing and maintaining sidewalks along the private streets to provide pedestrian connectivity to future residents of the proposed multi-family townhome development. More details about the easements, improvements and maintenance responsibilities can be found in the attached Owner's statement document. City staff notes that the portion of the north-west corner of the subject parcel is in a flood-plain area, and therefore, any grading or construction activity in that area would require a floodplain development permit.

Staff notes that the City will not be responsible for any maintenance of the private infrastructure or snow removal and garbage pick-up. The sidewalks that are in the public right-of-way must meet city standards including ADA compliance. The landowner will be responsible for clearing snow and maintaining the public sidewalk adjacent to the property, which is the requirement for all public sidewalks throughout the city. Staff notes that the public sidewalk must be added by the developer prior to getting an occupancy permit for any building established in the area.

The cost of the maintenance of private streets, sidewalks, garbage and snow removal will fall on a homeowner's association, which will be established and stated in the Owner's declaration of covenants and the deed of dedication.

The city staff is working with the developer to finalize the Maintenance and Repair Agreement (MRA) for the property. Staff notes that the agreement will need to be finalized and approved by City Council before issuance of any building or SWPPP permits for development. In addition, staff notes the developer will also have to comply with the existing MRA of the Heritage Hills Second Addition, in addition to the new MRA developed for the site (the Cove at Spruce Hills site), as it is one of the contributing parcels for any maintenance and repair work in the common

areas. Staff notes these items will be highlighted in the Owner's statement document to insure the future residents are aware of the responsibilities.

City staff worked with the applicant on the Owner's Statement/Declaration of Covenants and Restrictions, which outline number of items and responsibilities shared between future residents and define the maintenance responsibility of common shared areas, including the private streets. Staff notes that all signed legal documents including the surveyor's certificate, affidavit of ownership, final plat and the owner's statement have been submitted according to the subdivision code requirements.

A courtesy mailing was sent to the neighboring property owners on April 6, 2022

### RECOMMENDATION

The Planning and Zoning Commission recommends approval of the submitted minor plat for the Cove at Spruce Hills, subject to staff's recommendations and technical requirements at their regular meeting on 13<sup>th</sup> April 2022 with a vote of 9 ayes and 0 nays.

### PLANNING & ZONING COMMISSION

<p>Discussion &amp; Vote 4/13/2021</p>	<p>Chair Leeper introduced the item and Mr. Atodaria provided background information. He explained that the property is located north of Greenhill Road and east of Spruce Hills Drive and Prairie Parkway. It is proposed to develop a parcel with 30, two-story townhomes with six separate buildings. He displayed a rendering that showed private and existing easements and explained that all on-site infrastructure will be private and the developer will be responsible for providing and maintaining private infrastructure. It will be the responsibility of the developer to add public sidewalks and maintain them. Mr. Atodaria discussed the technical comments and discussed requirements expected of the developer. He specified that all legal documents will need to be signed, stamped and submitted to city staff prior to the case being reviewed by City Council. Staff recommends approval of the final plat with any comments or direction from the Planning and Zoning Commission and conformance with all city staff and technical requirements.</p>
------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Brian Wingert, 2110 Flynn Drive, (developer) asked about the requirements with regard to the documents that need to be provided.

Deb lehl, 4219 East park Road, stated concerns with the waterway behind the development and issues with washout. She asked that the area be restored before work begins. Mr. Wingert stated that their work will be a distance from those areas and measures will be taken to stop any erosion. Ms. Saul clarified that Ms. lehl was asking that the area be restored before the work begins. Mr. Tolan stated that he will speak with the Director regarding this.

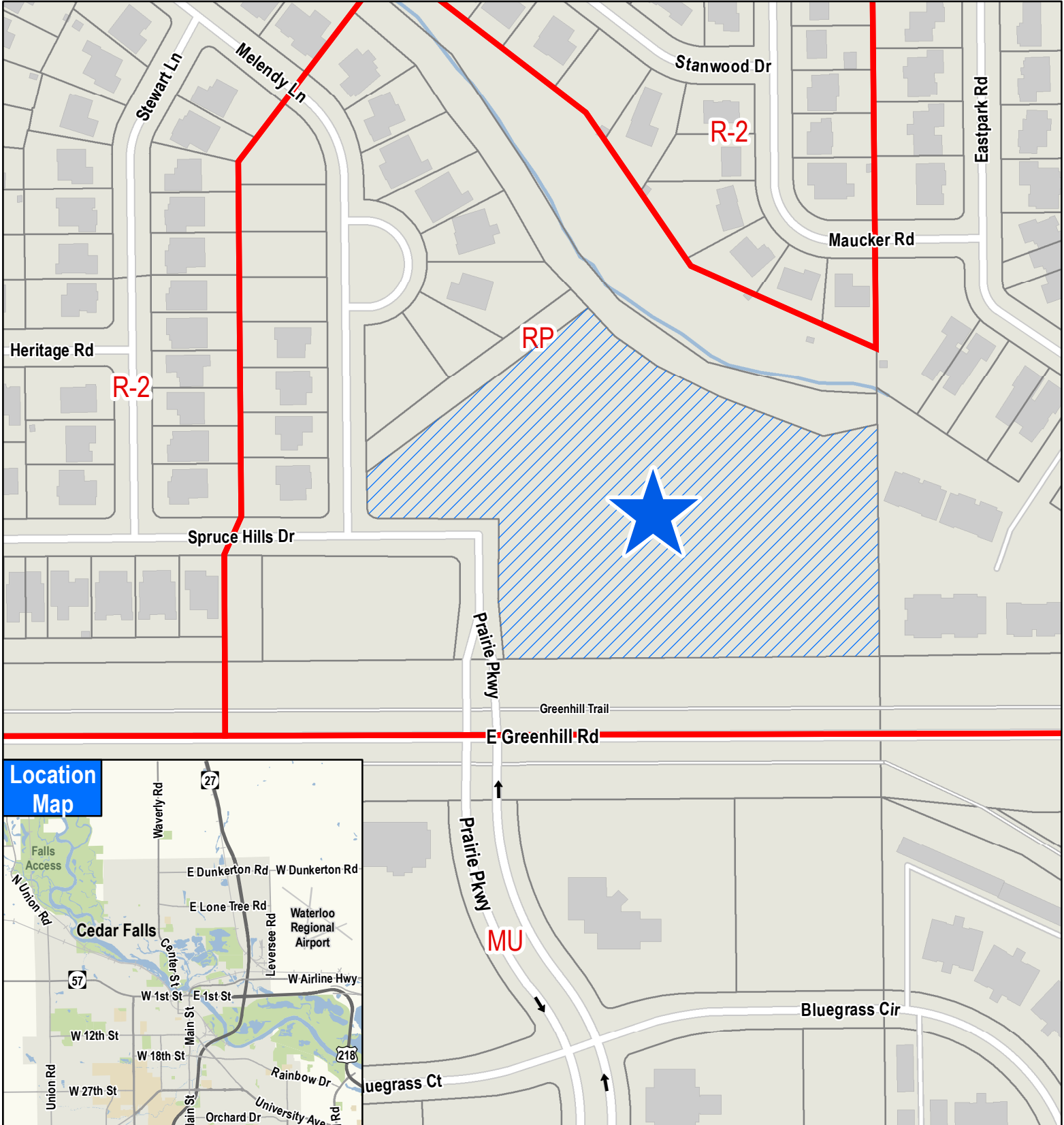
Mr. Holst made a motion to approve the item. Ms. Lynch seconded the motion. The motion was approved unanimously with 9 ayes (Crisman, Grybovyeh, Hartley, Holst, Larson, Leeper, Lynch, Moser and Saul), and 0 nays.



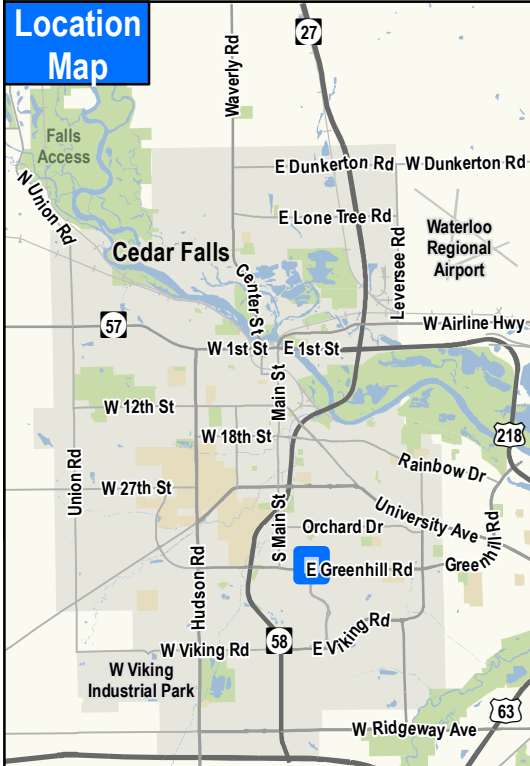
# Cedar Falls Planning and Zoning Commission

## April 13, 2022

Item 14.



### Location Map



### Minor Plat for the Cove at Spruce Hills (MP22-001)



OWNER'S STATEMENT AND DECLARATION OF COVENANTS AND RESTRICTIONS OF  
THE COVE AT SPRUCE HILLS PLAT 1, A RESUBDIVISION OF TRACT F OF HERITAGE HILLS  
ESTATES SECOND ADDITION  
IN THE CITY OF CEDAR FALLS BLACK HAWK COUNTY, IOWA

KNOW ALL MEN BY THESE PRESENTS:

That The Cove at Spruce Hills, LLC, an Iowa limited liability company, including its successors and assigns (the "Platted Property Owner") with its principal office in the City of Cedar Falls, Black Hawk County, Iowa, being desirous of setting out and platting into a single lot the land described in the attached Certificate of Survey by Erin D. Griffin, a Licensed Professional Land Surveyor, dated May 3rd, 2022, do by these presents designate and set apart the aforesaid premises as a subdivision of the City of Cedar Falls, Iowa the same to be known as:

THE COVE AT SPRUCE HILLS MINOR PLAT (the "Platted Property")

all of which is with the free consent and the desire of the Platted Property Owner.

#### **BACKGROUND**

1. The Cove at Spruce Hills, LLC, an Iowa limited liability company, is the owner of that certain real property previously described as Tract F of Heritage Hills Estates Second Addition, Cedar Falls, Black Hawk County, Iowa.
2. On or about the date hereof, the Platted Property Owner submitted for recording a Minor Subdivision Plat for The Cove at Spruce Hills Minor Plat, a resubdivision of Heritage Hills Estates Second Addition Tract F.
3. All provisions, obligations, and responsibilities under the "Deed of Dedication of Heritage Hills Estates Second Addition," and associated Maintenance and Repair Agreement (Black Hawk County File # 2018-00011427) shall be recognized as reaffirmed and continuing and shall not be considered amended or rescinded by this Owner's Statement and Declaration of Covenants and Restrictions, unless specifically stated herein.

#### **EASEMENTS**

The Platted Property Owner does hereby grant and convey a 10 feet PUE (Public Utility Easement) as shown on The Cove at Spruce Hills Minor Plat (attached hereto and hereinafter referred to as Exhibit A) and to any corporation, firm, or person furnishing utilities for the transmission and/or distribution of gas, electric, communication service or cable television, for the erection, laying, building, and maintenance of said services over, across, on and/or under the area of the PUE as shown on Exhibit A.

The Platted Property Owner also does hereby grant an ingress/egress easement to the public and to any emergency service provider, over, across and on the ingress/egress easement as shown on Exhibit A.

All existing easements of record shall be retained and shall be recognized as continuing in effect and shall not be considered amended or rescinded by this Owner's Statement and Declaration of Covenants and Restrictions.

The area designated as the "private stormwater facilities easement" will be required to follow the Maintenance and Repair Agreement (MRA) for the Platted Property, attached hereto as Exhibit B and on record with the City of Cedar Falls Engineer's Office, and no building structures, fence structures, landscaping features, private

gardens or any other possible obstruction can be built in or over said stormwater facility. The City of Cedar Falls is hereby granted access to, over, across, and on the private stormwater facility as shown on the Cove at Spruce Hills, Plat 1 Minor Plat. The Platted Property Owner, all successors and assigns, and/or contractors working in or on the Platted Property shall be responsible to maintain all private storm sewer easements to be free and clear of any physical obstruction(s), thus allowing the unimpeded conveyance of storm water runoff to the stormwater detention facility as described in Exhibit B, on record with the City of Cedar Falls Engineer's Office.

All private easements shown on Exhibit A are to the benefit and obligation of the Platted Property Owner and all successors and assigns. No building structures, fence structures, landscaping structures, private gardens or any other possible obstruction can be built in and over said private easements, as shown on Exhibit A.

## RESTRICTIONS

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

1. The Platted Property Owner plans to file a declaration of submission of property to horizontal property regime (the "Declaration") as provided for in Iowa Code Chapter 499B to submit the lot to a condominium form of ownership. The Declaration will provide for a condominium owners association (the "Condo Association") that will be responsible for the management of the condominium regime and for the maintenance, repairs, and replacement of the general and limited common elements set forth in the Declaration.
2. The Condo Association will be responsible to keep the Platted Property free of weeds and debris.
3. No obnoxious or offensive trade or activity shall be carried on upon the Platted Property nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
4. All approaches, driveways, and private streets in the Platted Property shall be paved with Portland Cement Concrete (PCC).
5. No old or used buildings shall be moved upon the Platted Property for any purpose. No auxiliary buildings or sheds shall be allowed upon the Platted Property for any purpose.
6. No radio station or short-wave operators of any kind shall operate from the Platted Property which shall cause interference with audio or visual reception upon any property adjoining the Platted Property. No exterior radio antenna shall be erected or maintained in or on the Platted Property. No satellite TV antenna or "Dish" may be maintained, constructed or erected on the Platted Property unless it is constructed in the rear yard and at least twenty feet from the property line and is shielded from the public view by shrubbery and landscaping. No dish larger than 24" will be allowed.
7. No dwelling on the Platted Property shall be occupied until the exterior is completed and finished and the interior substantially completed and finished, and same inspected by the City of Cedar Falls and an occupancy permit issued by the City of Cedar Falls.
8. No bus, semi-tractor, RV, fifth-wheel camper, trailer or truck of any kind except what is commonly described as a "pick-up truck" shall be kept or parked on the Platted Property for a period not to exceed twenty-

four hours, after which said vehicle cannot return to said Platted Property for a period of five days, provided, however, that this prohibition shall not apply to such vehicles driven in said Platted Property in pursuit of and in conducting their usual business.

9. All buildings erected on the Platted Property shall be constructed in accordance with the City Code of Ordinances of the City of Cedar Falls, Iowa.

10. No animals, livestock, or poultry of any kind shall be raised, bred or kept on the Platted Property, except that in any individual residential unit constructed on the Property two dogs or cats maximum, or other household pets are allowed and then only if they are not kept, bred or maintained for any commercial purposes, such animals shall be kept under control so as not to constitute a public nuisance and must be kept in compliance with applicable laws and regulations of the City of Cedar Falls, Black Hawk County, Iowa. Dog runs or dog kennels of any kind are prohibited.

11. Any and all fencing constructed on the Platted Property shall have a minimum set back of one foot from the property line and must comply with all easement restrictions. Construction of any privacy fencing must have the support posts on the interior side of the fencing.

12. No building or structure shall be erected, placed or altered on the Platted Property until the building plans, showing all buildings, patios, and pools, and showing the location thereof, and side yard distances, rear yard distances, front yard distances, driveways, and walkways, and type of construction have been approved in writing as to conformity and harmony of the external design and quality workmanship and materials by a representative of the Platted Property Owner.

13. Factory-built housing or modular homes will not be allowed.

14. Each person or entity who is record owner of a fee or undivided fee interest in any condominium unit on the Platted Property shall be a member of the Condo Association. Voting rights and membership in the Condo Association shall be set forth in the Declaration.

One of the purposes of the Condo Association shall be to maintain the general and common elements of the condominium regime as provided in the Declaration. Such maintenance shall include, but not limited to, streets, sidewalks, handicap ramps, sanitary sewers, storm sewers, water mains and services, landscaping, mowing, watering, upkeep of any underground sprinkler system, snow removal, refuse pick-up, and maintenance of all stormwater facilities.

The annual dues, and any adjustments thereof, for the Condo Association shall be as set forth in the Declaration and shall be sufficient to fund ongoing maintenance of the general and common elements as outlined in the Declaration. The Cove at Spruce Hills, LLC shall be exempt from any dues expense, except to the extent that The Cove at Spruce Hills, LLC owns one or more condominium units on the Platted Property.

## **IMPROVEMENTS**

### Private Improvements and Standards:

1. All development on the platted property shall be constructed according to the approved Site Plan, attached hereto as Exhibit C.

2. Spruce Needle Lane, a private street, as shown on Exhibit C, shall be brought to City grade at its intersection with Spruce Hills Drive. Said private street shall be twenty-five (25) feet in width, back of curb to

back of curb, with approved hard surface pavement in accordance with the City of Cedar Falls Fire Code and as specified per Exhibit C and building construction plans.

- 3. All private utilities shall be installed as required by the City of Cedar Falls Code of Ordinances.
- 4. City water shall be provided to the Platted Property as required by the Municipal Water Utilities of the City of Cedar Falls to a privately owned water distribution system that consists of piping, valves, fittings, and water service lines.
- 5. Fire hydrant(s) shall be provided as required by the Cedar Falls Public Safety Department. The fire hydrant(s) shall be exercised by Cedar Falls Utilities (CFU) as needed at the cost of the Platted Property Owner or Unit Owners through the Cove at Spruce Hills Condominium Owners Association, or successors or assigns.
- 6. A private storm sewer, together with the necessary manholes, catch basins, and water detention basins will be provided as specified by the City Engineer or designee.
- 7. A private sanitary sewer, together with the necessary manholes and sewer service lines shall be installed as specified by the City Engineer or designee.
- 8. All private sidewalks and ramps shall be constructed as specified on Exhibit C.
- 9. All Private Improvements shall be constructed, owned, maintained, and repaired or replaced by the Platted Property Owner.

Public Improvements and Standards:

- 1. All public utilities shall be installed as required by City of Cedar Falls Code of Ordinances.
- 2. Public sidewalks and ramps shall be constructed within the public ROW according to City standards and specifications. Said sidewalk shall be maintained by the Platted Property Owner.

The Public Improvements described herein shall be installed in accordance with the specifications of the City of Cedar Falls, Iowa, and performed under the supervision of the City Engineer or designee. All public sidewalks shall be constructed prior to issuance of an occupancy permit for any dwellings on the Platted Property. In the event the Developer does not provide the required Public Improvements that meet City Specifications, as determined solely by the City Engineer, the City Engineer may give the Developer written notice by ordinary mail that said Public Improvements shall be so completed within thirty (30) days. In the event the Developer fails to comply with said notice, the City may, at the sole discretion of the City, complete the necessary Public Improvements and the Platted Property Owner, for itself, and for its successors, grantees and assigns, waives all statutory requirements of notice of time and place of hearing and agree that the City may install said Public Improvements and assess the total costs thereof against the Platted Property which shall be a lien against the Platted Property to be collected in the same manner as property taxes.

SIGNED AND DATED May 5th, 2022.

THE COVE AT SPRUCE HILLS, LLC, an Iowa limited liability company

By:  \_\_\_\_\_

Printed name: Brian Wingert

Title: Member

STATE OF IOWA, COUNTY OF Black Hawk, SS:

This record was acknowledged before me on May 5<sup>th</sup>, 2022 by Brian Wingert as member of The Cove at Spruce Hills, LLC, an Iowa limited liability company.

STAMP

Stephanie Ricketts  
Notary Public in and for said State



11259890

STATE OF IOWA, BLACK HAWK COUNTY: ss

On this 5<sup>th</sup> day of May, 2022, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Brian J. Wingert, Manager of The Cove at Spruce Hills LLC, to me known as the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed on behalf of The Cove at Spruce Hills LLC.



*Stephanie Ricketts*

Notary Public in and for the State of Iowa

[NOTE – ALL EXHIBITS MUST BE ADDED]

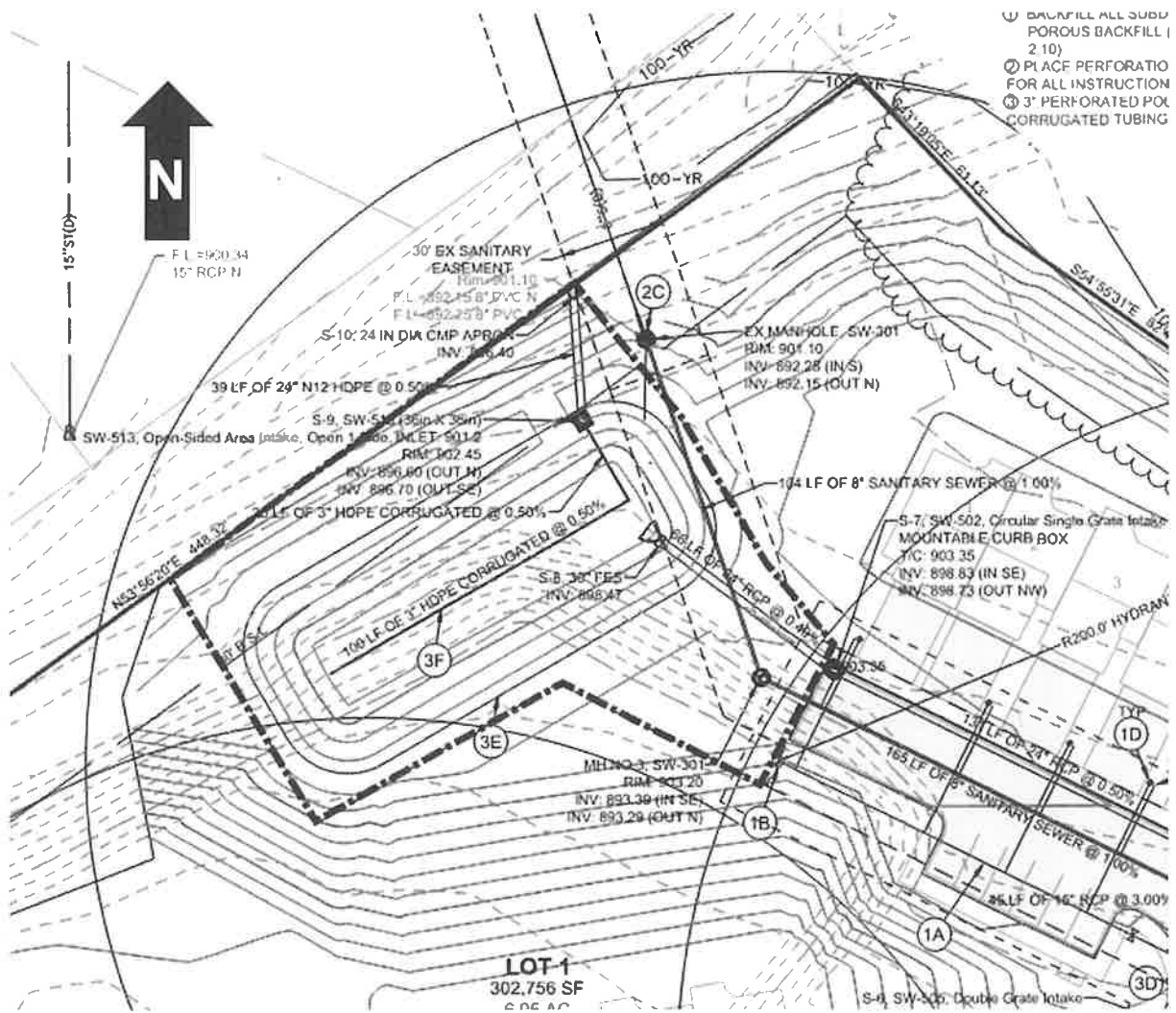
11373011





# Exhibit B

## Stormwater Management Facilities





Prepared by: Erin D. Griffin, PLS Snyder & Associates, Inc., 2727 SW Snyder Boulevard Ankeny, Iowa 50023 (515) 964-2020

Return to: Erin D. Griffin, PLS Snyder & Associates, Inc., 2727 SW Snyder Boulevard Ankeny, Iowa 50023 (515) 964-2020

### SURVEYOR'S CERTIFICATE

THE COVE AT SPRUCE HILLS PLAT 1, AN OFFICIAL PLAT, CEDAR FALLS, IOWA

I CERTIFY THAT DURING THE MONTH OF SEPTEMBER 2021 AT THE DIRECTION OF THE COVE AT SPRUCE HILLS, L.L.C., A SURVEY WAS MADE, UNDER MY SUPERVISION, OF THE PARCEL OF LAND TO BE KNOWN AS LOT 1, THE COVE AT SPRUCE HILLS PLAT 1, AS SHOWN ON THE ATTACHED PLAT, AND THE BOUNDARY OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### PLAT DESCRIPTION:

TRACT "F" HERITAGE HILLS ESTATES SECOND ADDITION, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

I FURTHER CERTIFY THAT THE PLAT AS SHOWN IS A CORRECT REPRESENTATION OF THE SURVEY AND ALL CORNERS WILL BE MARKED AS INDICATED



Erin D. Griffin, PLS  
License No. 19710

5/3/22  
Date



## DEPARTMENT OF COMMUNITY DEVELOPMENT

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

### MEMORANDUM

#### *Planning & Community Services Division*

**TO:** Honorable Mayor Robert M. Green and City Council  
**FROM:** Jaydevsinh Atodaria (JD), City Planner I  
 Luke Andreasen, PE, Principal Engineer  
**DATE:** May 9, 2022  
**SUBJECT:** RP District Site Plan for the Cove at Spruce Hills Townhomes (SP21-013)

**REQUEST:** RP Site Plan of the Cove at Spruce Hills Townhomes

**PETITIONER:** Brian Wingert (Developer); The Cove at Spruce Hills LLC (Owner);  
 Snyder & Associates, INC. (Engineer)

**LOCATION:** The 6.95-acre property is located north of Greenhill Road and east of Spruce Hills Drive

### **PROPOSAL**

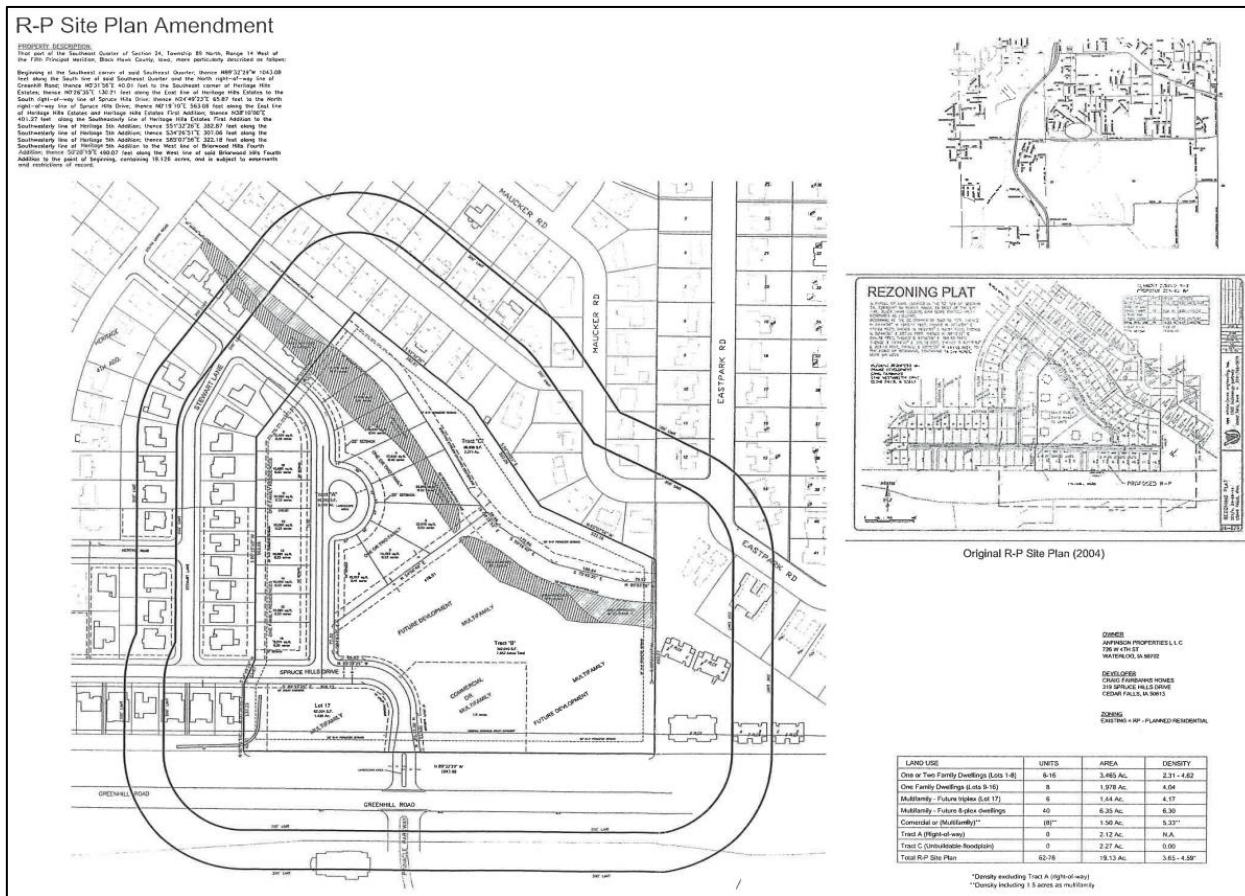
The developer is proposing to build 30, 2-story townhome units within six buildings (four (4) five-unit townhome buildings, one (1) four-unit townhome building, and one (1) six-unit townhome building) on the last remaining undeveloped area of Heritage Hills Estates 2<sup>nd</sup> Addition subdivision. The proposed development will be on Tract F of Heritage Hills Estates 2<sup>nd</sup> Addition subdivision, which was reserved for multi-family development as per the approved RP Master Plan for the area. The six proposed buildings will have access through a private street, Spruce Needle Lane extending east and Spruce Creek Drive running north-south, which would also be private. As per the subdivision code, Tract F can only be developed if the tract is re-platted to create a lot. The minor plat to establish the new lot for development will also be reviewed alongside the site plan. City staff notes the proposed site plan cannot be approved before the approval of the minor plat.

### **BACKGROUND**

In the summer of 2004, the entire property of 19.12 acres ("Heritage Hills Estates Second Addition Subdivision") was rezoned to RP, Planned Residence District, for the construction of one and two-family residences, multifamily dwellings, and condominiums with a density not to exceed 4.47 dwelling units per acre. In the winter of 2014, the RP plan (see next page and attached) was amended to change the area shown for multi-family dwellings to single-family dwellings. This RP Master Plan reflected the proposed final subdivision plat and also established other proposed uses on the remaining acreage (i.e. multi-family and a commercial area). The amendment stated the multifamily area will have a density ratio of no more than 6.30 units per acre. Also, a clause stating the commercial area may be converted to multifamily at a

later date if the commercial use proves to not be viable.

The preliminary plat for the Heritage Hills Estates Second Addition was approved by the



Planning and Zoning Commission on June 24, 2015 and by the City Council on July 6, 2015.

In 2017, a final plat was approved which included the development of 17 lots, Tract A (Melendy Lane) Tract B, C, D, the expansion of Spruce Hills Drive eastward and the expansion of Prairie Parkway northward.

Last year, a plan for Lot 17 of Heritage Hills Estates Second Addition was approved for the construction of three duplex residential structures, which was consistent with RP Plan. Now the last parcel, Tract F, is proposed for development. If the subject townhome project is approved and constructed on Tract F of Heritage Hills Estates Second Addition, the subdivision will be fully built out.

**ANALYSIS**

Zoning:

As noted above, the subject property is zoned RP, Planned Residential District with a portion of the property also in the Highway Corridor and Greenbelt Overlay Districts. RP Districts are established with a comprehensive development plan. The RP District is a “mixed-use” type of zoning classification which allows the establishment of a mixture of residential types as well as some commercial uses to create a more diverse neighborhood. The proposed site plan of multi-unit residential townhomes matches the RP master plan for the area.

Land Use and Density:

As stated above, the subject parcel, Tract F, has an allowed residential density of no more than 6.30 units per acre or 44 dwelling units. The proposal of 30 residential townhome units within six multi-unit buildings meets both the land use and density requirements as specified in the developmental procedures agreement, which was developed with the RP Master plan for the area.

Proposed Layout of the Development:

The RP Planned Residence District provides flexibility in establishing lot sizes, setbacks and general layout of the development which then must be approved through the site plan review process. In this case, the development is proposed as a condominium regime with 30 units on one lot. All the streets and infrastructure will be private and maintained by a Homeowner's Association. The site layout is arranged with garages and pedestrian entries accessed from the private streets and finished façades with doors leading to rear porches/patios which face Greenhill Road and neighboring properties. This design provides two facades – one facing the private street and one facing the public street and neighboring properties.

The proposed site plan illustrates 25 foot front yard setbacks from the private street easement for all buildings along the Spruce Needle Lane and Spruce Creek Drive. The proposed six buildings are spaced a minimum of 20 feet apart, which provides adequate open space between the buildings for privacy and provides breaks in the facades. The buildings will be setback a minimum of 30 feet from the lot line along Prairie Parkway to be consistent with the approved setback shown on the final plat of Heritage Hills Estates Second Addition and will meet the 30-foot required perimeter setback for the RP district. All the minimum required setbacks are provided.

All infrastructure will be private and is delineated with private easements on the site plan and will be recorded with the plat. A 45-foot easement will be established for the private streets (Spruce Needle Lane and Spruce Creek Drive), which will narrow from the 60-foot public street right-of-way of Spruce Hills Drive at the entrance of the development. An easement for public and emergency vehicle access will need to be established over the private streets with the plat. Other private easements will be delineated for the private storm sewer and sanitary sewer. CFU will require an easement for the water main which will be extended to serve this development. There is an existing 50-foot Electric easement along E. Greenhill Road. In addition, the proposed site plan shows 10-foot public utility easements where required.

Site Access:

The proposed development will be accessed through private streets, which will include an easterly extension of the Spruce Hills Drive, which will be known as Spruce Needle Lane (a private drive running west-east) and Spruce Creek Drive (a private drive running north-south). The private streets are proposed to be 24 feet in width with six parking stalls perpendicular to the roadway along Spruce Creek Drive to facilitate guest parking on the site since there the narrow street width and multiple driveways will limit available on-street parking. The proposed site plan includes sidewalks, which will need to meet ADA requirements, along the edge of the private streets to allow pedestrian movement throughout the development. In addition, sidewalks meeting City standards will be required along all public street frontages, including Spruce Hills Drive, Melendy Lane, and Prairie Parkway.

City staff notes private streets are discouraged as per the city’s subdivision code for the following reasons:

- Private streets are often proposed in order to save space and cost associated with pavement depths and rights-of-way and street widths which do not meet City street standards. As a consequence, the City does not accept private streets as public improvements and all future maintenance cost falls to future owners/residents of the development and possibly adding a significant financial burden once the pavement needs to be replaced or reconstructed. If a homeowners association (HOA) hasn’t been set up to collect funds over time for future maintenance costs, these areas may experience disinvestment in the future and homeowners often turn to the City for assistance if that occurs.
- Secondly, since the private streets are not dedicated to the City, the property owners or the HOA will be responsible for services, such as garbage pick-up and snow removal.

Staff has noted these issues to the developer and indicated the deed of dedication and owners declaration of covenants will need to be carefully drafted to ensure future buyers are aware of these costs and responsibilities. The documents will be reviewed with the minor plat and provided these issues are clearly addressed in the subdivision documents, staff is accepting of the private streets in this particular case due to the unique site constraints: 1) the parcel is bounded by wetlands and floodplain to the north and west and, 2) no street connection will be allowed to Greenhill Road, which is an arterial street. As a consequence, the proposed streets will be dead end and only serve this development and not function for neighborhood traffic circulation. The developers are responding to the community market for townhomes instead of larger multi-family buildings, and therefore, it is more challenging to fit all the units on the site and provide a connected street layout, such as a loop street.

As per code, cul-de-sacs or dead-end streets are also discouraged, but if allowed they do not exceed 600 feet in length and are designed to meet Fire Code regulations for emergency vehicle access and turn around. The City’s Fire Division has reviewed the proposed development and finds it acceptable.

Landscaping:

HCG Highway Corridor and Greenbelt Overlay Zoning District require the incorporation of landscaping standards to provide continuity of developments within the HCG overlay district. Required landscape areas shall be 65 percent of the lot exclusive of buildings and the yard area shall be planted with a combination of trees and shrubs to achieve a minimum of 0.05 points per square foot of landscaped area. Additionally, a minimum of 0.75 points per linear foot of street frontage must be achieved in the right-of-way area to meet street tree planting requirement and screening is required along the lot line adjacent boundary to screen the development from major arterial roads. Following is the table which summarizes required and proposed landscaping improvements as per code.

<b>Site Landscaping</b>	
Overall Lot area	302,756 sq. ft.
Total area of Building footprint on lot	31,350 sq. ft.
Total area exclusive of building footprint	271,406 sq. ft.
Min. landscaping points required	8,820 points (271,406 * 0.65 * 0.05)
Landscaping points proposed	8,820 points (4,480 points – overstory trees, 2400 points – evergreen trees, 1,020 points –



	understory trees, and 920 points – shrubs)
<b>Street Tree Planting</b>	
Min, street tree planting points required	0.75 points per linear foot of street frontage
Required street tree planting points	447.75 points (597 ft * 0.75 points)
Street tree planting points proposed	480 points (6 trees)
<b>Parking lot screening (provided in the proposed site plan)</b>	

The proposed landscaping plan meets the minimum landscaping points requirement as per code.

**Building Elevations:**

The proposed site plan includes six townhome buildings; four containing five units, one four-unit building, and one six-unit building. All the townhomes look identical to one another. The rear elevation snapshot below will be visible from peripheral areas of the site, including from Greenhill Road, and the front elevation snapshot below will be visible from the private drives in the development. Building materials include the use of cultured stone (minimal), three shades of lap siding, three shades of wood shakes and asphalt roofing shingles. The shades of wood shakes and lap sidings are nicely balanced and complement each other.



**Implications for future residents:**

The proposed project for multi-family residential development on private drives means the city will not undertake and provide any maintenance of the private drives and sidewalks. Also, the city will not provide services, such as snow removal and garbage pick-up for the area. The cost of the maintenance of streets, sidewalks, garbage removal and snow removal will be the responsibility of a homeowner’s association, which will be established at the time of development. These items of responsibility must be stated in the Owner’s Statement and Declaration of Covenants and Restrictions.

## TECHNICAL COMMENTS

City staff, including Cedar Falls Utilities (CFU) personnel, has the following technical comments on the proposed site plan.

- All basic utility services are available to the site. The developer is responsible for the construction of a properly sized, privately owned and maintained water system beginning at the existing 12-inch water main at the east end of the Spruce Hills Drive. Water main sizing and fire hydrant and valve placement locations will need to be modified. This will be done as a part of the construction plan review. The developer is currently working with CFU personnel to address the comments. CFU also notes the trees and other landscaping features proposed on the landscaping plan are within the utility easement area. And removal and replacement of the trees or any other landscaping located within these areas may be disturbed by utility maintenance, repair, or replacement is the responsibility of the property owner.
- The City Engineering Division staff members have reviewed the plans and have found them acceptable. Since the roads, storm sewer, sanitary sewer, and most of the sidewalks are private infrastructure, engineering staff has minimal input on the construction plans. Due to the proximity of the project site to the floodplain, the detention was designed for stormwater runoff quality control purposes and not designed for full storage. The City will not be responsible for any maintenance on the private infrastructure including snow removal. The sidewalks which are located in the public right-of-way must meet city standards including ADA compliance. The landowner will be responsible for clearing snow and maintaining the public sidewalk adjacent to the property, as is the requirement for all public sidewalks throughout the city.
- Staff notes the proposed project site will need to be platted to execute the proposed site plan since the property is shown as "Tract F" of Heritage Hills Estates 2<sup>nd</sup> Addition subdivision. As per subdivision code, tracts can only be developed if the tract area is replatted to create a developable parcel, i.e. a lot. Once the minor plat is approved, the site plan can be approved concurrently. For safety purposes, per staff and Planning and Zoning Commission recommendation, the developer added a street light at the intersection of Spruce Needle Lane and Spruce Creek Drive, which will be maintained and paid for by the HOA, similar to all other private infrastructure on the site. City staff worked with the applicant on the Owner's Statement and Declaration of Covenants and Restrictions, which establishes that all maintenance and repair of the private infrastructure and common elements will be the responsibility of the future residents through a homeowners' association. This maintenance will include, but is not limited to any repair of the private streets and sidewalks, utilities, storm water management facilities, and maintenance of all landscaping, garbage pick-up and snow removal along the private and public streets and sidewalks. The details of these responsibilities are outlined in the Owner's statement and Declaration of Covenants and Restrictions, which will be recorded with the plat.

A courtesy notice about proposed site plan development was provided to the surrounding residents within 200 feet of the proposed project site was sent out on March 1<sup>st</sup>, 2022.

## **RECOMMENDATION**

At their regular meeting on April 13<sup>th</sup>, 2022, on a vote of 9-0, the Planning and Zoning Commission recommended approval of the submitted minor plat for the Cove at Spruce Hills subject to conformance with all city staff recommendations and technical requirements.

## **PLANNING & ZONING COMMISSION**

Introduction & Discussion 3/9/2022 Chair Leeper introduced the item and Mr. Atodaria provided background information. He discussed a rezoning in 2004 and an RP Plan amendment in 2014 and the changes made. He explained that in 2017 a final plat was approved and the proposed project will be the last development in the subdivision. It is proposed to build 30 units of 2-story townhomes within six buildings that would include four (4) five-unit townhome buildings, one (1) four-unit townhome building and one (1) six-unit townhome building. He discussed the proposed site plan layout with regard to garage and pedestrian access, facades and infrastructure. He noted that all infrastructure, including the internal streets and sidewalks would be private. He noted staff concerns about private streets and that long term maintenance and provision of services would fall to future homeowners. Mr. Atodaria spoke about the setbacks, easements, site access, stormwater management, landscaping and building elevations. It is noted that the sidewalks in the public right-of-way must meet city standards, including ADA compliance. The homeowners will be responsible for clearing snow, garbage removal and maintaining both the public and private sidewalks (installed within property boundary). He described the outstanding issues that included the need for lighting plan, approval of the minor plat prior to the site plan, and submission of the Deed of Dedication addressing responsibilities of maintenance of shared areas. He explained that future residents should note that the City will not provide any maintenance of private streets or sidewalks, or provide services such as snow removal and garbage pickup and the cost of such things will be the responsibility of the Home Owners Association or the developer.

Brian Wingert, 2110 Flynn Drive, spoke regarding the project as the developer. He discussed the density issues and the compromise to reduce it. He also explained that there will be a lot of landscaping and beautification done in the area. He also noted that an on-site manager has been hired to be available for any issues in the neighborhood. Mr. Wingert explained that the units are at a sale point of \$250,000 and discussed affordable housing.

Ms. Saul feels it is a good use of space. Ms. Lynch stated her appreciation for not removing the forest area behind the properties. The item was continued to the next meeting.

Discussion & Vote  
04/13/2022

Chair Leeper introduced the item and Mr. Atodaria provided background information. He explained that this item was discussed at the last meeting and briefly reiterated the proposal. Thirty units are proposed with 2-story townhome units within six buildings that will be accessed through the extension of Spruce Hills Drive to the east and Spruce Creek Drive running north-south. He discussed the site layout and private infrastructure. He noted that all setback requirements are met and easements will be maintained and managed by the developer. He discussed the site access, stormwater management, landscaping, building elevations and technical comments. He spoke to the outstanding issues and notes for future residents with regard to the site plan. Staff recommends approval with any comments or direction specified by the Commission and conformance to all city staff recommendations and technical comments.

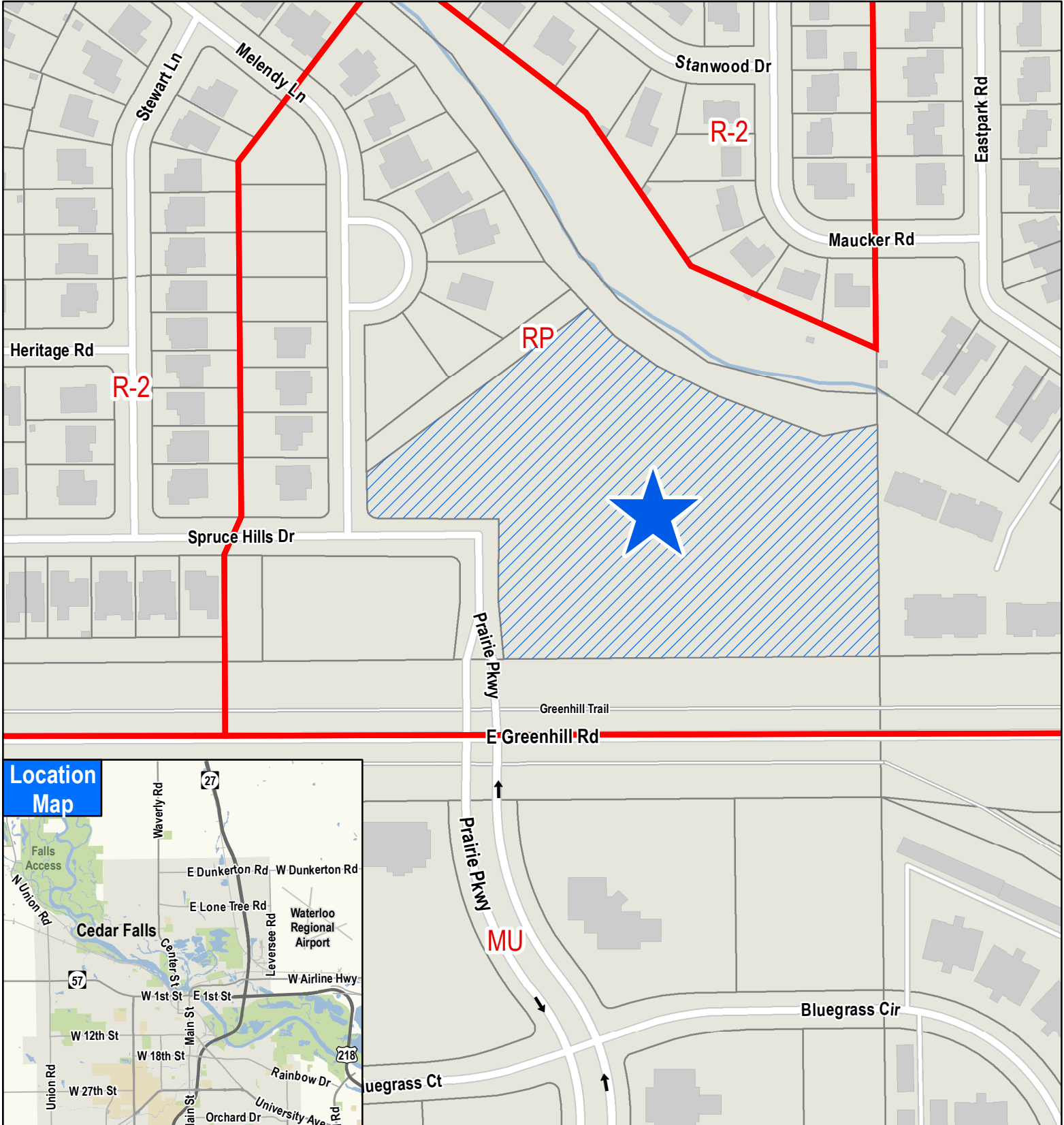
Ms. Saul made a motion to approve the item with the city recommendations. Mr. Holst

seconded the motion. The motion was approved unanimously with 9 ayes (Crisman, Grybovych, Hartley, Holst, Larson, Leeper, Lynch, Moser and Saul), and 0 nays.

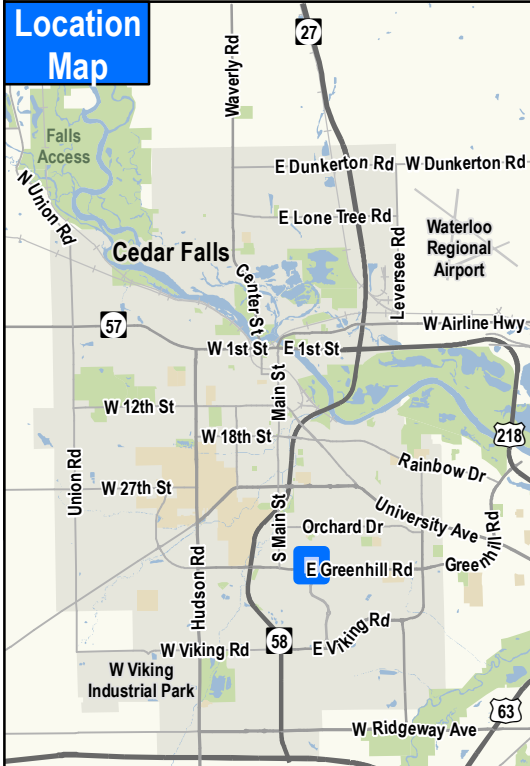
# Cedar Falls Planning and Zoning Commission

## April 13, 2022

Item 15.



### Location Map



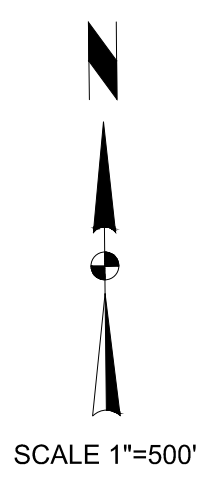
### R-P Site Plan Review for the Cove at Spruce Hills Townhomes (SP21-013)

# SITE PLAN FOR THE COVE AT SPRUCE HILLS TOWNHOMES

## MULTI-FAMILY RESIDENTIAL DEVELOPMENT CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA



VICINITY MAP



**OWNER**  
THE COVE AT SPRUCE HILLS LLC  
201 WASHINGTON ST  
CEDAR FALLS, IA 5013

**DEVELOPER**  
BRIAN WINGERT  
2021 MAIN STREET, SUITE A  
CEDAR FALLS, IA

**ENGINEER**  
SNYDER & ASSOCIATES  
2727 SW SNYDER BLVD  
ANKENY, IA 50023  
CONTACT: ERIC CANNON

### INDEX OF SHEETS

- C100 TITLE SHEET
- C200 PROJECT INFORMATION
- C300 DIMENSION PLAN
- C400 UTILITY PLAN
- C500 GRADING PLAN
- C501 EROSION CONTROL PLAN
- C600 PLANTING PLAN
- C601 PLANTING PLAN GENERAL NOTES

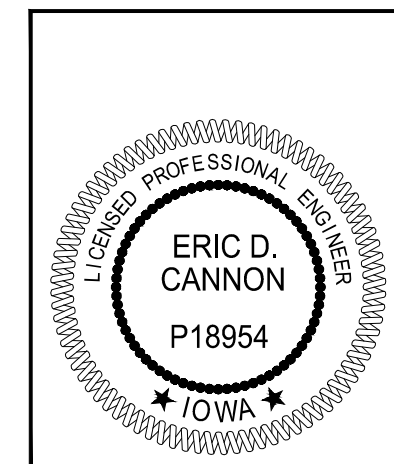
4	REVISED AS PER CITY COMMENTS	4-18-22	JFS
3	REVISED AS PER CITY COMMENTS	3-30-22	JFS
2	REVISED AS PER CITY COMMENTS	2-8-22	JFS
1	REVISED AS PER OWNER	1-21-22	JMM
MARK		REVISION	DATE BY
Engineer: EDC		Checked By: EDC	Scale: 1" = NA
Technician: JMM		Date: 09-27-21	T-R-S: TTN-RRW-SS
Project No: 121.0880.01			Sheet C100

**THE COVE AT SPRUCE HILLS**

**TITLE SHEET**

**SNYDER & ASSOCIATES, INC.**

2727 S.W. SNYDER BLVD  
ANKENY, IOWA 50023  
515-964-2020 | www.snyder-associates.com



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Eric D. Cannon, P.E. \_\_\_\_\_ Date \_\_\_\_\_

License Number P18954

My License Renewal Date is December 31, 2023

Pages or sheets covered by this seal:  
C-100 THRU C601



Project No: 121.0880.01  
Sheet C100

V:\projects\2021\121.0880.01\CADD\SP - 1210880 - 15H.dwg JUSTIN STROM, TITLE SHEET, 2022/09/03, 8:05 AM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)

LEGEND

FEATURES

- Section Corner
1/2" Rebar, Cap # 11579
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Minimum Protection Elevation
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

FOUND

- Found symbols for various utility types and elevations.

SET

- Set symbols for various utility types and elevations.

FEATURES

- Spot Elevation
Contour Elevation
Fence (Barbed, Field, Hog)
Fence (Chain Link)
Fence (Wood)
Fence (Silt)
Tree Line
Tree Stump
Deciduous Tree \ Shrub
Coniferous Tree \ Shrub
Communication
Overhead Communication
Fiber Optic
Underground Electric
Overhead Electric
Gas Main with Size
High Pressure Gas Main with Size
Water Main with Size
Sanitary Sewer with Size
Duct Bank
Test Hole Location for SUE w/ID

EXISTING

- Existing symbols for various utility types and elevations.

PROPOSED

- Proposed symbols for various utility types and elevations.

(\*) Denotes the survey quality service level for utilities

- Sanitary Manhole
Storm Sewer with Size
Storm Manhole
Single Storm Sewer Intake
Double Storm Sewer Intake
Fire Hydrant
Fire Hydrant on Building
Water Main Valve
Water Service Valve
Well
Utility Pole
Guy Anchor
Utility Pole with Light
Utility Pole with Transformer
Street Light
Yard Light
Electric Box
Electric Transformer
Traffic Sign
Communication Pedestal
Communication Manhole
Communication Handhole
Fiber Optic Manhole
Fiber Optic Handhole
Gas Valve
Gas Manhole
Gas Apparatus
Fence Post or Guard Post
Underground Storage Tank
Above Ground Storage Tank
Sign
Satellite Dish
Mailbox
Sprinkler Head
Irrigation Control Valve

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD. QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS. QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION. QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

NOTES

- 1. NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
2. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE SOILS REPORTS PREPARED BY OTHERS.
3. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
4. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
5. NOTIFY OWNER, ENGINEER, CITY OF CEDAR FALLS AND CEDAR FALLS UTILITY AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
6. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
7. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
8. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
9. DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
10. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
11. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
12. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
13. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
14. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY THE CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
16. CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, POLK COUNTY, AND THE OWNER PRIOR TO CONSTRUCTION.
17. CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.

NOTES

- 1. BUILDING LINES AND CORNERS ARE FOR USE IN PREPARING CIVIL SITE PLAN DOCUMENTS. BUILDING CORNERS AND BUILDING LINES SHOULD BE SPECIFICALLY VERIFIED, AS NECESSARY, PRIOR TO DESIGN FOR CONSTRUCTION OF ANY PROPOSED EXPANSION OR CONNECTION OF BUILDING COMPONENTS.
2. FOR CLARITY PURPOSES, SURVEY SPOT ELEVATIONS ARE NOT SHOWN ON THIS SURVEY, BUT ARE CONTAINED WITHIN THE DIGITAL CADD FILES.
3. FOR THE PURPOSE OF THIS SURVEY, STORM SEWER, SANITARY SEWER AND WATER MAIN LINES ARE ASSUMED TO FOLLOW A STRAIGHT LINE FROM STRUCTURE TO STRUCTURE.
4. UTILITY SERVICE LINES TO BUILDINGS ARE APPROXIMATE ONLY. AN INTERNAL BUILDING INVESTIGATION, EXCAVATION AND/OR SUBSURFACE LOCATING/DESIGNATING WOULD NEED TO BE PERFORMED TO DETERMINE THE LOCATION OF SERVICES ENTERING THE BUILDING.
5. UNDERGROUND PIPE MATERIALS AND SIZES ARE BASED UPON VISIBLE EVIDENCE VIEWED FROM ACCESS MANHOLES/STRUCTURES. DUE TO THE CONFIGURATION AND/OR CONSTRUCTION OF THE STRUCTURE, IT MAY BE DIFFICULT TO ACCURATELY DETERMINE THE PIPE MATERIAL AND/OR SIZE. THE SURVEYOR WILL USE THEIR JUDGMENT AND EXPERIENCE TO ATTEMPT TO DETERMINE, BUT COMPLETE ACCURACY CANNOT BE GUARANTEED.
6. BOUNDARY LINES SHOWN ON THE EXISTING SITE SURVEY ARE TO FACILITATE DESIGN OR CONCEPT NEEDS AND ENABLE CREATION OF SAID CONSTRUCTION DOCUMENTS. THESE LINES DO NOT CONSTITUTE A CERTIFIED BOUNDARY SURVEY AND MISSING MONUMENTS WILL NOT BE SET.



PROPERTY DESCRIPTION

TRACT "F", HERITAGE HILLS ESTATES SECOND ADDITION, AN OFFICIAL PLAT IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

PROPERTY ADDRESS

CORNER OF SPRUCE HILLS DRIVE/PRAIRIE PARKWAY AND GREENHILL ROAD

ZONING

RP - PLANNED RESIDENTIAL

BULK REGULATIONS

25' FRONT YARD (ALONG SPRUCE HILLS DRIVE/PRAIRIE PARKWAY)
30' BACK YARD (PERIMETER SETBACK ALL OTHER SIDES)

PARKING REQUIREMENTS

PARKING REQUIRED
1 GUEST PARKING SPACE PER EVERY 5 UNITS = 6 SPACES

PARKING PROVIDED
OPEN STALLS = 6 SPACES

ADDITIONAL PARKING PROVIDED
GARAGE STALL = 60 STALLS (2 PER UNIT)
DRIVEWAY STALLS = 30 (1 PER UNIT)

TOTAL PARKING PROVIDED
96 STALLS

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 551903014.

G1-GAS MAIN CEDAR FALLS UTILITIES
F01-FIBER OPTIC JERALD LUKENSMEYER
W1-WATER MAIN 319-268-5330
OE1-OVERHEAD ELECTRIC JERALD.LUKENSMEYER@CFUNET.NET
UE1-UNDERGROUND ELECTRIC
C01-COMMUNICATION

S1-SANITARY CITY OF CEDAR FALLS
ST1-STORM TYLER GRIFFIN
319-273-8600
TYLER.GRIFFIN@CEDARFALLS.COM

CONTROL POINTS

IOWA REGIONAL COORDINATE SYSTEM ZONE 5 (WATERLOO)
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

- CP100 N=8845220.04 E=15449012.26 Z=909.72
SET CUT "X" TOP CURB EAST OF 725 MELENDY LANE, EAST SIDE ROAD, WEST OF HYDRANT, NW CORNER SITE. (AS SHOWN ON SURVEY)
CP101 N=8844857.76 E=15449204.29 Z=923.24
SET CUT "X" NORTH NOSE OF ISLAND OF PRAIRIE PARKWAY, NORTH OF GREENHILL ROAD. (AS SHOWN ON SURVEY)
CP102 N=8844882.76 E=15449851.30 Z=908.39
FOUND CUT "X" TOP CURB, SW CORNER OF TOWN HOME DRIVE LANE, SE CORNER SITE. (AS SHOWN ON SURVEY)
CP103 N=8845264.81 E=15449871.15 Z=900.26
SET CUT "X" CENTERLINE CONCRETE FLUME NE CORNER SITE +.10' EAST OF WEST END FLUME. (AS SHOWN ON SURVEY)

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET

- BM500 ELEV=910.70
BURY BOLT ON HYDRANT EAST OF 725 MELENDY LANE. (AS SHOWN ON SURVEY)
BM501 ELEV=918.65
ARROW ON HYDRANT LOCATED AT SE QUADRANT SPRUCE HILLS DRIVE AND PRAIRIE PARKWAY. (AS SHOWN ON SURVEY)

DATE OF SURVEY

SEPTEMBER 10TH, 2021

POLLUTION PREVENTION NOTES

A. POLLUTION PREVENTION AND EROSION PROTECTION

1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.

2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

B. STORM WATER DISCHARGE PERMIT

1. THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.

2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.

3. A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.

C. POLLUTION PREVENTION PLAN

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.

2. THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.

3. THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:

- a. UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
b. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
c. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
d. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
e. INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
f. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
g. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
h. RESPREAD A MINIMUM OF 6 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
i. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
j. COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.
k. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

THE COVE AT SPRUCE HILLS

PROJECT INFORMATION

SNYDER & ASSOCIATES, INC.



Project No: 121.0880.01

Sheet C200

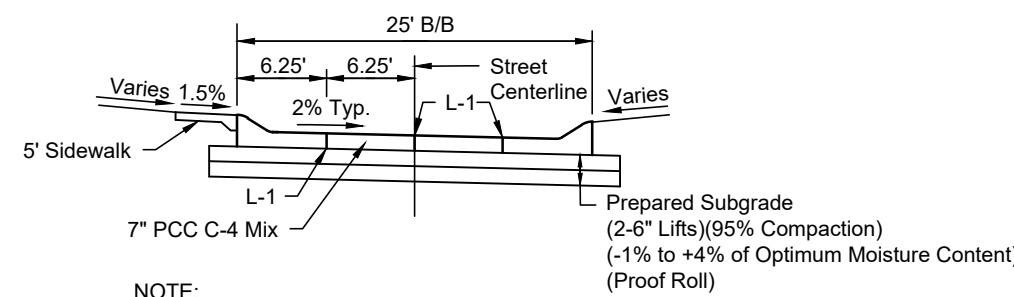
2727 S.W. SNYDER BLVD ANKENY, IOWA 50023

www.snyder-associates.com

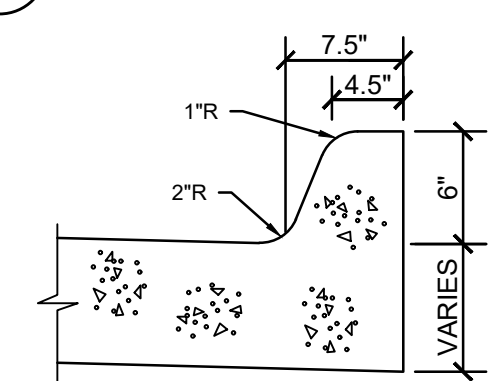
515-964-2020

Sheet C200

Project No: 121.0880.01

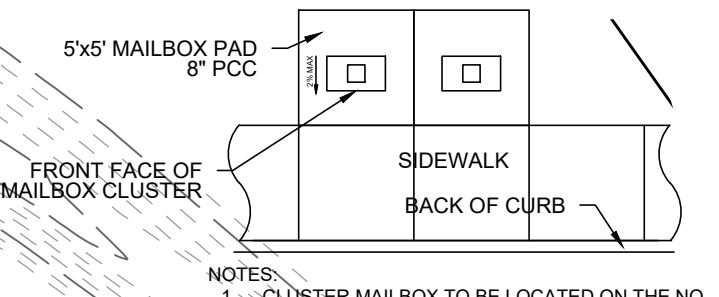


**1 TYPICAL STREET CROSS SECTION**  
C300 PRIVATE DRIVE



**2 PCC STANDARD CURB**  
C300 NO SCALE

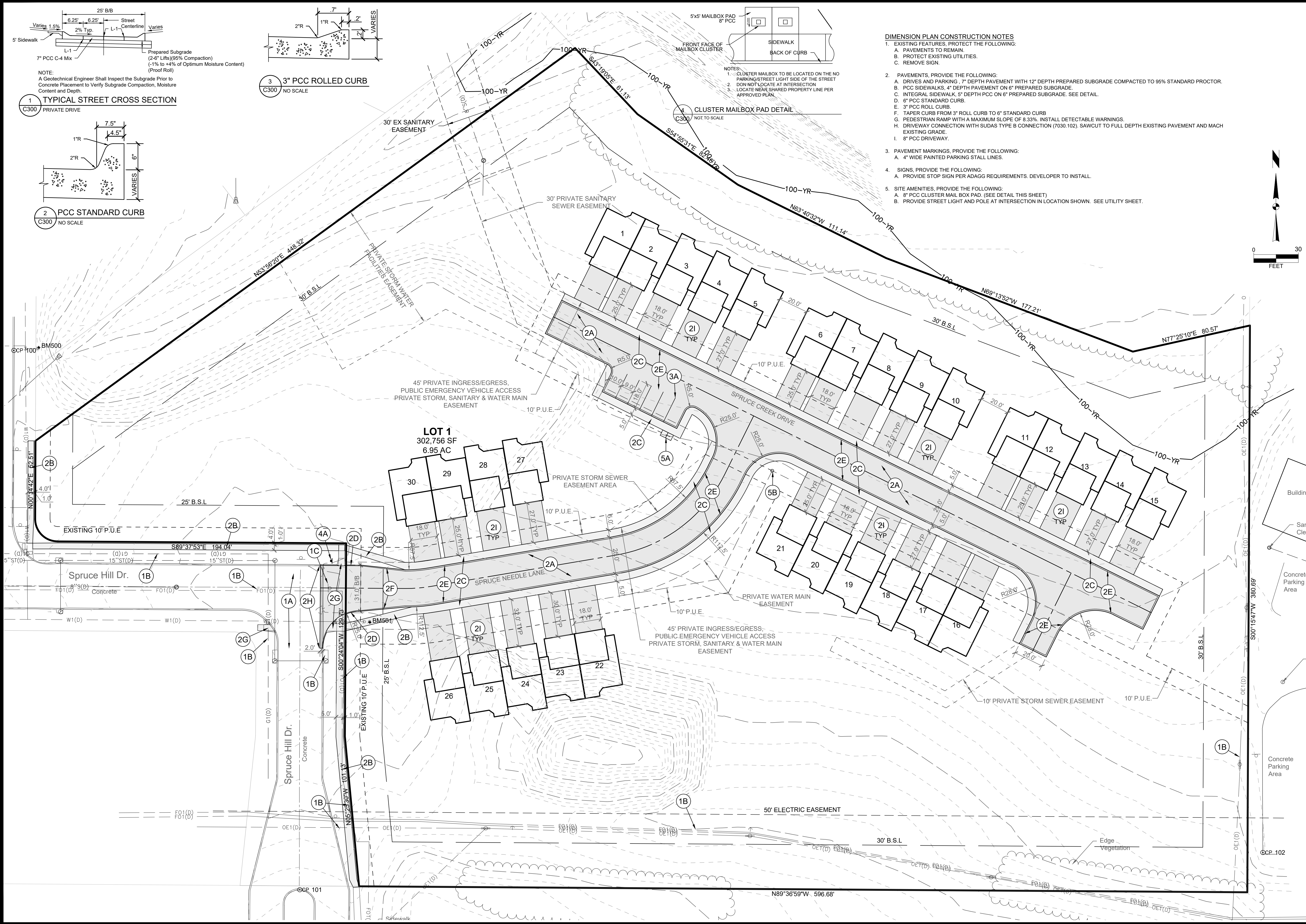
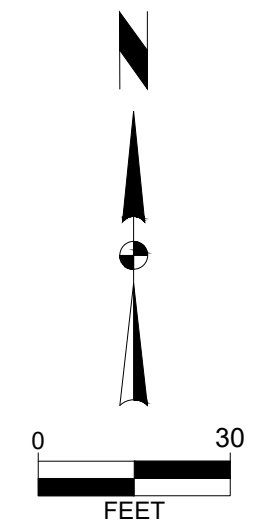
**3 3\"/>**



**4 CLUSTER MAILBOX PAD DETAIL**  
C300 NOT TO SCALE

**DIMENSION PLAN CONSTRUCTION NOTES**

- EXISTING FEATURES, PROTECT THE FOLLOWING:
  - PAVEMENTS TO REMAIN.
  - PROTECT EXISTING UTILITIES.
  - REMOVE SIGN.
- PAVEMENTS, PROVIDE THE FOLLOWING:
  - DRIVES AND PARKING: 7\"/>
  - PCC SIDEWALKS: 4\"/>
  - INTEGRAL SIDEWALK: 5\"/>
  - 6\"/>
  - 3\"/>
  - TAPER CURB FROM 3\"/>
  - PEDESTRIAN RAMP WITH A MAXIMUM SLOPE OF 8.33%. INSTALL DETECTABLE WARNINGS.
  - DRIVEWAY CONNECTION WITH SUBAS TYPE B CONNECTION (7030.102). SAWCUT TO FULL DEPTH EXISTING PAVEMENT AND MATCH EXISTING GRADE.
  - 8\"/>
- PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
  - 4\"/>
- SIGNS, PROVIDE THE FOLLOWING:
  - PROVIDE STOP SIGN PER ADAGG REQUIREMENTS. DEVELOPER TO INSTALL.
- SITE AMENITIES, PROVIDE THE FOLLOWING:
  - 6\"/>
  - PROVIDE STREET LIGHT AND POLE AT INTERSECTION IN LOCATION SHOWN. SEE UTILITY SHEET.



**THE COVE AT SPRUCE HILLS**

**DIMENSION PLAN**



Project No: 121.0880.01  
Sheet C300

**CEDAR FALLS, IA**

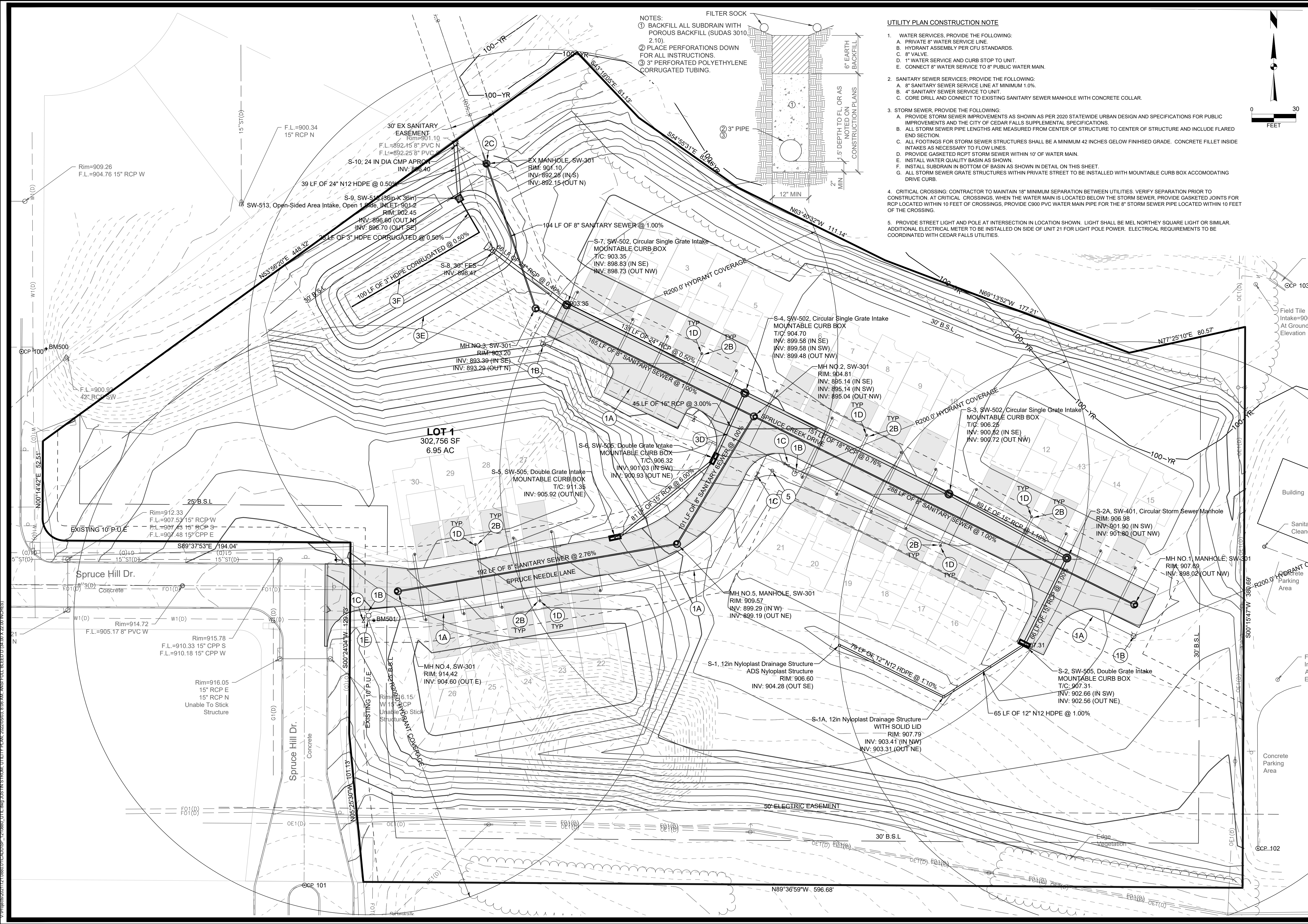
2727 S.W. SNYDER BLVD  
ANKENY, IOWA 50023  
515-964-2020 | www.snyder-associates.com

**SNYDER & ASSOCIATES, INC.**

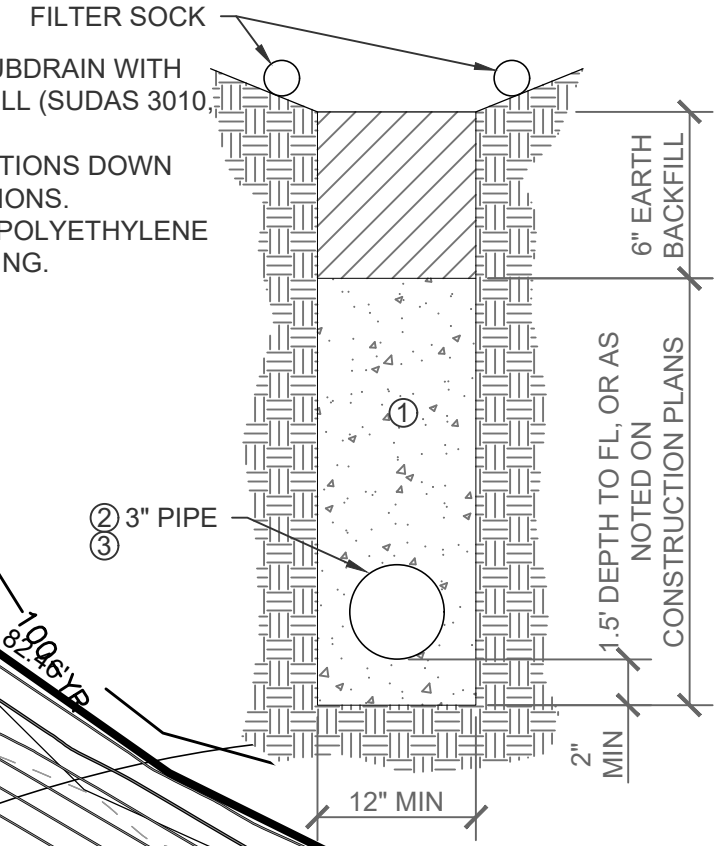
Sheet C300

Project No: 121.0880.01



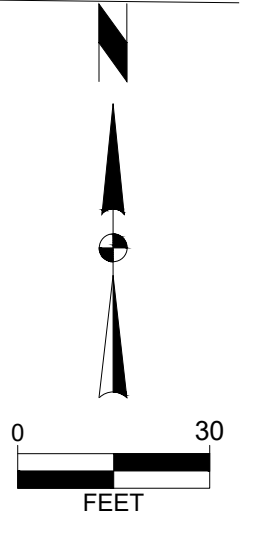


NOTES:  
 ① BACKFILL ALL SUBDRAIN WITH POROUS BACKFILL (SUDAS 3010 2.10).  
 ② PLACE PERFORATIONS DOWN FOR ALL INSTRUCTIONS.  
 ③ 3" PERFORATED POLYETHYLENE CORRUGATED TUBING.



UTILITY PLAN CONSTRUCTION NOTE

- WATER SERVICES, PROVIDE THE FOLLOWING:
  - PRIVATE 8" WATER SERVICE LINE.
  - HYDRANT ASSEMBLY PER CFJ STANDARDS.
  - 8" VALVE.
  - 1" WATER SERVICE AND CURB STOP TO UNIT.
  - CONNECT 8" WATER SERVICE TO 8" PUBLIC WATER MAIN.
- SANITARY SEWER SERVICES, PROVIDE THE FOLLOWING:
  - 8" SANITARY SEWER SERVICE LINE AT MINIMUM 1.0%.
  - 4" SANITARY SEWER SERVICE TO UNIT.
  - CORE DRILL AND CONNECT TO EXISTING SANITARY SEWER MANHOLE WITH CONCRETE COLLAR.
- STORM SEWER, PROVIDE THE FOLLOWING:
  - PROVIDE STORM SEWER IMPROVEMENTS AS SHOWN AS PER 2020 STATEWIDE URBAN DESIGN AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE CITY OF CEDAR FALLS SUPPLEMENTAL SPECIFICATIONS.
  - ALL STORM SEWER PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE AND INCLUDE FLARED END SECTION.
  - ALL FOOTINGS FOR STORM SEWER STRUCTURES SHALL BE A MINIMUM 42 INCHES BELOW FINISHED GRADE. CONCRETE FILLET INSIDE INTAKES AS NECESSARY TO FLOW LINES.
  - PROVIDE GASKETED RCP STORM SEWER WITHIN 10' OF WATER MAIN.
  - INSTALL WATER QUALITY BASIN AS SHOWN.
  - INSTALL SUBDRAIN IN BOTTOM OF BASIN AS SHOWN IN DETAIL ON THIS SHEET.
  - ALL STORM SEWER GRATE STRUCTURES WITHIN PRIVATE STREET TO BE INSTALLED WITH MOUNTABLE CURB BOX ACCOMMODATING DRIVE CURB.
- CRITICAL CROSSING: CONTRACTOR TO MAINTAIN 18" MINIMUM SEPARATION BETWEEN UTILITIES. VERIFY SEPARATION PRIOR TO CONSTRUCTION. AT CRITICAL CROSSINGS, WHEN THE WATER MAIN IS LOCATED BELOW THE STORM SEWER, PROVIDE GASKETED JOINTS FOR RCP LOCATED WITHIN 10 FEET OF CROSSINGS. PROVIDE C900 PVC WATER MAIN PIPE FOR THE 8" STORM SEWER PIPE LOCATED WITHIN 10 FEET OF THE CROSSING.
- PROVIDE STREET LIGHT AND POLE AT INTERSECTION IN LOCATION SHOWN. LIGHT SHALL BE MEL NORTHEY SQUARE LIGHT OR SIMILAR. ADDITIONAL ELECTRICAL METER TO BE INSTALLED ON SIDE OF UNIT 21 FOR LIGHT POLE POWER. ELECTRICAL REQUIREMENTS TO BE COORDINATED WITH CEDAR FALLS UTILITIES.



4	REVISED AS PER CITY COMMENTS	4-18-22	JFS
3	REVISED AS PER CITY COMMENTS	3-30-22	JFS
2	REVISED AS PER CITY COMMENTS	2-8-22	JFS
1	REVISED AS PER OWNER	1-21-22	JWM

MARK	REVISION	DATE	BY
Engineer: EDC	Checked By: EDC	Scale: 1"=30'	
Technician: JWM	Date: 09-27-21	T-R-S: TTN-RRW-SS	

Project No: 121.0880.01

Sheet C400

**THE COVE AT SPRUCE HILLS**

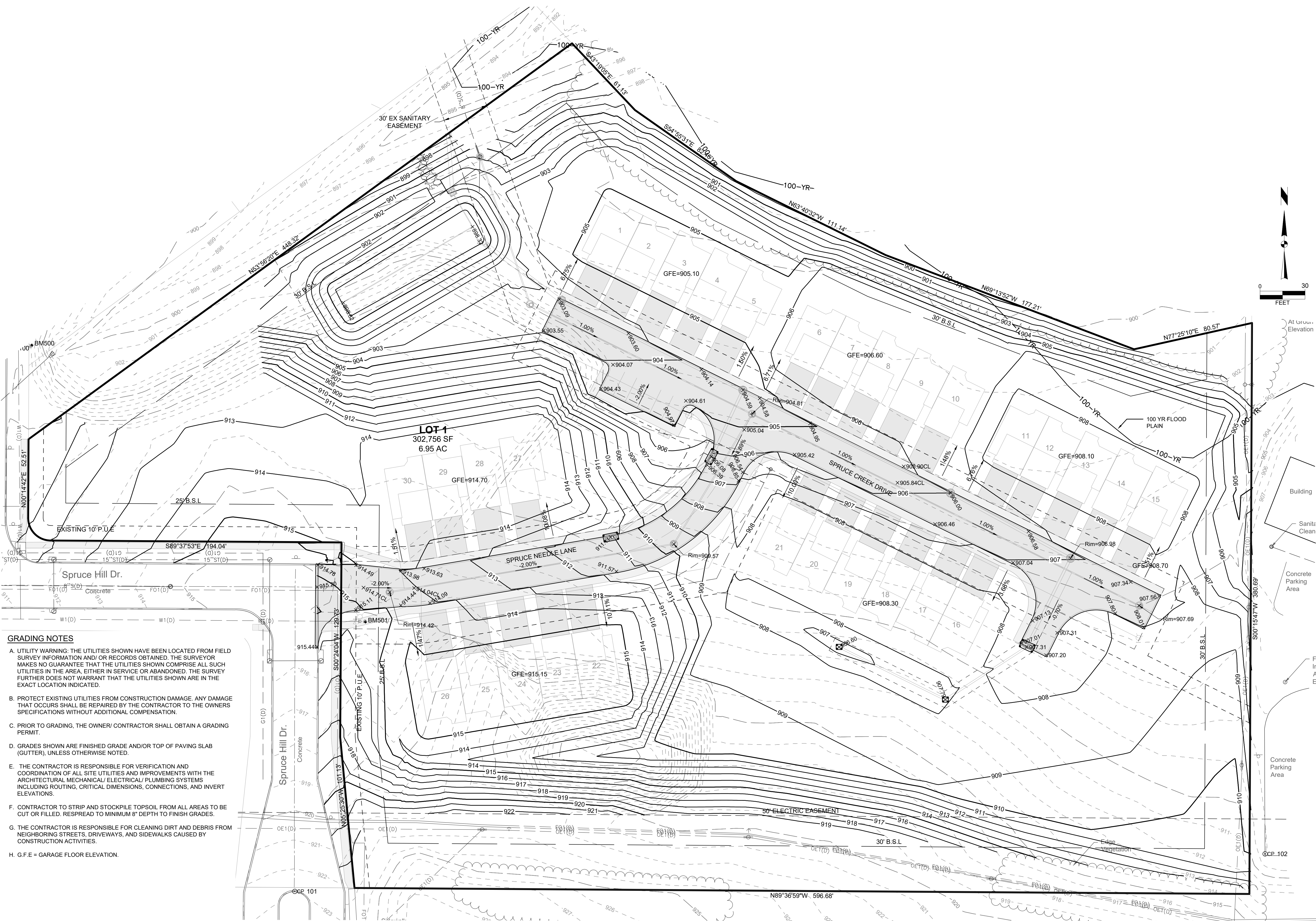
UTILITY PLAN

**SNYDER & ASSOCIATES, INC.**

2727 S.W. SNYDER BLVD  
 ANKENY, IOWA 50023  
 515-964-2020 | www.snyder-associates.com

Project No: 121.0880.01

Sheet C400



**GRADING NOTES**

- A. UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- B. PROTECT EXISTING UTILITIES FROM CONSTRUCTION DAMAGE. ANY DAMAGE THAT OCCURS SHALL BE REPAIRED BY THE CONTRACTOR TO THE OWNERS SPECIFICATIONS WITHOUT ADDITIONAL COMPENSATION.
- C. PRIOR TO GRADING, THE OWNER/ CONTRACTOR SHALL OBTAIN A GRADING PERMIT.
- D. GRADES SHOWN ARE FINISHED GRADE AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- E. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION AND COORDINATION OF ALL SITE UTILITIES AND IMPROVEMENTS WITH THE ARCHITECTURAL MECHANICAL/ELECTRICAL/PLUMBING SYSTEMS INCLUDING ROUTING, CRITICAL DIMENSIONS, CONNECTIONS, AND INVERT ELEVATIONS.
- F. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
- G. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES.
- H. G.F.E = GARAGE FLOOR ELEVATION.

4	REVISED AS PER CITY COMMENTS	4-18-22	JFS
3	REVISED AS PER CITY COMMENTS	3-30-22	JFS
2	REVISED AS PER CITY COMMENTS	2-8-22	JFS
1	REVISED AS PER OWNER	1-21-22	JWM
MARK	REVISION	DATE	BY
Engineer: EDC	Checked By: EDC	Scale: 1"=30'	
Technician: JWM	Date: 09-27-21	T-R-S: TTN-RRW-SS	
Project No: 121.0880.01			Sheet C500

**THE COVE AT SPRUCE HILLS**

**GRADING PLAN**

**SNYDER & ASSOCIATES, INC.**

2727 S.W. SNYDER BLVD  
ANKENY, IOWA 50023  
515-964-2020 | www.snyder-associates.com

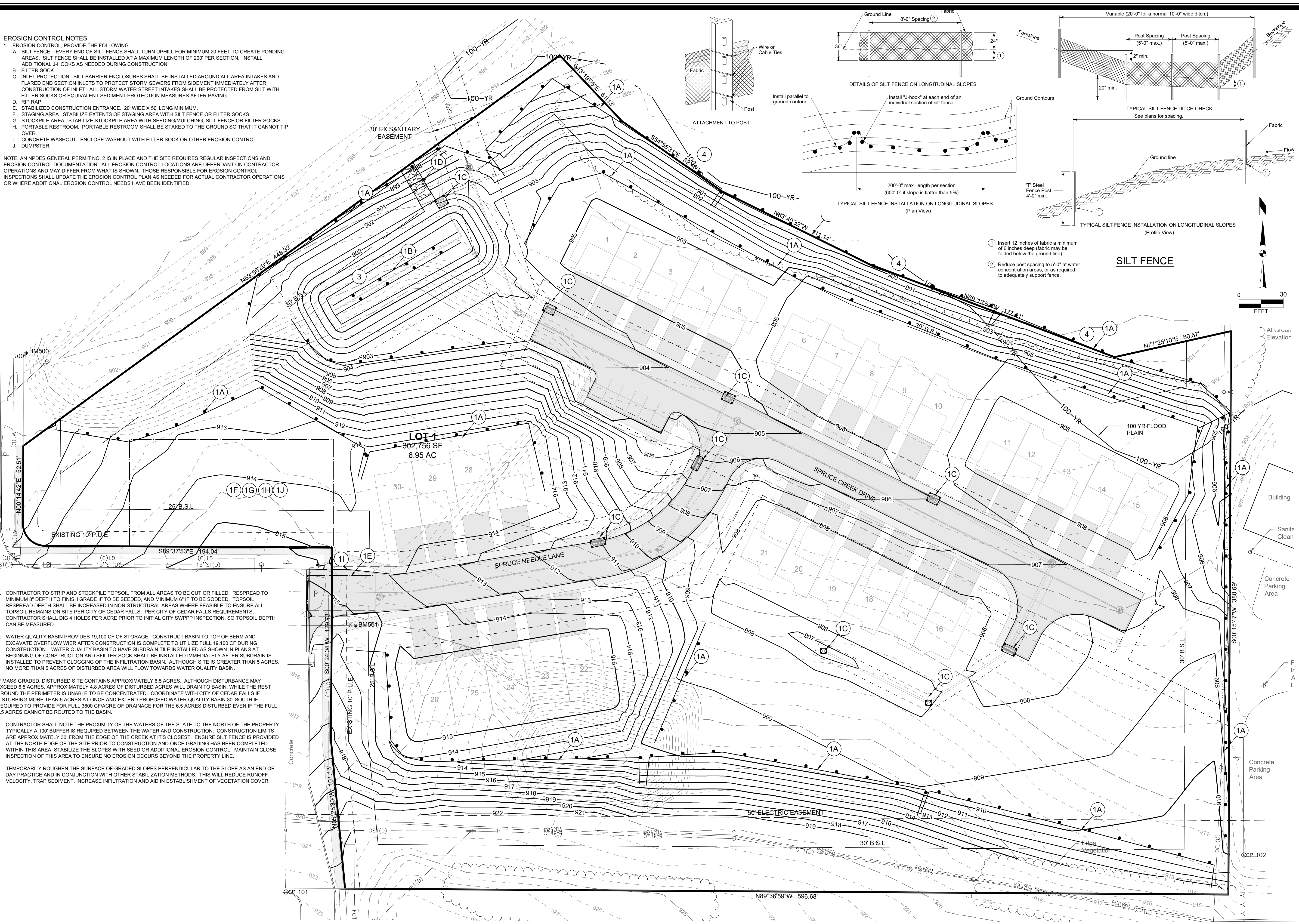
CEDAR FALLS, IA



**EROSION CONTROL NOTES**

1. EROSION CONTROL, PROVIDE THE FOLLOWING:
  - A. SILT FENCE. EVERY END OF SILT FENCE SHALL TURN UPHILL FOR MINIMUM 20 FEET TO CREATE PONDING AREAS. SILT FENCE SHALL BE INSTALLED AT A MAXIMUM LENGTH OF 200' PER SECTION. INSTALL ADDITIONAL J-HOOKS AS NEEDED DURING CONSTRUCTION.
  - B. FILTER SOCK.
  - C. INLET PROTECTION. SILT BARRIER ENCLOSURES SHALL BE INSTALLED AROUND ALL AREA INTAKES AND FLARED END SECTION INTAKES TO PROTECT STORM SEWERS FROM SEDIMENT IMMEDIATELY AFTER CONSTRUCTION OF INLET. ALL STORM WATER STREET INTAKES SHALL BE PROTECTED FROM SILT WITH FILTER SOCKS OR EQUIVALENT SEDIMENT PROTECTION MEASURES AFTER PAVING.
  - D. RIP RAP.
  - E. STABILIZED CONSTRUCTION ENTRANCE. 20' WIDE X 50' LONG MINIMUM.
  - F. STAGING AREA. STABILIZE EXTENTS OF STAGING AREA WITH SILT FENCE OR FILTER SOCKS.
  - G. STOCKPILE AREA. STABILIZE STOCKPILE AREA WITH SEEDING/MULCHING, SILT FENCE OR FILTER SOCKS.
  - H. PORTABLE RESTROOM. PORTABLE RESTROOM SHALL BE STAKED TO THE GROUND SO THAT IT CANNOT TIP OVER.
  - I. CONCRETE WASHOUT. ENCLOSE WASHOUT WITH FILTER SOCK OR OTHER EROSION CONTROL.
  - J. DUMPSTER.

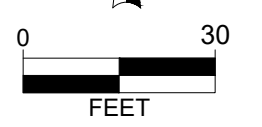
NOTE: AN NPDES GENERAL PERMIT NO. 2 IS IN PLACE AND THE SITE REQUIRES REGULAR INSPECTIONS AND EROSION CONTROL DOCUMENTATION. ALL EROSION CONTROL LOCATIONS ARE DEPENDANT ON CONTRACTOR OPERATIONS AND MAY DIFFER FROM WHAT IS SHOWN. THOSE RESPONSIBLE FOR EROSION CONTROL INSPECTIONS SHALL UPDATE THE EROSION CONTROL PLAN AS NEEDED FOR ACTUAL CONTRACTOR OPERATIONS OR WHERE ADDITIONAL EROSION CONTROL NEEDS HAVE BEEN IDENTIFIED.



2. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADE IF TO BE SEED, AND MINIMUM 8" IF TO BE SODED. TOPSOIL RESPREAD DEPTH SHALL BE INCREASED IN NON STRUCTURAL AREAS WHERE FEASIBLE TO ENSURE ALL TOPSOIL REMAINS ON SITE PER CITY OF CEDAR FALLS. PER CITY OF CEDAR FALLS REQUIREMENTS, CONTRACTOR SHALL DIG 4 Holes PER ACRE PRIOR TO INITIAL CITY SWPPP INSPECTION, SO TOPSOIL DEPTH CAN BE MEASURED.
3. WATER QUALITY BASIN PROVIDES 19,100 CF OF STORAGE. CONSTRUCT BASIN TO TOP OF BERM AND EXCAVATE OVERFLOW WIER AFTER CONSTRUCTION IS COMPLETE TO UTILIZE FULL 19,100 CF DURING CONSTRUCTION. WATER QUALITY BASIN TO HAVE SUBDRAIN TILE INSTALLED AS SHOWN IN PLANS AT BEGINNING OF CONSTRUCTION AND FILTER SOCK SHALL BE INSTALLED IMMEDIATELY AFTER SUBDRAIN IS INSTALLED TO PREVENT CLOGGING OF THE INFILTRATION BASIN. ALTHOUGH SITE IS GREATER THAN 5 ACRES, NO MORE THAN 5 ACRES OF DISTURBED AREA WILL FLOW TOWARDS WATER QUALITY BASIN.
- IF MASS GRADED, DISTURBED SITE CONTAINS APPROXIMATELY 6.5 ACRES. ALTHOUGH DISTURBANCE MAY EXCEED 6.5 ACRES, APPROXIMATELY 4.8 ACRES OF DISTURBED ACRES WILL DRAIN TO BASIN, WHILE THE REST AROUND THE PERIMETER IS UNABLE TO BE CONCENTRATED. COORDINATE WITH CITY OF CEDAR FALLS IF DISTURBING MORE THAN 5 ACRES AT ONCE AND EXTEND PROPOSED WATER QUALITY BASIN 30' SOUTH IF REQUIRED TO PROVIDE FOR FULL 3600 CF/ACRE OF DRAINAGE FOR THE 6.5 ACRES DISTURBED EVEN IF THE FULL 6.5 ACRES CANNOT BE ROUTED TO THE BASIN.
4. CONTRACTOR SHALL NOTE THE PROXIMITY OF THE WATERS OF THE STATE TO THE NORTH OF THE PROPERTY. TYPICALLY A 100' BUFFER IS REQUIRED BETWEEN THE WATER AND CONSTRUCTION. CONSTRUCTION LIMITS ARE APPROXIMATELY 30' FROM THE EDGE OF THE CREEK AT ITS CLOSEST. ENSURE SILT FENCE IS PROVIDED AT THE NORTH EDGE OF THE SITE PRIOR TO CONSTRUCTION AND ONCE GRADING HAS BEEN COMPLETED WITHIN THIS AREA, STABILIZE THE SLOPES WITH SEED OR ADDITIONAL EROSION CONTROL. MAINTAIN CLOSE INSPECTION OF THIS AREA TO ENSURE NO EROSION OCCURS BEYOND THE PROPERTY LINE.
5. TEMPORARILY ROUGHEN THE SURFACE OF GRADED SLOPES PERPENDICULAR TO THE SLOPE AS AN END OF DAY PRACTICE AND IN CONJUNCTION WITH OTHER STABILIZATION METHODS. THIS WILL REDUCE RUNOFF VELOCITY, TRAP SEDIMENT, INCREASE INFILTRATION AND AID IN ESTABLISHMENT OF VEGETATION COVER.

1. Insert 12 inches of fabric a minimum of 6 inches deep (fabric may be folded below the ground line).
2. Reduce post spacing to 5'-0" at water concentration areas, or as required to adequately support fence.

**SILT FENCE**



4	REVISED AS PER CITY COMMENTS	4-18-22	JFS
3	REVISED AS PER CITY COMMENTS	3-30-22	JFS
2	REVISED AS PER CITY COMMENTS	2-8-22	JFS
1	REVISED AS PER OWNER	1-21-22	JWM

MARK	REVISION	DATE	BY
Engineer:EDC	Checked By: EDC	Scale: 1" = 30'	
Technician:JWM	Date: 09-27-21	T-R-S: TTN-RRW-SS	

Project No: 121.0880.01

Sheet C501

**THE COVE AT SPRUCE HILLS**

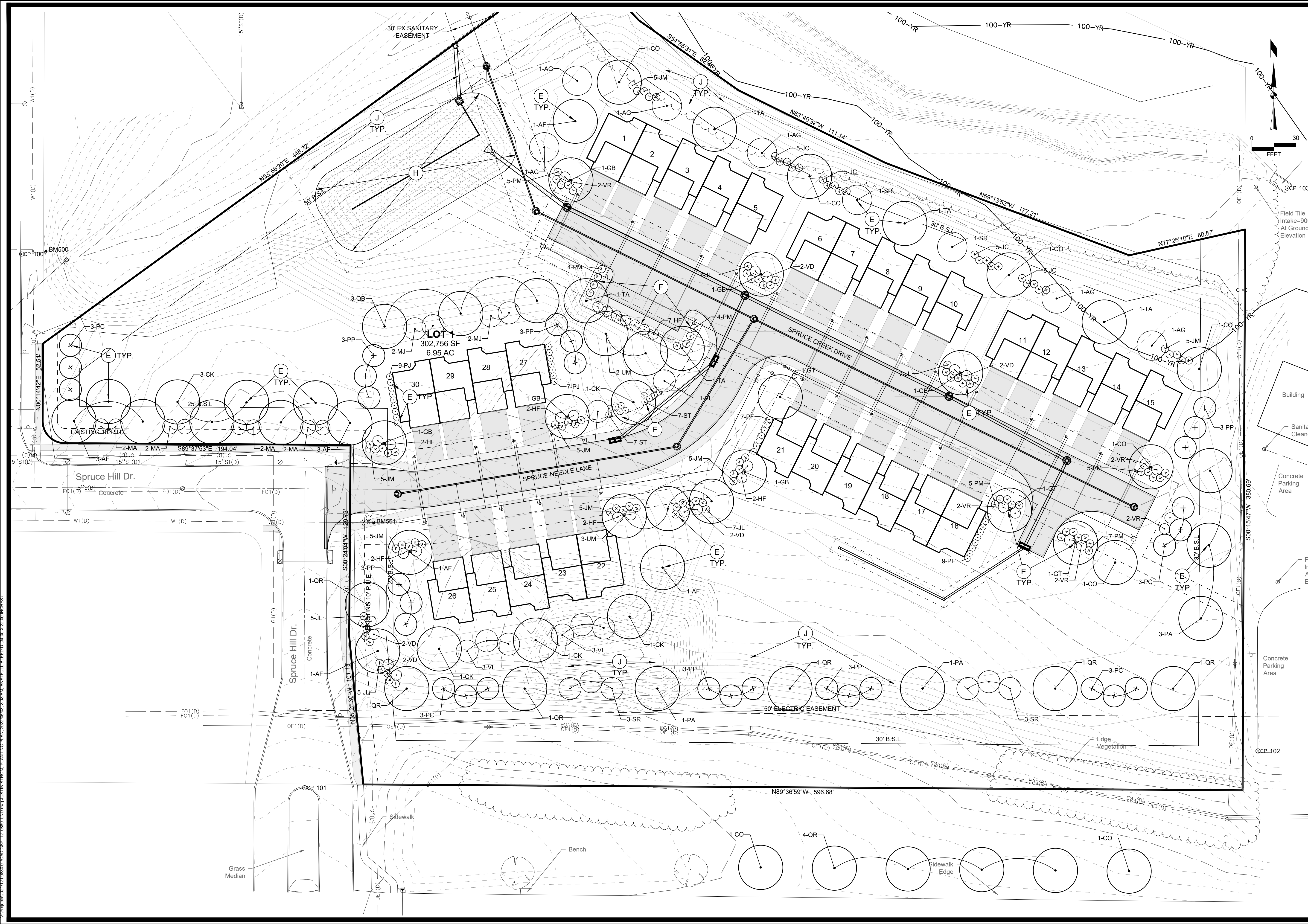
**EROSION CONTROL PLAN**

**SNYDER & ASSOCIATES, INC.**

2727 S.W. SNYDER BLVD  
ANKENY, IOWA 50023  
515-964-2020 | www.snyder-associates.com

CEDAR FALLS, IA





MARK	REVISION	DATE	BY
4	REVISED AS PER CITY COMMENTS	4-18-22	JFS
3	REVISED AS PER CITY COMMENTS	3-30-22	JFS
2	REVISED AS PER CITY COMMENTS	2-8-22	JFS
1	REVISED AS PER OWNER	1-21-22	JWM

Engineer: EDC	Checked By: EDC	Scale: 1"=30'
Technician: JWM	Date: 09-27-21	T-R-S: TTN-RRW-SS

Project No: 121.0880.01

Sheet C600

**THE COVE AT SPRUCE HILLS**

**PLANTING PLAN**

**SNYDER & ASSOCIATES, INC.**

2727 S.W. SNYDER BLVD  
ANKENY, IOWA 50023  
515-964-2020 | www.snyder-associates.com

**CEDAR FALLS, IA**

Project No: 121.0880.01

Sheet C600

**PLANT SCHEDULE**

QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENTS
<b>CANOPY TREES</b>					
10	AF	Acer x freemanii 'Jeffersred' AUTUMN BLAZE	AUTUMN BLAZE MAPLE	2" Cal.	B&B
7	CK	Cladrastis kentukea	YELLOWWOOD	2" Cal.	B&B
8	CO	Celtis occidentalis 'Prairie Pride'	PRAIRIE PRIDE HACKBERRY	2" Cal.	B&B
6	GB	Ginkgo biloba 'Autumn Gold'	AUTUMN GOLD GINKGO	2" Cal.	MALE ONLY, B&B
3	GT	Gleditsia triacanthos f. inermis 'Shademaster'	SHADEMASTER HONEYLOCUST	2" Cal.	B&B
5	PA	Platanus x acerifolia 'Morton Circle'	EXCLAMATION PLANETREE	2" Cal.	B&B
5	TA	Tilia americana 'Frontyard'	FRONTYARD LINDEN	2" Cal.	B&B
3	QB	Quercus bicolor	SWAMP WHITE OAK	2" Cal.	B&B
10	QR	Quercus rubra	NORTHERN RED OAK	2" Cal.	B&B
5	UM	Ulmus 'Morton Stalwart'	COMMENDATION ELM	2" Cal.	B&B
<b>EVERGREEN TREES</b>					
12	PC	Pinus cembra	BLUE TOWER SWISS STONE PINE	6' HT.	B&B
18	PP	Picea pungens f. glauca 'Fat Albert'	FAT ALBERT COLORADO SPRUCE	6' HT.	B&B
<b>ORNAMENTAL TREES</b>					
6	AG	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	1 1/2" Cal.	B&B, MULTI-STEM, 6' HT.
8	MA	Malis 'Adirondack'	ADIRONDACK CRABAPPLE	1 1/2" Cal.	B&B, 6' HT.
4	MJ	Malus 'Jarmin'	ROYAL RAINDROPS CRABAPPLE	1 1/2" Cal.	B&B, 6' HT.
8	SR	Syringa reticulata	JAPANESE TREE LILAC	1 1/2" Cal.	B&B, 6' HT.
8	VL	Viburnum lentago	NANNYBERRY TREE VIBURNUM	1 1/2" Cal.	B&B, MULTI-STEM, 6' HT.
<b>DECIDUOUS SHRUBS &amp; ORNAMENTAL GRASSES</b>					
17	HF	Hydrangea paniculata 'Fire Light'	FIRE LIGHT PANICLE HYDRANGEA	36" HT.	3 GAL. CONT (9' O.C.)
16	PF	Physocarpus opulifolius 'Fireside'	FIRESIDE NINEBARK	36" HT.	3 GAL. CONT (4' O.C.)
16	PJ	Physocarpus opulifolius 'Jefam' AMBER JUBILEE	AMBER JUBILEE NINEBARK	24" HT.	3 GAL. CONT (4' O.C.)
14	ST	Spiraea betulifolia 'Tor Gold'	GLOW GIRL SPIREA	18"-24" HT.	3 GAL. CONT (4' O.C.)
10	VD	Viburnum dentatum	ARROWWOOD VIBURNUM	36" HT.	3 GAL. CONT (9' O.C.)
10	VR	Viburnum trilobum 'Redwing'	REDWING AMERICAN CRANBERRYBUSH	36" HT.	3 GAL. CONT (9' O.C.)
<b>EVERGREEN SHRUBS</b>					
20	JC	Juniperus chinensis 'Sea Green'	SEA GREEN JUNIPER	24" HT.	3 GAL. CONT (5' O.C.)
31	JL	Juniperus chinensis 'Gold Lace'	GOLD LACE JUNIPER	24" HT.	3 GAL. CONT (5' O.C.)
35	JM	Juniperus chinensis 'Maney'	MANEY JUNIPER	24" HT.	3 GAL. CONT (5' O.C.)
30	PM	Pinus mugo 'White Bud'	WHITE BUD DWARF MUGO PINE	24" HT.	3 GAL. CONT (5' O.C.)

NOTE: QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY PLANT MATERIAL PRIOR TO BIDDING. IN THE CASE OF A DISCREPANCY, THE PLAN QUANTITY SHALL GOVERN.

**PLANTING PLAN GENERAL NOTES**

- A. UTILITY WARNING:  
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
- D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- E. PROVIDE A MIN 3-FOOT PERIMETER RING OF SHREDDED HARDWOOD MULCH AROUND ALL TREES AND PLANTINGS BEDS TO A DEPTH OF 3 INCHES. PROVIDE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES.
- F. PROVIDE 2-INCH RIVER GRAVEL PLACED TO A DEPTH OF 4-INCHES WITH WEED BARRIER FABRIC UNDERLAYMENT IN PLANT BED AREAS SHOWN ON PLAN.
- G. SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH TYPE 1 SUDAS PERMANENT LAWN SEED MIX, UNLESS NOTED OTHERWISE.
- H. FURNISH AND INSTALL STORM DETENTION BASIN SEED MIX BY PRAIRIE MOON NURSERY. WWW.PRAIRIEMOON.COM, 32115 PRAIRIE LANE, WINONA, MN 55987, OR APPROVED EQUAL. SEEDING RATE: 11.48 LBS/ACRE. INSTALL AS PER SUDAS SPECIFICATIONS 9010 SEEDING.
- I. FURNISH AND INSTALL RECREEN, Tricicum aestivum, SHORT-LIVED STERILE PERENNIAL WHEAT/WHEAT GRASS HYBRID OR APPROVED EQUAL AS A COVER CROP, TO BE INSTALLED AT THE SAME TIME WITH THE STORM DETENTION BASIN SEED MIX. APPLY AT 30 LBS/ACRE.
- J. PROVIDE MECHANICALLY BONDED FIBER MATRIX(MBFM) IMMEDIATELY FOLLOWING SEED APPLICATION ON ALL AREAS SEEDED WITH A SLOPE OF 6:1 OR GREATER. ACCEPTABLE PRODUCTS AND MANUFACTURERS:  
  
PROFILE PRODUCTS LLC., 750 LAKE COOK ROAD - SUITE 400  
BUFFALO GROVE, IL 60089  
TEL: 1-800-366-1180  
WWW.PROFILEPRODUCTS.COM OR APPROVED EQUAL.

**PLANTING PLAN REQUIREMENTS:**

LANDSCAPE REQUIREMENTS AND CALCULATIONS:  
(AS PER CITY OF CEDAR FALLS CODE AND ORDINANCES SEC. 26-180 - HCG HIGHWAY CORRIDOR AND GREENBELT OVERLAY ZONING DISTRICT)

MINIMUM REQUIREMENTS FOR DESIGNATED RESIDENTIAL ZONES:  
302,756 SF (6.95 AC.) OVERALL LOT AREA  
1,045 SF TOWNHOME UNIT X 30 TOTAL UNITS = 31,350 SF  
302,756 (LOT AREA SF) - 31,350 (BUILDINGS SF) = 271,406 SF  
271,406 x 0.65 (65% OF LOT EXCLUSIVE OF BUILDINGS) = 176,414  
176,414 x 0.05 (0.05 POINTS PER SF OF LANDSCAPED AREA) = 8,821 POINTS

---- OVERSTORY TREES 2" CAL. AT 80 POINTS x (56) = 4,480 POINTS  
---- EVERGREEN TREES 6' HT. AT 80 POINTS x (30) = 2,400 POINTS  
---- UNDERSTORY TREES 1 1/2" CAL. AT 30 POINTS x (34) = 1,020 POINTS  
---- SHRUBS (2 GAL. CONT.) AT 5 POINTS x (184) = 920 POINTS

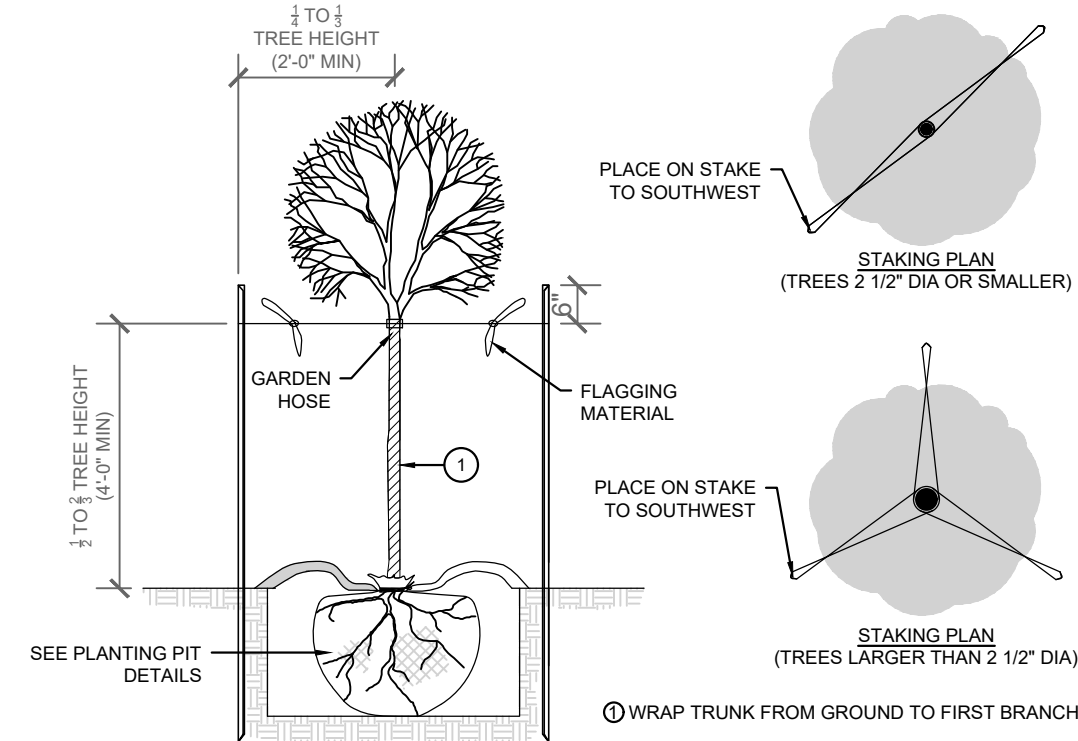
TOTAL POINTS REQUIRED (8,821), TOTAL POINTS PROVIDED (8,820)

**VEHICULAR USE PARKING AREA**

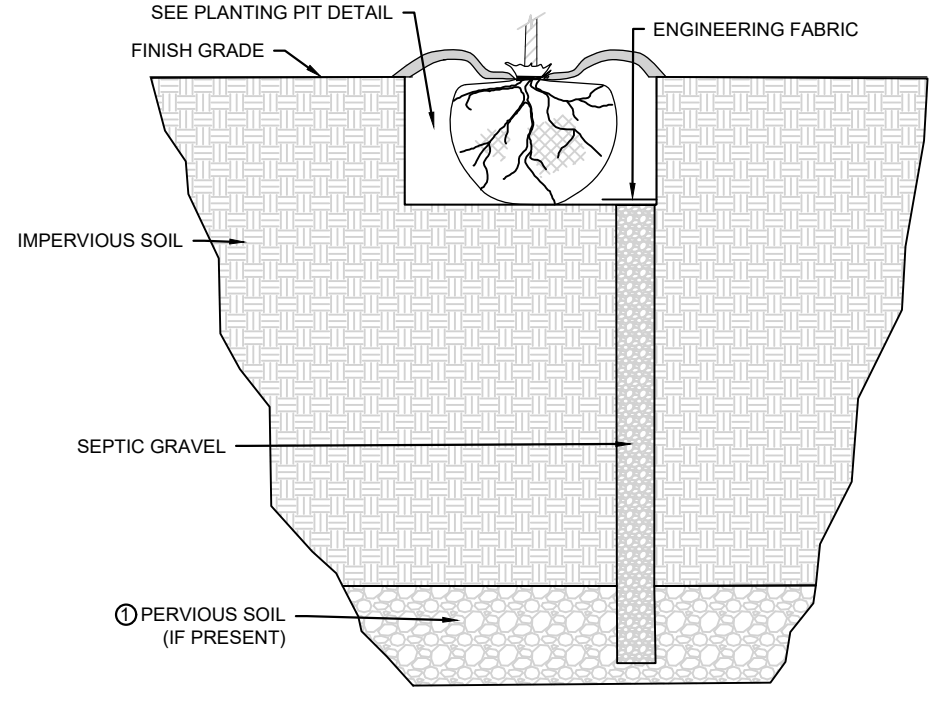
PARKING AREA ON SITE OF LESS THAN 6,000 SF. A COMBINATION OF TREES AND SHRUBS HAVE BEEN PROVIDED AROUND THE PERIMETER OF THE PARKING AREA TO MEET THIS REQUIREMENT (2 TREES AND 15 SHRUBS). TREES WITHIN 50 FT OF EACH PARKING SPACE.

**STREET TREE PLANTING**

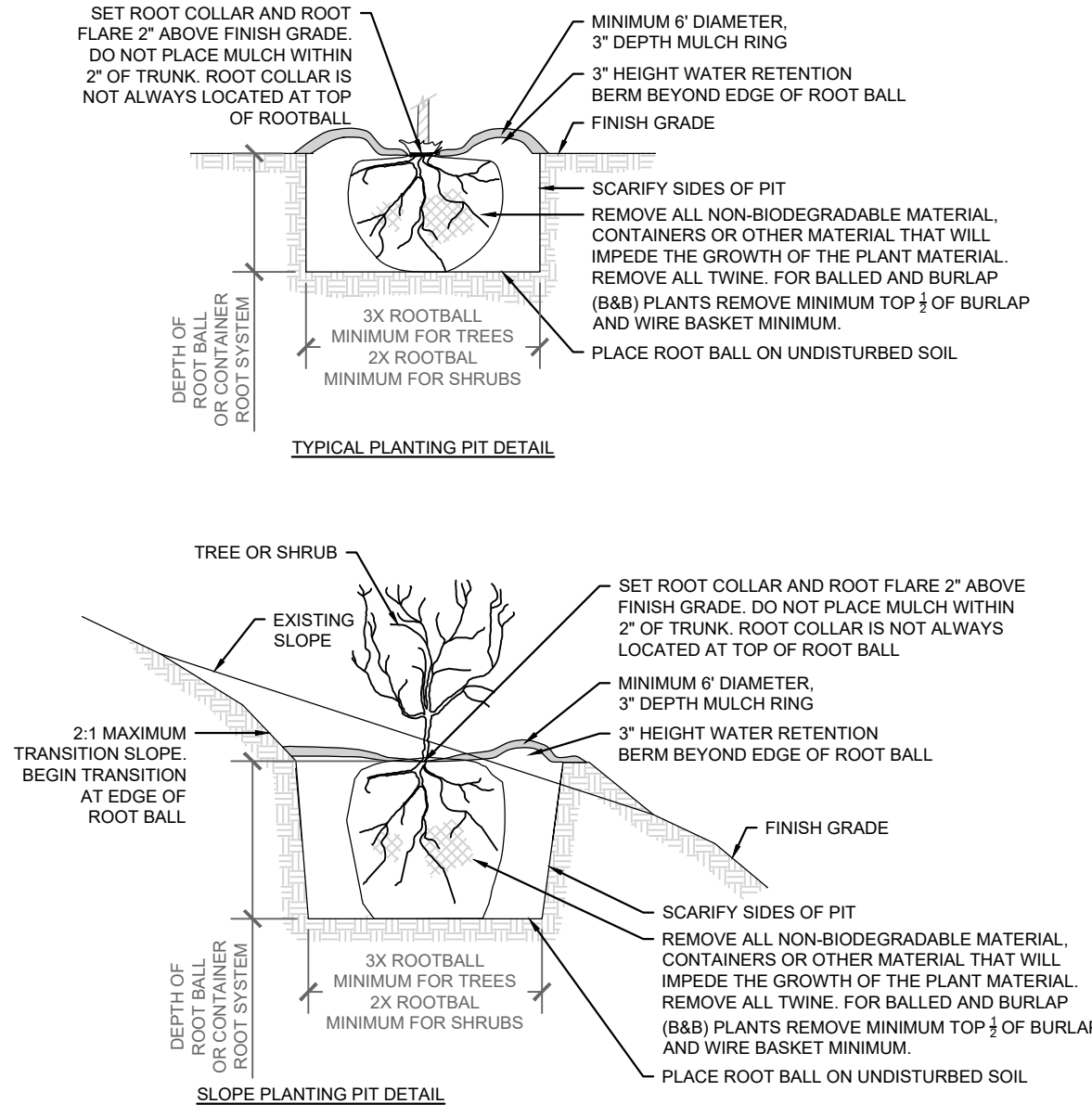
0.75 POINTS PER LINEAR FOOT OF STREET FRONTAGE MUST BE ACHIEVED IN THE CITY PARKING AREA (RIGHT-OF-WAY).  
  
597 LINEAR FEET OF STREET FRONTAGE ALONG GREENHILL ROAD  
597 x 0.75 = 447.75 POINTS REQUIRED  
---- 6 TREES AT 80 POINTS EACH = 480 POINTS PROVIDED



1 DECIDUOUS TREE STAKING DETAIL  
NO SCALE



2 TREE DRAINAGE WELL DETAIL  
NO SCALE

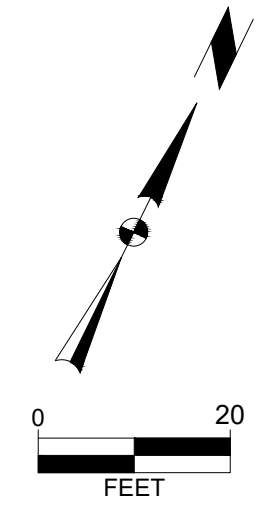


3 PLANTING PIT DETAILS  
NO SCALE

4	REVISED AS PER CITY COMMENTS	4-18-22	JFS	MARK	REVISION	DATE	BY
3	REVISED AS PER CITY COMMENTS	3-30-22	JFS	Engineer:EDC	Checked By: EDC	Scale: 1" = 4'	
2	REVISED AS PER CITY COMMENTS	2-8-22	JFS	Technician:JMM	Date: 09-27-21	T-R-S: TTN-RRW-SS	
1	REVISED AS PER OWNER	1-21-22	JMM				

**THE COVE AT SPRUCE HILLS**  
**PLANTING PLAN GENERAL NOTES**  
**SNYDER & ASSOCIATES, INC.**  
 5010 VOGES ROAD  
 MADISON, WISCONSIN 53718  
 608-838-0444 | www.snyder-associates.com

Project No: 121.0880.01  
Sheet C601



D:\projects\2021\121.0880.01\CADD\DISP - 1210880.LXD, dwg, JUSTIN STROM, PLANTING PLAN GENERAL NOTES, 20220605, 8:08 AM, WASH FULL BLEED TO (34.00 X 22.00 INCHES)



**4 Rear Elevation**  
SCALE: 3/16" = 1'-0"

**MATERIAL SCHEDULE**

CS	CULTURED STONE
R1	ASPHALT ROOFING SHINGLE
S1	7" LAP - WHITE
S2	7" LAP - GRAY
S3	7" LAP - CHARCOAL
S4	SHAKES - GRAY
S5	SHAKES - CHARCOAL



**3 Left Elevation**  
SCALE: 3/16" = 1'-0"



**2 Right Elevation**  
SCALE: 3/16" = 1'-0"



**1 Front Elevation**  
SCALE: 3/16" = 1'-0"

PROJECT: **Heritage Hills Townhomes**  
Cedar Falls, IA 50613

REVISIONS:

1	
2	
3	

PROJECT NO:  
CONTENTS:  
Elevations

SHEET NO:  
**A201**



**4 Rear Elevation**  
SCALE: 3/16" = 1'-0"

**MATERIAL SCHEDULE**

CS	CULTURED STONE
R1	ASPHALT ROOFING SHINGLE
S1	7" LAP - WHITE
S2	7" LAP - GRAY
S3	7" LAP - CHARCOAL
S4	SHAKES - GRAY
S5	SHAKES - CHARCOAL



**3 Left Elevation**  
SCALE: 3/16" = 1'-0"



**2 Right Elevation**  
SCALE: 3/16" = 1'-0"



**1 Front Elevation**  
SCALE: 3/16" = 1'-0"

PROJECT: **Heritage Hills Townhomes**  
Cedar Falls, IA 50613

REVISIONS:

1	
2	
3	

PROJECT NO:  
CONTENTS:  
Elevations

SHEET NO:

**A201**



**4 Rear Elevation**  
SCALE: 3/16" = 1'-0"

**MATERIAL SCHEDULE**

CS	CULTURED STONE
R1	ASPHALT ROOFING SHINGLE
S1	7" LAP - WHITE
S2	7" LAP - GRAY
S3	7" LAP - CHARCOAL
S4	SHAKES - GRAY
S5	SHAKES - CHARCOAL



**3 Left Elevation**  
SCALE: 3/16" = 1'-0"



**2 Right Elevation**  
SCALE: 3/16" = 1'-0"



**1 Front Elevation**  
SCALE: 3/16" = 1'-0"

PROJECT: **Heritage Hills Townhomes**  
Cedar Falls, IA 50613

REVISIONS:

1	
2	
3	

PROJECT NO:  
CONTENTS:  
Elevations

SHEET NO:  
**A201**



Prepared by: VJ Engineering, 1501 Technology Parkway, Suite 100, Cedar Falls, IA 50613 (319-266-5829)

RESOLUTION NO. 18930

RESOLUTION ACCEPTING AND APPROVING R-P DISTRICT DEVELOPMENT SITE PLAN AND DEVELOPMENTAL PROCEDURES AGREEMENT

WHEREAS, an R-P District Development Site Plan, and a Developmental Procedures Agreement, attached hereto as Exhibits "A" and "B", have been submitted for acceptance and approval by the City Council of the City of Cedar Falls, Iowa.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR FALLS, IOWA, that the attached R-P Development Site Plan, and the Developmental Procedures Agreement, submitted for the property described as follows:

That part of the Southeast Quarter of Section 24, Township 89 North, Range 14 West of the Fifth Principal Meridian, Black Hawk County, Iowa, more particularly described as follows:


Beginning at the Southeast corner of said Southeast Quarter; thence N89°32'29"W 1043.08 feet along the South line of said Southeast Quarter and the North right-of-way line of Greenhill Road; thence N0°31'56"E 40.01 feet to the Southeast corner of Heritage Hills Estates; thence N0°26'35"E 130.21 feet along the East line of Heritage Hills Estates to the South right-of-way line of Spruce Hills Drive; thence N24°49'23"E 65.87 feet to the North right-of-way line of Spruce Hills Drive; thence N0°19'10"E 563.06 feet along the East line of Heritage Hills Estates and Heritage Hills Estates First Addition; thence N38°10'00"E 401.27 feet along the Southeasterly line of Heritage Hills Estates First Addition to the Southwesterly line of Heritage 5th Addition; thence S51°32'26"E 382.87 feet along the Southwesterly line of Heritage 5th Addition; thence S34°26'51"E 307.06 feet along the Southwesterly line of Heritage 5th Addition; thence S65°07'56"E 322.18 feet along the Southwesterly line of Heritage 5th Addition to the West line of Briarwood Hills Fourth Addition; thence S0°20'15"E 490.07 feet along the West line of said Briarwood Hills Fourth Addition to the point of beginning, containing 19.126 acres, and is subject to easements and restrictions of record.

be, and the same are hereby accepted and approved, and the Mayor and City Clerk are hereby authorized and directed to certify a copy of this resolution to the County Recorder of Black Hawk County, Iowa.

INTRODUCED AND ADOPTED this 27<sup>th</sup> day of January, 2014

  
\_\_\_\_\_  
Jon T. Crews, Mayor

ATTEST:

  
\_\_\_\_\_  
Jennifer Rodenbeck, CPA, CPFO  
Finance Manager/City Clerk

Prepared by Wendell J. Lupkes, L.S., VJ Engineering  
 1501 Technology Parkway, Ste. 100  
 Cedar Falls, Iowa 50613

## EXHIBIT "B"

### DEVELOPMENT PROCEDURES AGREEMENT

THIS AGREEMENT is entered into by and between the City of Cedar Falls, Iowa ("City") and Anfinson Properties, LLC (Anfinson) for the purpose of outlining the procedures to be followed for the development of certain land hereinafter described, and for allowing the City to proceed with the request for rezoning of the real estate made by Anfinson.

1. The real estate which is the subject of this agreement is legally described as:

That part of the Southeast Quarter of Section 24, Township 89 North, Range 14 West of the Fifth Principal Meridian, Black Hawk County, Iowa, more particularly described as follows:

Beginning at the Southeast corner of said Southeast Quarter; thence N89°32'29"W 1043.08 feet along the South line of said Southeast Quarter and the North right-of-way line of Greenhill Road; thence N0°31'56"E 40.01 feet to the Southeast corner of Heritage Hills Estates; thence N0°26'35"E 130.21 feet along the East line of Heritage Hills Estates to the South right-of-way line of Spruce Hills Drive; thence N24°49'23"E 65.87 feet to the North right-of-way line of Spruce Hills Drive; thence N0°19'10"E 563.06 feet along the East line of Heritage Hills Estates and Heritage Hills Estates First Addition; thence N38°10'00"E 401.27 feet along the Southeasterly line of Heritage Hills Estates First Addition to the Southwesterly line of Heritage 5th Addition; thence S51°32'26"E 382.87 feet along the Southwesterly line of Heritage 5th Addition; thence S34°26'51"E 306.99 feet along the Southwesterly line of Heritage 5th Addition; thence S65°07'34"E 322.24 feet along the Southwesterly line of Heritage 5th Addition to the West line of Briarwood Hills Fourth Addition; thence S0°20'15"E 490.07 feet along the West line of said Briarwood Hills Fourth Addition to the point of beginning, containing 19.126 acres, and is subject to easements and restrictions of record.

2. Anfinson desires to have the previously approved R-P Planned Residential Plan on the subject real estate amended in accordance with the zoning ordinances of the City.
3. Anfinson agrees that the real estate will be developed for use as one and two family residences, condominiums, multifamily dwellings, and commercial. Anfinson shall not exceed the density 4.59 units per acre on the requested R-P Site Plan Amendment for the 19.13 area of the total development area.
4. The multifamily area will have a density ratio of no more than 6.30 units per acre. The commercial area shown may be converted to multifamily at a later date if the use proves to not be a viable. Density for that area will not exceed 6.30 units per acres.
5. Anfinson further agrees that a Subdivision Plat will be submitted prior to the development of the real estate for the 16 platted lots which will satisfy

all ordinance requirements relating to street construction, sanitary sewer and storm sewer construction, and any and all other requirements imposed by the City with respect to approval of a Subdivision Plat.

- 6. The other multifamily and commercial areas will be submitted to the Planning and Zoning Commission for a site plan review as needed prior to construction.
- 7. No gas station and/or convenience store will be allowed as a commercial use within the R-P Site Plan.
- 8. Permitted use examples for the commercial area shall be as follows:  
Coffee shop, sales office, community center for the neighborhood.
- 9. Set aside fill, ie., topsoil and other compaction materials that are a normal part of the development process, will be set aside as designated on the agreed upon Swppp documents. This fill will be used to complete the final lot grading during the infrastructure construction process.

It is anticipated that there will not be any remaining fill as we believe we are still short of fill needs for the area. Should there be a surplus of dirt it will not remain in a stock pile condition longer than 18 months following the dedication of the streets to the city of Cedar Falls.

Dated this 31<sup>ST</sup> day of December, 2013

City of Cedar Falls

Anfinson Properties, LLC

By: [Signature]  
Mayor Jon Crews

By: [Signature]  
Craig Fairbanks Managing Member

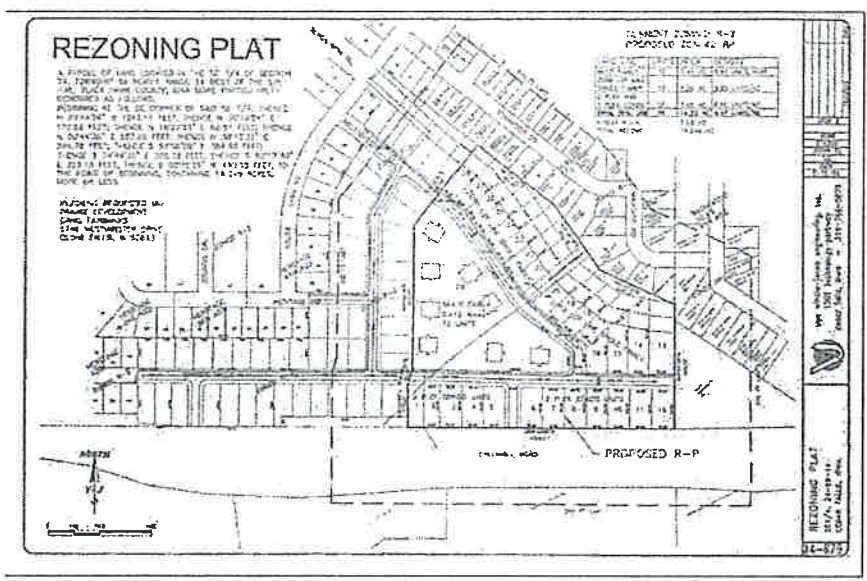
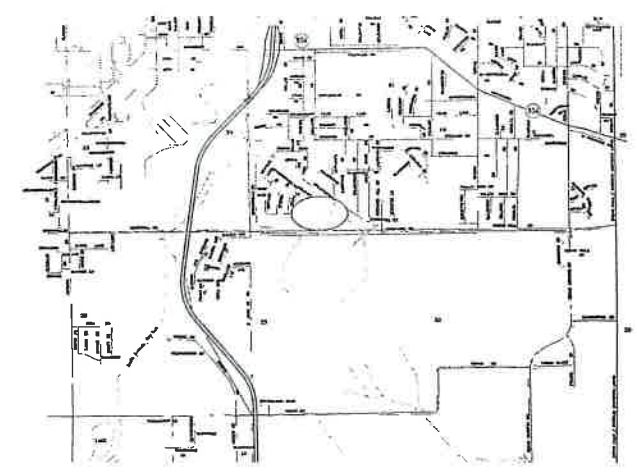
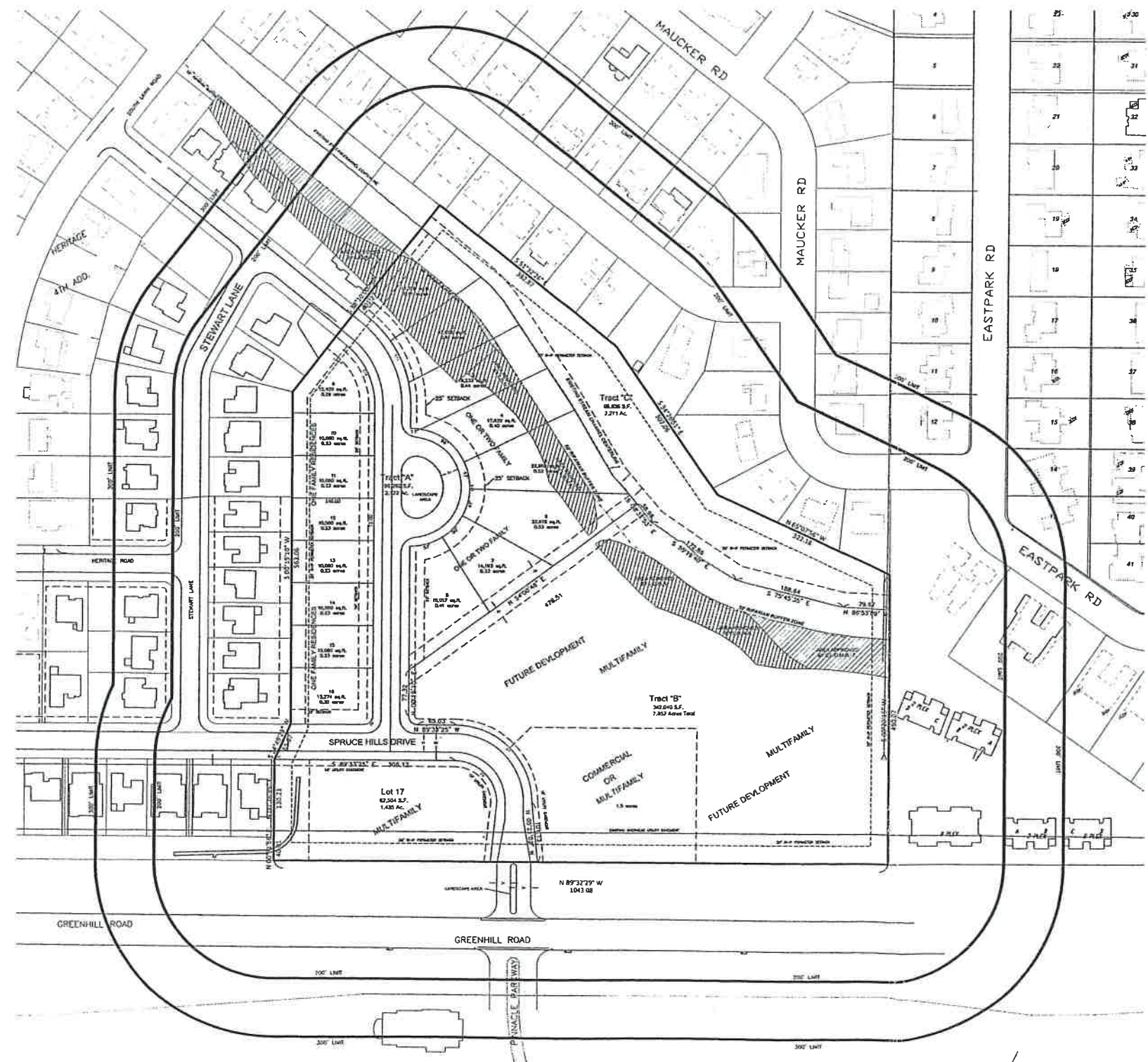
By: [Signature]  
Jennifer Rodenbeck, CPA, CPFO  
Finance Manger/City Clerk

128079

# R-P Site Plan Amendment

**PROPERTY DESCRIPTION:**  
 That part of the Southeast Quarter of Section 24, Township 89 North, Range 14 West of the Fifth Principal Meridian, Black Hawk County, Iowa, more particularly described as follows:  
 Beginning at the Southeast corner of said Southeast Quarter; thence N89°32'29"W 1043.08 feet along the South line of said Southeast Quarter and the North right-of-way line of Greenhill Road; thence N0°31'56"E 40.01 feet to the Southeast corner of Heritage Hills Estates; thence N0°26'35"E 130.21 feet along the East line of Heritage Hills Estates to the South right-of-way line of Spruce Hills Drive; thence N24°49'23"E 65.87 feet to the North right-of-way line of Spruce Hills Drive; thence N0°19'10"E 563.06 feet along the East line of Heritage Hills Estates and Heritage Hills Estates First Addition; thence N38°10'00"E 401.27 feet along the Southeasterly line of Heritage Hills Estates First Addition to the Southwesterly line of Heritage 5th Addition; thence S51°32'26"E 382.87 feet along the Southwesterly line of Heritage 5th Addition; thence S34°26'51"E 307.06 feet along the Southwesterly line of Heritage 5th Addition; thence S65°07'56"E 322.18 feet along the Southwesterly line of Heritage 5th Addition to the West line of Briarwood Hills Fourth Addition; thence S0°20'15"E 490.07 feet along the West line of said Briarwood Hills Fourth Addition to the point of beginning, containing 19.126 acres, and is subject to easements and restrictions of record.

Exhibit "A"



Original R-P Site Plan (2004)

**OWNER**  
 ANFINSON PROPERTIES L L C  
 726 W 4TH ST  
 WATERLOO, IA 50702

**DEVELOPER**  
 CRAIG FAIRBANKS HOMES  
 319 SPRUCE HILLS DRIVE  
 CEDAR FALLS, IA 50613

**ZONING**  
 EXISTING = RP - PLANNED RESIDENTIAL

LAND USE	UNITS	AREA	DENSITY
One or Two Family Dwellings (Lots 1-8)	8-16	3.465 Ac.	2.31 - 4.62
One Family Dwellings (Lots 9-16)	8	1.978 Ac.	4.04
Multifamily - Future triplex (Lot 17)	6	1.44 Ac.	4.17
Multifamily - Future 8-plex dwellings	40	6.35 Ac.	6.30
Comercial or (Multifamily)**	(8)**	1.50 Ac.	5.33**
Tract A (Right-of-way)	0	2.12 Ac.	N.A.
Tract C (Unbuildable-floodplain)	0	2.27 Ac.	0.00
Total R-P Site Plan	62-78	19.13 Ac.	3.65 - 4.59*

\*Density excluding Tract A (right-of-way)  
 \*\*Density including 1.5 acres as multifamily

R-P Site Plan Amendment  
 Heritage Hills Estates Development

1 OF 1  
 scale  
 1" = 100'  
 drawn by  
 WJL  
 approved by  
 WJL  
 date  
 8-21-13  
 revisions  
 10-16-2013  
 11-14-2013  
 12-13-2013

138079

VJ Engineering  
 1501 Technology Parkway  
 Cedar Falls, Iowa - 319-266-5829



Cedar Falls, Iowa

# FINAL PLAT

## HERITAGE HILLS ESTATES

### SECOND ADDITION

CEDAR FALLS, IOWA  
BLACK HAWK COUNTY, IOWA

**OWNER**  
ANFISON PROPERTIES L.L.C.  
728 W 4TH ST S0702  
WATERLOO, IA 50702

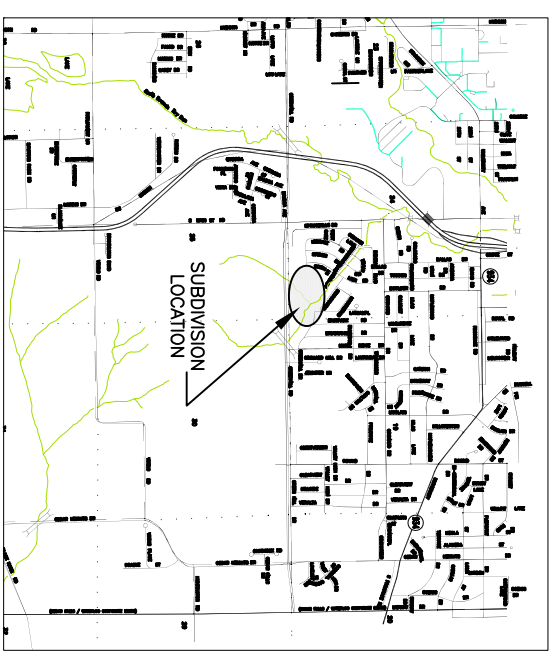
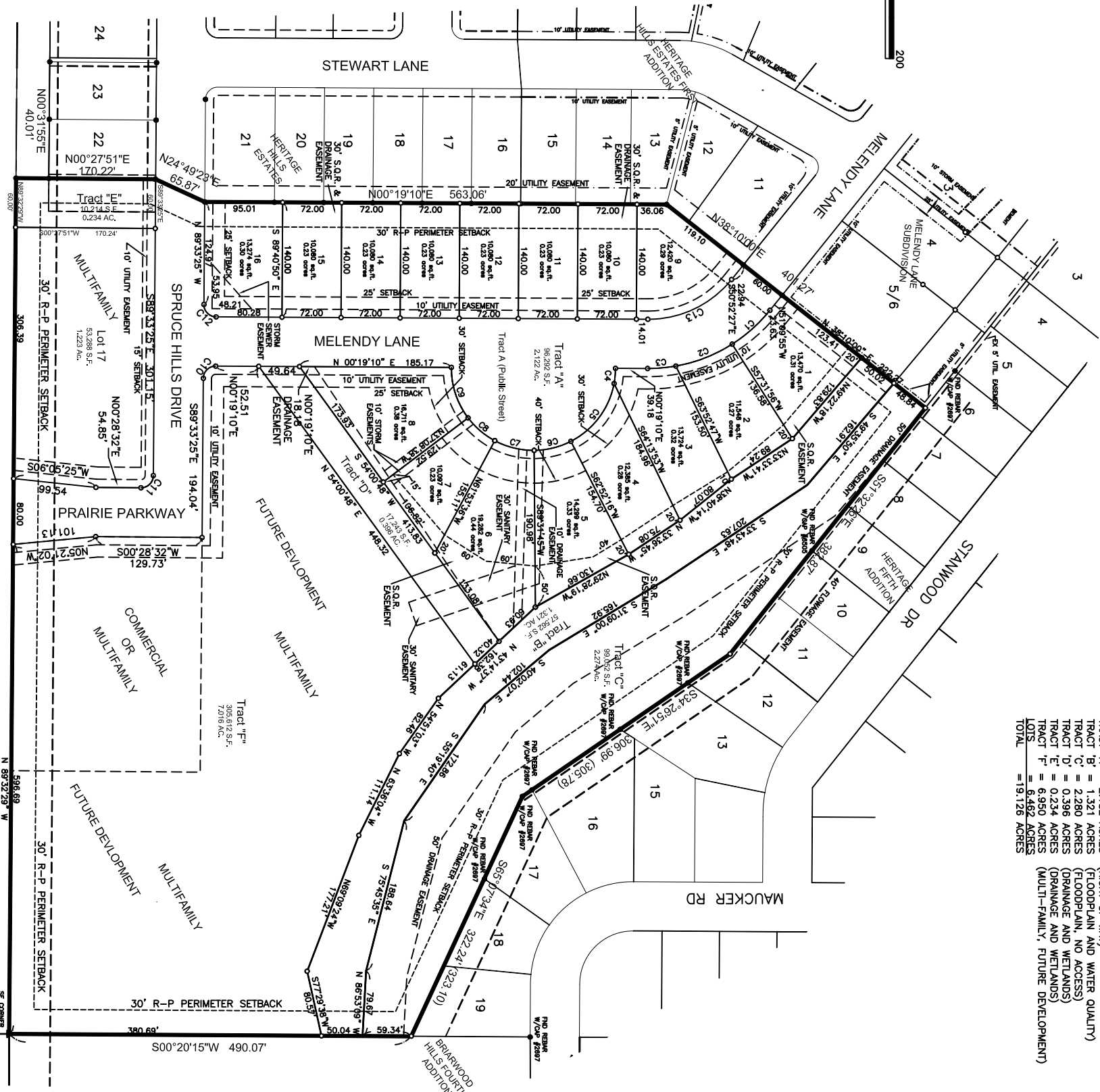
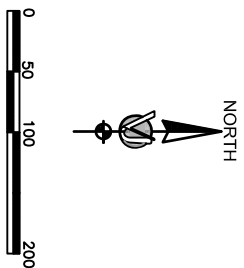
**DEVELOPER**  
ORAC FAIRBANKS HOMES  
405 SPRUCE HILLS DRIVE  
CEDAR FALLS, IA 50613

**ZONING**  
EXISTING = RP - PLANNED RESIDENTIAL

**SETBACKS**  
FRONTYARD=25'  
BACKYARD=30'

**AREA SUMMARY**

TRACT A =	2,182 ACRES	(RIGHT OF WAY)
TRACT B =	1,321 ACRES	(FLOODPLAIN AND WATER QUALITY)
TRACT C =	2,280 ACRES	(FLOODPLAIN, NO ACCESS)
TRACT D =	0,396 ACRES	(DRAINAGE AND WETLANDS)
TRACT E =	0,234 ACRES	(DRAINAGE AND WETLANDS)
TRACT F =	6,950 ACRES	(MULTI-FAMILY, FUTURE DEVELOPMENT)
<b>LOTS</b>	<b>6,462 ACRES</b>	
<b>TOTAL</b>	<b>=19,126 ACRES</b>	



That part of the Southeast Quarter of Section 24, Township 89 North, Range 14 West of the Fifth Principal Meridian, Black Hawk County, Iowa, more particularly described as follows:

Beginning at the Southeast corner of said Southeast Quarter; thence N89°32'29"W 1043.08 feet along the South line of said Southeast Quarter and the North right-of-way line of Greenhill Road; thence N0°31'56"E 40.01 feet to the Southeast corner of Heritage Hills Estates; thence N0°28'35"E 130.21 feet along the East line of Heritage Hills Estates to the South right-of-way line of Spruce Hills Drive; thence N24°49'23"E 65.87 feet to the North right-of-way line of Spruce Hills Drive; thence N0°19'10"E 563.06 feet along the East line of Heritage Hills Estates and Heritage Hills Estates First Addition; thence N38°10'00"E 401.27 feet along the Southeast line of Heritage Hills Estates First Addition to the Southwesterly line of Heritage 5th Addition; thence S51°32'26"E 362.87 feet along the Southwesterly line of Heritage 5th Addition; thence S34°26'51"E 306.99 feet along the Southwesterly line of Heritage 5th Addition; thence S65°07'34"E 322.24 feet along the Southwesterly line of Heritage 5th Addition to the West line of Briarwood Hills Fourth Addition; thence S0°20'15"E 490.07 feet along the West line of said Briarwood Hills Fourth Addition to the point of beginning, containing 19,126 acres, and is subject to easements and restrictions of record.

- NOTES:**
- 1) THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24 IS ASSUMED TO BEAR N 89°32'29" W.
  - 2) ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
  - 3) THE ERROR OF CLOSURE IS BETTER THAN 1:10,000.
  - 4) LOTS 1-16 ARE TO BE ONLY SINGLE FAMILY HOMES.
  - 5) CURRENT ZONING IS R-P, PLANNED RESIDENTIAL DISTRICT.
  - 6) SEE DEED OF DEDICATION FOR USE AND MAINTENANCE OF ALL TRACTS SHOWN ON THE PLAT.
  - 7) ALL PINS FOUND OR SET ARE 5/8" REBAR WITH RED PLASTIC CAP 12088 UNLESS NOTED OTHERWISE.
  - 8) S.O.R. (SOIL QUALITY RESTORATION) EASEMENTS ARE FOR STORM WATER ABSORPTION AND ARE TO BE MAINTAINED AS OUTLINED IN DEED OF DEDICATION.

CURVE	LENGTH	RADIUS	CHORD	DIRECTION
C1	62.01	190.00	61.74	N41°49'03"W
C2	74.12	190.00	73.65	N21°17'31"W
C3	34.61	190.00	34.56	N04°53'55"W
C4	18.66	100.00	18.63	N84°39'15"W
C5	91.07	100.00	87.96	N53°13'07"W
C6	46.53	100.00	46.11	N13°47'58"W
C7	49.88	100.00	49.36	N13°49'04"E
C8	43.20	100.00	42.86	N40°28'53"E
C9	65.94	100.00	64.75	N71°44'50"E
C10	23.53	15.00	21.19	S44°37'08"E
C11	23.57	15.00	21.22	N44°32'27"W
C12	23.59	15.00	21.24	N45°22'52"E
C13	116.81	130.00	112.92	N25°25'23"W

This Plat or Subdivision has been reviewed by the City of Cedar Falls  
Signature of City Ordinance Administrator \_\_\_\_\_ Date \_\_\_\_\_

**PROFESSIONAL LAND SURVEYOR**  
Wendell J. Luppkes  
12088  
IOWA

I hereby certify that each plat containing this document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

**WENDELL J. LUPPKES, P.L.S.**  
License number 72088  
My license renewal date is December 31, 2018  
Date \_\_\_\_\_  
Pages or sheets covered by this seal: \_\_\_\_\_

<b>138079</b>	<b>Final Plat</b>		<b>VJ Engineering</b>	<b>drawn by</b> WJL	<b>date</b> 5-23-2017	<b>scale</b> 1"=100'	<b>Revised lot line between 6 &amp; 7</b>	<b>8-10-2017</b>
	Heritage Hills Estates Second Addition		1501 Technology Parkway	<b>reviewed by</b> WJL		<b>book</b>	Added dimensions and labeled SQR & Drainage Easement	<b>8-22-2017</b>
	Cedar Falls, Black Hawk County, Iowa		Cedar Falls, Iowa - 319-266-5829	<b>approved by</b> WJL				
							<b>revisions</b>	<b>date</b>


**DEPARTMENT OF COMMUNITY DEVELOPMENT**

City of Cedar Falls  
 220 Clay Street  
 Cedar Falls, Iowa 50613  
 Phone: 319-273-8600  
 Fax: 319-273-8610  
[www.cedarfalls.com](http://www.cedarfalls.com)

**INTEROFFICE MEMORANDUM**  
*Administration Division*

**TO:** Honorable Mayor Robert M. Green and City Council  
**FROM:** Michelle Pezley, Planner III  
**DATE:** May 9, 2022  
**SUBJECT:** 700 W. Ridgeway Avenue, Lot #435 – Owner-Occupied Repair Project

Cedar Falls is a recipient of Community Development Block Grant (CDBG) and CDBG-CV1 (CARES Act) funds that support several programs, including housing rehabilitation and repair for income-qualifying residents.

Staff, with the assistance of INRCOG has determined that the 700 W Ridgeway Avenue, Lot #435 in Cedar Falls meets the program requirements. The rehabilitation project will improve living conditions for the residents of the home and bring the home into code compliance. The project includes repairs and replacement of paneling around a window, deck and stairs, gutters and downspouts on the exterior of the home; replace subflooring in bathroom, kitchen and dining room (remove the tripping hazard for a disable owner) and electrical, plumbing, and fire safety improvements on the interior of the home.

The household was approved under the CDBG-CV1 (CARES Act) Owner-Occupied Repair program since it met the eligibility criteria, which include explicit eligibility for mobile homes. The “regular” CDBG owner-occupied repair program, under the current Policies and Procedures Manual adopted by City Council on 7/20/2020, does not explicitly prohibit or permit assistance to mobile or manufactured homes. The CARES repair program also provides grants up to \$20,000, as opposed to the \$10,000 limit in the regular CDBG repair program. The City has funded to other mobile homes with CARES-CV funds.

INRCOG reported that CDBG-CV1 (CARES Act) has \$16,787.71 remaining for projects. The funds for most of the proposed scope of work would be from CARES-CV1 funds, up to the remaining budget amount. Any remaining line items in the main scope of work, and the most urgent line items in the alternates, would be from the “regular” FFY2021 CDBG repair grant up to \$10,000. This would exhaust the household’s lifetime limit of two (2) repair grants without violating the expectations set for the household and contractor in good faith.

The Inspector’s cost estimate for the Scope of Work, including permit costs and the six alternates listed on attached document. With permit costs included, Tojo Construction

Improvement submitted of \$19,305 for 700 W Ridgeway Avenue, Lot #435.

**RECOMMENDATION:**

The Housing Commission and City Staff recommend acceptance of the project funds with CARES-CV and FFY2021 CDGB and entering into a contract with Tojo Construction in the amount of \$19,305 for 700 W Ridgeway Avenue, Lot #435.

Please let me know if you have questions.

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



## REPAIR CONTRACT

This Contract made the day hereinafter set forth by and between Dennis Schmitz, hereinafter referred to as the "Owner" and Tojo Construction, Inc., hereinafter referred to as the "Contractor."

WITNESSETH THAT:

WHEREAS, the Owner desires to engage the Contractor to perform certain work on the premises commonly known as 700 W. Ridgeway Avenue, Lot 435, Cedar Falls, Iowa: and

WHEREAS, the said premises are located in the area designated as Project No. 2-22-690 of the Community Development Block Grant (CDBG) Program and the CDBG CARES Act Program (CDBG-CV); and

WHEREAS, the Owner desires to utilize all services provided by the City in connection with the said project; and

WHEREAS, insofar as this Contract is concerned, the term "City" shall mean the City of Cedar Falls, Iowa acting through its Community Development Department, 220 Clay Street, Cedar Falls, Iowa 50613.

NOW, THEREFORE, the parties hereto do mutually agree as follows:

Section 1. Employment of Contractor: The Owner hereby engages the Contractor with the approval of the City to perform the services and supply the materials hereinafter set forth.

Section 2. Scope of Services: The Contractor shall perform all of the services and furnish all the material necessary to make the improvements described in the Contract for the aforesaid premises.

Section 3. Improvements: The improvements to be made and/or constructed by the Contractor are identified in in the Housing Rehabilitation Project Write Up referred to in Exhibit "A," attached hereto, made a part hereof and incorporated as a part of this Agreement. Contractor will also follow the City's Standard Specifications for Housing Rehabilitations adopted in September 2015 and available on the City's website or upon request.

Section 4. Subcontracting: The Contractor shall not be required to employ any subcontractor against whom he has a reasonable objection.



The Contractor agrees that he is as fully responsible to the City for the acts and omissions of his subcontractors and of persons either directly or indirectly employed by them, as he is for the acts and omissions of persons directly employed by him.

Nothing contained in the contract documents shall create any contractual relation between any subcontractor and the Owner.

Section 5. Equal Employment Opportunity: (Contracts subject to Executive Order 11246 and 11375). During the performance of this contract, the Contractor agrees as follows:

- (a) The Contractor will not discriminate against any employee or applicant for employment because of race, creed, color, sex, or national origin. The Contractor will take affirmative action to ensure that applicants employed, and that employees are treated during employment, without regard to their race, creed, color, sex, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection of training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.
- (b) The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to race, creed, color, sex, or national origin.
- (c) The Contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice, advising the labor union or workers' representative of the Contractor's commitments under Section 202 of Executive Orders 11246 and 11375, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- (d) The Contractor will comply with all provisions of Executive Orders 11246 and 11375, and of the rules, regulations, and relevant orders of the Secretary of Labor.
- (e) The Contractor will furnish all information and reports required by Executive Orders 11246 and 11375, and by the rules, regulations, and orders of the Secretary of Labor of the Secretary of Housing and Urban Development pursuant thereto, and will permit access to his books, records, and accounts by the property owner, the Secretary of Housing and Urban Development, and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
- (f) In the event of the Contractor's noncompliance with the nondiscrimination clauses of this contract or with any of such rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the Contractor may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Orders 11246 and 11375, and such sanctions may be imposed and remedies invoked as provided in Executive Orders 11246 and 11375, or by rules, regulations or order of the Secretary of Labor, or as otherwise provided by law.
- (g) The Contractor will include the provisions of paragraphs (a) through (g) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Orders 11246 and 11375 so that such provisions

## REPAIR CONTRACT

Project # 2-22-690

5/2/2022

will be binding upon each subcontractor or vendor. The Contractor will take such action with respect to any subcontractor or purchase order as the property owner may direct as a means of enforcing such provisions, including sanctions for noncompliance:

Provided, however, that, in the event the Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the property owner, the Contractor may request the United States to enter into such litigation to protect the interests of the United States.

- (h) In the event that this contract exceeds \$10,000, the contractor then agrees to comply with all the requirements of Section 6002 of the Resource Conservation and Recovery Act (RCRA), as amended (42 U.S.C. 6962), including but not limited to the regulatory provisions of 40 CFR Part 247, and Executive Order 12873, as they apply to the procurement of the items designated in Subpart B of 40 CFR Part 247.

Section 6. Economic Opportunities for Section 3 Residents/Business Concerns: (Contracts subject to Section 3 Clause of the Housing and Urban Development Act of 1968, as amended by the Housing and Community Development Act of 1992). During the performance of this contract, the Contractor agrees as follows:

- (a) The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.
- (b) The parties to this contract agree to comply with HUD's regulations in 24 CFR Part 135, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the Part 135 regulations.
- (c) The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this Section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.
- (d) The contractor agrees to include this Section 3 clause in every subcontract subject to compliance with regulations in 24 CFR Part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR Part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR Part 135.
- (e) The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with

persons other than those to whom the regulations of 24 CFR Part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR Part 135.

- (f) Noncompliance with HUD's regulations in 24 CFR Part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD-assisted contracts.
- (g) With respect to work performed in connection with Section 3 covered Indian housing assistance, Section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of Section 3 and Section 7(b) agree to comply with Section 3 to the maximum extent feasible, but not in derogation of compliance with Section 7(b).
- (h) The contractor agrees to comply with Executive Order 11063, as amended by Executive Order 11375, as related to discrimination in housing.

**Section 7. Time for Performance:** The Contractor shall, upon acceptance of this Bid and submission of evidence of satisfactory insurance coverage, begin work within 20 days after a Notice to Proceed is delivered to the Contractor and shall be satisfactorily completed within 60 calendar days thereafter. Notwithstanding the aforesaid, the Contractor is excused from performance or delay if at any time in the progress of the work by any act of neglect of the Owner or the City or any employee of either, or by any separate Contractor employed by the Owner, or by changes ordered in the work, or by strikes, lockouts, fire, unusual delay in transportation, unavoidable casualties or any causes beyond the Contractor's control, or by delay authorized by the City, or by any cause which the City shall decide to justify the delay, then the time of completion shall be extended for such reasonable time as the City may decide. When the work has been fully completed, approved by the City, and all waivers and releases of liens required by the City are submitted, final payment shall be made to the Contractor by the City.

**Section 8. Insurance:** The Contractor shall maintain such insurance as will protect him from claims under Workmen's Compensation Acts and other employee benefits acts, from claims for damages to property which may arise both out of and during operations under this contract, whether such operations be by himself or by any subcontractor or anyone directly or indirectly employed by either of them. Commercial general liability insurance coverage shall be written on an "occurrence" basis. The CGL policy shall have a minimum coverage of \$1,000,000 million per occurrence and \$2,000,000 million aggregate. The Contractor shall save the Owner harmless from damages arising out of the work set forth therein. Before commencing work, Contractor shall furnish the City with certificates showing that the above insurance is in force. If any such insurance is due to expire during the construction period, the Contractor shall not permit the coverage to lapse and new certificates shall be furnished to the City.

**Section 9. Changes in the Work:** No modification of this Contract shall be made except in written change order signed by the Contractor and Owner, and approved by the City.

**Section 10. Releases of Liens:** The Contractor shall submit to the City a release of all mechanics and material liens prior to final payment of the consideration set forth hereafter.

Section 11. Compensation: The City agrees to compensate the Contractor **\$19,305.00** for the services and the materials to be provided herein.

Section 12. Payment for Completed Work or Materials Ordered: The Contractor will be paid all but ten percent (10%) of the contract price after the work is satisfactorily completed. This 10% of contract price will be held for thirty (30) days after the date of the final certification of completion. Upon request of the Contractor and with approval of the City, progress payments may be made. Progress payments shall not exceed 90% of the value of the work satisfactorily completed. Payments due the Contractor will be paid within 30 days after the City receives the Contractor's invoice and satisfactory release of liens of claims for liens by subcontractors, laborers, and material suppliers for completed work or installed materials. The City may reimburse the Contractor for materials included on Exhibit A that are ordered and paid for by the Contractor, at any time after this Contract is approved by the City upon providing an invoice.

Section 13. Provision for the Owner: Owner will permit the Contractor to use at no cost existing utilities such as light, heat, power, and water necessary to the carrying out and completion of the work. Further, Owner will cooperate with the Contractor to facilitate the performance of the work, including the removal and replacement of rugs, covering and furniture as necessary. The Owner is prohibited from doing any work or hiring any person to do any work to the Owner's home or property at any time prior to the date of final inspection for this project that will interfere with or adversely impact the Contractor's scope of work, with the exception of emergency repairs. The Owner shall notify the City and Contractor in advance regarding any emergency work or repairs that are to be done, and no such emergency work or repairs shall be done without the approval of the City and the Contractor.

Section 14. Occupancy Provision: The premises are to be occupied (unless otherwise notified by the City) during the course of the construction work.

Section 15. Condition of Premises: Contractor agrees to keep the premises clean and orderly during the course of the work and remove all debris at the completion of the work. Materials and equipment that have been removed and replaced as part of the work shall belong to the Contractor unless stated otherwise.

Section 16. Interest of Housing Commission and Local Public Officials. No members of the Housing Commission of the City who exercises any functions or responsibilities, and no member of the City Council of the City of Cedar Falls shall have any interest, direct or indirect, in this contract.

Section 17. Disputes: Disputes or claims pertaining to the Project Specifications, Drawings (if applicable), Standard Specifications for Housing Rehabilitations adopted in September 2015, or workmanship will be mediated by the City, and a written determination of finding will be provided to the Owner and Contractor. If any interested party desires to contest such finding, a written request for an appeal hearing shall be submitted to the City representative, who shall set a date for such hearing with the Housing Commission. The Commission will then hold an appeal hearing and make a determination of resolution in writing to both parties. Should either party contest the decision, a request to appeal may

be made to the Mayor. The Mayor will then ask the City Council to make the determination of resolution. The decision of the City Council shall be final and binding on all interested parties.

Any binding provisions between the Owner and Contractor shall be set forth in this Contract; the City shall not become involved in a dispute between the Owner and the Contractor arising from work performed outside this Contract.

Section 18. Workmanship: The work provided hereunder by the Contractor shall be executed as directed by the City's Standard Specifications for Housing Rehabilitations adopted in September 2015 (available on the City's website or upon request) and in the most sound, workmanlike and substantial manner, and all materials used in the construction, rehabilitation, renovating, remodeling, and improving shall be new unless otherwise expressly set forth in the specifications.

Section 19. Engineering Surveys, Permits, Fees, and Licensing: The Contractor shall furnish all engineering surveys as required unless otherwise specified. The Contractor shall furnish all permits and licenses for the authorization to execute said work and pay all fees incidental to acquiring same. The contractor shall meet all local licensing requirements.

Section 20. Inspection of Work: The City shall at all times have access to the work. If the specifications, plans, instructions, laws, ordinances, City Standards, or any public authority requires any work to be specifically inspected, tested or approved, the Contractor shall give the City timely notice of its readiness for inspection. Inspections by the City shall be promptly made. If any work should be covered up without approval or consent of the City, it must, if required by the City, be uncovered for examination at the Contractor's expense. If such work should be found not in accordance with this contract, including incorporated plans and specifications, the Contractor shall pay such costs; provided, however, if the Contractor can show that the defect was not caused by him or his subcontractors, then in that event, the Owner shall pay the cost of remedying such work.

Section 21. Defects after Completion: Any defects that appear within one (1) year from the completion of the work and arise out of the defective or improper materials or workmanship will upon the direction of the City be corrected and made good by the Contractor at his own expense.

Section 22. Approval by City: This Agreement must be approved by the City before it becomes effective.

Section 23. Nonliability of the City and Indemnification: The parties hereto agree to hold the City harmless and to indemnify the City for any damages concerning the undertaking and carrying out of this Contract.

Section 24. Default: In the case of default by the Contractor, the City may procure the articles of services from other sources and hold the Contractor responsible for any excess cost occasioned thereby.

Section 25. Termination: In case the Contractor fails to furnish materials or execute work in accordance with the provisions of this Contract, or fails to proceed with or complete the work within the

time limit specified in this Contract, or if the provisions of the Contract are otherwise violated by the Contractor, then in any case, upon ten (10) days' written notice to the contractor, the City shall have the right to declare the Contractor in default in the performance of these obligations under the Contract. Said notice shall contain the reason for the City's intent to declare Contractor at fault and unless within ten (10) days after service of said notice, the violation shall cease or satisfactory arrangements shall be made for its correction, the Contractor, by written notice from the City may be declared in default and his right to proceed under the Contract terminated. In the event the Contractor is thus declared to be in default, the City will proceed to have the work completed, shall apply the cost of having the work completed any money due the Contractor under the contract, and Contractor shall be responsible for any damages resulting to Owner by reason of default.

Section 26. Notices: Notices to be given by Owner or City to Contractor shall be considered given for the purpose of this Agreement when provided via electronic mail or when deposited in regular mail to the Contractor at the address listed below.

Section 27. Condition for Validity of Agreement: This Contract is contingent upon the receipt by the Owner of a Grant or Loan in an amount sufficient to cover the cost of the rehabilitation work described herein. If the Grant or Loan is not approved, this Contract is null and void.

Section 28. Prohibition Against "Kick-Backs": The Contractor agrees that he has not and will not give up any part of the compensation to which he is entitled under this contract for the purpose of being awarded the contract; further, the Contractor agrees that he will not induce any person employed by him to give the Contractor any part of any compensation owed the employee for work done pursuant to this contract.

Section 29. Other Federal Requirements:

- (a) Access and Maintenance of Records. For projects utilizing CDBG funds, the contractor must maintain all required records for five years after final payments are made and all other pending matters are closed. At any time during normal business hours and as frequently as is deemed necessary, the contractor shall make available to the Department of Housing and Urban Development, for their examination, all of its records pertaining to all matters covered by this contract and permit these agencies to audit, examine, make excerpts or transcripts from such records, contract, invoices, payrolls, personnel records, conditions of employment, and all other matters covered by this contract.
- (b) Civil Rights. For all CDBG-funded projects, the Contractor must comply with the following laws and regulations:
  - Title VI of the Civil Rights Act of 1964 (P.L. 88-352). States that no person may be excluded from participation in, denied the benefits of, or subjected to discrimination under any program or activity receiving Federal financial assistance on the basis of race, color, or national origin.
  - Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended.
  - Iowa Civil Rights Act of 1965. This Act mirrors the Federal Civil Rights Act.
  - Section 109 of Title I of the Housing and Community Development Act of 1974, as amended (42 U.S.C. 5309). Provides that no person shall be excluded from participation in, denied the benefits of, or subjected to discrimination on the basis of race, color, national origin, sex, age, or handicap under any program or activity funded in part or in whole under Title I of the Act.
  - The Age Discrimination Act of 1975, as amended (42 U.S.C. 1601 et seq.) Provides that no person on the basis of age, be excluded from participation in, be denied the benefits of or

be subjected to discrimination under any program or activity receiving Federal financial assistance.

- Section 504 of the Rehabilitation Act of 1973, as amended (P.L. 93-112, 29 U.S.C. 794). Provides that no otherwise qualified individual shall solely by reason of his/her handicap be excluded from participation in, be denied the benefits of, or be discriminated against under any program or activity receiving Federal financial assistance.
- Americans with Disabilities Act (P.L. 101-336, 42 U.S.C. 12101-12213). Provides comprehensive civil rights to individuals with disabilities in the areas of employment, public accommodations, state and local government services, and telecommunications.

(c) All contracts utilizing CDBG funds must contain the following certification concerning restriction of lobbying:

"The Recipient certifies, to the best of his or her knowledge and belief, that:

i. No Federal appropriated funds have been paid or will be paid, by or on behalf of the Recipient, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

ii. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee, or an employee of a Member of congress in connection with this Federal contract, grant, loan, or cooperative agreement, the Recipient shall complete and submit Standard Form-LLL, "Disclosure Form to Report Federal Lobbying" in accordance with its instruction.

iii. The Recipient shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure."

REPAIR CONTRACT  
Project # 2-22-690  
5/2/2022

CONTRACTOR

ACCEPTANCE BY OWNER(S)

**Tojo Construction, Inc.**

**Dennis Schmitz**

Contractor Firm Name

Owner(s) Name

**PO Box 2662**

700 W. Ridgeway Avenue, Lot 435

Contractor's Address

Owner's Address

**Waterloo, IA 50704**

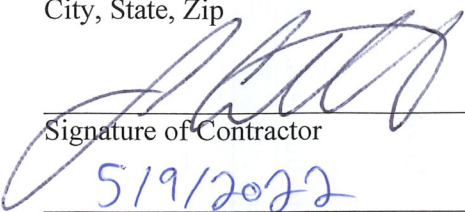
Cedar Falls, IA 50613

City, State, Zip

City, State, Zip

Signature of Contractor

Owner's Signature



Date of Acceptance

Date of Acceptance

5/19/2022

**CITY OF CEDAR FALLS, IOWA**

By:

Rob Green, Mayor

ATTEST:

By:

Jacqueline Danielsen, CMC, City Clerk



**CDBG Owner-Occupied Repair - Scope of Work for Contract**  
 Dennis Schmitz and Sharon Taylor - (319) 230-9840 or (319) 575-4234  
 700 W. Ridgeway Ave, Lot 435  
 Cedar Falls, IA 50613

Line Item	Scope of Work	Rehab Manual Section	Cost
<b>ELECTRICAL</b>			
1	Install a vent fan in the front bathroom. Clean the vent in the rear bathroom.	1900	\$ 1,050
2	Install a combination smoke/carbon monoxide detector.	1900	\$ 80
3	Repair outlets in rear bathroom and outside that are not working. Install covers on outlets that do not currently have them.	1900	\$ 1,388
<b>PLUMBING</b>			
4	Reinstall the toilet in the <u>front</u> bathroom (see Interior #6). Cut out toilet flange and install new in rear bathroom (see Interior #8).	1800	\$ 1,310
5	Replace the waterheater with a 50 gallon electric waterheater.	1800	\$ 1,795
<b>INTERIOR</b>			
6	Repair the subfloor in the <u>front</u> bathroom, match the existing flooring as close as possible.	600 1100	\$ 935
7	Repair the subflooring in the kitchen/dining rooms. Install laminate flooring in the kitchen/dining rooms.	600 1100	\$ 2,286
8	Repair the subflooring in the <u>rear</u> bathroom off the master bedroom. Install laminate flooring in the bathroom.	600 1100	\$ 1,480
9	Remove the damaged/missing paneling around the picture window in the living room. Install vinyl covered hardboard paneling the wall and window jambs.	600 1400	\$ 1,100
<b>EXTERIOR</b>			
10	Install gutters and downspouts on the entire unit. Install leaf guards (Spectra Gutter Cover or equiv.). Install downspout extensions or splash blocks.	2000.2	\$ 1,690
11	Remove the existing deck and steps. Rebuild to city code, the new deck and steps are to be the same size as existing. Include two handrails on the steps and guardrail on the deck. All wood is to be pressure treated.	600	\$ 5,875
<b>OTHER</b>			
12	City permits.		\$ 316

**Total**      **\$ 19,305**

**ALTERNATES**

1	Remove the existing siding and skirting on the entire unit and reside with new vinyl siding. Install new vinyl skirting.	500 600	\$ 8,960
2	Apply flashing tape around the windows and doors and caulk as needed. (If Alt #1 is conducted as well, Alt #2 should be done before residing.) The flashing at the top of the openings may need extra attention.	2000.4	\$ 375
3	Replace shower door in rear bathroom.	1800	\$ 400
4	Repair living room window to the left of the picture window to operate smoothly.	900	\$ 230
5	Replace the front side door with a prehung steel door, include a small window, lockset and painting to cover the entire door.	900 1200	\$ 990
6	Install an aluminum combination storm door on the front side entrance.	900	\$ 350

Exhibit B  
FEDERAL REGULATIONS PROHIBITING USE OF  
LEAD-BASED PAINT AND ELIMINATION OF  
LEAD-BASED PAINT HAZARD

Part I: Prohibition of Lead-Based Paint Usage

A. Definition:

"Lead-based paint" means any paint containing more than one percent (1%) lead by weight (calculated as lead metal) in the total nonvolatile content of liquid paints or in the dried film of paint already applied.

B. Applicable Surfaces:

Applicable surfaces means all interior surfaces and those exterior surfaces, such as stairs, decks, porches, railings, windows, and doors which are readily accessible to children under seven (7) years of age.

Part II: Elimination of Lead-Based Paint Hazard

A. Procedure:

All defective paint conditions shall be assumed to involve lead-based paint and thus to constitute health hazards that must be corrected unless testing shows that lead is not present in the paint at a level above 1.0 percent.

B. Treatment:

Particular care shall be taken to correct conditions of cracking, scaling, peeling and loose paint on walls, ceilings, doors, windows, trim, stairs, railings, cabinets and piping. All such surfaces shall be thoroughly washed, scraped or wire brushed so as to remove all cracking, scaling, peeling and loose paint before repainting. As a minimum, these surfaces must receive two (2) coats of a suitable nonlead-based paint. Where it is infeasible to control or correct the cracking, scaling, peeling or loosening of the lead-based paint and the film integrity of the treated surfaces cannot be maintained, the paint on these surfaces shall be removed or covered with material such as hardboard, plywood, drywall, plaster, or other suitable material.

Part III: The Contractor will comply with all applicable regulations in 24 C.F.R. Part 35 pertaining to requirements for notification, evaluation and reduction of lead-based paint hazards in federally owned residential properties and housing receiving federal assistance.


**DEPARTMENT OF PUBLIC WORKS**

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

**MEMORANDUM**  
*Engineering Division*

**TO:** Honorable Mayor Robert M. Green and City Council

**FROM:** Brett Armstrong, Civil Engineer I

**DATE:** May 6<sup>th</sup>, 2022

**SUBJECT:** 2022 Alley Reconstruction Project  
 Project No. RC-000-3268  
 Bid Opening

On Friday, May 6<sup>th</sup>, 2022 at 2:00 P.M., bids were received and opened for the 2022 Alley Reconstruction Project. A total of one (1) bid was received, with Owen Contracting, Inc. the apparent low bidder:

	<i>Base Bid</i>
<b><u>Engineering Estimate</u></b>	<b>\$500,008.00</b>
<b>Owen Contracting, Inc.</b>	<b>\$508,133.06</b>

The Engineer's Estimate for this project was \$500,008.00. Owen Contracting, Inc. of Cedar Falls, Iowa submitted the low bid in the amount of \$508,133.06. Attached is a bid tabulation for your reference. The project will be funded through the Storm Water Fund (SWF), Street Construction Fund (SCF), and Federal Funding.

We recommend acceptance of the lowest bid from Owen Contracting, Inc. in the amount of \$508,133.06. On June 6<sup>th</sup>, 2022, the Contract, Bonds, and Insurance Certificate will be submitted for City Council approval.

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

2022 Alley Reconstruction Project (#8178255)							
Owner: Cedar Falls IA							
05/06/2022 02:00 PM CDT							
Line Item	Item Description	UofM	Quantity	Engineer Estimate		Owen Contracting, Inc.	
				Unit Price	Extension	Unit Price	Extension
					\$500,008.00		\$508,133.06
1	CLEARING AND GRUBBING	LS	1	\$2,500.00	\$2,500.00	\$1,000.00	\$1,000.00
2	TOPSOIL, FURNISH & SPREAD	CY	196	\$50.00	\$9,800.00	\$40.00	\$7,840.00
3	EXCAVATION, CLASS 10, ROADWAY WASTE	CY	1239	\$15.00	\$18,585.00	\$15.00	\$18,585.00
4	MODIFIED SUBBASE, 6"	SY	2041	\$18.00	\$36,738.00	\$15.00	\$30,615.00
5	SUBDRAIN CLEANOUT, TYPE A-1, 6"	EACH	6	\$500.00	\$3,000.00	\$500.00	\$3,000.00
6	VALVE EXTENSION	EACH	1	\$175.00	\$175.00	\$200.00	\$200.00
7	7" CURB & GUTTER, P.C.C., 2.5" WIDE	LF	368	\$50.00	\$18,400.00	\$60.00	\$22,080.00
8	REMOVAL OF DRIVEWAY	SY	390	\$10.00	\$3,900.00	\$9.00	\$3,510.00
9	REMOVAL OF SIDEWALK	SY	179	\$10.00	\$1,790.00	\$9.00	\$1,611.00
10	SIDEWALK, 6" P.C.C.	SY	179	\$90.00	\$16,110.00	\$155.00	\$27,745.00
11	DRIVEWAY, 6" P.C.C.	SY	751	\$80.00	\$60,080.00	\$92.25	\$69,279.75
12	DRIVEWAY, GRANULAR, 1" ROADSTONE	SY	116.7	\$10.00	\$1,167.00	\$12.00	\$1,400.40
13	REMOVAL OF CURB & GUTTER	LF	368	\$10.00	\$3,680.00	\$8.00	\$2,944.00
14	ENGINEERING FABRIC	SY	1451	\$5.00	\$7,255.00	\$3.75	\$5,441.25
15	SUBDRAIN, 6" PLASTIC PERFORATED	LF	933	\$13.00	\$12,129.00	\$9.00	\$8,397.00
16	SUNDRAIN, 8" PLASTIC PERFORATED	LF	441	\$15.00	\$6,615.00	\$35.00	\$15,435.00
17	STORAGE AGGREGATE, 8"	SY	1114	\$15.00	\$16,710.00	\$14.00	\$15,596.00
18	FILTER AGGREGATE, 4"	SY	1114	\$10.00	\$11,140.00	\$9.00	\$10,026.00
19	PERMEABLE INTERLOCKING PAVERS, CLAY BRICK	SF	3318	\$12.00	\$39,816.00	\$13.07	\$43,366.26
20	6", P.C.C. PAVEMENT	SY	2789	\$60.00	\$167,340.00	\$53.85	\$150,187.65
21	TRAFFIC CONTROL	LS	1	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
22	HYDRAULIC SEEDING	SF	10539	\$2.00	\$21,078.00	\$1.25	\$13,173.75
23	WATTLE, STRAW, 9"	LF	100	\$6.00	\$600.00	\$8.00	\$800.00
24	INLET PROTECTION DEVICE	EACH	2	\$350.00	\$700.00	\$365.00	\$730.00
25	INLET PROTECTION DEVICE, MAINTENANCE	EACH	2	\$100.00	\$200.00	\$85.00	\$170.00
26	MOBILIZATION	LS	1	\$15,000.00	\$15,000.00	\$36,000.00	\$36,000.00
27	PATCH, HMA(ST) SURFACE, 1/2", PG58-28S	TONS	20	\$200.00	\$4,000.00	\$225.00	\$4,500.00
28	INTAKE, SINGLE FLAT	EACH	2	\$5,500.00	\$11,000.00	\$4,000.00	\$8,000.00
29	INTAKE, SW-512 (CASE 1) WITH SW-604 TYPE 4A CASTING	EACH	1	\$5,500.00	\$5,500.00	\$1,500.00	\$1,500.00
				<b>Base Bid Total:</b>	\$500,008.00		\$508,133.06

**DEPARTMENT OF PUBLIC WORKS**

City of Cedar Falls  
220 Clay Street  
Cedar Falls, Iowa 50613  
Phone: 319-268-5161  
Fax: 319-268-5197  
[www.cedarfalls.com](http://www.cedarfalls.com)

**MEMORANDUM**  
**Engineering Division**

**TO:** Honorable Mayor Robert M. Green and City Council

**FROM:** Matthew Tolan, EI, Civil Engineer II

**DATE:** May 9, 2022

**SUBJECT:** W. 27<sup>th</sup> Street Reconstruction Project  
City Project Number: RC-000-3240  
Contract Documents

Submitted within for City Council approval are the Form of Contract; the Performance, Payment, and Maintenance Bonds; Certificates of Insurance; and Form of Proposal with Peterson Contractors, Inc. for the construction of the W. 27<sup>th</sup> Street Reconstruction Project.

This project will reconstruct W. 27<sup>th</sup> Street from Hudson Road to the west property line of the new Cedar Falls High School. This will include three roundabouts with enhancements and a new traffic signal at Hudson Road and W. 27<sup>th</sup> Street.

The Engineering Division of the Public Works Department recommends approving and executing the contract with Peterson Contractors, Inc. for the construction of the W. 27<sup>th</sup> Street Reconstruction Project.

If you have any questions or comments feel free to contact me.

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

## FORM OF CONTRACT

This Contract entered into in quadruplicate at Cedar Falls, Iowa, this \_\_\_\_ day of \_\_\_\_\_, 2022, by and between the City of Cedar Falls, Iowa, hereinafter called the Owner, and \_\_\_\_\_ of \_\_\_\_\_, hereinafter called the Contractor.

WITNESSETH:


The Contractor hereby agrees to furnish all labor, tools, materials and equipment and construct the public improvement consisting of: W. 27TH STREET RECONSTRUCTION PROJECT, Project No. RC-000-3240 all in the City of Cedar Falls, Iowa, ordered to be constructed by the City Council of the City of Cedar Falls, Iowa, by Resolution duly passed on the 18th day of April 2022, and shown and described in the Plans and Specifications therefore now on file with the City Clerk of said City.

Said improvement shall be constructed strictly in accordance with said Plans and Specifications.

The following parts of the Plans and Specifications for said Project No. RC-000-3240 attached hereto shall be made a part of this contract as fully as though set out herein verbatim:

- a. Resolution ordering construction of the improvement
- b. Plans
- c. Notice of Public Hearing on Plans and Specifications
- d. Notice to Bidders
- e. Instructions to Bidders
- f. Supplemental Conditions
- g. General Conditions
- h. Project Specifications
- i. Form of Proposal
- j. Performance, Payment, and Maintenance Bond
- k. Form of Contract
- l. Non-collusion Affidavit of Prime Bidder
- m. Bidders Status Form

In Witness whereof, this Contract has been executed in quadruplicate on the date first herein written.

  
Contractor

CITY OF CEDAR FALLS, IOWA

By \_\_\_\_\_  
Robert M. Green, Mayor

Attest: \_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk



**FORM OF PROPOSAL**  
**W. 27TH STREET RECOSTRUCTION PROJECT**  
**PROJECT NO. RC-000-3240**  
**CITY OF CEDAR FALLS, IOWA**

To the Mayor and City Council  
 City of Cedar Falls, Iowa

The undersigned hereby certifies that PETERSON CONSTRUCTORS INC. have personally and carefully examined the specifications, general conditions, and form of contract annexed hereto. Having made such examination, the undersigned hereby proposes to construct the improvements for the W. 27TH STREET RECOSTRUCTION PROJECT in accordance with the plans and specifications on file in the office of the City Clerk, the published Notice to Bidders and the Form of Contract, herewith, complying with all the laws of the State of Iowa, and the Rules, Regulations and Ordinances of the City of Cedar Falls, and to the satisfaction of the City Council of the City of Cedar Falls, Iowa, including the guaranteeing of this Project for a period of two (2) years from the date of final acceptance thereof at the following prices, to-wit:

BID ITEM #	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	EXTENDED PRICE
1	CLEARING AND GRUBBING	UNIT	85.90	\$	\$
2	ON-SITE TOPSOIL	CY	11,490.00	\$	\$
3	TOPSOIL, WASTE	CY	217.00	\$	\$
4	EXCAVATION, CLASS 10, ROADWAY AND BORROW	CY	9,929.00	\$	\$
5	EXCAVATION, CLASS 10, BORROW	CY	8,164.00	\$	\$
6	EXCAVATION, CLASS 13	CY	15.00	\$	\$
7	SUBGRADE PREPARATION, 12 IN.	SY	30,444.00	\$	\$

BID ITEM #	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	EXTENDED PRICE
8	SUBGRADE TREATMENT, GEOGRID	SY	600.00	\$	\$
9	SUBBASE, MODIFIED 4 IN.	SY	7,014.00	\$	\$
10	SUBBASE, MODIFIED 6 IN.	SY	68.50	\$	\$
11	SUBBASE, MODIFIED 12 IN.	SY	30,444.00	\$	\$
12	REMOVALS, STRUCTURES	EACH	1.00	\$	\$
13	REPLACEMENT OF UNSUITABLE BACKFILL MATERIAL	CY	200.00	\$	\$
14	STORM SEWER, TRENCHED, RCP, CLASS III, 15 IN.	LF	3,105.00	\$	\$
15	STORM SEWER, TRENCHED, RCP, CLASS III, 18 IN.	LF	1,263.00	\$	\$
16	STORM SEWER, TRENCHED, RCP, CLASS III, 24 IN.	LF	36.00	\$	\$
17	STORM SEWER, TRENCHED, RCP, CLASS III, 30 IN.	LF	355.00	\$	\$
18	STORM SEWER, TRENCHED, RCP, CLASS III, 36 IN.	LF	137.00	\$	\$
19	STORM SEWER, TRENCHED, RCP, CLASS III, 37x23 IN ARCH PIPE	LF	18.00	\$	\$
20	REMOVAL OF STORM SEWER, RCP, LESS THAN 36 IN.	LF	1,722.00	\$	\$
21	RCP APRON FOOTINGS 4030.221	EACH	3.00	\$	\$
22	18" RCP APRON 4030.222	EACH	1.00	\$	\$
23	24" RCP APRON 4030.222	EACH	1.00	\$	\$
24	36" RCP APRON 4030.222	EACH	1.00	\$	\$
25	PIPE APRON GUARD, 18" RCP, IN PLACE 4030.224	EACH	1.00	\$	\$
26	PIPE APRON GUARD, 24" RCP, IN PLACE 4030.224	EACH	1.00	\$	\$
27	PIPE APRON GUARD, 36" RCP, IN PLACE 4030.224	EACH	1.00	\$	\$
28	SUBDRAIN, TYPE S, 6 IN.	LF	9,608.00	\$	\$
29	SUBDRAIN CONNECTIONS, CONNECT TO EXISTING SUBDRAIN, 6 IN.	EACH	18.00	\$	\$
30	SUBDRAIN OUTLETS, 4040.233	EACH	90.00	\$	\$
31	WATER MAIN, TRENCHED, DUCTILE IRON PIPE (DIP), 16 IN, POLY WRAPPED	LF	1,636.50	\$	\$
32	WATER MAIN, TRENCHED, DUCTILE IRON PIPE (DIP), 12 IN, POLY WRAPPED	LF	68.50	\$	\$

BID ITEM #	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	EXTENDED PRICE
33	WATER MAIN, TRENCHED, DUCTILE IRON PIPE (DIP), 8 IN, POLY WRAPPED	LF	40.10	\$	\$
34	WATER MAIN, TRENCHED, DUCTILE IRON PIPE (DIP), 6 IN, POLY WRAPPED. (HYD EXT)	LF	130.80	\$	\$
35	GASKETS, NITRILE	EACH	5.00	\$	\$
36	FITTINGS BY COUNT, DUCTILE IRON, 12 IN, MJ CAP	EACH	1.00	\$	\$
37	FITTINGS BY COUNT, DUCTILE IRON, 16 IN, 45° ELBOW	EACH	12.00	\$	\$
38	FITTINGS BY COUNT, DUCTILE IRON, 16 IN, 11.25° ELBOW	EACH	2.00	\$	\$
39	FITTINGS BY COUNT, DUCTILE IRON, 6 IN, 22.5° ELBOW	EACH	1.00	\$	\$
40	FITTINGS BY COUNT, DUCTILE IRON, 6 IN, 45° ELBOW	EACH	1.00	\$	\$
41	FITTINGS BY COUNT, DUCTILE IRON, 16 IN X 16IN X 12 IN, TEE	EACH	1.00	\$	\$
42	FITTINGS BY COUNT, DUCTILE IRON, 16 IN X 16IN X 8 IN, TEE	EACH	1.00	\$	\$
43	VALVE, BUTTERFLY, DIP, 16 IN	EACH	4.00	\$	\$
44	VALVE, GATE, DIP, 12 IN	EACH	1.00	\$	\$
45	VALVE, GATE, DIP, 8 IN	EACH	2.00	\$	\$
46	VALVE, GATE, DIP, 6 IN	EACH	1.00	\$	\$
47	VALVE, ADJUSTMENT	EACH	3.00	\$	\$
48	FIRE HYDRANT ASSEMBLY	EACH	2.00	\$	\$
49	ALTERNATE FIRE HYDRANT ASSEMBLY	EACH	4.00	\$	\$
50	FIRE HYDRANT, END OF MAIN	EACH	1.00	\$	\$
51	FIRE HYDRANT ASSEMBLY, REMOVE & RELOCATE	EACH	5.00	\$	\$
52	MANHOLE, SW-401, 48 IN.	EACH	5.00	\$	\$
53	INTAKE, SW-507	EACH	18.00	\$	\$
54	INTAKE, SW-508	EACH	9.00	\$	\$
55	INTAKE, SW-509	EACH	11.00	\$	\$
56	INTAKE, SW-510	EACH	5.00	\$	\$
57	INTAKE, SW-513	EACH	8.00	\$	\$
58	INTAKE, SW-545	EACH	2.00	\$	\$
59	CONNECTION TO EXISTING MANHOLE OR INTAKE	EACH	6.00	\$	\$
60	REMOVALS, MANHOLE OR INTAKE	EACH	15.00	\$	\$
61	STANDARD OR SLIP FORM PORTLAND CEMENT CONCRETE PAVEMENT, CLASS C-SUD, CLASS 3 DURABILITY, 9 IN.	SY	24,587.40	\$	\$

BID ITEM #	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	EXTENDED PRICE
62	CONCRETE MEDIAN, STANDARD PAVEMENT, CLASS C-4, CLASS 3 DURABILITY, 6 IN.	SY	68.50	\$	\$
63	TEMPORARY PAVEMENT, 6" PCC	SY	45.00	\$	\$
64	CURB AND GUTTER, ROLLED, 6 IN.	LF	75.00	\$	\$
65	REMOVAL OF SIDEWALK, SHARED USE PATH, OR DRIVEWAY	SY	1,251.70	\$	\$
66	SHARED USE PATHS, PCC, 6 IN.	SY	5,652.30	\$	\$
67	PCC SIDEWALK, PCC, 4 IN.	SY	1,087.80	\$	\$
68	PCC SIDEWALK, PCC, 6 IN.	SY	114.50	\$	\$
69	BRICK PAVERS, TYPE 1	SY	1,319.50	\$	\$
70	BRICK PAVERS, TYPE 2	SY	1,522.00	\$	\$
71	DETECTABLE WARNINGS, CAST IRON	SF	813.00	\$	\$
72	DRIVEWAYS, PCC, 6 IN.	SY	1194.90	\$	\$
73	GRANULAR DRIVEWAY SURFACING, CLASS A	TON	104.60	\$	\$
74	REMOVAL OF PAVEMENT	SY	21,566.10	\$	\$
75	CURB AND GUTTER REMOVAL	LF	1,040.00	\$	\$
76	SAWCUT FOR REMOVALS	LF	1,565.00	\$	\$
77	TRAFFIC SIGNALIZATION, RRFB	LS	1.00	\$	\$
78	TEMPORARY TRAFFIC SIGNAL	LS	1.00	\$	\$
79	TRAFFIC SIGNAL REMOVAL	LS	1.00	\$	\$
80	PAINTED PAVEMENT MARKINGS, SOLVENT WATERBORNE	STA	297.16	\$	\$
81	WET, RETROREFLECTIVE REMOVABLE TAPE MARKINGS	STA	1.88	\$	\$
82	PAINTED SYMBOLS AND LEGENDS, SOLVENT WATERBORNE	EACH	29.00	\$	\$
83	TRAFFIC CONTROL	LS	1.00	\$	\$
84	PORTABLE DYNAMIC MESSAGE SIGN	CDAY	15.00	\$	\$
85	FLAGGER	EACH	30.00	\$	\$
86	SAFETY CLOSURE	EACH	13.00	\$	\$
87	TEMPORARY BUSINESS ACCESS SIGNS	EACH	17.00	\$	\$

BID ITEM #	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	EXTENDED PRICE
88	REMOVAL OF CONCRETE FOOTINGS	EACH	17.00	\$	\$
89	LIGHT POLES, REMOVE & REINSTALL	EACH	2.00	\$	\$
90	LIGHT POLES, 33'-6" METAL POLE W/ BREAKAWAY BASE AND 12' MAST ARM	EACH	51.00	\$	\$
91	LIGHTING, LANDSCAPE LUMINAIRE	EACH	2.00	\$	\$
92	ELECTRICAL CIRCUITS	LF	9,281.00	\$	\$
93	ELECTRICAL CIRCUITS, PULL ROPE ONLY	LF	4,750.00	\$	\$
94	HANDHOLES AND JUNCTION BOXES	EACH	18.00	\$	\$
95	METERED PEDESTAL	EACH	2.00	\$	\$
96	TYPE A SIGNS, SHEET ALUMINUM	SF	775.80	\$	\$
97	PERFORATED SQUARE STEEL TUBE POSTS	LF	1,082.80	\$	\$
98	PERFORATED SQUARE STEEL TUBE POST ANCHOR, BREAK-AWAY SOIL INSTALLATION	EACH	97.00	\$	\$
99	REMOVAL OF TYPE A SIGN ASSEMBLY	EACH	24.00	\$	\$
100	REMOVE & REINSTALL OF TYPE B SIGN ASSEMBLY	EACH	2.00	\$	\$
101	WATERING	MGAL	100.00	\$	\$
102	LANDSCAPING	LS	1.00	\$	\$
103	SWPPP MANAGEMENT	LS	1.00	\$	\$
104	STABILIZED CONSTRUCTION ENTRANCE	TON	96.00	\$	\$
105	TEMPORARY HYDRO-SEEDING, TYPE 1	ACRE	3.00	\$	\$
106	SEEDING, FERTILIZING, AND MULCHING FOR HYDRAULIC SEEDING, TYPE 1	ACRE	3.00	\$	\$
107	SEEDING, FERTILIZING, AND MULCHING FOR HYDRAULIC SEEDING, TYPE 2	ACRE	3.00	\$	\$
108	PERIMETER AND SLOPE SEDIMENT CONTROL DEVICE, 12 IN.	LF	16,352.00	\$	\$
109	REMOVAL OF PERIMETER AND SLOPE SEDIMENT CONTROL DEVICE	LF	16,352.00	\$	\$
110	SILT FENCE INSTALLATION	LF	7,085.00	\$	\$

BID ITEM #	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	EXTENDED PRICE
111	MAINTENANCE OF SILT FENCE	LF	5,000.00	\$	\$
112	REMOVAL OF SILT FENCE	LF	7,085.00	\$	\$
113	ROLLED EROSION CONTROL PRODUCT, TYPE II	SY	9,175.0	\$	\$
114	REVETMENT, CLASS E RIP RAP APRON (& ENG. FABRIC) FOR PIPE OUTLET, 9040.111	TON	39.40	\$	\$
115	OPEN-THROAT CURB INTAKE SEDIMENT FILTER	LF	480.70	\$	\$
116	MAINTENANCE OF OPEN-THROAT CURB INTAKE SEDIMENT FILTER	EACH	45.00	\$	\$
117	REMOVAL OF OPEN-THROAT CURB INTAKE SEDIMENT FILTER	EACH	45.00	\$	\$
118	INTAKE PROTECTION, SEDIMENT CONTROL DEVICE, 12 IN	EACH	8.00	\$	\$
119	MAINTENANCE OF INTAKE PROTECTION, SEDIMENT CONTROL DEVICE	EACH	8.00	\$	\$
120	REMOVAL OF INTAKE PROTECTION, SEDIMENT CONTROL DEVICE	EACH	8.00	\$	\$
121	MOWING	ACRE	6.00	\$	\$
122	FIELD FENCE, BRACE PANELS	EACH	2.00	\$	\$
123	FIELD FENCE, REMOVAL	LF	171.00	\$	\$
124	CAST IRON MONUMENT BOX	EACH	2.00	\$	\$
125	MOBILIZATION	LS	1.00	\$	\$
126	CONCRETE WASHOUT	LS	1.00	\$	\$
<b>TOTAL BID</b>					<b>\$ 7,584,450.<sup>61</sup></b>

Bidders may not independently bid on selective items of work. In this project, all items constitute one indivisible work that will be let to one bidder. A unit price shall be submitted for each of the items (Items 1-126). The successful bidder will be determined by evaluating the Total Bid shown above which shall be done online via the QuestCDN website. The Owner reserves the right to delete any part or all of any item.

The Owner reserves the right to reject any and all bids, including without limitation, nonconforming, nonresponsive, unbalanced, or conditional bids. The Owner further reserves the right to reject the bid of any bidder whom it finds, after reasonable inquiry and evaluation, to be non-responsible. The Owner may also reject the bid of any bidder if the Owner believes that it would not be in the best interest of the project to make an award to

that bidder. The Owner also reserves the right to waive all informalities not involving price, time or changes in the work.

If written notice of approval of award is mailed, emailed or delivered to the bidder within thirty (30) calendar days after the opening thereof, or any time thereafter before this bid is withdrawn, the undersigned agrees to execute and deliver an agreement in the prescribed form and furnish the required bond within ten (10) calendar days after the Contract is presented to the Contractor for signature, and start work within ten (10) calendar days after the date as set forth in the written Notice to Proceed.

Bid Security in the sum of 10% OF Bid Total in the form of BID BOND, is submitted herewith in accordance with the Instructions to Bidders.

The bidder is prepared to submit a financial and experience statement upon request.


The bidder has received the following Addendum or Addenda:

Addendum No.		Date
1		4/18
2		4/20
3		4/21

The bidder has filled in all blanks on this Proposal.

Note: The Penalty for making false statements in offers is prescribed in 18 U.S.A., Section 1001.

Name of bidder

PETERSON CONTRACTORS INC.   
By

104 BLACKHAWK ST. REINBECK, IA 50669 Estimator/PM  
Official Address Title

# Performance, Payment and Maintenance Bond

SURETY BOND NO. 107614898

KNOW ALL BY THESE PRESENTS:

That we, Peterson Contractors, Inc., as Principal (hereinafter the "Contractor" or "Principal" and Travelers Casualty and Surety Company of America as Surety are held and firmly bound unto CITY OF CEDAR FALLS, IOWA, as Obligee (hereinafter referred to as "the Owner"), and to all persons who may be injured by any breach of any of the conditions of this Bond in the penal sum of Seven Million, Five Hundred Eighty Four Thousand, Four Hundred Fifty and Sixty One Cents ----- (\$ 7,584,450.61), lawful money of the United States, for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, legal representatives and assigns, jointly or severally, firmly by these presents.

The conditions of the above obligations are such that whereas said Contractor entered into a contract with the Owner, bearing date the \_\_\_\_\_ day of \_\_\_\_\_, 2022, hereinafter the "Contract") wherein said Contractor undertakes and agrees to construct the following described improvements:

### W. 27th Street Reconstruction Project Project RC-000-3240

and to faithfully perform all the terms and requirements of said Contract within the time therein specified, in a good and workmanlike manner, and in accordance with the Contract Documents.

It is expressly understood and agreed by the Contractor and Surety in this bond that the following provisions are a part of this Bond and are binding upon said Contractor and Surety, to-wit:

1. **PERFORMANCE:** The Contractor shall well and faithfully observe, perform, fulfill, and abide by each and every covenant, condition, and part of said Contract and Contract Documents, by reference made a part hereof, for the above referenced improvements, and shall indemnify and save harmless the Owner from all outlay and expense incurred by the Owner by reason of the Contractor's default or failure to perform as required. The Contractor shall also be responsible for the default or failure to perform as required under the Contract and Contract Documents by all its subcontractors, suppliers, agents, or employees furnishing materials or providing labor in the performance of the Contract.
2. **PAYMENT:** The Contractor and the Surety on this Bond hereby agreed to pay all just claims submitted by persons, firms, subcontractors, and corporations furnishing materials for or performing labor in the performance of the Contract on account of which this Bond is given, including but not limited to claims for all amounts due for labor, materials, lubricants, oil, gasoline, repairs on machinery, equipment, and tools, consumed or used by the Contractor or any subcontractor, wherein the same are not satisfied out of the portion of the contract price the Owner is required to retain until completion of the improvement, but the Contractor and Surety shall not be liable to said persons, firms, or corporations unless the claims of said claimants against said portion of the contract price shall have been established as provided by law. The Contractor and Surety hereby bind themselves to the obligations and conditions set forth in Chapter 573 of the Iowa Code, which by this reference is made a part hereof as though fully set out herein.
3. **MAINTENANCE:** The Contractor and the Surety on this Bond hereby agree, at their own expense:



- A. To remedy any and all defects that may develop in or result from work to be performed under the Contract within the period of 2 year (s) from the date of acceptance of the work under the Contract, by reason of defects in workmanship or materials used in construction of said work;
- B. To keep all work in continuous good repair; and
- C. To pay the Owner's reasonable costs of monitoring and inspection to assure that any defects are remedied, and to repay the Owner all outlay and expense incurred as a result of Contractor's and Surety's failure to remedy any defect as required by this section.

**Contractor's and Surety's agreement herein made extends to defects in workmanship or materials not discovered or known to the Owner at the time such work was accepted.**

4. GENERAL: Every Surety on this Bond shall be deemed and held bound, any contract to the contrary notwithstanding, to the following provisions:
- A. To consent without notice to any extension of time to the Contractor in which to perform the Contract;
  - B. To consent without notice to any change in the Contract or Contract Documents, which thereby increases the total contract price and the penal sum of this bond, provided that all such changes do not, in the aggregate, involve an increase of more than 20% of the total contract price, and that this bond shall then be released as to such excess increase; and
  - C. To consent without notice that this Bond shall remain in full force and effect until the Contract is completed, whether completed within the specified contract period, within an extension thereof, or within a period of time after the contract period has elapsed and the liquidated damage penalty is being charged against the Contractor.

The Contractor and every Surety on the bond shall be deemed and held bound, any contract to the contrary notwithstanding, to the following provisions:

- D. That no provision of this Bond or of any other contract shall be valid that limits to less than five years after the acceptance of the work under the Contract the right to sue on this Bond.
- E. That as used herein, the phrase "all outlay and expense" is not to be limited in any way, but shall include the actual and reasonable costs and expenses incurred by the Owner including interest, benefits, and overhead where applicable. Accordingly, "all outlay and expense" would include but not be limited to all contract or employee expense, all equipment usage or rental, materials, testing, outside experts, attorney's fees (including overhead expenses of the Owner's staff attorneys), and all costs and expenses of litigation as they are incurred by the Owner. It is intended the Contractor and Surety will defend and indemnify the Owner on all claims made against the Owner on account of Contractor's failure to perform as required in the Contract and Contract Documents, that all agreements and promises set forth in the Contract and Contract Documents, in approved change orders, and in this Bond will be fulfilled, and that the Owner will be fully indemnified so that it will be put into the position it would have been in had the Contract been performed in the first instance as required.

In the event the Owner incurs any "outlay and expense" in defending itself against any claim as to which the Contractor or Surety should have provided the defense, or in the enforcement of the promises given by the Contractor in the Contract, Contract Documents, or approved change orders, or in the enforcement of the promises given by the Contractor and Surety in this Bond, the Contractor and Surety agree that they will make the Owner whole for all such outlay and expense, provided that the Surety's obligation under this bond shall not exceed 125% of the penal sum of this bond.

In the event that any actions or proceedings are initiated regarding this Bond, the parties agree that the venue thereof shall be in the Iowa District Court for Blackhawk County, State of Iowa. If legal action is required by the Owner to enforce the provisions of this Bond or to collect the monetary obligation incurring to the benefit of the Owner, the Contractor and the Surety agree, jointly, and severally, to pay the Owner all outlay and expense incurred therefor by the Owner. All rights, powers, and remedies of the Owner hereunder shall be cumulative and not alternative and shall be in addition to all rights, powers, and remedies given to the Owner, by law. The Owner may proceed against surety for any amount guaranteed hereunder whether action is brought against the Contractor or whether Contractor is joined in any such action(s) or not.

NOW THEREFORE, the condition of this obligation is such that if said Principal shall faithfully perform all the promises of the Principal, as set forth and provided in the Contract, in the Contract Documents, and in this Bond, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

When a work, term, or phrase is used in this Bond, it shall be interpreted or construed first as defined in this Bond, the Contract, or the Contract Documents; second, if not defined in the Bond, Contract, or Contract Documents, it shall be interpreted or construed as defined in applicable provisions of the Iowa Code; third, if not defined in the Iowa Code, it shall be interpreted or construed according to its generally accepted meaning in the construction industry; and fourth, if it has no generally accepted meaning in the construction industry, it shall be interpreted or construed according to its common or customary usage.

Failure to specify or particularize shall not exclude terms or provisions not mentioned and shall not limit liability hereunder. The Contract and Contract Documents are hereby made a part of this Bond.

Project No. RC-000-3240

Witness our hands, in triplicate, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Surety Countersigned By:

**PRINCIPAL:**

Not Required  
Signature of Agent

Peterson Contractors, Inc.  
Contractor

By:   
Signature  
president

Printed Name of Agent

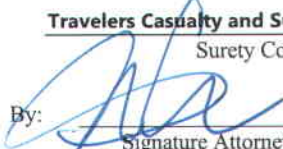
Title

Company Name

**SURETY:**

Company Address

Travelers Casualty and Surety Company of America  
Surety Company

By:   
Signature Attorney-in-Fact Officer

City, State, Zip Code

Anne Crowner, Attorney-in-Fact  
Printed Name of Attorney-in-Fact Officer

Company Telephone Number

Holmes, Murphy and Associates, LLC  
Company Name

**FORM APPROVED BY:**

2727 Grand Prairie Parkway  
Company Address

Attorney for Owner

Waukee, IA 50263  
City, State, Zip Code

(515) 223-6800  
Company Telephone Number

**NOTE:**

1. All signatures on this performance, payment, and maintenance bond must be original signatures in ink; copies, facsimile, or electronic signatures will not be accepted.
2. This bond must be sealed with the Surety's raised, embossing seal.
3. The Certificate or Power of Attorney accompanying this bond must be valid on its face and sealed with the Surety's raised, embossing seal.
4. The name and signature of the Surety's Attorney-in-Fact/Officer entered on this bond must be exactly as listed on the Certificate or Power of Attorney accompanying this bond.



**Travelers Casualty and Surety Company of America  
Travelers Casualty and Surety Company  
St. Paul Fire and Marine Insurance Company**

**POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS:** That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Anne Crowner** of **WAUKEE**, **Iowa**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

**IN WITNESS WHEREOF**, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April**, **2021**.



State of Connecticut

City of Hartford ss.

By:   
Robert L. Raney, Senior Vice President

On this the **21st** day of **April**, **2021**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

**IN WITNESS WHEREOF**, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, **2026**



  
Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

**RESOLVED**, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

**FURTHER RESOLVED**, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

**FURTHER RESOLVED**, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

**FURTHER RESOLVED**, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this \_\_\_\_\_ day of \_\_\_\_\_



  
Kevin E. Hughes, Assistant Secretary

**To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.  
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.**



**ENDORSEMENT #031**

This endorsement, effective 12:01 a.m., July 1, 2021, forms a part of Policy No. CGD7459902 issued to

PETERSON CONTRACTORS, INC.

by Greenwich Insurance Company

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**GOVERNMENTAL IMMUNITIES ENDORSEMENT**

**CITY OF DES MOINES, IOWA  
CITY OF CEDAR RAPIDS, IOWA  
CITY OF CORALVILLE, IOWA  
CITY OF CEDAR FALLS, IOWA  
CITY OF DUBUQUE, IOWA  
City of Iowa City, Iowa**

This endorsement modifies Insurance provided under the following:

**COMMERCIAL GENERAL LIABILITY COVERAGE FORM**

Under the terms of this Endorsement, Jurisdiction shall mean any municipal corporation, as defined in Chapter 670 of the Iowa Code, with respect to all work and services performed by the named insured for any such Jurisdiction as identified on any Certificate of Insurance issued as proof of insurance as required by the Urban Standard Specifications for Public Improvements.

1. **Cancellation and Material Change**

Thirty (3) days Advance Written Notice of Cancellation, Non-Renewal, Reduction in insurance coverage and/or limits, and ten (10) days written notice of non-payment of premium shall be sent to the Jurisdiction at the office and attention of the Certificate Holder. This endorsement supersedes the Standard Cancellation Statement on Certifications of Insurance to which this endorsement is attached.

2. **Additional Insured**

The Jurisdiction, including all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and authorities and their board members, employees, and volunteers, and all its officers, agents, and consultants, are named as Additional Insureds with respect to insured autos and arising out of the contractor's work and services performed for the Jurisdiction. This coverage shall be primary to the Additional Insureds, and not contributing with any other insurance or similar protection

available to the Additional Insureds, whether other available coverage be primary, contributing, or excess.

3. Government Immunities

- A. Nonwaiver of Governmental Immunity. The insurance carrier expressly agrees and states that the purchase of this policy and including the jurisdiction as an Additional Insured does not waive any of the defenses of governmental immunity available to the Jurisdiction under Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time.
- B. Claims Coverage. The insurance carrier further agrees that this policy of insurance shall cover only those claims not subject to the defense of governmental immunity under the Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time.
- C. Assertion of Governmental Immunity. The Jurisdiction shall be responsible for asserting any defense of governmental immunity, and may do so at any time and shall do so upon the timely written request of the insurance carrier. Nothing contained in this endorsement shall prevent the carrier from asserting the defense of governmental immunity on behalf of the Jurisdiction.
- D. Non-Denial of Coverage. The insurance carrier shall not deny coverage or deny any of the rights and benefits accruing to the Jurisdiction under this policy for reasons of governmental immunity unless and until a court of competent jurisdiction has ruled in favor of the defense(s) or governmental immunity asserted by the Jurisdiction.
- E. No Other Change in Policy. The insurance carrier and the Jurisdiction agree that the above preservation of governmental immunities shall not otherwise change or alter the coverage available under this policy.

All other terms and conditions of this policy remain unchanged.

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

Schedule

WHERE REQUIRED BY WRITTEN AGREEMENT SIGNED PRIOR TO LOSS.

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.

(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective July 1, 2021

Policy No. CWD7459901

Endorsement No.

Insured PETERSON CONTRACTORS, INC.

Insurance Company  
XL Specialty Insurance Company

Countersigned by \_\_\_\_\_

WC 00 03 13  
(Ed. 4-84)



POLICY NUMBER: CGD7459902

COMMERCIAL GENERAL LIABILITY  
CG 24 04 12 19

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

## WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION)

This endorsement modifies insurance provided under the following:

- COMMERCIAL GENERAL LIABILITY COVERAGE PART
- ELECTRONIC DATA LIABILITY COVERAGE PART
- LIQUOR LIABILITY COVERAGE PART
- POLLUTION LIABILITY COVERAGE PART DESIGNATED SITES
- POLLUTION LIABILITY LIMITED COVERAGE PART DESIGNATED SITES
- PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART
- RAILROAD PROTECTIVE LIABILITY COVERAGE PART
- UNDERGROUND STORAGE TANK POLICY DESIGNATED TANKS

### SCHEDULE

Name Of Person(s) Or Organization(s):

WHERE REQUIRED BY WRITTEN CONTRACT OR AGREEMENT EXECUTED PRIOR TO LOSS (EXCEPT WHERE NOT PERMITTED BY LAW).

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The following is added to Paragraph 8. Transfer Of Rights Of Recovery Against Others To Us of Section IV – Conditions:

We waive any right of recovery against the person(s) or organization(s) shown in the Schedule above because of payments we make under this Coverage Part. Such waiver by us applies only to the extent that the insured has waived its right of recovery against such person(s) or organization(s) prior to loss. This endorsement applies only to the person(s) or organization(s) shown in the Schedule above.

POLICY NUMBER: CAS7459903

COMMERCIAL AUTO  
CA 04 44 10 13

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

## WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION)

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM  
BUSINESS AUTO COVERAGE FORM  
MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

This endorsement changes the policy effective on the inception date of the policy unless another date is indicated below.

Named Insured: PETERSON CONTRACTORS, INC.

Endorsement Effective Date: July 1, 2021

### SCHEDULE

Name(s) Of Person(s) Or Organization(s):  
WHERE REQUIRED BY WRITTEN CONTRACT OR AGREEMENT EXECUTED PRIOR TO LOSS (EXCEPT  
WHERE NOT PERMITTED BY LAW).

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The Transfer Of Rights Of Recovery Against  
Others To Us condition does not apply to the  
person(s) or organization(s) shown in the Schedule,  
but only to the extent that subrogation is waived prior  
to the "accident" or the "loss" under a contract with  
that person or organization.

**ENDORSEMENT #029**

This endorsement, effective 12:01 a.m., July 1, 2021, forms a part of Policy  
 No. CGD7459902 issued to PETERSON CONTRACTORS, INC.  
 by Greenwich Insurance Company

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

**Name of Person or Organization:**

ANY PERSON OR ORGANIZATION THAT YOU ARE REQUIRED IN A WRITTEN CONTRACT OR WRITTEN AGREEMENT TO INCLUDE AS AN ADDITIONAL INSURED PROVIDED THE "BODILY INJURY" OR "PROPERTY DAMAGE" OCCURS SUBSEQUENT TO THE EXECUTION OF THE WRITTEN CONTRACT OR WRITTEN AGREEMENT BUT ONLY WHEN THE CONTRACT DEMAND SPECIFIES ISO 2001 EDITION FORMS OR EQUIVALENT

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

- A. Section II – Who Is An Insured** is amended to include as an insured the person or organization shown in the Schedule, but only with respect to liability arising out of your ongoing operations performed for that insured.
- B.** With respect to the insurance afforded to these additional insureds, the following exclusion is added:

**2. Exclusions**

This insurance does not apply to "bodily injury" or "property damage" occurring after:

- (1)** All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the site of the covered operations has been completed; or

- (2) That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

All other terms and conditions remain unchanged.

**ENDORSEMENT #030**

This endorsement, effective 12:01 a.m., July 1, 2021, forms a part of Policy  
No. CGD7459902 issued to PETERSON CONTRACTORS, INC.  
by Greenwich Insurance Company

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS –  
COMPLETED OPERATIONS**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

**Name of Person or Organization:**

ANY PERSON OR ORGANIZATION THAT YOU ARE REQUIRED IN A WRITTEN CONTRACT OR WRITTEN AGREEMENT TO INCLUDE AS AN ADDITIONAL INSURED PROVIDED THE "BODILY INJURY" OR "PROPERTY DAMAGE" OCCURS SUBSEQUENT TO THE EXECUTION OF THE WRITTEN CONTRACT OR WRITTEN AGREEMENT BUT ONLY WHEN THE CONTRACT DEMAND SPECIFIES ISO 2001 EDITION FORMS OR EQUIVALENT

**Location and Description of Completed Operations:**

VARIOUS AS REQUIRED PER WRITTEN CONTRACT.

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

**Section II – Who Is An Insured** is amended to include as an insured the person or organization shown in the Schedule, but only with respect to liability arising out of "your work" at the location designated and described in the schedule of this endorsement performed for that insured and included in the "products-completed operations hazard".

All other terms and conditions remain unchanged.

POLICY NUMBER: CGD745990201

COMMERCIAL GENERAL LIABILITY  
CG 25 03 05 09**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.****DESIGNATED CONSTRUCTION PROJECT(S)  
GENERAL AGGREGATE LIMIT**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

**SCHEDULE****Designated Construction Project(s):**

EACH "PROJECT"

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

- A.** For all sums which the insured becomes legally obligated to pay as damages caused by "occurrences" under Section **I** – Coverage **A**, and for all medical expenses caused by accidents under Section **I** – Coverage **C**, which can be attributed only to ongoing operations at a single designated construction project shown in the Schedule above:
1. A separate Designated Construction Project General Aggregate Limit applies to each designated construction project, and that limit is equal to the amount of the General Aggregate Limit shown in the Declarations.
  2. The Designated Construction Project General Aggregate Limit is the most we will pay for the sum of all damages under Coverage **A**, except damages because of "bodily injury" or "property damage" included in the "products-completed operations hazard", and for medical expenses under Coverage **C** regardless of the number of:
    - a. Insureds;
    - b. Claims made or "suits" brought; or
    - c. Persons or organizations making claims or bringing "suits".
  3. Any payments made under Coverage **A** for damages or under Coverage **C** for medical expenses shall reduce the Designated Construction Project General Aggregate Limit for that designated construction project. Such payments shall not reduce the General Aggregate Limit shown in the Declarations nor shall they reduce any other Designated Construction Project General Aggregate Limit for any other designated construction project shown in the Schedule above.
  4. The limits shown in the Declarations for Each Occurrence, Damage To Premises Rented To You and Medical Expense continue to apply. However, instead of being subject to the General Aggregate Limit shown in the Declarations, such limits will be subject to the applicable Designated Construction Project General Aggregate Limit.

**FORM OF PROPOSAL**  
**W. 27TH STREET RECONSTRUCTION PROJECT**  
**PROJECT NO. RC-000-3240**  
**CITY OF CEDAR FALLS, IOWA**

To the Mayor and City Council  
 City of Cedar Falls, Iowa

The undersigned hereby certifies that PETERSON CONTRACTORS INC. have personally and carefully examined the specifications, general conditions, and form of contract annexed hereto. Having made such examination, the undersigned hereby proposes to construct the improvements for the W. 27TH STREET RECONSTRUCTION PROJECT in accordance with the plans and specifications on file in the office of the City Clerk, the published Notice to Bidders and the Form of Contract, herewith, complying with all the laws of the State of Iowa, and the Rules, Regulations and Ordinances of the City of Cedar Falls, and to the satisfaction of the City Council of the City of Cedar Falls, Iowa, including the guaranteeing of this Project for a period of two (2) years from the date of final acceptance thereof at the following prices, to-wit:

BID ITEM #	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	EXTENDED PRICE
1	CLEARING AND GRUBBING	UNIT	85.90	\$	\$
2	ON-SITE TOPSOIL	CY	11,490.00	\$	\$
3	TOPSOIL, WASTE	CY	217.00	\$	\$
4	EXCAVATION, CLASS 10, ROADWAY AND BORROW	CY	9,929.00	\$	\$
5	EXCAVATION, CLASS 10, BORROW	CY	8,164.00	\$	\$
6	EXCAVATION, CLASS 13	CY	15.00	\$	\$
7	SUBGRADE PREPARATION, 12 IN.	SY	30,444.00	\$	\$

BID ITEM #	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	EXTENDED PRICE
8	SUBGRADE TREATMENT, GEOGRID	SY	600.00	\$	\$
9	SUBBASE, MODIFIED 4 IN.	SY	7,014.00	\$	\$
10	SUBBASE, MODIFIED 6 IN.	SY	68.50	\$	\$
11	SUBBASE, MODIFIED 12 IN.	SY	30,444.00	\$	\$
12	REMOVALS, STRUCTURES	EACH	1.00	\$	\$
13	REPLACEMENT OF UNSUITABLE BACKFILL MATERIAL	CY	200.00	\$	\$
14	STORM SEWER, TRENCHED, RCP, CLASS III, 15 IN.	LF	3,105.00	\$	\$
15	STORM SEWER, TRENCHED, RCP, CLASS III, 18 IN.	LF	1,263.00	\$	\$
16	STORM SEWER, TRENCHED, RCP, CLASS III, 24 IN.	LF	36.00	\$	\$
17	STORM SEWER, TRENCHED, RCP, CLASS III, 30 IN.	LF	355.00	\$	\$
18	STORM SEWER, TRENCHED, RCP, CLASS III, 36 IN.	LF	137.00	\$	\$
19	STORM SEWER, TRENCHED, RCP, CLASS III, 37x23 IN ARCH PIPE	LF	18.00	\$	\$
20	REMOVAL OF STORM SEWER, RCP, LESS THAN 36 IN.	LF	1,722.00	\$	\$
21	RCP APRON FOOTINGS 4030.221	EACH	3.00	\$	\$
22	18" RCP APRON 4030.222	EACH	1.00	\$	\$
23	24" RCP APRON 4030.222	EACH	1.00	\$	\$
24	36" RCP APRON 4030.222	EACH	1.00	\$	\$
25	PIPE APRON GUARD, 18" RCP, IN PLACE 4030.224	EACH	1.00	\$	\$
26	PIPE APRON GUARD, 24" RCP, IN PLACE 4030.224	EACH	1.00	\$	\$
27	PIPE APRON GUARD, 36" RCP, IN PLACE 4030.224	EACH	1.00	\$	\$
28	SUBDRAIN, TYPE S, 6 IN.	LF	9,608.00	\$	\$
29	SUBDRAIN CONNECTIONS, CONNECT TO EXISTING SUBDRAIN, 6 IN.	EACH	18.00	\$	\$
30	SUBDRAIN OUTLETS, 4040.233	EACH	90.00	\$	\$
31	WATER MAIN, TRENCHED, DUCTILE IRON PIPE (DIP), 16 IN, POLY WRAPPED	LF	1,636.50	\$	\$
32	WATER MAIN, TRENCHED, DUCTILE IRON PIPE (DIP), 12 IN, POLY WRAPPED	LF	68.50	\$	\$



BID ITEM #	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	EXTENDED PRICE
33	WATER MAIN, TRENCHED, DUCTILE IRON PIPE (DIP), 8 IN, POLY WRAPPED	LF	40.10	\$	\$
34	WATER MAIN, TRENCHED, DUCTILE IRON PIPE (DIP), 6 IN, POLY WRAPPED, (HYD EXT)	LF	130.80	\$	\$
35	GASKETS, NITRILE	EACH	5.00	\$	\$
36	FITTINGS BY COUNT, DUCTILE IRON, 12 IN, MJ CAP	EACH	1.00	\$	\$
37	FITTINGS BY COUNT, DUCTILE IRON, 16 IN, 45° ELBOW	EACH	12.00	\$	\$
38	FITTINGS BY COUNT, DUCTILE IRON, 16 IN, 11.25° ELBOW	EACH	2.00	\$	\$
39	FITTINGS BY COUNT, DUCTILE IRON, 6 IN, 22.5° ELBOW	EACH	1.00	\$	\$
40	FITTINGS BY COUNT, DUCTILE IRON, 6 IN, 45° ELBOW	EACH	1.00	\$	\$
41	FITTINGS BY COUNT, DUCTILE IRON, 16 IN X 16IN X 12 IN, TEE	EACH	1.00	\$	\$
42	FITTINGS BY COUNT, DUCTILE IRON, 16 IN X 16IN X 8 IN, TEE	EACH	1.00	\$	\$
43	VALVE, BUTTERFLY, DIP, 16 IN	EACH	4.00	\$	\$
44	VALVE, GATE, DIP, 12 IN	EACH	1.00	\$	\$
45	VALVE, GATE, DIP, 8 IN	EACH	2.00	\$	\$
46	VALVE, GATE, DIP, 6 IN	EACH	1.00	\$	\$
47	VALVE, ADJUSTMENT	EACH	3.00	\$	\$
48	FIRE HYDRANT ASSEMBLY	EACH	2.00	\$	\$
49	ALTERNATE FIRE HYDRANT ASSEMBLY	EACH	4.00	\$	\$
50	FIRE HYDRANT, END OF MAIN	EACH	1.00	\$	\$
51	FIRE HYDRANT ASSEMBLY, REMOVE & RELOCATE	EACH	5.00	\$	\$
52	MANHOLE, SW-401, 48 IN.	EACH	5.00	\$	\$
53	INTAKE, SW-507	EACH	18.00	\$	\$
54	INTAKE, SW-508	EACH	9.00	\$	\$
55	INTAKE, SW-509	EACH	11.00	\$	\$
56	INTAKE, SW-510	EACH	5.00	\$	\$
57	INTAKE, SW-513	EACH	8.00	\$	\$
58	INTAKE, SW-545	EACH	2.00	\$	\$
59	CONNECTION TO EXISTING MANHOLE OR INTAKE	EACH	6.00	\$	\$
60	REMOVALS, MANHOLE OR INTAKE	EACH	15.00	\$	\$
61	STANDARD OR SLIP FORM PORTLAND CEMENT CONCRETE PAVEMENT, CLASS C-SUD, CLASS 3 DURABILITY, 9 IN.	SY	24,587.40	\$	\$

BID ITEM #	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	EXTENDED PRICE
62	CONCRETE MEDIAN, STANDARD PAVEMENT, CLASS C-4, CLASS 3 DURABILITY, 6 IN.	SY	68.50	\$	\$
63	TEMPORARY PAVEMENT, 6" PCC	SY	45.00	\$	\$
64	CURB AND GUTTER, ROLLED, 6 IN.	LF	75.00	\$	\$
65	REMOVAL OF SIDEWALK, SHARED USE PATH, OR DRIVEWAY	SY	1,251.70	\$	\$
66	SHARED USE PATHS, PCC, 6 IN.	SY	5,652.30	\$	\$
67	PCC SIDEWALK, PCC, 4 IN.	SY	1,087.80	\$	\$
68	PCC SIDEWALK, PCC, 6 IN.	SY	114.50	\$	\$
69	BRICK PAVERS, TYPE 1	SY	1,319.50	\$	\$
70	BRICK PAVERS, TYPE 2	SY	1,522.00	\$	\$
71	DETECTABLE WARNINGS, CAST IRON	SF	813.00	\$	\$
72	DRIVEWAYS, PCC, 6 IN.	SY	1194.90	\$	\$
73	GRANULAR DRIVEWAY SURFACING, CLASS A	TON	104.60	\$	\$
74	REMOVAL OF PAVEMENT	SY	21,566.10	\$	\$
75	CURB AND GUTTER REMOVAL	LF	1,040.00	\$	\$
76	SAWCUT FOR REMOVALS	LF	1,565.00	\$	\$
77	TRAFFIC SIGNALIZATION, RRFB	LS	1.00	\$	\$
78	TEMPORARY TRAFFIC SIGNAL	LS	1.00	\$	\$
79	TRAFFIC SIGNAL REMOVAL	LS	1.00	\$	\$
80	PAINTED PAVEMENT MARKINGS, SOLVENT WATERBORNE	STA	297.16	\$	\$
81	WET, RETROREFLECTIVE REMOVABLE TAPE MARKINGS	STA	1.88	\$	\$
82	PAINTED SYMBOLS AND LEGENDS, SOLVENT WATERBORNE	EACH	29.00	\$	\$
83	TRAFFIC CONTROL	LS	1.00	\$	\$
84	PORTABLE DYNAMIC MESSAGE SIGN	CDAY	15.00	\$	\$
85	FLAGGER	EACH	30.00	\$	\$
86	SAFETY CLOSURE	EACH	13.00	\$	\$
87	TEMPORARY BUSINESS ACCESS SIGNS	EACH	17.00	\$	\$

BID ITEM #	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	EXTENDED PRICE
88	REMOVAL OF CONCRETE FOOTINGS	EACH	17.00	\$	\$
89	LIGHT POLES, REMOVE & REINSTALL	EACH	2.00	\$	\$
90	LIGHT POLES, 33'-6" METAL POLE W/ BREAKAWAY BASE AND 12' MAST ARM	EACH	51.00	\$	\$
91	LIGHTING, LANDSCAPE LUMINAIRE	EACH	2.00	\$	\$
92	ELECTRICAL CIRCUITS	LF	9,281.00	\$	\$
93	ELECTRICAL CIRCUITS, PULL ROPE ONLY	LF	4,750.00	\$	\$
94	HANDHOLES AND JUNCTION BOXES	EACH	18.00	\$	\$
95	METERED PEDESTAL	EACH	2.00	\$	\$
96	TYPE A SIGNS, SHEET ALUMINUM	SF	775.80	\$	\$
97	PERFORATED SQUARE STEEL TUBE POSTS	LF	1,082.80	\$	\$
98	PERFORATED SQUARE STEEL TUBE POST ANCHOR, BREAK-AWAY SOIL INSTALLATION	EACH	97.00	\$	\$
99	REMOVAL OF TYPE A SIGN ASSEMBLY	EACH	24.00	\$	\$
100	REMOVE & REINSTALL OF TYPE B SIGN ASSEMBLY	EACH	2.00	\$	\$
101	WATERING	MGAL	100.00	\$	\$
102	LANDSCAPING	LS	1.00	\$	\$
103	SWPPP MANAGEMENT	LS	1.00	\$	\$
104	STABILIZED CONSTRUCTION ENTRANCE	TON	96.00	\$	\$
105	TEMPORARY HYDRO-SEEDING, TYPE 1	ACRE	3.00	\$	\$
106	SEEDING, FERTILIZING, AND MULCHING FOR HYDRAULIC SEEDING, TYPE 1	ACRE	3.00	\$	\$
107	SEEDING, FERTILIZING, AND MULCHING FOR HYDRAULIC SEEDING, TYPE 2	ACRE	3.00	\$	\$
108	PERIMETER AND SLOPE SEDIMENT CONTROL DEVICE, 12 IN.	LF	16,352.00	\$	\$
109	REMOVAL OF PERIMETER AND SLOPE SEDIMENT CONTROL DEVICE	LF	16,352.00	\$	\$
110	SILT FENCE INSTALLATION	LF	7,085.00	\$	\$

BID ITEM #	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	EXTENDED PRICE
111	MAINTENANCE OF SILT FENCE	LF	5,000.00	\$	\$
112	REMOVAL OF SILT FENCE	LF	7,085.00	\$	\$
113	ROLLED EROSION CONTROL PRODUCT, TYPE II	SY	9,175.0	\$	\$
114	REVETMENT, CLASS E RIP RAP APRON (& ENG. FABRIC) FOR PIPE OUTLET, 9040.111	TON	39.40	\$	\$
115	OPEN-THROAT CURB INTAKE SEDIMENT FILTER	LF	480.70	\$	\$
116	MAINTENANCE OF OPEN-THROAT CURB INTAKE SEDIMENT FILTER	EACH	45.00	\$	\$
117	REMOVAL OF OPEN-THROAT CURB INTAKE SEDIMENT FILTER	EACH	45.00	\$	\$
118	INTAKE PROTECTION, SEDIMENT CONTROL DEVICE, 12 IN	EACH	8.00	\$	\$
119	MAINTENANCE OF INTAKE PROTECTION, SEDIMENT CONTROL DEVICE	EACH	8.00	\$	\$
120	REMOVAL OF INTAKE PROTECTION, SEDIMENT CONTROL DEVICE	EACH	8.00	\$	\$
121	MOWING	ACRE	6.00	\$	\$
122	FIELD FENCE, BRACE PANELS	EACH	2.00	\$	\$
123	FIELD FENCE, REMOVAL	LF	171.00	\$	\$
124	CAST IRON MONUMENT BOX	EACH	2.00	\$	\$
125	MOBILIZATION	LS	1.00	\$	\$
126	CONCRETE WASHOUT	LS	1.00	\$	\$
				<b>TOTAL BID</b>	<b>\$ 7,584,450.<sup>61</sup></b>

Bidders may not independently bid on selective items of work. In this project, all items constitute one indivisible work that will be let to one bidder. A unit price shall be submitted for each of the items (Items 1-126). The successful bidder will be determined by evaluating the Total Bid shown above which shall be done online via the QuestCDN website. The Owner reserves the right to delete any part or all of any item.

The Owner reserves the right to reject any and all bids, including without limitation, nonconforming, nonresponsive, unbalanced, or conditional bids. The Owner further reserves the right to reject the bid of any bidder whom it finds, after reasonable inquiry and evaluation, to be non-responsible. The Owner may also reject the bid of any bidder if the Owner believes that it would not be in the best interest of the project to make an award to

that bidder. The Owner also reserves the right to waive all informalities not involving price, time or changes in the work.

If written notice of approval of award is mailed, emailed or delivered to the bidder within thirty (30) calendar days after the opening thereof, or any time thereafter before this bid is withdrawn, the undersigned agrees to execute and deliver an agreement in the prescribed form and furnish the required bond within ten (10) calendar days after the Contract is presented to the Contractor for signature, and start work within ten (10) calendar days after the date as set forth in the written Notice to Proceed.

Bid Security in the sum of 10% OF BID TOTAL in the form of BID BOND, is submitted herewith in accordance with the Instructions to Bidders.

The bidder is prepared to submit a financial and experience statement upon request.


The bidder has received the following Addendum or Addenda:

Addendum No.	<u>1</u>	Date	<u>4/18</u>
	<u>2</u>		<u>4/20</u>
	<u>3</u>		<u>4/21</u>

The bidder has filled in all blanks on this Proposal.

Note: The Penalty for making false statements in offers is prescribed in 18 U.S.A., Section 1001.

Name of bidder

PETERSON CONTRACTORS INC.   
By

104 BLACKHAWK ST. REINBECK, IA 50669 Estimator/PM  
Official Address Title





Travelers Casualty and Surety Company of America  
Travelers Casualty and Surety Company  
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Anne Crowner** of **WAUKEE**, Iowa, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this 21st day of April, 2021.



State of Connecticut

City of Hartford ss.

By:   
Robert L. Raney, Senior Vice President

On this the 21st day of April, 2021, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the 30th day of June, 2026



Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

**RESOLVED**, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

**FURTHER RESOLVED**, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

**FURTHER RESOLVED**, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

**FURTHER RESOLVED**, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this 8th day of April, 2022.



Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.  
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

**NON-COLLUSION AFFIDAVIT OF PRIME BIDDER**  
**PROJECT NO. RC-000-3240**

STATE OF IOWA  
COUNTY OF BLACK HAWK SS

MATT BOHLEN, being first duly sworn, deposes and says that:

(1) We are \_\_\_\_\_ of \_\_\_\_\_  
(Owner, partner, officer representative, or agent)

PETERSON CONTRACTORS INC., the Bidder that has submitted the attached bid:

(2) We are fully informed respecting the preparation and contents of the attached bid and of all pertinent circumstances respecting such bid:

(3) Such bid is genuine and is not a collusive or sham bid:

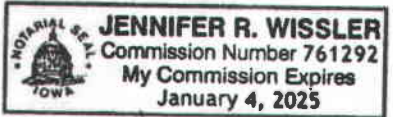
(4) Neither the said Bidder nor any of its officers, partners, Owners, agents, representatives, employees or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly, with any other Bidder, firm or person to submit a collusive or sham bid in connection with the Contract for which the attached bid has been submitted or to refrain from bidding in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached bid or of any other Bidder, or, to fix any overhead, profit or cost element of the bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against the City of Cedar Falls, Iowa, or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached bid are fair and proper and are not tainted by a collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, Owners, employees or parties in interest, including this affiant.

[Signature]  
Signed \_\_\_\_\_  
ESTIMATOR / PM  
Title \_\_\_\_\_

Subscribed and sworn to before me  
this 20<sup>th</sup> day of April, 2022  
Jennifer R Wissler  
Assist. Treasurer  
Title \_\_\_\_\_

My Commission expires 1/4/25.





# Bidder Status Form

## To be completed by all bidders

## Part A

Please answer "Yes" or "No" for each of the following:

- Yes  No My company is authorized to transact business in Iowa.  
*(To help you determine if your company is authorized, please review the worksheet on the next page).*
- Yes  No My company has an office to transact business in Iowa.
- Yes  No My company's office in Iowa is suitable for more than receiving mail, telephone calls, and e-mail.
- Yes  No My company has been conducting business in Iowa for at least 3 years prior to the first request for bids on this project.
- Yes  No My company is not a subsidiary of another business entity or my company is a subsidiary of another business entity that would qualify as a resident bidder in Iowa.

If you answered "Yes" for each question above, your company qualifies as a resident bidder. Please complete Parts B and D of this form.

If you answered "No" to one or more questions above, your company is a nonresident bidder. Please complete Parts C and D of this form.

## To be completed by resident bidders

## Part B

My company has maintained offices in Iowa during the past 3 years at the following addresses:

Dates: 12 / 22 / 1965 to Current Address: 104 Blackhawk St  
City, State, Zip: Reinbeck IA 50669

Dates: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ to \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_

Dates: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ to \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_

You may attach additional sheet(s) if needed.

## To be completed by non-resident bidders

## Part C

1. Name of home state or foreign country reported to the Iowa Secretary of State:

2. Does your company's home state or foreign country offer preferences to bidders who are residents?  Yes  No

3. If you answered "Yes" to question 2, identify each preference offered by your company's home state or foreign country and the appropriate legal citation.

You may attach additional sheet(s) if needed.

## To be completed by all bidders

## Part D

I certify that the statements made on this document are true and complete to the best of my knowledge and I know that my failure to provide accurate and truthful information may be a reason to reject my bid.

Firm Name: Peterson Contractors Inc

Signature: [Signature] Date: 11-24-14

You must submit the completed form to the governmental body requesting bids per 875 Iowa Administrative Code Chapter 156.

This form has been approved by the Iowa Labor Commissioner.

## Worksheet: Authorization to Transact Business

This worksheet may be used to help complete Part A of the Resident Bidder Status form. If at least one of the following describes your business, you are authorized to transact business in Iowa.

- Yes  No My business is currently registered as a contractor with the Iowa Division of Labor.
- Yes  No My business is a sole proprietorship and I am an Iowa resident for Iowa income tax purposes.
- Yes  No My business is a general partnership or joint venture. More than 50 percent of the general partners or joint venture parties are residents of Iowa for Iowa income tax purposes.
- Yes  No My business is an active corporation with the Iowa Secretary of State and has paid all fees required by the Secretary of State, has filed its most recent biennial report, and has not filed articles of dissolution.
- Yes  No My business is a corporation whose articles of incorporation are filed in a state other than Iowa, the corporation has received a certificate of authority from the Iowa secretary of state, has filed its most recent biennial report with the secretary of state, and has neither received a certificate of withdrawal from the secretary of state nor had its authority revoked.
- Yes  No My business is a limited liability partnership which has filed a statement of qualification in this state and the statement has not been canceled.
- Yes  No My business is a limited liability partnership which has filed a statement of qualification in a state other than Iowa, has filed a statement of foreign qualification in Iowa and a statement of cancellation has not been filed.
- Yes  No My business is a limited partnership or limited liability limited partnership which has filed a certificate of limited partnership in this state, and has not filed a statement of termination.
- Yes  No My business is a limited partnership or a limited liability limited partnership whose certificate of limited partnership is filed in a state other than Iowa, the limited partnership or limited liability limited partnership has received notification from the Iowa secretary of state that the application for certificate of authority has been approved and no notice of cancellation has been filed by the limited partnership or the limited liability limited partnership.
- Yes  No My business is a limited liability company whose certificate of organization is filed in Iowa and has not filed a statement of termination.
- Yes  No My business is a limited liability company whose certificate of organization is filed in a state other than Iowa, has received a certificate of authority to transact business in Iowa and the certificate has not been revoked or canceled.

**DEPARTMENT OF PUBLIC WORKS**

City of Cedar Falls  
220 Clay Street  
Cedar Falls, Iowa 50613  
Phone: 319-268-5161  
Fax: 319-268-5197  
[www.cedarfalls.com](http://www.cedarfalls.com)

**MEMORANDUM**  
***Engineering Division***

**TO:** Honorable Mayor Robert M. Green and City Council

**FROM:** Matthew Tolan, EI, Civil Engineer II

**DATE:** May 6, 2022

**SUBJECT:** Maintenance and Repair Agreement  
Post-Construction Stormwater Management Plan  
The Cove at Spruce Hills

The Post-Construction Stormwater Control Ordinance requires a formal Maintenance and Repair Agreement for the stormwater management plan. The Maintenance and Repair Agreement will require the benefited property to undergo, at a minimum, an annual inspection and to maintain records of installation, maintenance and repair activities of the stormwater control devices. The agreement will also create an easement for the City to inspect and repair the stormwater control devices if the property owners fail or refuse to meet the requirements of the Maintenance and Repair Agreement. The Maintenance and Repair Agreement is attached for your review.

The Engineering Division of the Public Works Department has reviewed the stormwater management plan and Maintenance and Repair Agreement for The Cove at Spruce Hills and finds it in accordance with City code. The Engineering Division recommends the agreement be accepted by the City Council and recorded at the Black Hawk County Recorder's Office.

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

Prepared by: The Cove at Spruce Hills, LLC

---

### STORM WATER MAINTENANCE AND REPAIR AGREEMENT

This Agreement is made and entered into by and between **The Cove at Spruce Hills, LLC** (hereinafter "Owner") and the City of Cedar Falls, Iowa (hereinafter "City"), on the 5<sup>th</sup> day of May, 20 22.

WHEREAS, Owner owns land in the City legally described on Exhibit A attached, that has been developed or will be developed by Owner (hereinafter "Benefited Property"); and

WHEREAS, the City acknowledges that a Storm Water Management Plan as required by Section 24-336 of the City's Code of Ordinances (hereinafter "Plan") has been submitted to and approved by the City; and

WHEREAS, said Plan includes construction of storm water management facilities on Owner's land; and

WHEREAS, a Maintenance and Repair Agreement related to such storm water management facilities which complies with Section 24-341 of the City's Code of Ordinances is required; and

WHEREAS, Owner acknowledges that all of the Benefited Property will benefit from the storm water management facilities; and

WHEREAS, the parties have reached agreement on the terms and conditions of these matters and now desire to set forth their agreement in writing.

NOW, THEREFORE it is mutually agreed by the parties as follows:

1. Owner shall construct at Owner's cost storm water management facilities in compliance with Section 24-341 of the City's Code of Ordinances as set forth in the Plan submitted by Owner (hereinafter "Facilities").
2. Such Facilities shall be constructed as depicted on Exhibit B attached. Any change to the composition of or size, shape or location of the Facilities must be approved by the City.
3. Owner shall be responsible for the inspection, operation, maintenance and repair of the

Facilities, and shall make records of the installation, inspections, maintenance and repairs, and shall retain such records for at least twenty-five (25) years or until the Facilities or any portion thereof has been reconstructed. These records shall be made available to the City during any City inspection, and shall be submitted to the City at other reasonable times upon request. Nothing in these record keeping requirements shall be construed to limit in any way the Owner's responsibility to inspect, maintain and repair the Facilities.

a) Owner agrees to comply with the Detention Basin Operation and Maintenance Plan for the Facilities attached as Exhibit C and incorporated herein.

b) Owner agrees to comply with the Maintenance and Inspection Schedule for Storm Water Detention System for the Facilities attached as Exhibit D and incorporated herein.

4. Owner may construct at Owner's cost additional storm water management facilities on the Benefited Properties, upon the written consent of the City, in which case the duties and responsibilities of inspection, operation, maintenance, repair, and record keeping stated in this Agreement shall apply to such additional storm water management facilities.

5. If Owner fails or refuses to meet the requirements of this Agreement, the City, after notice as provided herein, may correct a violation or non-compliance by performing or causing to be performed all necessary work to place the Facilities in proper working condition. If the Facilities are not a danger to public safety or public health, the Owner shall be provided with reasonable notice to correct the violation in a timely manner. In the event that the Facilities become a danger to public safety or public health, the City shall notify the Owner in writing that upon receipt of the notice, the Owner shall have two days or such additional time as circumstances may require to maintain and/or repair the Facilities. If the violations or non-compliance have not been corrected by the Owner in a timely manner, and the City performs or causes to be performed the work necessary to place the Facilities in proper working condition, the City may assess, jointly and severally, the cost of the work to the Owner, and to future owners of any portion of the Benefited Property, which cost shall be a lien on the Facilities and on the Benefited Property, and the City may assess the cost of the work to each separately owned portion of the Benefited Property in equal shares as a lien to be collected in the same manner as property taxes.

6. Owner agrees to utilize the forms attached hereto as Exhibit E with regard to inspection, maintenance and repair of the Facilities.

7. In consideration of approval by the City of the foregoing Agreement and attached Exhibits, Owner accepts the duties and responsibilities set forth herein which shall be covenants running with the land, and agrees that the same shall be binding upon and inure to the benefit of Owner and Owner's grantees, transferees, successors and assigns.

IN WITNESS WHEREOF, the City and the Owner have executed this Storm Water Facility Maintenance and Repair Agreement at Cedar Falls, Iowa, effective as of the date first stated above.

By (Signature): [Signature]  
Printed Name: BRIAN WINGERT  
Title: member - COVE at Spruce Hills

STATE OF Iowa )  
 ) SS  
COUNTY OF Black Hawk )

This instrument was acknowledged before me on the 5<sup>th</sup> day of May

, 2022 by Brian Wingert as member of The Cove  
(Printed Name) (Title)

at Spruce Hills, LLC.

[Signature]  
Notary Public in and for the State of Iowa



City of Cedar Falls, Iowa

By: \_\_\_\_\_

Robert M. Green, Mayor

ATTEST:

\_\_\_\_\_  
Jacqueline Danielsen, MMC, City Clerk

STATE OF \_\_\_\_\_ )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2022 by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the City of Cedar Falls, Iowa.

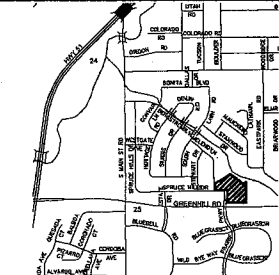
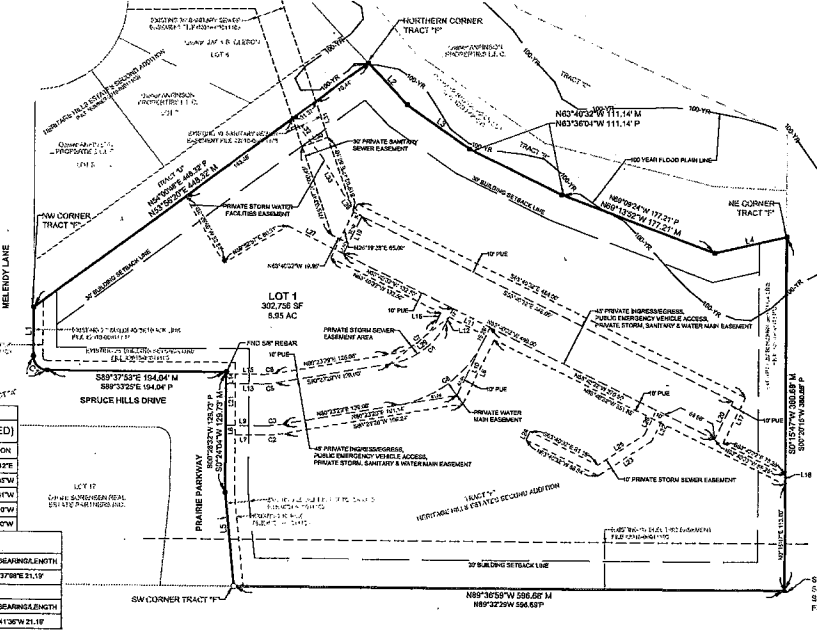
\_\_\_\_\_  
Notary Public in and for the State of Iowa

# Exhibit A

## MINOR PLAT THE COVE AT SPRUCE HILLS PLAT 1 "A RESUBDIVISION OF TRACT "F", HERITAGE HILLS SECOND ADDITION, AN OFFICIAL PLAT"

AREA ABOVE RESERVED FOR RECORDERS STAMP

**INDEX LEGEND**  
 SURVEYOR'S NAME / RETURN TO:  
 ERIN D. GRIFFIN  
 SNYDER & ASSOCIATES, INC.  
 2727 SW SHYDER BOULEVARD  
 ANKENY, IOWA 50022  
 515-944-2020  
 ERD@SNYDER-ASSOCIATES.COM  
 SERVICE PROVIDED BY:  
 SNYDER & ASSOCIATES, INC.  
 SURVEY LOCATED:  
 TRACT "F"  
 HERITAGE HILLS ESTATES SECOND ADDITION  
 SEC. 24-89-14  
 REQUESTED BY:  
 THE COVE AT SPRUCE HILLS, L.L.C.



**PLAT DESCRIPTION**  
 TRACT "F", HERITAGE HILLS ESTATES SECOND ADDITION, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

**OWNER & DEVELOPER**  
 THE COVE AT SPRUCE HILLS, L.L.C.  
 20 WASHINGTON STREET  
 CEDAR FALLS, IOWA, 50613.

**AREA**  
 5.95 ACRES (257,738 S.F.)

**ZONING**  
 RR-PL ANNEE RESIDENTIAL

**BULK REGULATIONS:**  
 25' FRONT YARD (ALONG SPRUCE HILLS DR. & PRIMAIRE PARKWAY)  
 25' BACKYARD (PERIMETER SETBACK ALL OTHER SIDES)

**BOUNDARY TABLE**

LINE TABLE (PLATTED)				LINE TABLE (MEASURED)			
LINE #	LENGTH (FT)	DIRECTION	LINE #	LENGTH (FT)	DIRECTION		
L1	52.81	N83°19'10"W	L1	52.81	N83°19'10"W		
L2	61.13	N43°14'37"W	L2	61.13	N43°14'37"W		
L3	82.46	N64°31'07"W	L3	82.46	N64°31'07"W		
L4	60.87	S77°29'38"W	L4	60.87	S77°29'38"W		
L5	101.13	N68°31'07"W	L5	101.13	N68°31'07"W		

**CURVE TABLE (PLATTED)**

CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1	15.87	23.57			S44°37'08"E 21.19

**CURVE TABLE (MEASURED)**

CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1	15.87	23.57	14.87		N44°14'36"W 21.19

**LEGEND**

**FEATURES FOUND**

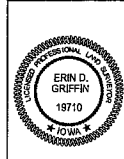
- Section Corner
- 1/4" Rubber, Red Plastic Cap #1298
- 1/4" Rubber, Yellow Plastic Cap # 19716 (Unless Otherwise Noted)
- Iron Nail
- Iron Pipe
- Iron Rod
- Concrete Monument
- Rebar
- Rebar Mark
- Measured Bearing & Distance
- Recorded As
- Deed Distance
- Calculated Distance
- Minimum Precision Elevation
- Contour
- Section Line
- 1/4" Section Line
- 1/4" 1/4" Section Line
- Easement Line

**CURVE TABLE (EASEMENTS)**

CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C2	10°00'00"	137.50	24.00	12.00	S85°22'29"W 23.97
C3	10°00'00"	127.50	22.25	11.13	N85°22'29"E 22.22
C4	54°04'01"	82.50	77.85	42.10	S53°21'29"W 74.99
C5	10°00'00"	82.50	14.40	7.22	S85°22'29"W 14.38
C6	10°00'00"	72.50	12.69	6.34	N85°22'29"E 12.64
C7	54°04'01"	72.50	68.41	36.99	N53°21'29"E 64.90
C8	54°04'01"	127.50	120.31	65.00	N53°21'29"E 116.90

**LINE TABLE (EASEMENTS)**

LINE #	LENGTH (FT)	DIRECTION	LINE #	LENGTH (FT)	DIRECTION
L6	26.42	S89°19'29"W	L16	6.26	S89°19'29"E
L7	25.07	N82°30'56"E	L17	32.00	S89°19'29"W
L8	10.00	N40°34'04"E	L18	31.13	S89°19'29"W
L9	30.84	S89°27'58"E	L19	43.00	N89°19'28"E
L10	71.22	N26°19'28"E	L20	48.00	S89°19'29"W
L11	45.00	N67°47'32"W	L21	48.00	N89°24'24"E
L12	4.26	S89°19'29"W	L22	31.00	S89°19'29"W
L13	22.86	N82°30'56"E	L23	64.83	S89°19'29"W
L14	10.00	N40°34'04"E	L24	10.00	N89°19'28"E



I hereby certify that this legal surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.

Erin D. Griffin, PLS Date  
 License Number 19710  
 My License Renewal Date is December 31, 2023

Papers or sheets covered by this seal:  
 SHEET 1 OF 1

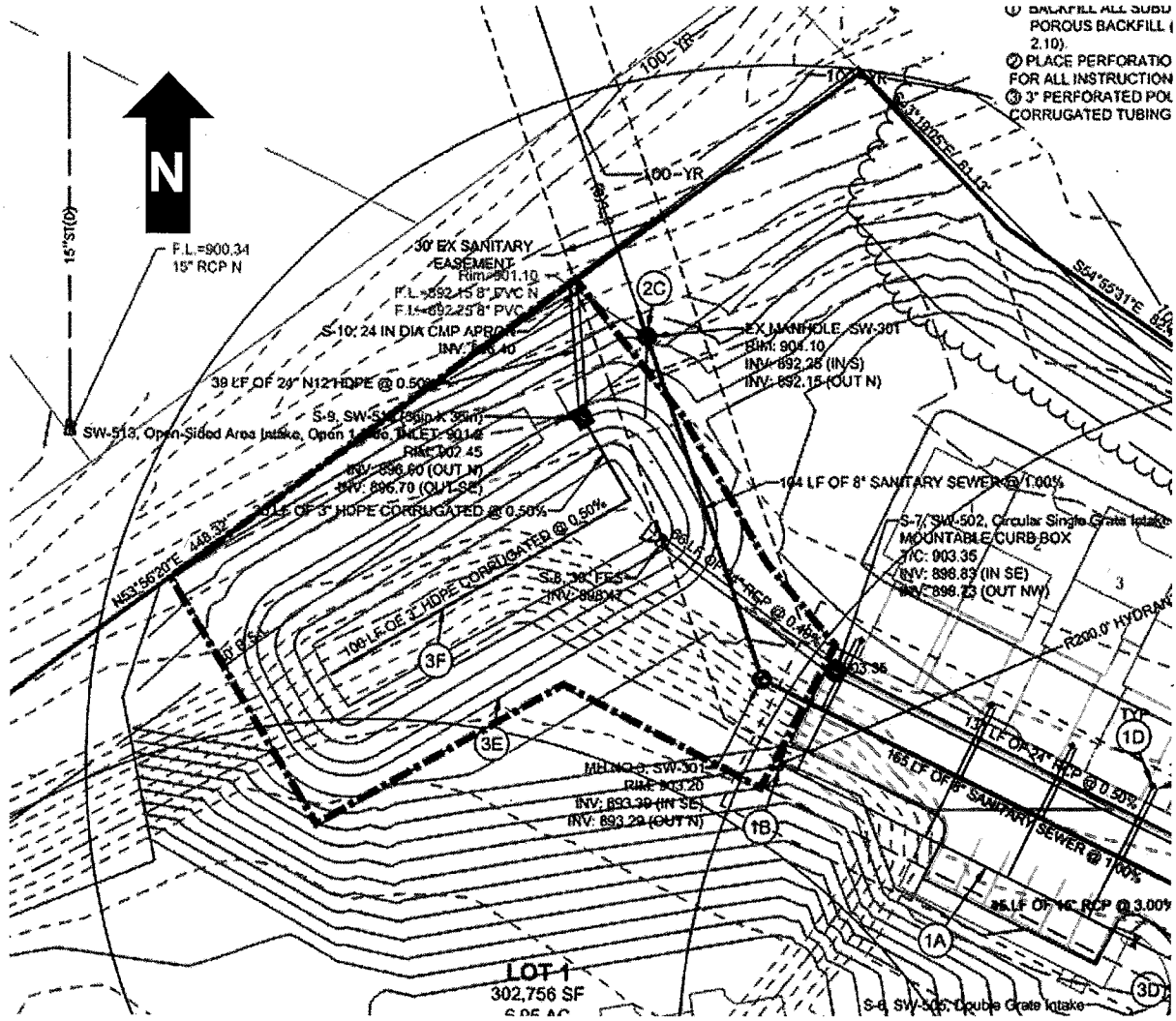
SHEET 1 OF 1

CEDAR FALLS, IA  
 MINOR SUBDIVISION PLAT  
**SNYDER & ASSOCIATES, INC.**

Project No. 121.0880.01  
 Sheet 1 of 1

# Exhibit B

## Stormwater Management Facilities





## Exhibit C

## Detention Basin Operation and Maintenance Manual

Inspection activities shall be performed as follows: Any problems that are found shall be repaired immediately.

<b><i>BMP element:</i></b>	<b><i>Potential problem:</i></b>	<b><i>How I will remediate the problem:</i></b>
<b><i>The entire BMP</i></b>	Trash/debris is present.	Remove the trash/debris.
<b><i>The perimeter of the detention basin</i></b>	Areas of bare soil and/or erosive gullies have formed.	Regrade the soil if necessary to remove the gully, and then plant a ground cover and water until it is established. Provide lime and a one-time fertilizer application.
	Vegetation is too short or too long.	Maintain vegetation at a height of approximately six inches.
<b><i>The inlet device: pipe or swale</i></b>	The pipe is clogged.	Unclog the pipe. Dispose of the sediment off-site.
	The pipe is cracked or otherwise damaged.	Replace the pipe.
	Erosion is occurring in the swale.	Regrade the swale if necessary to smooth it over and provide erosion control devices such as reinforced turf matting or riprap to avoid future problems with erosion.
<b><i>The forebay</i></b>	Sediment has accumulated to a depth greater than the original design depth for sediment storage.	Search for the source of the sediment and remedy the problem if possible. Remove the sediment and dispose of it in a location where it will not cause impacts to streams or the BMP.
	Erosion has occurred.	Provide additional erosion protection such as reinforced turf matting or riprap if needed to prevent future erosion problems.
	Weeds are present.	Remove the weeds, preferably by hand. If pesticide is used, wipe it on the plants rather than spraying.
<b><i>The main detention area</i></b>	Sediment has accumulated to a depth greater than the original design sediment storage depth.	Search for the source of the sediment and remedy the problem if possible. Remove the sediment and dispose of it in a location where it will not cause impacts to streams or the BMP.
	Cattails, phragmites or other invasive plants cover 50% of the basin surface.	Remove the plants by wiping them with herbicide (do not spray).
<b><i>The embankment</i></b>	Shrubs have started to grow on the embankment.	Remove shrubs immediately.
	A tree has started to grow on the embankment.	Remove the tree immediately.
<b><i>The outlet device</i></b>	Clogging has occurred.	Clean out the outlet device. Dispose of the sediment off-site.
	The outlet device is damaged.	Repair or replace the outlet device.
<b><i>Washed stone in front of orifice outlet</i></b>	Silt build up on stone blocking outlet.	Washed stone must be unclogged and replaced as needed.
<b><i>The receiving water</i></b>	Erosion or other signs of damage have occurred at the outlet.	Repair damage.

## Exhibit D

### MAINTENANCE SCHEDULE STORM DETENTION SYSTEM

#### DESCRIPTION:

- 1) Inspect system within 60 days of initial operation.
- 2) Four periodic inspections of system within first year of operation.
- 3) Inspect system after each 100-year storm occurrence as measured at the National Weather Service reporting station at the Waterloo Regional Airport.
- 4) After one year of system operation, inspect annually.

Exhibit E

**Stormwater Management Inspection/Maintenance Form**  
**To be kept on site**

PROJECT NAME: \_\_\_\_\_

PROJECT LOCATION: \_\_\_\_\_

OWNER/LEGAL ENTITY: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

INITIAL DATE OF OPERATION: \_\_\_\_\_

DATE	ITEM INSPECTED	INSPECTOR (Please Print)	OBSERVATION & REMARKS



**DEPARTMENT OF PUBLIC WORKS**

City of Cedar Falls  
220 Clay Street  
Cedar Falls, Iowa 50613  
Phone: 319-268-5161  
Fax: 319-268-5197  
[www.cedarfalls.com](http://www.cedarfalls.com)

**MEMORANDUM**  
*Engineering Division*

**TO:** Honorable Mayor Robert M. Green and City Council

**FROM:** Benjamin Claypool, Civil Engineer II, PhD, EI

**DATE:** May 9th, 2022

**SUBJECT:** College Hill Parking Lot Improvements Project  
Project No. PL-101-3264  
Contract Documents

Attached for your approval are the Form of Contract; the Performance, Payment, and Maintenance Bonds; Certificates of Insurance; and Form of Proposal with Aspro, Inc. for the construction of the College Hill Parking Lot Improvements Project.

The Department of Public Works recommends approving and executing the contract with Aspro, Inc. for the construction of the College Hill Parking Lot Improvements Project. This project includes the restoration of approximately 45,126 square feet of ACC parking lots in the College Hill district. This work includes removal of existing ACC surface and placement of new HMA. Spot repairs of the curb and gutter and remarking of the pavement markings.

If you have any questions or comments feel free to contact me.

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

**FORM OF CONTRACT**

This Contract entered into in quadruplicate at Cedar Falls, Iowa, this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by and between the City of Cedar Falls, Iowa, hereinafter called the Owner, and Brad Blough of Aspro, Inc., hereinafter called the Contractor.

WITNESSETH:

The Contractor hereby agrees to furnish all labor, tools, materials and equipment and construct the public improvement consisting of: COLLEGE HILL PARKING LOT IMPROVEMENTS PROJECT, Project No. PL-101-3264 all in the City of Cedar Falls, Iowa, ordered to be constructed by the City Council of the City of Cedar Falls, Iowa, by Resolution duly passed on the 4th day of April 2022, and shown and described in the Plans and Specifications therefore now on file with the City Clerk of said City.

Said improvement shall be constructed strictly in accordance with said Plans and Specifications.


The following parts of the Plans and Specifications for said Project No. PL-101-3264 attached hereto shall be made a part of this contract as fully as though set out herein verbatim:

- a. Resolution ordering construction of the improvement
- b. Plans
- c. Notice of Public Hearing on Plans and Specifications
- d. Notice to Bidders
- e. Bid
- f. Bid Bond
- g. Instructions to Bidders
- h. Supplemental Conditions
- i. General Conditions
- j. Project Specifications
- k. Form of Proposal
- l. Performance, Payment, and Maintenance Bond
- m. Form of Contract

- n. Notice to Proceed
- o. Change Order
- p. Drawings prepared by Snyder & Associates, Inc. numbered A.1 through X.3 and dated Month Day, Year
- q. Non-collusion Affidavit of Prime Bidder
- r. Bidders Status Form

On completion of the said improvement, the Owner agrees to pay to the Contractor therefore the prices set out in the Form of Proposal of the Contractor, said payment to be made in the manner stated in the published Notice to Bidders.

In Witness whereof, this Contract has been executed in quadruplicate on the date first herein written.

  
\_\_\_\_\_  
Contractor

CITY OF CEDAR FALLS, IOWA

By \_\_\_\_\_  
Robert M. Green, Mayor

Attest: Jacqueline Danielsen, MMC  
City Clerk

## Performance, Payment and Maintenance Bond

SURETY BOND NO. 2333285

KNOW ALL BY THESE PRESENTS:

That we, Aspro, Inc., as Principal (hereinafter the "Contractor" or "Principal" and North America Specialty Insurance Company as Surety are held and firmly bound unto CITY OF CEDAR FALLS, IOWA, as Obligee (hereinafter referred to as "the Owner"), and to all persons who may be injured by any breach of any of the conditions of this Bond in the penal sum of One Hundred Fifty Five Thousand Four Hundred Thirty Five and 46/100 (\$ 155,435.46), lawful money of the United States, for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, legal representatives and assigns, jointly or severally, firmly by these presents.

The conditions of the above obligations are such that whereas said Contractor entered into a contract with the Owner, bearing date the \_\_\_\_\_ day of \_\_\_\_\_, 2022, hereinafter the "Contract") wherein said Contractor undertakes and agrees to construct the following described improvements:

### COLLEGE HILL PARKING LOT IMPROVEMENTS PROJECT Project PL-101-3264

and to faithfully perform all the terms and requirements of said Contract within the time therein specified, in a good and workmanlike manner, and in accordance with the Contract Documents.

It is expressly understood and agreed by the Contractor and Surety in this bond that the following provisions are a part of this Bond and are binding upon said Contractor and Surety, to-wit:

1. **PERFORMANCE:** The Contractor shall well and faithfully observe, perform, fulfill, and abide by each and every covenant, condition, and part of said Contract and Contract Documents, by reference made a part hereof, for the above referenced improvements, and shall indemnify and save harmless the Owner from all outlay and expense incurred by the Owner by reason of the Contractor's default or failure to perform as required. The Contractor shall also be responsible for the default or failure to perform as required under the Contract and Contract Documents by all its subcontractors, suppliers, agents, or employees furnishing materials or providing labor in the performance of the Contract.
2. **PAYMENT:** The Contractor and the Surety on this Bond hereby agreed to pay all just claims submitted by persons, firms, subcontractors, and corporations furnishing materials for or performing labor in the performance of the Contract on account of which this Bond is given, including but not limited to claims for all amounts due for labor, materials, lubricants, oil, gasoline, repairs on machinery, equipment, and tools, consumed or used by the Contractor or any subcontractor, wherein the same are not satisfied out of the portion of the contract price the Owner is required to retain until completion of the improvement, but the Contractor and Surety shall not be liable to said persons, firms, or corporations unless the claims of said claimants against said portion of the contract price shall have been established as provided by law. The Contractor and Surety hereby bind themselves to the obligations and conditions set forth in Chapter 573 of the Iowa Code, which by this reference is made a part hereof as though fully set out herein.
3. **MAINTENANCE:** The Contractor and the Surety on this Bond hereby agree, at their own expense:



- A. To remedy any and all defects that may develop in or result from work to be performed under the Contract within the period of 2 year (s) from the date of acceptance of the work under the Contract, by reason of defects in workmanship or materials used in construction of said work;
- B. To keep all work in continuous good repair; and
- C. To pay the Owner's reasonable costs of monitoring and inspection to assure that any defects are remedied, and to repay the Owner all outlay and expense incurred as a result of Contractor's and Surety's failure to remedy any defect as required by this section.

**Contractor's and Surety's agreement herein made extends to defects in workmanship or materials not discovered or known to the Owner at the time such work was accepted.**

4. GENERAL: Every Surety on this Bond shall be deemed and held bound, any contract to the contrary notwithstanding, to the following provisions:

- A. To consent without notice to any extension of time to the Contractor in which to perform the Contract;
- B. To consent without notice to any change in the Contract or Contract Documents, which thereby increases the total contract price and the penal sum of this bond, provided that all such changes do not, in the aggregate, involve an increase of more than 20% of the total contract price, and that this bond shall then be released as to such excess increase; and
- C. To consent without notice that this Bond shall remain in full force and effect until the Contract is completed, whether completed within the specified contract period, within an extension thereof, or within a period of time after the contract period has elapsed and the liquidated damage penalty is being charged against the Contractor.

The Contractor and every Surety on the bond shall be deemed and held bound, any contract to the contrary notwithstanding, to the following provisions:

- D. That no provision of this Bond or of any other contract shall be valid that limits to less than five years after the acceptance of the work under the Contract the right to sue on this Bond.
- E. That as used herein, the phrase "all outlay and expense" is not to be limited in any way, but shall include the actual and reasonable costs and expenses incurred by the Owner including interest, benefits, and overhead where applicable. Accordingly, "all outlay and expense" would include but not be limited to all contract or employee expense, all equipment usage or rental, materials, testing, outside experts, attorney's fees (including overhead expenses of the Owner's staff attorneys), and all costs and expenses of litigation as they are incurred by the Owner. It is intended the Contractor and Surety will defend and indemnify the Owner on all claims made against the Owner on account of Contractor's failure to perform as required in the Contract and Contract Documents, that all agreements and promises set forth in the Contract and Contract Documents, in approved change orders, and in this Bond will be fulfilled, and that the Owner will be fully indemnified so that it will be put into the position it would have been in had the Contract been performed in the first instance as required.

In the event the Owner incurs any "outlay and expense" in defending itself against any claim as to which the Contractor or Surety should have provided the defense, or in the enforcement of the promises given by the Contractor in the Contract, Contract Documents, or approved change orders, or in the enforcement of the promises given by the Contractor and Surety in this Bond, the Contractor and Surety agree that they will make the Owner whole for all such outlay and expense, provided that the Surety's obligation under this bond shall not exceed 125% of the penal sum of this bond.

In the event that any actions or proceedings are initiated regarding this Bond, the parties agree that the venue thereof shall be in the Iowa District Court for Black Hawk County, State of Iowa. If legal action is required by the Owner to enforce the provisions of this Bond or to collect the monetary obligation incurring to the benefit of the Owner, the Contractor and the Surety agree, jointly, and severally, to pay the Owner all outlay and expense incurred therefor by the Owner. All rights, powers, and remedies of the Owner hereunder shall be cumulative and not alternative and shall be in addition to all rights, powers, and remedies given to the Owner, by law. The Owner may proceed against surety for any amount guaranteed hereunder whether action is brought against the Contractor or whether Contractor is joined in any such action(s) or not.

NOW THEREFORE, the condition of this obligation is such that if said Principal shall faithfully perform all the promises of the Principal, as set forth and provided in the Contract, in the Contract Documents, and in this Bond, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

When a work, term, or phrase is used in this Bond, it shall be interpreted or construed first as defined in this Bond, the Contract, or the Contract Documents; second, if not defined in the Bond, Contract, or Contract Documents, it shall be interpreted or construed as defined in applicable provisions of the Iowa Code; third, if not defined in the Iowa Code, it shall be interpreted or construed according to its generally accepted meaning in the construction industry; and fourth, if it has no generally accepted meaning in the construction industry, it shall be interpreted or construed according to its common or customary usage.

Failure to specify or particularize shall not exclude terms or provisions not mentioned and shall not limit liability hereunder. The Contract and Contract Documents are hereby made a part of this Bond.

Project No. PL-101-3264

Witness our hands, in triplicate, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**Surety Countersigned By:**

**PRINCIPAL:**

**Not required**  
\_\_\_\_\_  
Signature of Agent

**Aspro, Inc.**  
\_\_\_\_\_  
Contractor

By: Brad Blough  
\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Title

\_\_\_\_\_  
Printed Name of Agent

**SURETY:**

\_\_\_\_\_  
Company Name

**North America Specialty Insurance Company**  
\_\_\_\_\_  
Surety Company

By: [Signature]  
\_\_\_\_\_  
Signature Attorney-in-Fact Officer

\_\_\_\_\_  
Company Address

**Dione R. Young, Attorney-in-Fact & Iowa Resident Agent**  
\_\_\_\_\_  
Printed Name of Attorney-in-Fact Officer

\_\_\_\_\_  
City, State, Zip Code

\_\_\_\_\_  
Company Telephone Number

**Holmes, Murphy and Associates, LLC**  
\_\_\_\_\_  
Company Name

**2727 Grand Prairie Parkway**  
\_\_\_\_\_  
Company Address

**FORM APPROVED BY:**

**Waukee, IA 50263**  
\_\_\_\_\_  
City, State, Zip Code

\_\_\_\_\_  
Attorney for Owner

**(515) 223-6800**  
\_\_\_\_\_  
Company Telephone Number

**NOTE:**

1. All signatures on this performance, payment, and maintenance bond must be original signatures in ink; copies, facsimile, or electronic signatures will not be accepted.
2. This bond must be sealed with the Surety's raised, embossing seal.
3. The Certificate or Power of Attorney accompanying this bond must be valid on its face and sealed with the Surety's raised, embossing seal.
4. The name and signature of the Surety's Attorney-in-Fact/Officer entered on this bond must be exactly as listed on the Certificate or Power of Attorney accompanying this bond.

SWISS RE CORPORATE SOLUTIONS

NORTH AMERICAN SPECIALTY INSURANCE COMPANY
WASHINGTON INTERNATIONAL INSURANCE COMPANY
WESTPORT INSURANCE CORPORATION

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT North American Specialty Insurance Company, a corporation duly organized and existing under laws of the State of New Hampshire, and having its principal office in the City of Kansas City, Missouri and Washington International Insurance Company a corporation organized and existing under the laws of the State of New Hampshire and having its principal office in the City of Kansas City, Missouri, and Westport Insurance Corporation, organized under the laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, each does hereby make constitute and appoint:

JAY D. FREIERMUTH, CRAIG E. HANSEN, BRIAN M. DEIMERLY, CINDY BENNETT, ANNE CROWNER,

TIM McCULLOH, STACY VENN, DIONE R. YOUNG, WENDY A. LEWIS, STACIE CHRISTENSEN and SETH ROOKER JOINTLY OR SEVERALLY

Its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of: ONE HUNDRED TWENTY FIVE MILLION (\$125,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of North American Specialty Insurance Company and Washington International Insurance Company at meetings duly called and held on March 24, 2000 and Westport Insurance Corporation by written consent of its Executive Committee dated July 18, 2011.

RESOLVED, that any two of the President, any Senior Vice President, any Vice President, any Assistant Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Company when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached.



By [Signature] Steven P. Anderson, Senior Vice President of Washington International Insurance Company & Senior Vice President of North American Specialty Insurance Company & Senior Vice President of Westport Insurance Corporation

By [Signature] Erik Janssens, Senior Vice President of Washington International Insurance Company & Senior Vice President of North American Specialty Insurance Company & Senior Vice President of Westport Insurance Corporation



IN WITNESS WHEREOF, North American Specialty Insurance Company, Washington International Insurance Company and Westport Insurance Corporation have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers this 24th day of NOVEMBER, 20 21.

North American Specialty Insurance Company
Washington International Insurance Company
Westport Insurance Corporation

State of Illinois
County of Cook ss:

On this 24th day of NOVEMBER, 20 21, before me, a Notary Public personally appeared Steven P. Anderson, Senior Vice President of

Washington International Insurance Company and Senior Vice President of North American Specialty Insurance Company and Senior Vice President of Westport Insurance Corporation and Erik Janssens Senior Vice President of Washington International Insurance Company and Senior Vice President of North American Specialty Insurance Company and Senior Vice President of Westport Insurance Corporation, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.



[Signature]

Yasmin A. Patel, Notary

I, Jeffrey Goldberg, the duly elected Senior Vice President and Assistant Secretary of North American Specialty Insurance Company, Washington International Insurance Company and Westport Insurance Corporation do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said North American Specialty Insurance Company, Washington International Insurance Company and Westport Insurance Corporation which is still in full force and effect.

IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this \_\_\_ day of \_\_\_, 2022.

[Signature]



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM) **Item 20.**  
4/28/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Arthur J. Gallagher Risk Management Services, Inc. 4200 Corporate Drive Ste 160 West Des Moines IA 50266	<b>CONTACT NAME:</b> Sandy Van Osten <b>PHONE (A/C, No, Ext):</b> 515-309-6212 <b>E-MAIL ADDRESS:</b> sandy_vanosten@ajg.com	<b>FAX (A/C, No):</b> 515-457-8964													
	<table border="1"> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A : Employers Mutual Casualty Company</td> <td>21415</td> </tr> <tr> <td>INSURER B : EMCASCO Insurance Company</td> <td>21407</td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Employers Mutual Casualty Company	21415	INSURER B : EMCASCO Insurance Company	21407	INSURER C :		INSURER D :		INSURER E :		INSURER F :
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A : Employers Mutual Casualty Company	21415														
INSURER B : EMCASCO Insurance Company	21407														
INSURER C :															
INSURER D :															
INSURER E :															
INSURER F :															
<b>INSURED</b> Aspro, Inc. 3613 Texas St Waterloo, IA 50702-2752															

**COVERAGES** **CERTIFICATE NUMBER:** 1975626298 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Contractual Liab <input checked="" type="checkbox"/> XCU Included GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	9D81383	12/1/2021	12/1/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Emp Benefits \$ 1,000,000
B	<input checked="" type="checkbox"/> <b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			9E81383	12/1/2021	12/1/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			9J81383	12/1/2021	12/1/2022	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
B	<input checked="" type="checkbox"/> <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> <input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	9M81383	12/1/2021	12/1/2022	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Re: College Hill Parking Lot Improvements Project  
Project No. PL-101-3264

Certificate Holder is included as additional insured with respect to the General Liability policy as required by written contract. Waiver of Subrogation applies to Additional Insured's as respects to General Liability coverage.

### CERTIFICATE HOLDER

### CANCELLATION

City of Cedar Falls  
220 Clay St  
Cedar Falls IA 50613

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

**FORM OF PROPOSAL  
COLLEGE HILL PARKING LOT IMPROVEMENTS PROJECT  
NO. PL-101-3264  
CITY OF CEDAR FALLS, IOWA**

To the Mayor and City Council  
City of Cedar Falls, Iowa

The undersigned hereby certifies that BRAD BLOUGH have personally and carefully examined the specifications, general conditions, and form of contract annexed hereto. Having made such examination, the undersigned hereby proposes to construct the improvements for the COLLEGE HILL PARKING LOT IMPROVEMENTS PROJECT in accordance with the plans and specifications on file in the office of the City Clerk, the published Notice to Bidders and the Form of Contract, herewith, complying with all the laws of the State of Iowa, and the Rules, Regulations and Ordinances of the City of Cedar Falls, and to the satisfaction of the City Council of the City of Cedar Falls, Iowa, including the guaranteeing of this Project for a period of two (2) years from the date of final acceptance thereof at the following prices, to-wit:

ITEM #	DESCRIPTION	UNIT	QUANTITY
1	HMA OVERLAY, (ST), BASE COURSE, 1.5", PG58-28S	TON	418.5
2	HMA OVERLAY, (ST), SURFACE COURSE, 1.5", PG58-28S	TON	454.6
3	FULL DEPTH PATCH, PCC, 7" DEPTH	SY	22.3
4	MILLING, 3"	SY	4995.7
5	PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE	STA	26.8
6	PAINTED SYMBOLS & LEGENDS	EACH	5.0
7	TRAFFIC CONTROL	LS	1.0
8	WATTLES	LF	20.0
9	MOBILIZATION	LS	1.0
10	PCC CURB FLUME	LS	1.0

**TOTAL CONSTRUCTION BASE BID: \$ 155,435.46**

Bidders may not independently bid on selective items of work. In this project, all items constitute one indivisible work that will be let to one bidder. A unit price shall be submitted for each of the items (Items 1-10). The successful bidder will be determined by evaluating the Total Bid shown above. Failure to submit a bid on any item shall be just cause for disqualification of the entire proposal. Unit bids must be filled in ink, typed or computer generated, or the bid will be rejected. The Owner reserves the right to delete any part or all of any item.

The Owner reserves the right to reject any and all bids, including without limitation, nonconforming, nonresponsive, unbalanced, or conditional bids. The Owner further reserves the right to reject the bid of any bidder whom it finds, after reasonable inquiry and evaluation, to be non-responsible. The Owner may also reject the bid of any bidder if the Owner believes that it would not be in the best interest of the project to make an award to that bidder. The Owner also reserves the right to waive all informalities not involving price, time or changes in the work.

If written notice of approval of award is mailed, telegraphed or delivered to the undersigned within thirty (30) calendar days after the opening thereof, or any time thereafter before this bid is withdrawn, the undersigned agrees to execute and deliver an agreement in the prescribed form and furnish the required bond within ten (10) calendar days after the Contract is presented to the Contractor for signature, and start work within ten (10) calendar days after the date as set forth in the written Notice to Proceed.

Bid Security in the sum of 10% OF BID in the form of BID BOND, is submitted herewith in accordance with the Instructions to Bidders.

The bidder is prepared to submit a financial and experience statement upon request.

The bidder has received the following Addendum or Addenda:

Addendum No. 1 Date 04/06/2022

The bidder has filled in all blanks on this Proposal.

Note: The Penalty for making false statements in offers is prescribed in 18 U.S.A., Section 1001.

Name of bidder  
ASPRO, INC.  
3613 TEXAS ST; PO BOX 2620  
WATERLOO, IOWA 50704

  
By \_\_\_\_\_  
VICE-PRESIDENT

Official Address

Title

**FORM OF PROPOSAL**

Item 20.

**COLLEGE HILL PARKING LOT IMPROVEMENTS  
PROJECT NO. PL-101-3264  
CEDAR FALLS, IOWA**

**4/28/2022**

BID ITEM #	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	EXTENDED PRICE
1	HMA, (ST), BASE, 3/4", PG58-28S	TON	418.50	\$127.50	\$53,358.75
2	HMA, (ST), SURF., 1/2", PG58-28S	TON	454.60	\$129.00	\$58,643.40
3	FULL DEPTH PATCH, PCC, 7" DEPTH	SY	22.30	\$112.00	\$2,497.60
4	MILLING, 3"	SY	4995.70	\$5.65	\$28,225.71
5	PAINTED PAVEMENT MARKINGS	STA	26.80	\$100.00	\$2,680.00
6	PAINTED SYMBOLS & LEGENDS	EACH	5.00	\$60.00	\$300.00
7	TRAFFIC CONTROL	LS	1.00	\$3,000.00	\$3,000.00
8	WATTLES	LF	20.00	\$4.00	\$80.00
9	MOBILIZATION	LS	1.00	\$5,600.00	\$5,600.00
10	PCC CURB FLUME	LS	1.00	\$1,050.00	\$1,050.00

**TOTAL BID**

**\$155,435.46**

Aspro, Inc.  
\_\_\_\_\_  
(Name of Bidder)

April 8, 2022  
\_\_\_\_\_  
(Date)

BY: Brad Blough, V.P.  
Brad Blough

Title: V.P.

Official Address: (Including Zip Code)  
3613 Texas St.; P. O. Box 2620  
Waterloo, Iowa 50704

I.R.S. No. 42-1011512





## DEPARTMENT OF PUBLIC WORKS

City of Cedar Falls  
 220 Clay Street  
 Cedar Falls, Iowa 50613  
 Phone: 319-268-5161  
 Fax: 319-268-5197  
[www.cedarfalls.com](http://www.cedarfalls.com)

### MEMORANDUM Engineering Division

**TO:** Honorable Mayor Robert M Green and City Council

**FROM:** David Wicke, PE - City Engineer

**DATE:** May 9, 2022

**SUBJECT:** Professional Services Agreement, AECOM Technical Services, Inc.  
 Supplemental Agreement No. 1  
 North Cedar Heights Area Reconstruction Phase 1  
 City Project No. RC-092-3271

Please find the attached Supplemental Agreement No. 1 to the Professional Services Agreement between the City of Cedar Falls and AECOM Technical Services, Inc. that outlines the scope of services and costs for right-of-way acquisition services for Phases 1 and 2 of the Project. This Supplemental Agreement provides for detailed work, services, materials, equipment, personnel and supplies necessary to provide right-of-way acquisition services for Phases 1 and 2 of the project. Services will include: record of ownership, title reports, compensation valuations, acquisition processes, closing processes, project status reports, and project administration involved with the acquisition process.

The City of Cedar Falls entered into a Professional Services Agreement with AECOM Technical Services, Inc. for preliminary and final design services for the reconstruction of the North Cedar Heights Area on November 16, 2021.

The attached Supplemental Agreement includes the services for Acquisition Services Compensation for the services shall be on an hourly basis and in a total amount not to exceed \$129,500.00 (\$69,900.00 for Phase 1 and \$59,600.00 for Phase 2).

The Department of Public Works, Engineering Division requests your consideration and approval of this Supplemental Agreement No. 1 with AECOM Technical Services, Inc. for Acquisition Services.

If you have any questions or comments, feel free to contact me.

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

**NORTH CEDAR HEIGHTS AREA RECONSTRUCTION PHASE I  
CEDAR FALLS, IOWA  
CITY PROJECT NUMBER: RC-092-3271**

**SUPPLEMENTAL AGREEMENT NO. 1**

WHEREAS, a Professional Services Agreement was entered into between City of Cedar Falls, 220 Clay Street, Cedar Falls, Iowa, (Client) and AECOM Technical Services, Inc., 501 Sycamore Street, Suite 222, Waterloo, Iowa, (ATS) dated November 16, 2021, for preliminary and final design for the reconstruction of the North Cedar Heights Area Reconstruction; and

WHEREAS, the Client and ATS now desire to enter into Supplemental Agreement No. 1 for right-of-way acquisition services for Phases 1 and 2 of the project.

NOW THEREFORE, it is mutually agreed to amend the original Professional Services Agreement as follows:

**I. Project Description**

The North Cedar Heights Area Reconstruction Phase 1 Project includes the reconstruction of Timber Drive from Grand Boulevard to Reserve Drive, W. Ridgewood Drive from Cherry Lane to Greenwood Avenue, and the intersection of Greenwood Avenue with W. Ridgewood Drive to the west 150 feet. Phase 2 will include reconstruction of E. Ridgewood Drive from Cherry Lane to Greenwood Avenue and Woodland Drive from E. Ridgewood Drive to the east end.

**II. Scope of Services**

The Scope of Services will encompass and include detailed work, services, materials, equipment, personnel and supplies necessary to provide right-of-way acquisition services for Phases 1 and 2 of the project. The Scope of Services is further defined as follows:

Right-of-Way Acquisition Services

The tasks shown below lead to property acquisition for the project defined above. Our subconsultant, JCG Land Services, will provide these acquisition services for the project. For the purpose of estimating staff hours, Phase 1 consists of acquisition services of 22 parcels, with 7 parcels having partial right-of-way acquisition, 3 permanent easements and 22 temporary easements. Phase 2 consists of acquisition services of 18 parcels, with 8 parcels having partial right-of-way acquisition, 12 permanent easements and 18 temporary easements. Parcels are estimated with compensation estimates only. Closing services will be completed as a part of the project.

- Task 1. Record of Property Ownership and Lien Certificates, Including Title Reports for Partial Acquisitions (JCG)
- Task 2. Compensation Valuation (Phase 1 - 22 Parcels and Phase 2 - 18 Parcels) (JCG)
- Task 3. Acquisition Process (JCG)
- Task 4. Closing Process (JCG)
- Task 5. Project Status Reports (JCG)
- Task 6. Project Administration (AECOM)

It is estimated that 22 (Phase 1-9 and Phase 2-13) title reports are needed at \$250.00 each based on recent orders. Negotiations shall be considered complete upon occurrence of one of the following: both the owner and tenant accept the offer or an administrative settlement, or either the owner or tenant fails or refuses to sign the offer or administrative settlement after four in-person meetings to discuss the associated acquisition and offer, or in the judgment of the Client, negotiations have reached an impasse.

For partial acquisitions in fee simple title, JCG will coordinate with the Client and legal counsel of the Client to conduct real estate closings and distribute payments for said transactions. It is estimated that JCG will assist with 15 (Phase 1-7 and Phase 2-8) fee title closings.

Exclusions

- Condemnation Support and Appraisals

**III. Compensation**

Compensation for the above services will be on an hourly basis in accordance with Part VI of the original agreement and shall be integrated with the fees in the original agreement. The total compensation for these services is an estimated fee of One Hundred Twenty-Nine Thousand Five Hundred Dollars (\$129,500.00) and will not be exceeded without authorization from the Client. The Phase 1 services are estimated at \$69,900.00, and the Phase 2 services are estimated at \$59,600.00.

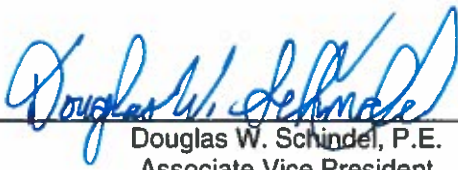
**IV.** In all other respects, the obligations of the Client and ATS shall remain as specified in the Professional Services Agreement dated November 16, 2021.

IN WITNESS WHEREOF, the parties hereto have executed this Supplemental Agreement No. 1 as of the dates shown below:

CITY OF CEDAR FALLS

By \_\_\_\_\_ Date \_\_\_\_\_  
 Robert M. Green  
 Mayor

AECOM TECHNICAL SERVICES, INC.

By  \_\_\_\_\_ Date May 9, 2022  
 Douglas W. Schindel, P.E.  
 Associate Vice President



## DEPARTMENT OF PUBLIC WORKS

City of Cedar Falls  
 220 Clay Street  
 Cedar Falls, Iowa 50613  
 Phone: 319-268-5161  
 Fax: 319-268-5197  
[www.cedarfalls.com](http://www.cedarfalls.com)

### MEMORANDUM Engineering Division

**TO:** Honorable Mayor Robert M. Green and City Council

**FROM:** Matthew Tolan, EI, Civil Engineer II

**DATE:** May 9, 2022

**SUBJECT:** Center Street Corridor Streetscape Project  
 City Project Number: MC-000-3206  
 Property Acquisitions & Temporary Easements

The City of Cedar Falls is planning to make streetscape improvements to Center Street from Clair Street to W. Lone Tree Road including new curb, sidewalks, ADA compliant pedestrian ramps, biocells, and landscaping. The project will require the acquisition of temporary easements from twenty nine (29) properties to complete construction. The owners of the following twenty seven (27) properties have accepted our offer:

Parcel #	Owner	Address/Parcel ID	Acquisition Type
13	Marilyn I. Bonorden	2027 Center Street	Temporary
16	Dennis Pruckler and Bonnie Pruckler	2221 Center Street	Temporary
17	Michael W. Leuer and Rosella F. Leuer	2301 Center Street	Temporary
18	Rose M. Mehmen	2307 Center Street	Temporary
19	David J. Minikus and Renae G. Minikus	9014-36-353-015	Temporary
20	David J. Minikus and Renae G. Minikus	818 Green Avenue	Temporary
21	Creative Properties, LLC	2405 Center Street	Temporary
22	Creative Properties, LLC	2411 Center Street	Temporary
24	Miner School Alano Society, Inc.	2513 Center Street	Temporary
25	Dana W. Hunt	2607 Center Street	Temporary
26	Daniel A. Holtkamp	9014-36-302-010	Temporary
27	Gzim Gashi	2627 Center Street	Temporary
28	Joel M. Klein	2707 Center Street	Temporary
29	Purdy Properties, LC	2711 Center Street	Temporary
30	William L. Poppe	9014-36-302-017	Temporary
31	Gary L. Wallace	2719 Center Street	Temporary
32	Benton Building Center, Inc.	2811 Center Street	Temporary
38	Sarah Panther	904 Douglas Street	Temporary
40	William H. Hanson	911 Thomas Street	Temporary
41	Brenda K. Larkin	2526 Center Street	Temporary
43	Brenda K. Larkin	909 Lantz Avenue	Temporary
44	Cunningham Properties, LC	2504 Center Street	Temporary
47	James D. Hitchcock and Ilene C. Hitchcock	2418 Center Street	Temporary
48	David V. Adelmund and Melissa C.	2410 Center Street	Temporary

	McClintock Adelmund		
50	Cole Heimer	2322 Center Street	Temporary
51	Wilken Properties, LLC	2308 Center Street	Temporary
56	Jacob M. Manchester	2112 Center Street	Temporary

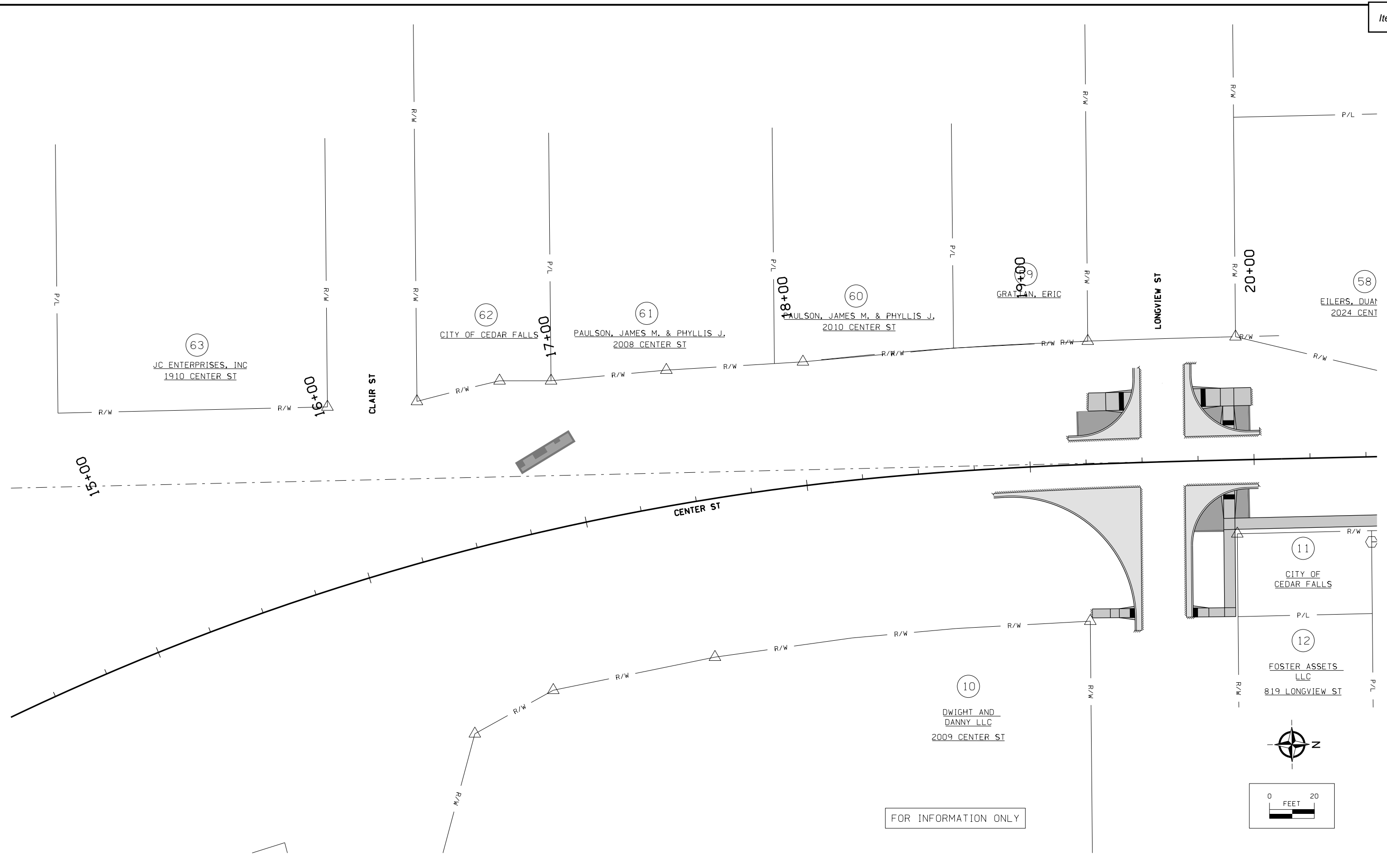
Attached is a map that identifies the location of these properties.

The City will use Emergency Reserve and Storm Water Funds for the design and right of way portion of this project. Funds for this project are identified in the Cedar Falls Capital Improvements Program in FY22 and FY23 under item number 113. If approved, the City Attorney will prepare the necessary closing documents and staff will complete the acquisition process for these parcels.

The Engineering Division of the Public Works Department recommends that the City Council state their support in the form of a resolution approving the acquisitions and authorize the Mayor to execute the agreements for the Center Street Corridor Streetscape Project.

If you have any questions or need additional information, please feel free to contact me.

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



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/21/2022 12:05:00 PM  
 CAD FILE: c:\pworkdir\pw.te\td\0375072\0019C017.05\_H01\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

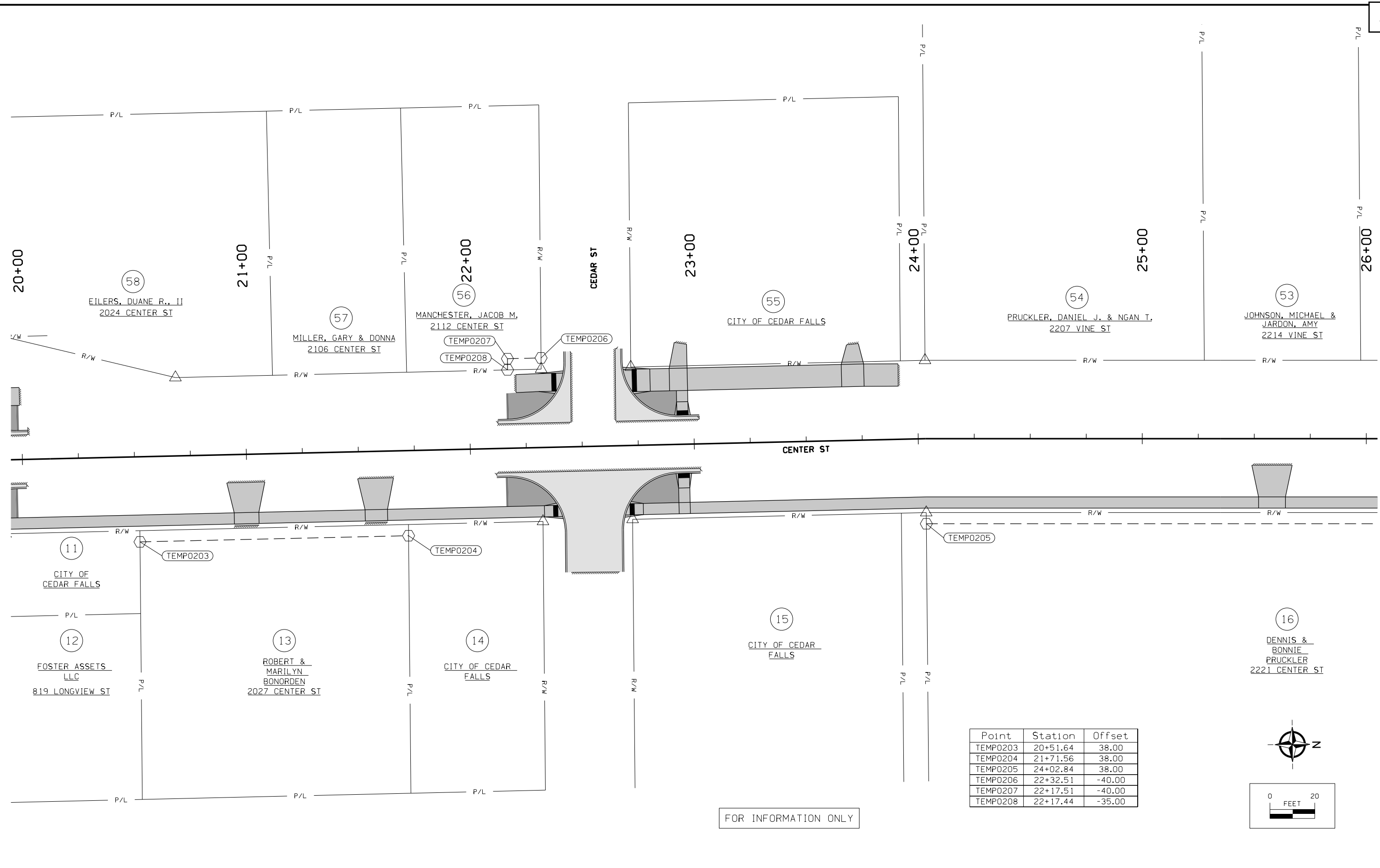
NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
**CLAIR STREET TO W LONE TREE ROAD**  
 CEDAR FALLS, IA

**CENTER STREET**  
**RIGHT-OF-WAY SHEETS**

SHEET NO.  
**H.01**  
 222



Point	Station	Offset
TEMPO203	20+51.64	38.00
TEMPO204	21+71.56	38.00
TEMPO205	24+02.84	38.00
TEMPO206	22+32.51	-40.00
TEMPO207	22+17.51	-40.00
TEMPO208	22+17.44	-35.00

FOR INFORMATION ONLY

PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/21/2022 12:05:05 PM  
 CAD FILE: c:\pwworkdir\pwworking\19C017.05\_H02\_SHT.dgn

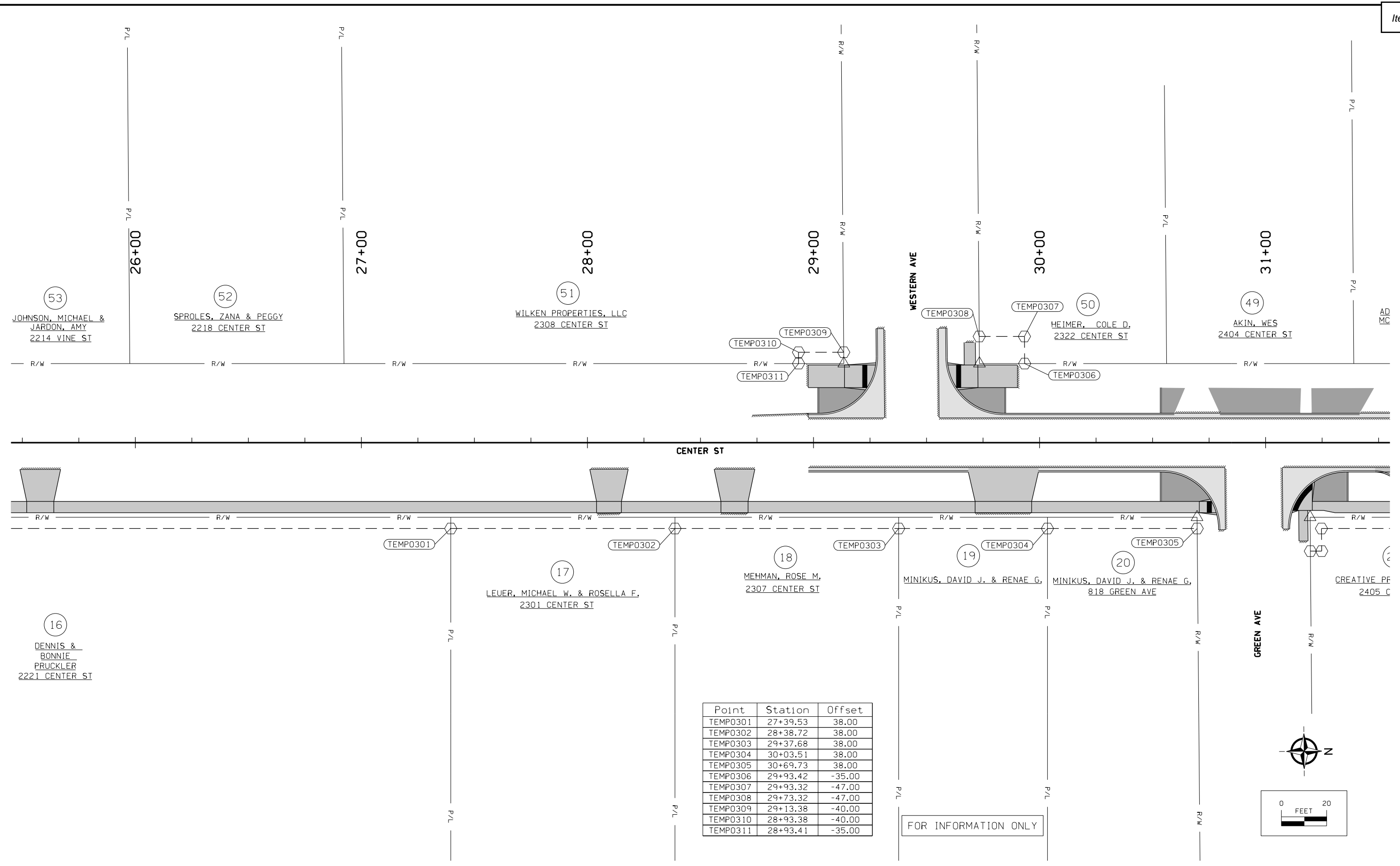
DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETSCAPE PROJECT**  
**CLAIR STREET TO W LONE TREE ROAD**  
 CEDAR FALLS, IA

**CENTER STREET**  
**RIGHT-OF-WAY SHEETS**

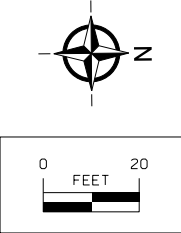


CENTER ST

GREEN AVE

Point	Station	Offset
TEMP0301	27+39.53	38.00
TEMP0302	28+38.72	38.00
TEMP0303	29+37.68	38.00
TEMP0304	30+03.51	38.00
TEMP0305	30+69.73	38.00
TEMP0306	29+93.42	-35.00
TEMP0307	29+93.32	-47.00
TEMP0308	29+73.32	-47.00
TEMP0309	29+13.38	-40.00
TEMP0310	28+93.38	-40.00
TEMP0311	28+93.41	-35.00

FOR INFORMATION ONLY



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/21/2022 12:05:10 PM  
 CAD FILE: c:\pworkdir\pw\te\1\0375072\0019C017.05\_H03\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION

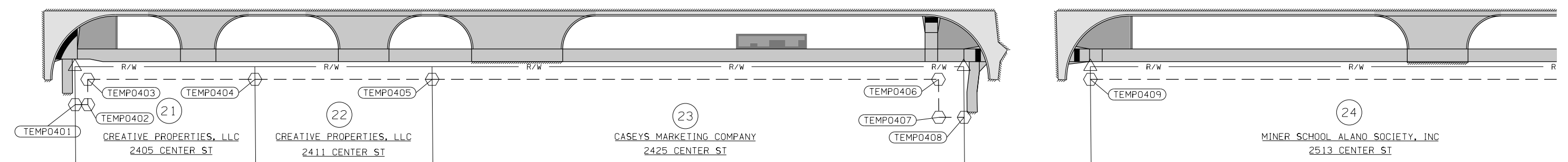
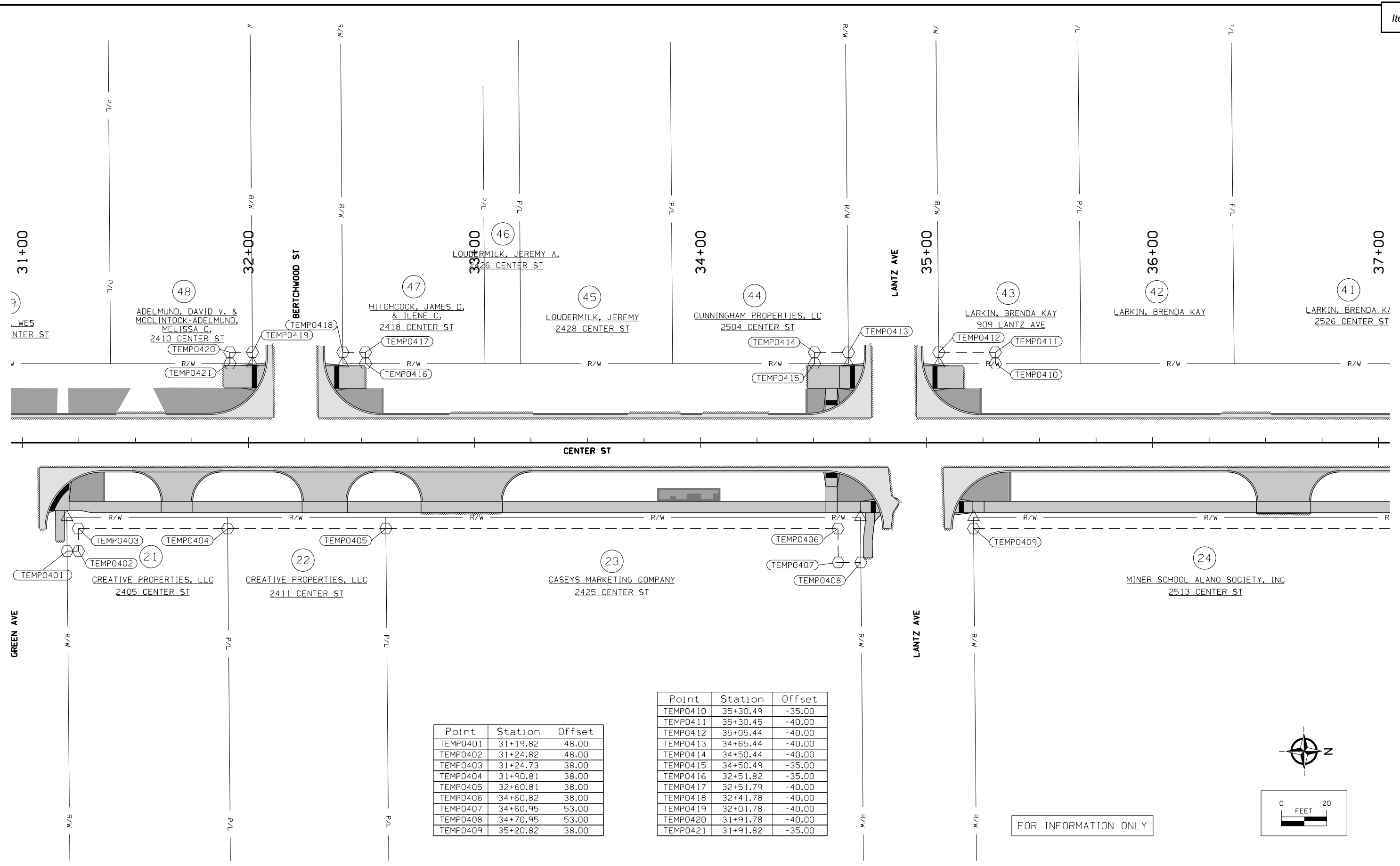


CENTER STREET CORRIDOR STREETScape PROJECT  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

CENTER STREET  
 RIGHT-OF-WAY SHEETS

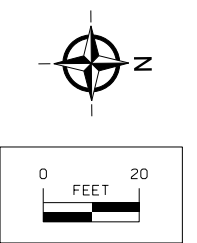
SHEET NO.  
**H.03**  
 224





Point	Station	Offset
TEMPO401	31+19.82	48.00
TEMPO402	31+24.82	48.00
TEMPO403	31+24.73	38.00
TEMPO404	31+90.81	38.00
TEMPO405	32+60.81	38.00
TEMPO406	34+60.82	38.00
TEMPO407	34+60.95	53.00
TEMPO408	34+70.95	53.00
TEMPO409	35+20.82	38.00

Point	Station	Offset
TEMPO410	35+30.49	-35.00
TEMPO411	35+30.45	-40.00
TEMPO412	35+05.44	-40.00
TEMPO413	34+65.44	-40.00
TEMPO414	34+50.44	-40.00
TEMPO415	34+50.49	-35.00
TEMPO416	32+51.82	-35.00
TEMPO417	32+51.79	-40.00
TEMPO418	32+41.78	-40.00
TEMPO419	32+01.78	-40.00
TEMPO420	31+91.78	-40.00
TEMPO421	31+91.82	-35.00



FOR INFORMATION ONLY

PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/21/2022 12:05:15 PM  
 CAD FILE: c:\pwworkdir\pwworking\19c017.05\_H04\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

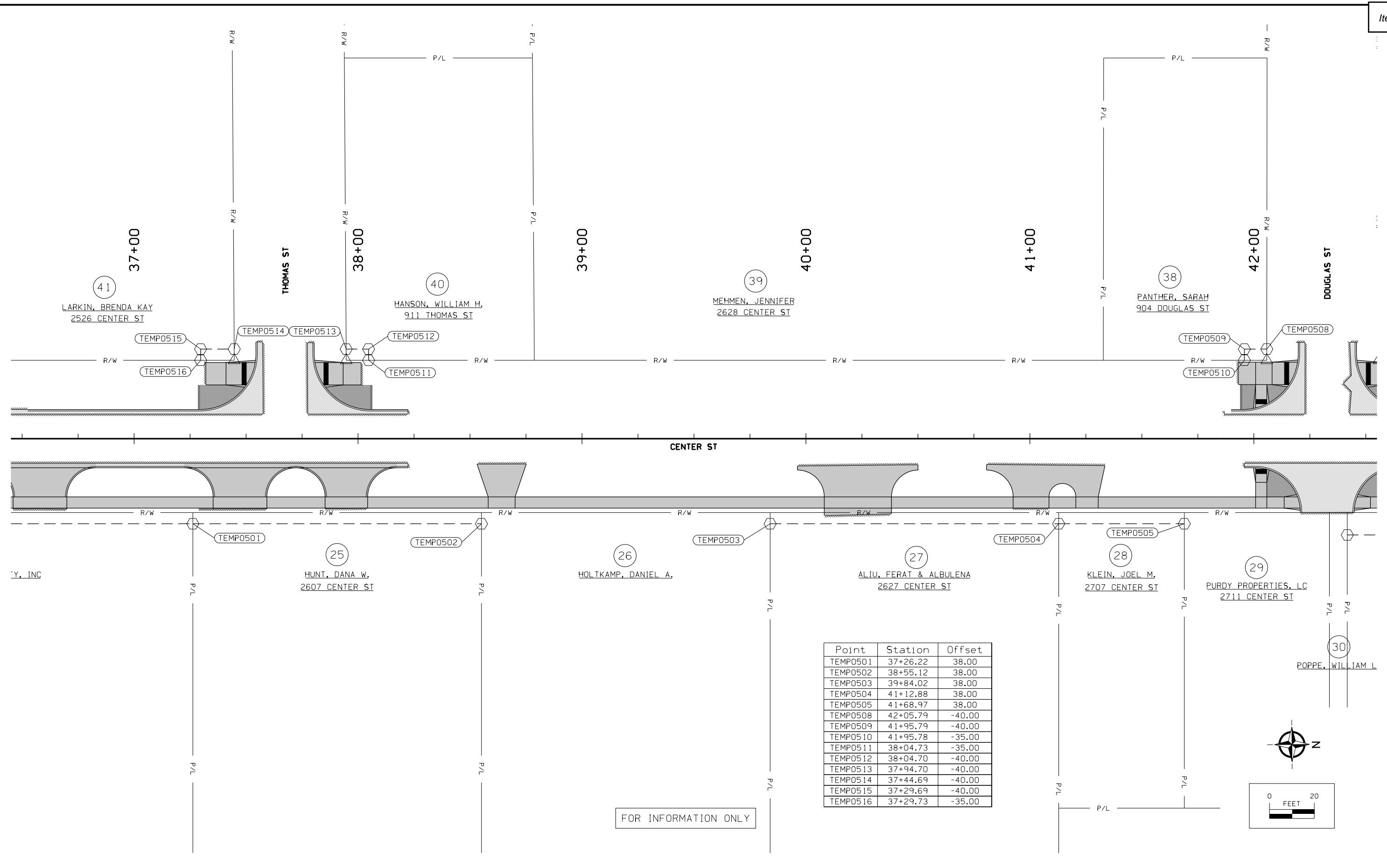
NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

**CENTER STREET**  
 RIGHT-OF-WAY SHEETS

SHEET NO.  
**H.04**  
 225



Point	Station	Offset
TEMPO501	37+26.22	38.00
TEMPO502	38+55.12	38.00
TEMPO503	39+84.02	38.00
TEMPO504	41+12.88	38.00
TEMPO505	41+68.97	38.00
TEMPO508	42+05.79	-40.00
TEMPO509	41+95.79	-40.00
TEMPO510	41+95.78	-35.00
TEMPO511	38+04.73	-35.00
TEMPO512	38+04.70	-40.00
TEMPO513	37+94.70	-40.00
TEMPO514	37+44.69	-40.00
TEMPO515	37+29.69	-40.00
TEMPO516	37+29.73	-35.00

FOR INFORMATION ONLY

PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 5/3/2022 3:47:02 PM  
 CAD FILE: c:\pwworkdir\pwworking\19C017.05\_H05\_SHT.dgn

DESIGNED BY: T. LECLAIR  
 CHECKED BY: A. MONIZA  
 DRAWN BY: T. LECLAIR

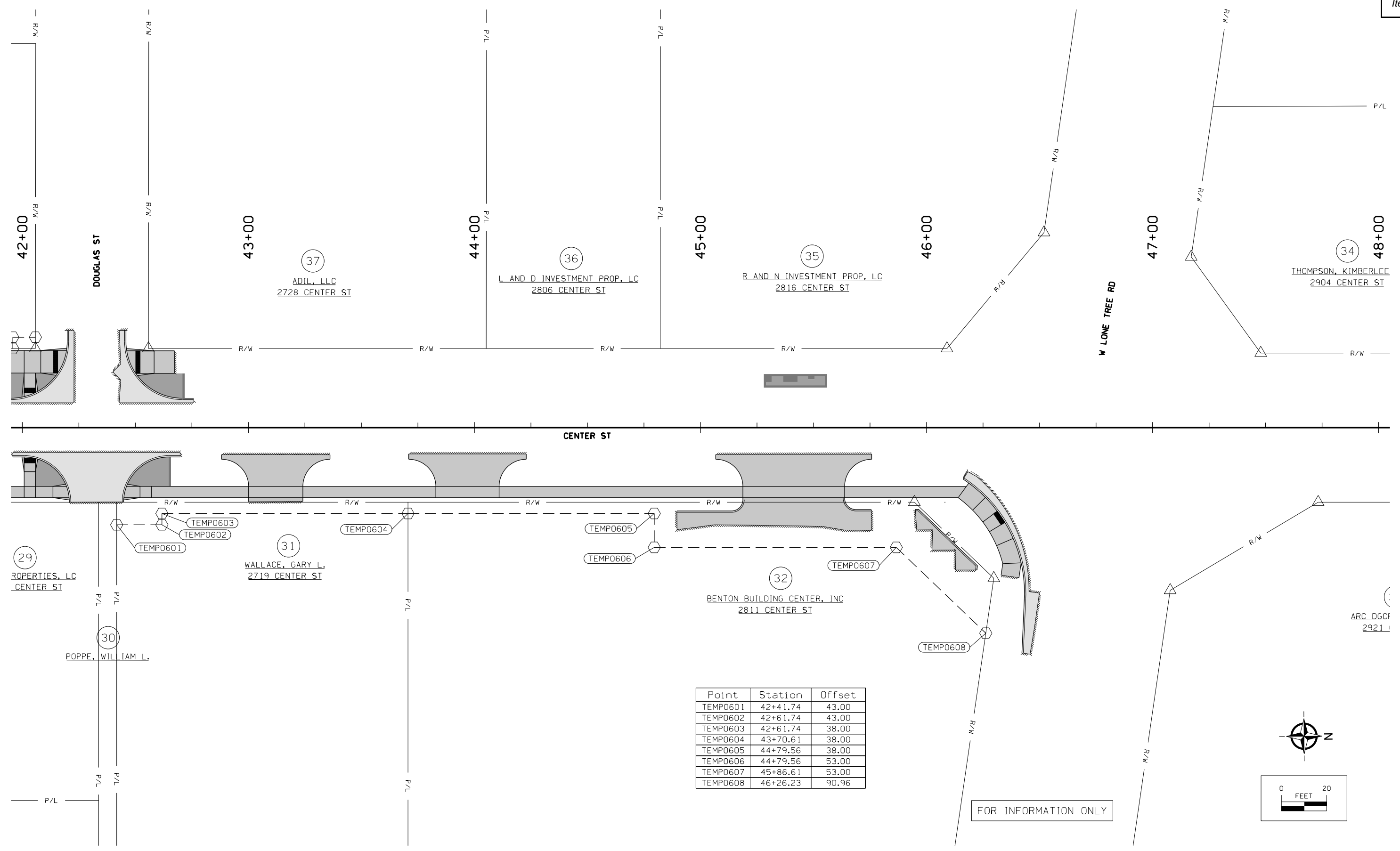
NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

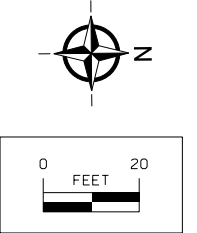
**CENTER STREET**  
 RIGHT-OF-WAY SHEETS

SHEET NO.  
**H.05**  
 226



Point	Station	Offset
TEMPO601	42+41.74	43.00
TEMPO602	42+61.74	43.00
TEMPO603	42+61.74	38.00
TEMPO604	43+70.61	38.00
TEMPO605	44+79.56	38.00
TEMPO606	44+79.56	53.00
TEMPO607	45+86.61	53.00
TEMPO608	46+26.23	90.96

FOR INFORMATION ONLY



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 5/3/2022 4:05:48 PM  
 CAD FILE: c:\pwworkdir\pwworking\19C017.05\_H06\_SHT.dgn

DESIGNED BY: T. LECLAIR  
 CHECKED BY: A. MONIZA  
 DRAWN BY: T. LECLAIR

NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

**CENTER STREET**  
 RIGHT-OF-WAY SHEETS

SHEET NO.  
**H.06**  
 227

## TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

This Temporary Construction Easement Agreement ("Agreement") is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, by Marilyn I. Bonorden ("Grantor"), and City of Cedar Falls, a municipality organized under the laws of the State of Iowa ("Grantee"). In consideration of the sum of one dollar (\$1.00), and other valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby sells, grants and conveys unto Grantee a temporary easement under, through, and across the following described real estate which is owned by Grantor:

See Exhibit A attached (the "Easement Area").

1. Purpose. This temporary construction easement is granted for the purpose of entering, using, occupying, sloping, grading, clearing, grubbing, excavating and storing of materials and equipment during the construction of a public improvement project near the Easement Area, as well as the right of ingress and egress along and over the Easement Area and for any reasonable purpose deemed by the Grantee to be necessary for said public improvement project.

2. Restoration of Easement Area. Grantee agrees to restore at Grantee's cost the Easement Area in a timely manner after completion of the public improvement project, including any construction, reconstruction, maintenance, repair or replacement work. Such restoration shall include, but not be limited to, the restoration of lawns by seeding, complete restoration of any driveways, fences or other structures modified as a requirement of the construction, as well as the repair of any of Grantor's property damaged as set forth in Paragraph 6 below.

3. No Obstructions. Grantor does hereby agree not to create or permit any building to be constructed within the Easement Area, or to cause or permit any other obstruction or condition of any kind or character within the Easement Area upon Grantor's premises that will interfere with the Grantee's exercise and enjoyment of the easement rights hereinabove conveyed.

4. Grantee's Use. The Grantee, its successors and assigns, shall have the right to use and enjoy the Easement Area for the purposes identified hereinabove, it being specifically understood and agreed, however, that in no event shall the Grantee have any right to erect buildings or similar structures on or over any portion of the Easement

Area. If the Grantee should abandon said easement or fail to use the same for a continuous period of two (2) years after removal of its facilities, then said easement, along with any and all rights and interests granted to the Grantee under this Agreement, shall cease and terminate, and all the rights and interests hereby granted shall be vested in the then owner of the fee simple title in and to the land over which said easement crosses. Furthermore, unless resulting from the exercise of the rights granted herein, the Grantee shall not, without Grantor's prior written approval, diminish access, ingress or egress to any portion of the Grantor's Property.

5. Grantor's Use. The Grantee shall exercise reasonable diligence in performing any of its rights within the Easement Area so as (i) to avoid damaging the Easement Area (or any other portion of the Grantor's Property), and (ii) not to unreasonably interfere with the use of the Easement Area (or any other portion of the Grantor's Property) (including, but not limited to, ingress/egress/access), by Grantor, its employees, agents, representatives, customers, or invitees. Grantee shall use reasonable efforts to coordinate with Grantor prior to any construction and/or maintenance and/or any other work within the Easement Area and shall furthermore provide Grantor reasonable prior notice with regard to any such construction and/or maintenance. No excavated dirt or debris may be left within the Easement Area following completion of construction, reconstruction, maintenance, repair or replacement work. All excavated materials shall be properly disposed of by the Grantee following completion of the public improvement project.

6. Liability for Damage. Grantee shall be liable to Grantor for any damage to real or personal property, and for injury to or death of any persons, proximately caused by the acts or omissions of Grantee, or its employees, agents, contractors or subcontractors, which arise out of any work done on or to the Easement Area while Grantee, or its employees, agents, contractors or subcontractors, are exercising any rights with respect to the Easement Area which are granted to Grantee under this Agreement. The provisions of this paragraph shall terminate upon completion of the public improvement project and final acceptance of public improvements by the City Council of Grantee.

7. Expiration of Temporary Easement. This Agreement and the easements in favor of Grantee shall expire upon the earlier of (a) thirty-six (36) months following the execution of this Agreement; or (b) the date on which Grantee completes the public improvement project and final acceptance of public improvements by the city council of the City.

8. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the parties' respective successors and assigns.

GRANTOR:

Marilyn I. Bonorden 3-21-22  
Marilyn I. Bonorden

State of Iowa )

County of Black Hawk )

This record was acknowledged before me on the 21<sup>st</sup> day of March,  
2022, by Marilyn I. Bonorden and \_\_\_\_\_.



Haley M. Habing  
Signature of notarial officer

Stamp

[ Admin Assistant ]  
Title of Office

[My commission expires: 7/23/24]

ACCEPTANCE OF TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

The City of Cedar Falls, Iowa ("Grantee"), does hereby accept and approve the foregoing Temporary Construction Easement Agreement.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

GRANTEE:

CITY OF CEDAR FALLS, IOWA

\_\_\_\_\_  
Robert M. Green, Mayor

ATTEST

\_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

State of \_\_\_\_\_ )

County of \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_,  
20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the  
City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:  
\_\_\_\_\_

Exhibit A

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 13-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
 CENTER STREET CORRIDOR STREETScape PROJECT  
 PARCEL 13

**PROPERTY OWNER:**

BONORDEN, ROBERT G.  
 BONORDEN, MARILYN I.  
 2027 CENTER STREET  
 CEDAR FALLS, IA 50613  
 BOOK 683, PAGE 60

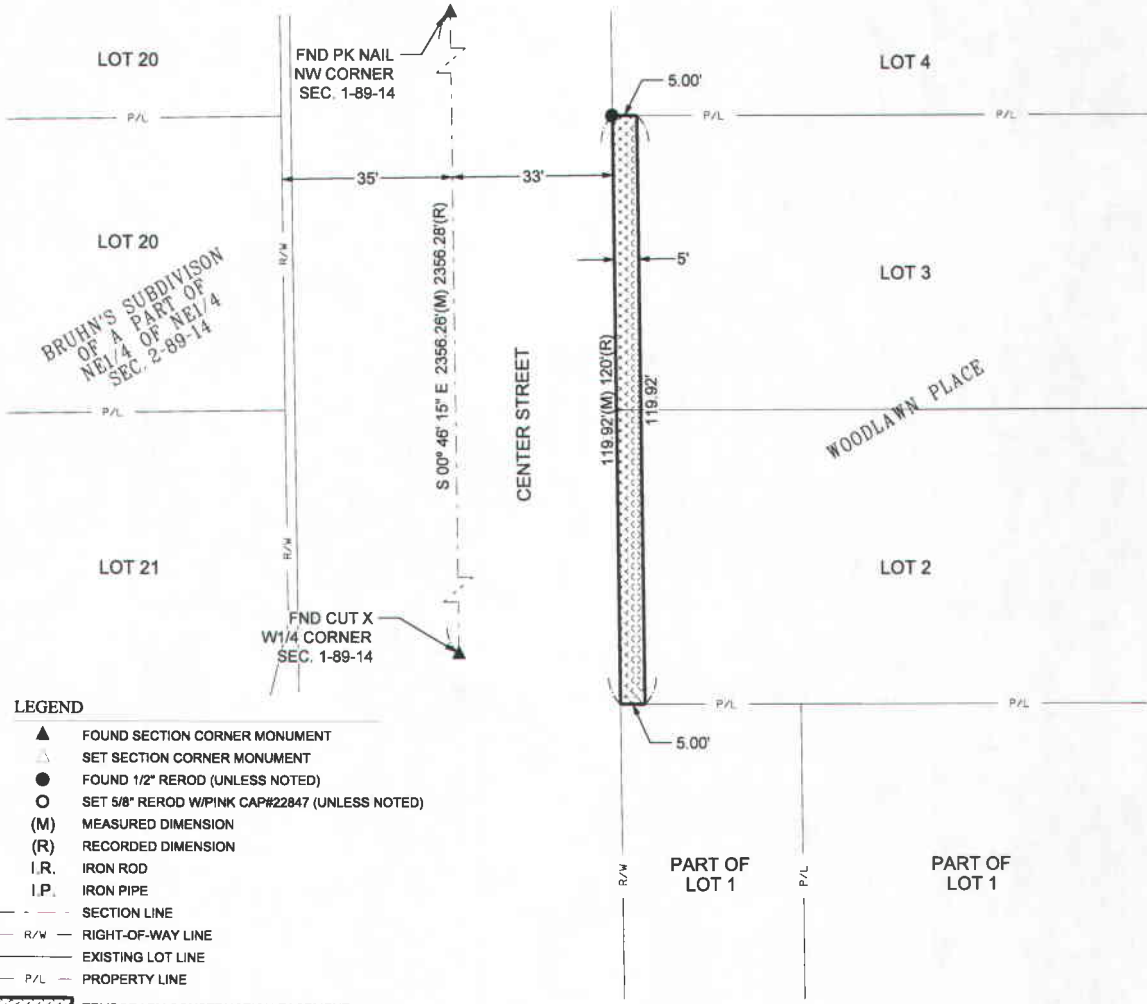
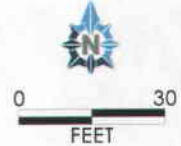
**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN LOTS 2 & 3 OF WOODLAWN PLACE, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5.00 FEET OF SAID LOTS 2 & 3 OF WOODLAWN PLACE, CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

SAID TRACT CONTAINS 600 SQUARE FEET OR 0.01 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



**LEGEND**

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 1/2" REROD (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP#22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- SECTION LINE
- R/W --- RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- P/L --- PROPERTY LINE
- TEMPORARY CONSTRUCTION EASEMENT

FIELD SURVEY COMPLETED: NOVEMBER 2019

**SURVEY FOR:**  
 CITY OF CEDAR FALLS  
 220 CLAY STREET  
 CEDAR FALLS, IA 50613  
 PHONE: (319) 273-8600



SHEET  
 1 OF 1



CITY OF CEDAR FALLS  
OWNER PURCHASE AGREEMENT

Property Address: 2027 Center Street, Cedar Falls  
Parcel Number: 13  
Project Name: Center Street Corridor Streetscape Project

County Tax Parcel No: 8914-01-103-011  
Project Number: MC-000-3206

THIS OWNER PURCHASE AGREEMENT is entered into on this \_\_\_\_ day of \_\_\_\_\_, 2022, by and between Marilyn I. Bonorden, Seller, and the City of Cedar Falls, Iowa, Buyer.

- 1. Buyer hereby agrees to buy and Sellers hereby agrees to convey Sellers' interests in the following real estate, hereinafter referred to as the "Premises":

See Attached Temporary Easement Plat (Exhibit A)

together with all improvements of whatever type situated on the Premises. This acquisition is for public purposes through an exercise of the power of eminent domain.

- 2. The Premises conveyed includes all of the Sellers' estates, rights, title and interests in the Premises, including any easements as are described herein. Sellers consents to any change of grade of the adjacent roadway and accepts payment under this Agreement for any and all damages arising therefrom. Sellers acknowledges full settlement and payment from Buyer for all claims according to the terms of this Agreement and discharges Buyer from any and all liability arising out of this Agreement and the construction of the public improvement project identified above ("Project").
- 3. In consideration of Sellers' conveyance of Sellers' interest in the Premises to Buyer, Buyer agrees to pay to Sellers the following:

Payment Amount	Agreed Performance	Date
\$ _____	on right of possession	_____
\$ _____	on conveyance of title	_____
\$ _____	on surrender of possession	_____
\$ 171.36	on possession and conveyance	60 days after Buyer approval
\$ 171.36	TOTAL LUMP SUM	

BREAKDOWN: ac. = acres      sq. ft. = square feet

Land by Fee Title	_____ sq. ft.	\$ _____
Underlying Fee Title	_____ sq. ft.	\$ _____
Temporary Easement	600 sq. ft.	\$ 171.36
Permanent Easement	_____ sq. ft.	\$ _____
Buildings		\$ _____
Severance Damages		\$ _____

- 4. Sellers grants to the City a Fee Acquisition, and Temporary and/or Permanent Easements as shown on the attached acquisition plat and/or temporary easement plat and/or permanent easement plat. Sellers also agrees to execute a Warranty Deed, Temporary Easement Agreement and/or Permanent Easement Agreement, in the forms attached hereto. Any Temporary Construction Easement shall terminate upon completion of the Project unless otherwise specified in the temporary easement agreement.
- 5. Possession of the Premises is the essence of this Agreement and Buyer may enter and assume full use

and enjoyment of the Sellers' interest in the Premises according to the terms of this Agreement, immediately upon approval of this Agreement by the City Council of the City of Cedar Falls, Iowa, unless a different date is specified in Paragraph 3 above. Notwithstanding the above, Sellers grants to Buyer the immediate right to enter the Premises for the purpose of gathering survey and soil data.

- 6. This Agreement shall apply to and bind the assigns, representatives and successors of the Sellers.
- 7. This Agreement and all attachments hereto constitute the entire agreement between the Buyer and the Sellers related to the subject matter and there is no agreement to do or not to do any act or deed except as specifically provided for herein.
- 8. The Sellers states and warrants that, to the best of the Sellers' knowledge, there is no known burial site, well, solid waste disposal site, private sewage disposal systems, hazardous substance or underground storage tank on the premises, except:

\_\_\_\_\_

- 9. The Buyer hereby gives notice of Sellers' five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this Agreement as required by Section 6B.52 of the Code of Iowa.

SELLERS' SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the Buyer, we the undersigned claimants certify the total lump sum payment shown herein is just and unpaid.

SELLERS: Marilyn I. Bonorden

Marilyn Irene Bonorden  
Date 3/21/22

State of Iowa  
County of Black Hawk

This record was acknowledged before me on the 21<sup>st</sup> day of March, 2022, by Marilyn I. Bonorden.

Haley M. Habinck  
Signature of notarial officer

Haley M. Habinck  
Printed name of notarial officer

7/23/2024  
My commission expires



CITY OF CEDAR FALLS, IOWA (BUYER)

By: \_\_\_\_\_  
Robert M Green, Mayor

ATTEST:

By: \_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

STATE OF IOWA, COUNTY OF BLACK HAWK, ss:

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:

\_\_\_\_\_

Exhibit A

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 13-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
CENTER STREET CORRIDOR STREETScape PROJECT  
PARCEL 13

PROPERTY OWNER:  
BONORDEN, ROBERT G.  
BONORDEN, MARILYN I.  
2027 CENTER STREET  
CEDAR FALLS, IA 50613  
BOOK 683, PAGE 60

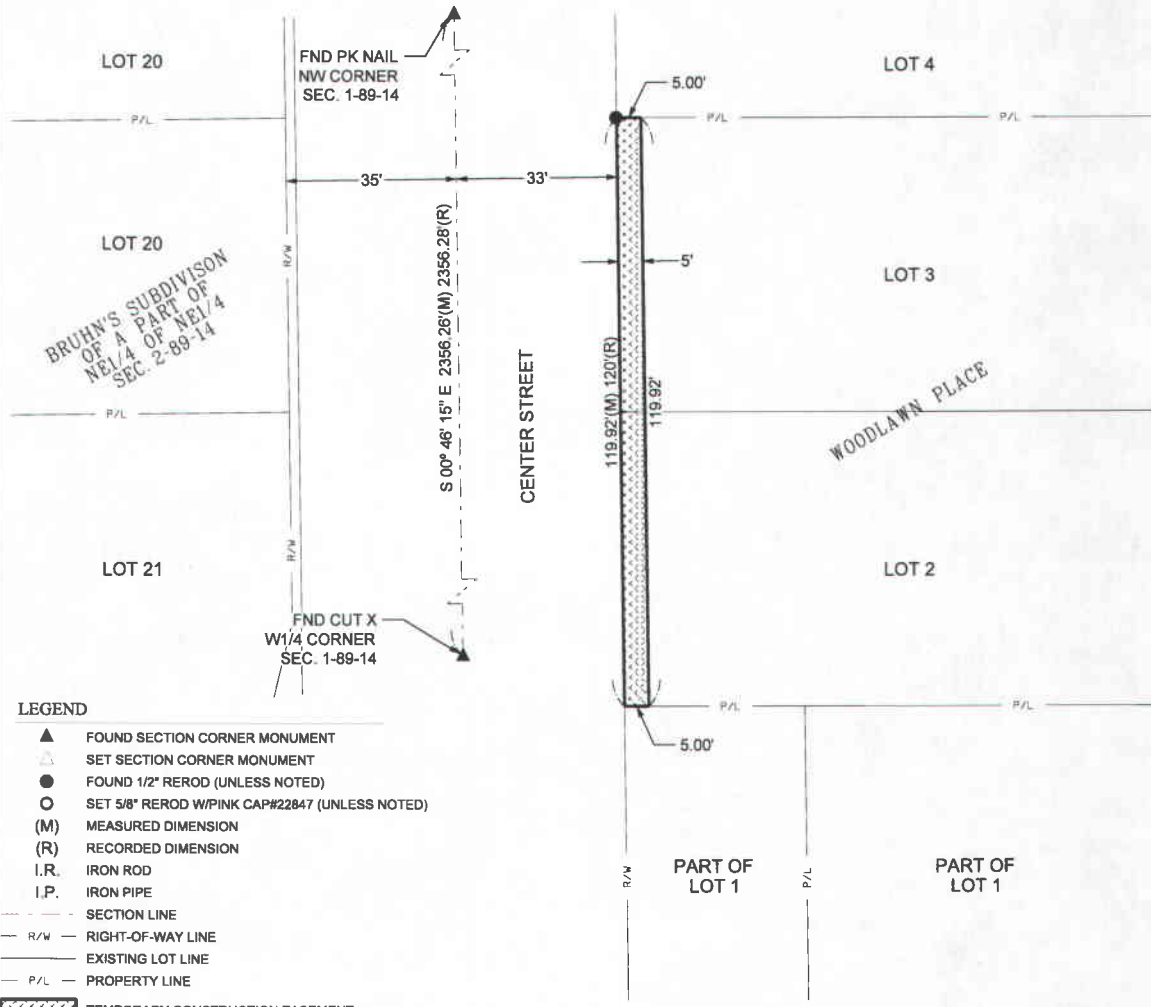
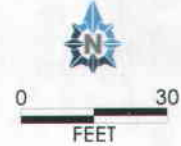
LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN LOTS 2 & 3 OF WOODLAWN PLACE, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5.00 FEET OF SAID LOTS 2 & 3 OF WOODLAWN PLACE, CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

SAID TRACT CONTAINS 600 SQUARE FEET OR 0.01 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 1/2" REROD (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP#22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- SECTION LINE
- R/W --- RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- P/L --- PROPERTY LINE
- TEMPORARY CONSTRUCTION EASEMENT

FIELD SURVEY COMPLETED: NOVEMBER 2019

SURVEY FOR:  
CITY OF CEDAR FALLS  
220 CLAY STREET  
CEDAR FALLS, IA 50613  
PHONE: (319) 273-8600



SHEET  
1 OF 1

## TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

This Temporary Construction Easement Agreement ("Agreement") is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, by Dennis Pruckler and Bonnie Pruckler ("Grantor"), and City of Cedar Falls, a municipality organized under the laws of the State of Iowa ("Grantee"). In consideration of the sum of one dollar (\$1.00), and other valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby sells, grants and conveys unto Grantee a temporary easement under, through, and across the following described real estate which is owned by Grantor:

See Exhibit A attached (the "Easement Area").

1. Purpose. This temporary construction easement is granted for the purpose of entering, using, occupying, sloping, grading, clearing, grubbing, excavating and storing of materials and equipment during the construction of a public improvement project near the Easement Area, as well as the right of ingress and egress along and over the Easement Area and for any reasonable purpose deemed by the Grantee to be necessary for said public improvement project.

2. Restoration of Easement Area. Grantee agrees to restore at Grantee's cost the Easement Area in a timely manner after completion of the public improvement project, including any construction, reconstruction, maintenance, repair or replacement work. Such restoration shall include, but not be limited to, the restoration of lawns by seeding, complete restoration of any driveways, fences or other structures modified as a requirement of the construction, as well as the repair of any of Grantor's property damaged as set forth in Paragraph 6 below.

3. No Obstructions. Grantor does hereby agree not to create or permit any building to be constructed within the Easement Area, or to cause or permit any other obstruction or condition of any kind or character within the Easement Area upon Grantor's premises that will interfere with the Grantee's exercise and enjoyment of the easement rights hereinabove conveyed.

4. Grantee's Use. The Grantee, its successors and assigns, shall have the right to use and enjoy the Easement Area for the purposes identified hereinabove, it being specifically understood and agreed, however, that in no event shall the Grantee have any right to erect buildings or similar structures on or over any portion of the Easement

Area. If the Grantee should abandon said easement or fail to use the same for a continuous period of two (2) years after removal of its facilities, then said easement, along with any and all rights and interests granted to the Grantee under this Agreement, shall cease and terminate, and all the rights and interests hereby granted shall be vested in the then owner of the fee simple title in and to the land over which said easement crosses. Furthermore, unless resulting from the exercise of the rights granted herein, the Grantee shall not, without Grantor's prior written approval, diminish access, ingress or egress to any portion of the Grantor's Property.

5. Grantor's Use. The Grantee shall exercise reasonable diligence in performing any of its rights within the Easement Area so as (i) to avoid damaging the Easement Area (or any other portion of the Grantor's Property), and (ii) not to unreasonably interfere with the use of the Easement Area (or any other portion of the Grantor's Property) (including, but not limited to, ingress/egress/access), by Grantor, its employees, agents, representatives, customers, or invitees. Grantee shall use reasonable efforts to coordinate with Grantor prior to any construction and/or maintenance and/or any other work within the Easement Area and shall furthermore provide Grantor reasonable prior notice with regard to any such construction and/or maintenance. No excavated dirt or debris may be left within the Easement Area following completion of construction, reconstruction, maintenance, repair or replacement work. All excavated materials shall be properly disposed of by the Grantee following completion of the public improvement project.

6. Liability for Damage. Grantee shall be liable to Grantor for any damage to real or personal property, and for injury to or death of any persons, proximately caused by the acts or omissions of Grantee, or its employees, agents, contractors or subcontractors, which arise out of any work done on or to the Easement Area while Grantee, or its employees, agents, contractors or subcontractors, are exercising any rights with respect to the Easement Area which are granted to Grantee under this Agreement. The provisions of this paragraph shall terminate upon completion of the public improvement project and final acceptance of public improvements by the City Council of Grantee.

7. Expiration of Temporary Easement. This Agreement and the easements in favor of Grantee shall expire upon the earlier of (a) thirty-six (36) months following the execution of this Agreement; or (b) the date on which Grantee completes the public improvement project and final acceptance of public improvements by the city council of the City.

8. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the parties' respective successors and assigns.

GRANTOR:

  
Dennis Pruckler

  
Bonnie Pruckler

State of Iowa )

County of Black Hawk )

This record was acknowledged before me on the 14<sup>th</sup> day of March,  
2024, by Dennis Pruckler and Bonnie Pruckler.

Haley M. Habinck  
Signature of notarial officer



Stamp

[ Admin. Assistant ]  
Title of Office

[My commission expires: 7/23/24]

ACCEPTANCE OF TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

The City of Cedar Falls, Iowa ("Grantee"), does hereby accept and approve the foregoing Temporary Construction Easement Agreement.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

GRANTEE:

CITY OF CEDAR FALLS, IOWA

\_\_\_\_\_  
Robert M. Green, Mayor

ATTEST

\_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

State of \_\_\_\_\_ )

County of \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_,  
20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the  
City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:  
\_\_\_\_\_



Exhibit A

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 16-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
CENTER STREET CORRIDOR STREETScape PROJECT  
PARCEL 16

**PROPERTY OWNER:**

PRUCKLER, DENNIS  
PRUCKLER, BONNIE  
2221 CENTER STREET  
CEDAR FALLS, IA 50613  
BOOK 560, PAGE 782

FND 5/8" IP W/  
YELLOW CAP #13147  
W1/4 CORNER  
SEC. 36-90-14

SW CORNER  
LOT 4  
HOME ACRES ADD.

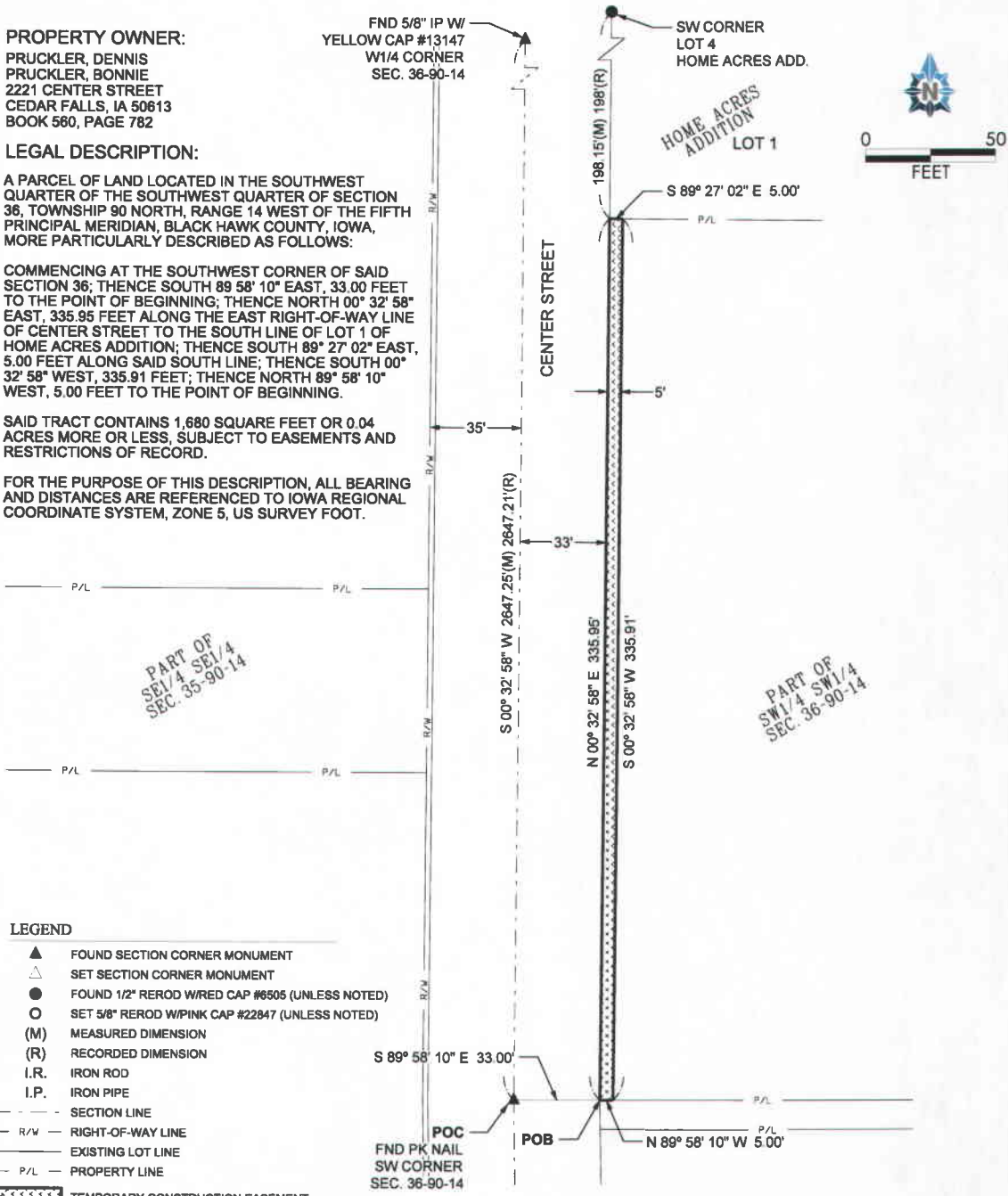
**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 90 NORTH, RANGE 14 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE SOUTH 89° 58' 10" EAST, 33.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00° 32' 58" EAST, 335.95 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF CENTER STREET TO THE SOUTH LINE OF LOT 1 OF HOME ACRES ADDITION; THENCE SOUTH 89° 27' 02" EAST, 5.00 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 00° 32' 58" WEST, 335.91 FEET; THENCE NORTH 89° 58' 10" WEST, 5.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 1,680 SQUARE FEET OR 0.04 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



**LEGEND**

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 1/2" REROD W/RED CAP #6505 (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP #22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- - - SECTION LINE
- R/W - RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- P/L - PROPERTY LINE
- ▨ TEMPORARY CONSTRUCTION EASEMENT

FIELD SURVEY COMPLETED: NOVEMBER 2019

SURVEY FOR:  
CITY OF CEDAR FALLS  
220 CLAY STREET  
CEDAR FALLS, IA 50613  
PHONE: (319) 273-8600



SHEET  
1 OF 1

FOTH PROJECT NO. 19C017-05 DATE: 3/8/2022

**CITY OF CEDAR FALLS  
OWNER PURCHASE AGREEMENT**

**Property Address: 2221 Center Street, Cedar Falls  
Parcel Number: 16  
Project Name: Center Street Corridor Streetscape Project**

**County Tax Parcel No: 9014-36-353-012  
Project Number: MC-000-3206**

**THIS OWNER PURCHASE AGREEMENT is entered into on this \_\_\_\_ day of \_\_\_\_\_, 2022,  
by and between Dennis Pruckler AND Bonnie Pruckler, Seller, and the City of Cedar Falls, Iowa, Buyer.**

- 1. Buyer hereby agrees to buy and Seller hereby agrees to convey Seller's interests in the following real estate, hereinafter referred to as the "Premises":

See Attached Temporary Easement Plat (Exhibit A)

together with all improvements of whatever type situated on the Premises. This acquisition is for public purposes through an exercise of the power of eminent domain.

- 2. The Premises conveyed includes all of the Seller's estates, rights, title and interests in the Premises, including any easements as are described herein. Seller consents to any change of grade of the adjacent roadway and accepts payment under this Agreement for any and all damages arising therefrom. Seller acknowledges full settlement and payment from Buyer for all claims according to the terms of this Agreement and discharges Buyer from any and all liability arising out of this Agreement and the construction of the public improvement project identified above ("Project").
- 3. In consideration of Seller's conveyance of Seller's interest in the Premises to Buyer, Buyer agrees to pay to Seller the following:

Payment Amount	Agreed Performance	Date
\$ _____	on right of possession	_____
\$ _____	on conveyance of title	_____
\$ _____	on surrender of possession	_____
\$ 479.81	on possession and conveyance	60 days after Buyer approval
\$ 479.81	TOTAL LUMP SUM	

BREAKDOWN: ac. = acres		sq. ft. = square feet		
Land by Fee Title	_____	sq. ft.	_____	\$ _____
Underlying Fee Title	_____	sq. ft.	_____	\$ _____
Temporary Easement	1,680	sq. ft.	_____	\$ 479.81
Permanent Easement	_____	sq. ft.	_____	\$ _____
Buildings				\$ _____
Severance Damages				\$ _____

- 4. Seller grants to the City a Fee Acquisition, and Temporary and/or Permanent Easements as shown on the attached acquisition plat and/or temporary easement plat and/or permanent easement plat. Seller also agrees to execute a Warranty Deed, Temporary Easement Agreement and/or Permanent Easement Agreement, in the forms attached hereto. Any Temporary Construction Easement shall terminate upon completion of the Project unless otherwise specified in the temporary easement agreement.
- 5. Possession of the Premises is the essence of this Agreement and Buyer may enter and assume full use



By: \_\_\_\_\_  
Robert M Green, Mayor

ATTEST:

By: \_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

STATE OF IOWA, COUNTY OF BLACK HAWK, ss:

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:

\_\_\_\_\_

Exhibit A

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 16-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
CENTER STREET CORRIDOR STREETScape PROJECT  
PARCEL 16

**PROPERTY OWNER:**

PRUCKLER, DENNIS  
PRUCKLER, BONNIE  
2221 CENTER STREET  
CEDAR FALLS, IA 50613  
BOOK 560, PAGE 782

**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 90 NORTH, RANGE 14 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE SOUTH 89° 58' 10" EAST, 33.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00° 32' 58" EAST, 335.95 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF CENTER STREET TO THE SOUTH LINE OF LOT 1 OF HOME ACRES ADDITION; THENCE SOUTH 89° 27' 02" EAST, 5.00 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 00° 32' 58" WEST, 335.91 FEET; THENCE NORTH 89° 58' 10" WEST, 5.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 1,680 SQUARE FEET OR 0.04 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.

FND 5/8" IP W/  
YELLOW CAP #13147  
W1/4 CORNER  
SEC. 36-90-14

SW CORNER  
LOT 4  
HOME ACRES ADD.

HOME ACRES  
ADDITION  
LOT 1



P/L

PART OF  
SE1/4 SE1/4  
SEC. 35-90-14

P/L

**LEGEND**

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 1/2" REROD W/RED CAP #6505 (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP #22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- - - SECTION LINE
- R/W - RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- P/L - PROPERTY LINE
- TEMPORARY CONSTRUCTION EASEMENT

S 89° 58' 10" E 33.00'

POC  
FND PK NAIL  
SW CORNER  
SEC. 36-90-14

S 00° 32' 58" W 2647.25'(M) 2647.21'(R)

N 00° 32' 58" E 335.95'

S 00° 32' 58" W 335.91'

CENTER STREET

198.15'(M) 198'(R)

S 89° 27' 02" E 5.00'

P/L

5'

35'

33'

P/L

N 89° 58' 10" W 5.00'

FIELD SURVEY COMPLETED: NOVEMBER 2019

**SURVEY FOR:**

CITY OF CEDAR FALLS  
220 CLAY STREET  
CEDAR FALLS, IA 50613  
PHONE: (319) 273-8600



**Foth Infrastructure & Environment, LLC**  
411 6th Avenue SE, Suite 400 • Cedar Rapids, IA 52401-1931  
• Phone: 319-365-9565 •

SHEET

1 OF 1

245

## TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

This Temporary Construction Easement Agreement ("Agreement") is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, by Michael W. Leuer and Rosella F. Leuer ("Grantor"), and City of Cedar Falls, a municipality organized under the laws of the State of Iowa ("Grantee"). In consideration of the sum of one dollar (\$1.00), and other valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby sells, grants and conveys unto Grantee a temporary easement under, through, and across the following described real estate which is owned by Grantor:

See Exhibit A attached (the "Easement Area").

1. Purpose. This temporary construction easement is granted for the purpose of entering, using, occupying, sloping, grading, clearing, grubbing, excavating and storing of materials and equipment during the construction of a public improvement project near the Easement Area, as well as the right of ingress and egress along and over the Easement Area and for any reasonable purpose deemed by the Grantee to be necessary for said public improvement project.

2. Restoration of Easement Area. Grantee agrees to restore at Grantee's cost the Easement Area in a timely manner after completion of the public improvement project, including any construction, reconstruction, maintenance, repair or replacement work. Such restoration shall include, but not be limited to, the restoration of lawns by seeding, complete restoration of any driveways, fences or other structures modified as a requirement of the construction, as well as the repair of any of Grantor's property damaged as set forth in Paragraph 6 below.

3. No Obstructions. Grantor do hereby agree not to create or permit any building to be constructed within the Easement Area, or to cause or permit any other obstruction or condition of any kind or character within the Easement Area upon Grantor's premises that will interfere with the Grantee's exercise and enjoyment of the easement rights hereinabove conveyed.

4. Grantee's Use. The Grantee, its successors and assigns, shall have the right to use and enjoy the Easement Area for the purposes identified hereinabove, it being specifically understood and agreed, however, that in no event shall the Grantee have any right to erect buildings or similar structures on or over any portion of the Easement

Area. If the Grantee should abandon said easement or fail to use the same for a continuous period of two (2) years after removal of its facilities, then said easement, along with any and all rights and interests granted to the Grantee under this Agreement, shall cease and terminate, and all the rights and interests hereby granted shall be vested in the then owner of the fee simple title in and to the land over which said easement crosses. Furthermore, unless resulting from the exercise of the rights granted herein, the Grantee shall not, without Grantor's prior written approval, diminish access, ingress or egress to any portion of the Grantor's Property.

5. Grantor's Use. The Grantee shall exercise reasonable diligence in performing any of its rights within the Easement Area so as (i) to avoid damaging the Easement Area (or any other portion of the Grantor's Property), and (ii) not to unreasonably interfere with the use of the Easement Area (or any other portion of the Grantor's Property) (including, but not limited to, ingress/egress/access), by Grantor, its employees, agents, representatives, customers, or invitees. Grantee shall use reasonable efforts to coordinate with Grantor prior to any construction and/or maintenance and/or any other work within the Easement Area and shall furthermore provide Grantor reasonable prior notice with regard to any such construction and/or maintenance. No excavated dirt or debris may be left within the Easement Area following completion of construction, reconstruction, maintenance, repair or replacement work. All excavated materials shall be properly disposed of by the Grantee following completion of the public improvement project.

6. Liability for Damage. Grantee shall be liable to Grantor for any damage to real or personal property, and for injury to or death of any persons, proximately caused by the acts or omissions of Grantee, or its employees, agents, contractors or subcontractors, which arise out of any work done on or to the Easement Area while Grantee, or its employees, agents, contractors or subcontractors, are exercising any rights with respect to the Easement Area which are granted to Grantee under this Agreement. The provisions of this paragraph shall terminate upon completion of the public improvement project and final acceptance of public improvements by the City Council of Grantee.

7. Expiration of Temporary Easement. This Agreement and the easements in favor of Grantee shall expire upon the earlier of (a) thirty-six (36) months following the execution of this Agreement; or (b) the date on which Grantee completes the public improvement project and final acceptance of public improvements by the city council of the City.

8. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the parties' respective successors and assigns.

GRANTOR:

Michael W. Leuer 3-15-21  
Michael W. Leuer

Rosella F. Leuer 3-15-22  
Rosella F. Leuer

State of Iowa )

County of Black Hawk )

This record was acknowledged before me on the 15<sup>th</sup> day of March,  
2022, by Michael W. Leuer and Rosella F. Leuer.

Haley M. Habinck  
Signature of notarial officer



Stamp

[ Admin. Assistant. ]  
Title of Office

[My commission expires: 7/23/24]



ACCEPTANCE OF TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

The City of Cedar Falls, Iowa ("Grantee"), does hereby accept and approve the foregoing Temporary Construction Easement Agreement.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

GRANTEE:

CITY OF CEDAR FALLS, IOWA

\_\_\_\_\_  
Robert M. Green, Mayor

ATTEST

\_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

State of \_\_\_\_\_ )

County of \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_,  
20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the  
City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:  
\_\_\_\_\_

Exhibit A

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 17-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
CENTER STREET CORRIDOR STREETScape PROJECT  
PARCEL 17

**PROPERTY OWNER:**

LEUER, MICHAEL W.  
LEUER, ROSELLA F.  
2301 CENTER STREET  
CEDAR FALLS, IA 50613



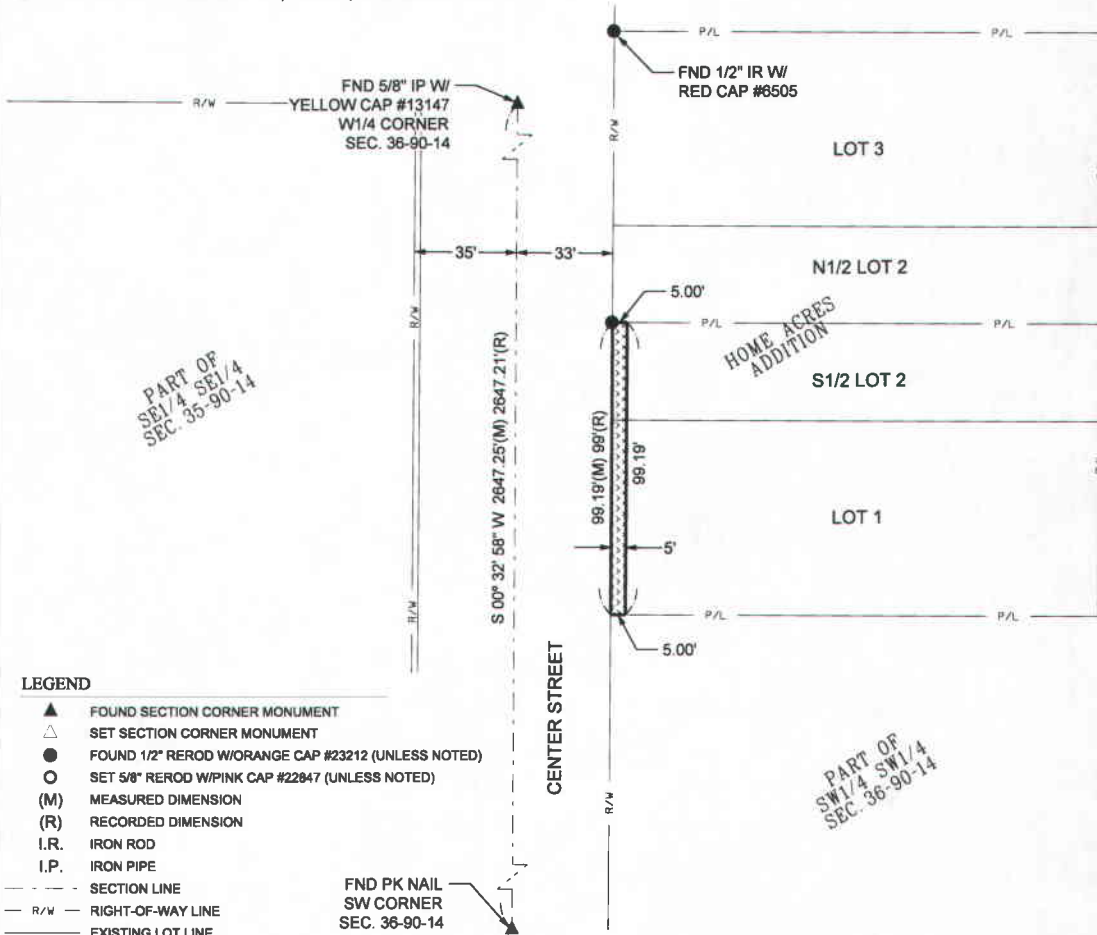
**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN LOT 1 AND THE SOUTH HALF OF LOT 2 OF HOME ACRES ADDITION, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5.00 FEET OF SAID LOT 1 AND THE WEST 5.00 FEET OF SAID SOUTH HALF OF LOT 2 OF HOME ACRES ADDITION, CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

SAID TRACT CONTAINS 496 SQUARE FEET OR 0.01 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



**LEGEND**

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 1/2" REROD W/ORANGE CAP #23212 (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP #22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- - - SECTION LINE
- R/W - RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- P/L - PROPERTY LINE
- [Hatched Box] TEMPORARY CONSTRUCTION EASEMENT

FIELD SURVEY COMPLETED: NOVEMBER 2019

SURVEY FOR:  
CITY OF CEDAR FALLS  
220 CLAY STREET  
CEDAR FALLS, IA 50613  
PHONE: (319) 273-8600



SHEET  
1 OF 1

**CITY OF CEDAR FALLS  
OWNER PURCHASE AGREEMENT**

**Property Address: 2301 Center Street, Cedar Falls      County Tax Parcel No: 9014-36-353-013**  
**Parcel Number: 17      Project Number: MC-000-3206**  
**Project Name: Center Street Corridor Streetscape Project**

**THIS OWNER PURCHASE AGREEMENT is entered into on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by and between Michael W. Leuer AND Rosella F. Leuer, Seller, and the City of Cedar Falls, Iowa, Buyer.**

- 1. Buyer hereby agrees to buy and Seller hereby agrees to convey Seller's interests in the following real estate, hereinafter referred to as the "Premises":

See Attached Temporary Easement Plat (Exhibit A)

together with all improvements of whatever type situated on the Premises. This acquisition is for public purposes through an exercise of the power of eminent domain.

- 2. The Premises conveyed includes all of the Seller's estates, rights, title and interests in the Premises, including any easements as are described herein. Seller consents to any change of grade of the adjacent roadway and accepts payment under this Agreement for any and all damages arising therefrom. Seller acknowledges full settlement and payment from Buyer for all claims according to the terms of this Agreement and discharges Buyer from any and all liability arising out of this Agreement and the construction of the public improvement project identified above ("Project").
- 3. In consideration of Seller's conveyance of Seller's interest in the Premises to Buyer, Buyer agrees to pay to Seller the following:

Payment Amount	Agreed Performance	Date
\$ _____	on right of possession	_____
\$ _____	on conveyance of title	_____
\$ _____	on surrender of possession	_____
\$ 141.66	on possession and conveyance	60 days after Buyer approval
\$ 141.66	TOTAL LUMP SUM	

BREAKDOWN: ac. = acres		sq. ft. = square feet		
Land by Fee Title	_____	sq. ft.	_____	\$ _____
Underlying Fee Title	_____	sq. ft.	_____	\$ _____
Temporary Easement	496	sq. ft.	_____	\$ 141.66
Permanent Easement	_____	sq. ft.	_____	\$ _____
Buildings				\$ _____
Severance Damages				\$ _____

- 4. Seller grants to the City a Fee Acquisition, and Temporary and/or Permanent Easements as shown on the attached acquisition plat and/or temporary easement plat and/or permanent easement plat. Seller also agrees to execute a Warranty Deed, Temporary Easement Agreement and/or Permanent Easement Agreement, in the forms attached hereto. Any Temporary Construction Easement shall terminate upon completion of the Project unless otherwise specified in the temporary easement agreement.
- 5. Possession of the Premises is the essence of this Agreement and Buyer may enter and assume full use

and enjoyment of the Seller's interest in the Premises according to the terms of this Agreement, immediately upon approval of this Agreement by the City Council of the City of Cedar Falls, Iowa, unless a different date is specified in Paragraph 3 above. Notwithstanding the above, Seller grants to Buyer the immediate right to enter the Premises for the purpose of gathering survey and soil data.

- 6. This Agreement shall apply to and bind the assigns, representatives and successors of the Seller.
- 7. This Agreement and all attachments hereto constitute the entire agreement between the Buyer and the Seller related to the subject matter and there is no agreement to do or not to do any act or deed except as specifically provided for herein.
- 8. The Seller states and warrants that, to the best of the Seller's knowledge, there is no known burial site, well, solid waste disposal site, private sewage disposal systems, hazardous substance or underground storage tank on the premises, except:
 

---
- 9. The Buyer hereby gives notice of Seller's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this Agreement as required by Section 6B.52 of the Code of Iowa.

SELLER'S SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the Buyer, we the undersigned claimants certify the total lump sum payment shown herein is just and unpaid.

SELLER: Michael W. Leuer and Rosella F. Leuer

Michael Leuer      3-15-22  
Date

Rosella F. Leuer      3-15-22  
Date

State of Iowa

County of Black Hawk

This record was acknowledged before me on the 15<sup>th</sup> day of March, 2022, by Michael W. Leuer and Rosella F. Leuer.

Haley M. Habinck  
Signature of notarial officer

Haley M. Habinck  
Printed name of notarial officer

7/23/2024  
My commission expires



CITY OF CEDAR FALLS, IOWA (BUYER)

By: \_\_\_\_\_  
Robert M Green, Mayor

ATTEST:

By: \_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

STATE OF IOWA, COUNTY OF BLACK HAWK, ss:

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:  
\_\_\_\_\_

Exhibit A

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 17-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
CENTER STREET CORRIDOR STREETScape PROJECT  
PARCEL 17

**PROPERTY OWNER:**

LEUER, MICHAEL W.  
LEUER, ROSELLA F.  
2301 CENTER STREET  
CEDAR FALLS, IA 50613

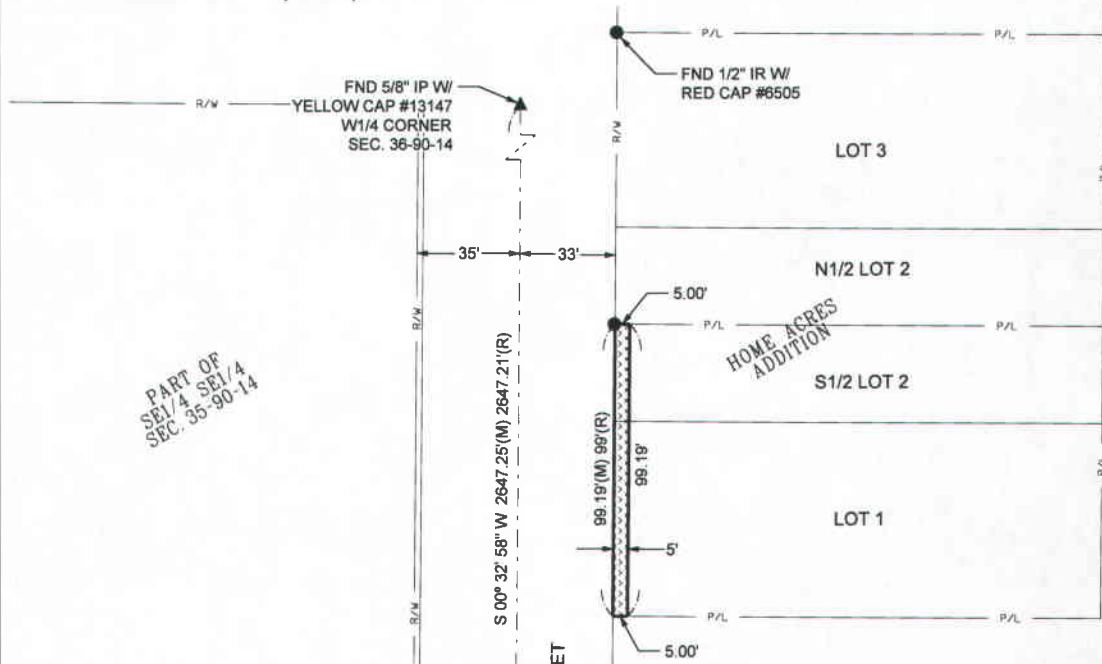
**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN LOT 1 AND THE SOUTH HALF OF LOT 2 OF HOME ACRES ADDITION, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5.00 FEET OF SAID LOT 1 AND THE WEST 5.00 FEET OF SAID SOUTH HALF OF LOT 2 OF HOME ACRES ADDITION, CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

SAID TRACT CONTAINS 496 SQUARE FEET OR 0.01 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



**LEGEND**

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 1/2" REROD W/ORANGE CAP #23212 (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP #22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- - - SECTION LINE
- R/W - RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- P/L - PROPERTY LINE
- ▨ TEMPORARY CONSTRUCTION EASEMENT

FIELD SURVEY COMPLETED: NOVEMBER 2019

**SURVEY FOR:**  
CITY OF CEDAR FALLS  
220 CLAY STREET  
CEDAR FALLS, IA 50613  
PHONE: (319) 273-8600



**Foth Infrastructure & Environment, LLC**  
411 6th Avenue SE, Suite 400 • Cedar Rapids, IA 52401-1931  
• Phone: 319-365-9565 •

SHEET  
1 OF 1

## TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

This Temporary Construction Easement Agreement ("Agreement") is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, by Rose M. Mehmen ("Grantor"), and City of Cedar Falls, a municipality organized under the laws of the State of Iowa ("Grantee"). In consideration of the sum of one dollar (\$1.00), and other valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby sells, grants and conveys unto Grantee a temporary easement under, through, and across the following described real estate which is owned by Grantor:

See Exhibit A attached (the "Easement Area").

1. Purpose. This temporary construction easement is granted for the purpose of entering, using, occupying, sloping, grading, clearing, grubbing, excavating and storing of materials and equipment during the construction of a public improvement project near the Easement Area, as well as the right of ingress and egress along and over the Easement Area and for any reasonable purpose deemed by the Grantee to be necessary for said public improvement project.

2. Restoration of Easement Area. Grantee agrees to restore at Grantee's cost the Easement Area in a timely manner after completion of the public improvement project, including any construction, reconstruction, maintenance, repair or replacement work. Such restoration shall include, but not be limited to, the restoration of lawns by seeding, complete restoration of any driveways, fences or other structures modified as a requirement of the construction, as well as the repair of any of Grantor's property damaged as set forth in Paragraph 6 below.

3. No Obstructions. Grantor does hereby agree not to create or permit any building to be constructed within the Easement Area, or to cause or permit any other obstruction or condition of any kind or character within the Easement Area upon Grantor's premises that will interfere with the Grantee's exercise and enjoyment of the easement rights hereinabove conveyed.

4. Grantee's Use. The Grantee, its successors and assigns, shall have the right to use and enjoy the Easement Area for the purposes identified hereinabove, it being specifically understood and agreed, however, that in no event shall the Grantee have any right to erect buildings or similar structures on or over any portion of the Easement

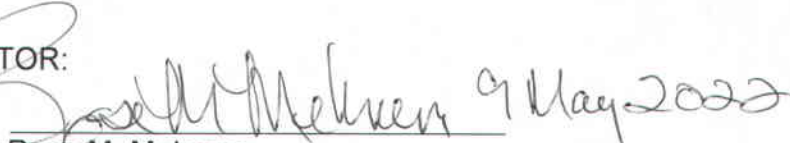
Area. If the Grantee should abandon said easement or fail to use the same for a continuous period of two (2) years after removal of its facilities, then said easement, along with any and all rights and interests granted to the Grantee under this Agreement, shall cease and terminate, and all the rights and interests hereby granted shall be vested in the then owner of the fee simple title in and to the land over which said easement crosses. Furthermore, unless resulting from the exercise of the rights granted herein, the Grantee shall not, without Grantor's prior written approval, diminish access, ingress or egress to any portion of the Grantor's Property.

5. Grantor's Use. The Grantee shall exercise reasonable diligence in performing any of its rights within the Easement Area so as (i) to avoid damaging the Easement Area (or any other portion of the Grantor's Property), and (ii) not to unreasonably interfere with the use of the Easement Area (or any other portion of the Grantor's Property) (including, but not limited to, ingress/egress/access), by Grantor, its employees, agents, representatives, customers, or invitees. Grantee shall use reasonable efforts to coordinate with Grantor prior to any construction and/or maintenance and/or any other work within the Easement Area and shall furthermore provide Grantor reasonable prior notice with regard to any such construction and/or maintenance. No excavated dirt or debris may be left within the Easement Area following completion of construction, reconstruction, maintenance, repair or replacement work. All excavated materials shall be properly disposed of by the Grantee following completion of the public improvement project.

6. Liability for Damage. Grantee shall be liable to Grantor for any damage to real or personal property, and for injury to or death of any persons, proximately caused by the acts or omissions of Grantee, or its employees, agents, contractors or subcontractors, which arise out of any work done on or to the Easement Area while Grantee, or its employees, agents, contractors or subcontractors, are exercising any rights with respect to the Easement Area which are granted to Grantee under this Agreement. The provisions of this paragraph shall terminate upon completion of the public improvement project and final acceptance of public improvements by the City Council of Grantee.

7. Expiration of Temporary Easement. This Agreement and the easements in favor of Grantee shall expire upon the earlier of (a) thirty-six (36) months following the execution of this Agreement; or (b) the date on which Grantee completes the public improvement project and final acceptance of public improvements by the city council of the City.

8. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the parties' respective successors and assigns.

GRANTOR:  
By:  9 May 2022  
Rose M. Mehmen



State of Iowa )

County of Black Hawk )

This record was acknowledged before me on the 9<sup>th</sup> day of May,  
2022, by Rose M. Mehmert.



Haley M Habinck  
Signature of notarial officer

Stamp

[ Admin. Assistant ]  
Title of Office

[My commission expires: 7/23/2024]

ACCEPTANCE OF TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

The City of Cedar Falls, Iowa ("Grantee"), does hereby accept and approve the foregoing Temporary Construction Easement Agreement.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

GRANTEE:

CITY OF CEDAR FALLS, IOWA

\_\_\_\_\_  
Robert M. Green, Mayor

ATTEST

\_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

State of \_\_\_\_\_ )

County of \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_,  
20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the  
City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:

\_\_\_\_\_

Exhibit A

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 18-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
CENTER STREET CORRIDOR STREETSCAPE PROJECT  
PARCEL 18

**PROPERTY OWNER:**

MEHMEN, ROSE M.  
2307 CENTER STREET  
CEDAR FALLS, IA 50613  
FILE # 2003-00010926

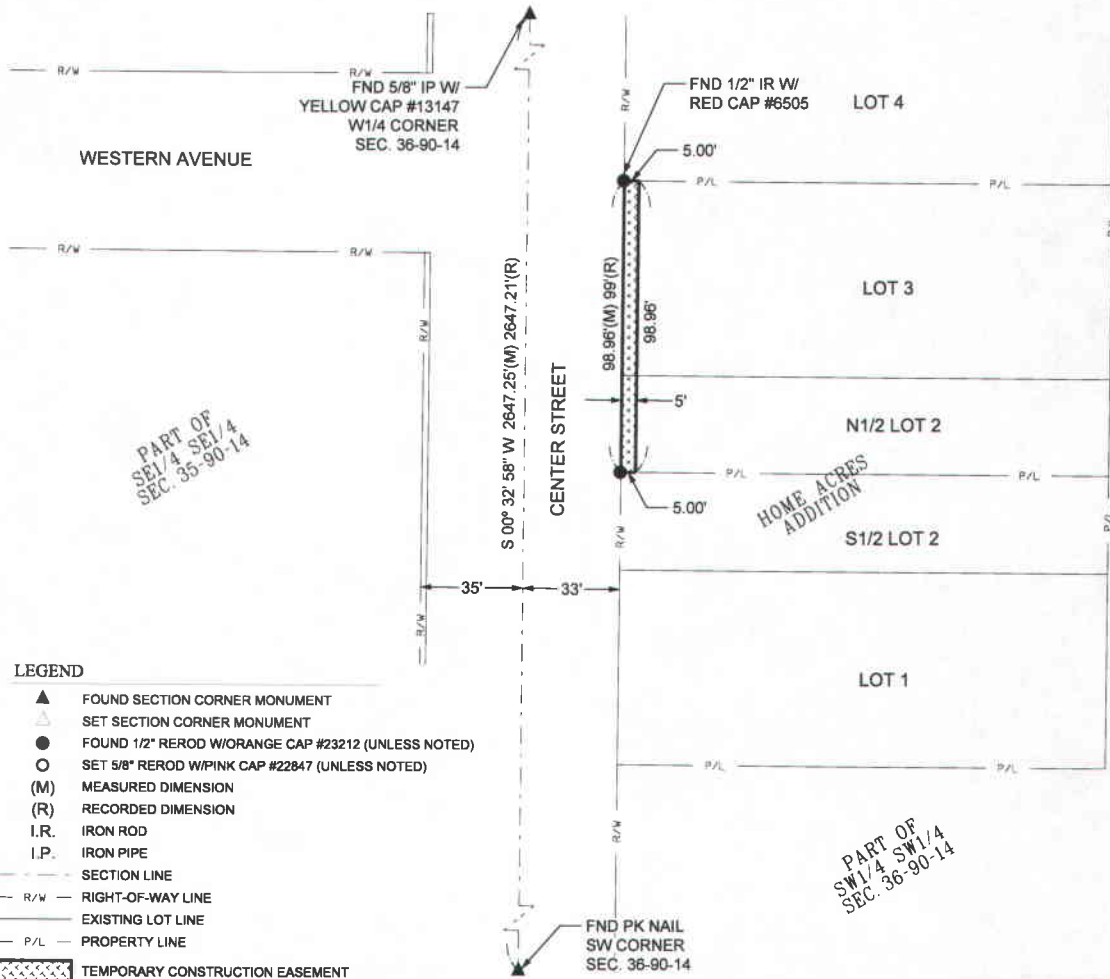
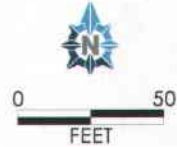
**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN LOT 3 AND THE NORTH HALF OF LOT 2 OF HOME ACRES ADDITION, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5.00 FEET OF SAID NORTH HALF OF LOT 2 AND THE WEST 5.00 FEET OF SAID LOT 3 OF HOME ACRES ADDITION, CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

SAID TRACT CONTAINS 495 SQUARE FEET OR 0.01 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



**LEGEND**

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 1/2" REROD W/ORANGE CAP #23212 (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP #22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- SECTION LINE
- R/W - RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- P/L - PROPERTY LINE
- TEMPORARY CONSTRUCTION EASEMENT

FIELD SURVEY COMPLETED: NOVEMBER 2019

SURVEY FOR:  
CITY OF CEDAR FALLS  
220 CLAY STREET  
CEDAR FALLS, IA 50613  
PHONE: (319) 273-8600



Foth Infrastructure & Environment, LLC  
411 6th Avenue SE, Suite 400 • Cedar Rapids, IA 52401-1931  
Phone: 319-365-9565

SHEET  
1 OF 1

FOTH PROJECT NO. 19C017-05 DATE: 3/8/2022

CITY OF CEDAR FALLS  
OWNER PURCHASE AGREEMENT

Property Address: 2307 Center Street, Cedar Falls      County Tax Parcel No: 9014-36-353-014  
Parcel Number: 18      Project Number: MC-000-3206  
Project Name: Center Street Corridor Streetscape Project

THIS OWNER PURCHASE AGREEMENT is entered into on this \_\_\_\_ day of \_\_\_\_\_, 2022,  
by and between Rose M. Mehmen, Seller, and the City of Cedar Falls, Iowa, Buyer.

- 1. Buyer hereby agrees to buy and Seller hereby agrees to convey Seller's interests in the following real estate, hereinafter referred to as the "Premises":

See Attached Temporary Easement Plat (Exhibit A)

together with all improvements of whatever type situated on the Premises. This acquisition is for public purposes through an exercise of the power of eminent domain.

- 2. The Premises conveyed includes all of the Seller's estates, rights, title and interests in the Premises, including any easements as are described herein. Seller consents to any change of grade of the adjacent roadway and accepts payment under this Agreement for any and all damages arising therefrom. Seller acknowledges full settlement and payment from Buyer for all claims according to the terms of this Agreement and discharges Buyer from any and all liability arising out of this Agreement and the construction of the public improvement project identified above ("Project").
- 3. In consideration of Seller's conveyance of Seller's interest in the Premises to Buyer, Buyer agrees to pay to Seller the following:

Payment Amount	Agreed Performance	Date
\$ _____	on right of possession	_____
\$ _____	on conveyance of title	_____
\$ _____	on surrender of possession	_____
\$ 141.37	on possession and conveyance	60 days after Buyer approval
\$ 141.37	TOTAL LUMP SUM	

BREAKDOWN: ac. = acres      sq. ft. = square feet

Land by Fee Title	_____ sq. ft.	\$ _____
Underlying Fee Title	_____ sq. ft.	\$ _____
Temporary Easement	495 sq. ft.	\$ 141.37
Permanent Easement	_____ sq. ft.	\$ _____
Buildings		\$ _____
Severance Damages		\$ _____

- 4. Seller grants to the City a Fee Acquisition, and Temporary and/or Permanent Easements as shown on the attached acquisition plat and/or temporary easement plat and/or permanent easement plat. Seller also agrees to execute a Warranty Deed, Temporary Easement Agreement and/or Permanent Easement Agreement, in the forms attached hereto. Any Temporary Construction Easement shall terminate upon completion of the Project unless otherwise specified in the temporary easement agreement.
- 5. Possession of the Premises is the essence of this Agreement and Buyer may enter and assume full use

and enjoyment of the Seller's interest in the Premises according to the terms of this Agreement, immediately upon approval of this Agreement by the City Council of the City of Cedar Falls, Iowa, unless a different date is specified in Paragraph 3 above. Notwithstanding the above, Seller grants to Buyer the immediate right to enter the Premises for the purpose of gathering survey and soil data.

- 6. This Agreement shall apply to and bind the assigns, representatives and successors of the Seller.
- 7. This Agreement and all attachments hereto constitute the entire agreement between the Buyer and the Seller related to the subject matter and there is no agreement to do or not to do any act or deed except as specifically provided for herein.
- 8. The Seller states and warrants that, to the best of the Seller's knowledge, there is no known burial site, well, solid waste disposal site, private sewage disposal systems, hazardous substance or underground storage tank on the premises, except:
 

---
- 9. The Buyer hereby gives notice of Seller's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this Agreement as required by Section 6B.52 of the Code of Iowa.

SELLER'S SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the Buyer, we the undersigned claimants certify the total lump sum payment shown herein is just and unpaid.

SELLER: Rose M. Mehmen

16 Mar 2022 Rose Mehmen  
Date

State of Ia  
County of Black Hawk

This record was acknowledged before me on the 10<sup>th</sup> day of March, 2022, by Katherine Terhune

[Signature]  
Signature of notarial officer

Katherine Terhune  
Printed name of notarial officer

10/22/23  
My commission expires



CITY OF CEDAR FALLS, IOWA (BUYER)

By: \_\_\_\_\_  
Robert M Green, Mayor

ATTEST:

By: \_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

STATE OF IOWA, COUNTY OF BLACK HAWK, ss:

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:

\_\_\_\_\_

Exhibit A

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 18-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
CENTER STREET CORRIDOR STREETScape PROJECT  
PARCEL 18

**PROPERTY OWNER:**

MEHMEN, ROSE M.  
2307 CENTER STREET  
CEDAR FALLS, IA 50613  
FILE # 2003-00010926

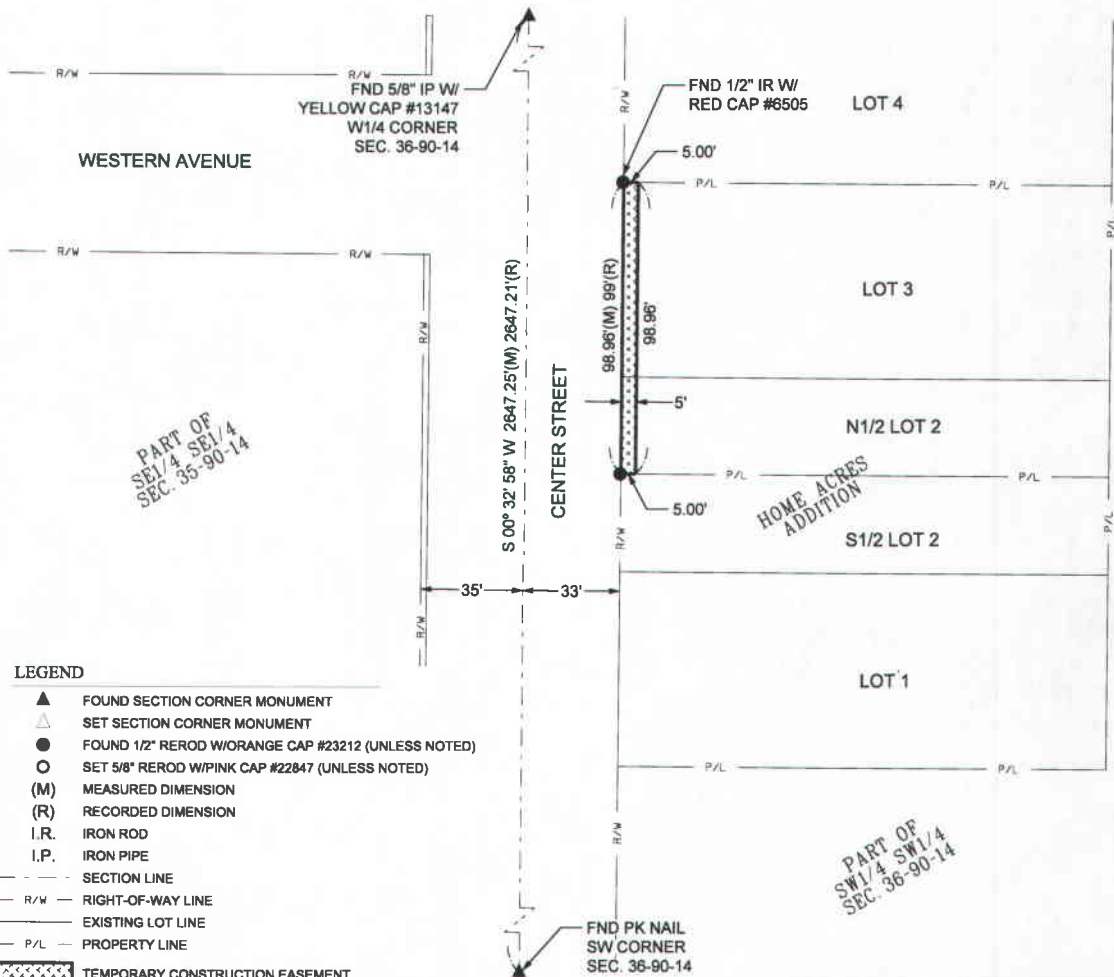
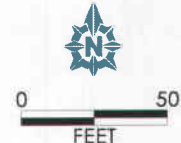
**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN LOT 3 AND THE NORTH HALF OF LOT 2 OF HOME ACRES ADDITION, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5.00 FEET OF SAID NORTH HALF OF LOT 2 AND THE WEST 5.00 FEET OF SAID LOT 3 OF HOME ACRES ADDITION, CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

SAID TRACT CONTAINS 495 SQUARE FEET OR 0.01 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



**LEGEND**

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 1/2" REROD W/ORANGE CAP #23212 (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP #22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- SECTION LINE
- R/W - RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- P/L - PROPERTY LINE
- ▨ TEMPORARY CONSTRUCTION EASEMENT

FIELD SURVEY COMPLETED: NOVEMBER 2019

SURVEY FOR:  
CITY OF CEDAR FALLS  
220 CLAY STREET  
CEDAR FALLS, IA 50613  
PHONE: (319) 273-8600



SHEET  
1 OF 1

FOTH PROJECT NO. 19C017-05 DATE: 3/8/2022

## TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

This Temporary Construction Easement Agreement ("Agreement") is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, by David J. Minikus and Renae G. Minikus ("Grantor"), and City of Cedar Falls, a municipality organized under the laws of the State of Iowa ("Grantee"). In consideration of the sum of one dollar (\$1.00), and other valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby sells, grants and conveys unto Grantee a temporary easement under, through, and across the following described real estate which is owned by Grantor:

See Exhibit A attached (the "Easement Area").

1. Purpose. This temporary construction easement is granted for the purpose of entering, using, occupying, sloping, grading, clearing, grubbing, excavating and storing of materials and equipment during the construction of a public improvement project near the Easement Area, as well as the right of ingress and egress along and over the Easement Area and for any reasonable purpose deemed by the Grantee to be necessary for said public improvement project.

2. Restoration of Easement Area. Grantee agrees to restore at Grantee's cost the Easement Area in a timely manner after completion of the public improvement project, including any construction, reconstruction, maintenance, repair or replacement work. Such restoration shall include, but not be limited to, the restoration of lawns by seeding, complete restoration of any driveways, fences or other structures modified as a requirement of the construction, as well as the repair of any of Grantor's property damaged as set forth in Paragraph 6 below.

3. No Obstructions. Grantor does hereby agree not to create or permit any building to be constructed within the Easement Area, or to cause or permit any other obstruction or condition of any kind or character within the Easement Area upon Grantor's premises that will interfere with the Grantee's exercise and enjoyment of the easement rights hereinabove conveyed.

4. Grantee's Use. The Grantee, its successors and assigns, shall have the right to use and enjoy the Easement Area for the purposes identified hereinabove, it being specifically understood and agreed, however, that in no event shall the Grantee have any right to erect buildings or similar structures on or over any portion of the Easement



Area. If the Grantee should abandon said easement or fail to use the same for a continuous period of two (2) years after removal of its facilities, then said easement, along with any and all rights and interests granted to the Grantee under this Agreement, shall cease and terminate, and all the rights and interests hereby granted shall be vested in the then owner of the fee simple title in and to the land over which said easement crosses. Furthermore, unless resulting from the exercise of the rights granted herein, the Grantee shall not, without Grantor's prior written approval, diminish access, ingress or egress to any portion of the Grantor's Property.

5. Grantor's Use. The Grantee shall exercise reasonable diligence in performing any of its rights within the Easement Area so as (i) to avoid damaging the Easement Area (or any other portion of the Grantor's Property), and (ii) not to unreasonably interfere with the use of the Easement Area (or any other portion of the Grantor's Property) (including, but not limited to, ingress/egress/access), by Grantor, its employees, agents, representatives, customers, or invitees. Grantee shall use reasonable efforts to coordinate with Grantor prior to any construction and/or maintenance and/or any other work within the Easement Area and shall furthermore provide Grantor reasonable prior notice with regard to any such construction and/or maintenance. No excavated dirt or debris may be left within the Easement Area following completion of construction, reconstruction, maintenance, repair or replacement work. All excavated materials shall be properly disposed of by the Grantee following completion of the public improvement project.

6. Liability for Damage. Grantee shall be liable to Grantor for any damage to real or personal property, and for injury to or death of any persons, proximately caused by the acts or omissions of Grantee, or its employees, agents, contractors or subcontractors, which arise out of any work done on or to the Easement Area while Grantee, or its employees, agents, contractors or subcontractors, are exercising any rights with respect to the Easement Area which are granted to Grantee under this Agreement. The provisions of this paragraph shall terminate upon completion of the public improvement project and final acceptance of public improvements by the City Council of Grantee.

7. Expiration of Temporary Easement. This Agreement and the easements in favor of Grantee shall expire upon the earlier of (a) thirty-six (36) months following the execution of this Agreement; or (b) the date on which Grantee completes the public improvement project and final acceptance of public improvements by the city council of the City.

8. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the parties' respective successors and assigns.

GRANTOR:  
  
David J. Minikus

  
Renae G. Minikus

State of Iowa )

County of Black Hawk )

This record was acknowledged before me on the 14<sup>th</sup> day of March,  
2022, by David Minikus and Renaë Minikus.

Haley M. Habinck  
Signature of notarial officer



Stamp

[ Admin. Assistant ]  
Title of Office

[My commission expires: 7/23/24]

ACCEPTANCE OF TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

The City of Cedar Falls, Iowa ("Grantee"), does hereby accept and approve the foregoing Temporary Construction Easement Agreement.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

GRANTEE:

CITY OF CEDAR FALLS, IOWA

\_\_\_\_\_  
Robert M. Green, Mayor

ATTEST

\_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

State of \_\_\_\_\_ )

County of \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_,  
20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the  
City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:  
\_\_\_\_\_

Exhibit A

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 19-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
 CENTER STREET CORRIDOR STREETScape PROJECT  
 PARCEL 19

**PROPERTY OWNER:**

MINIKUS, DAVID J.  
 MINIKUS, RENAE G.  
 818 GREEN AVENUE  
 CEDAR FALLS, IA 50613

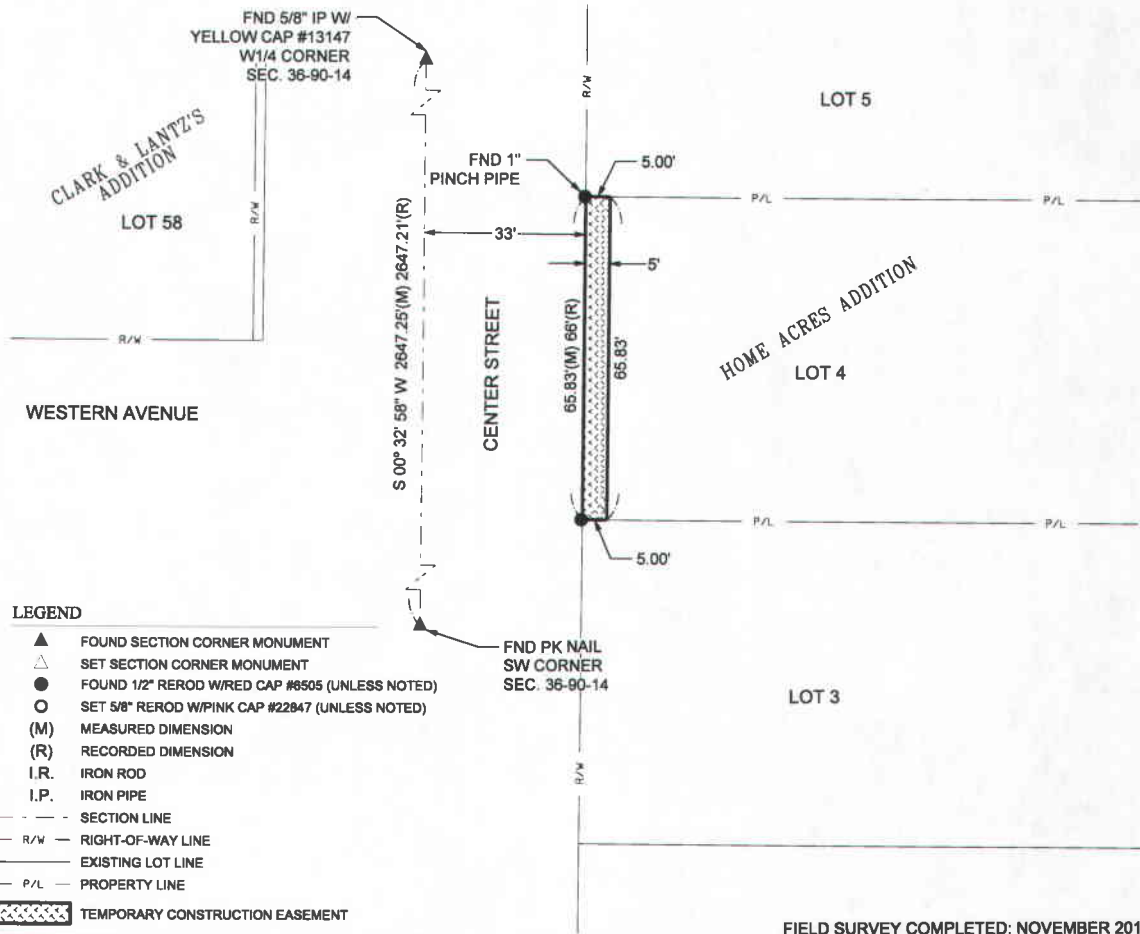
**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN LOT 4 OF HOME ACRES ADDITION, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5.00 FEET OF SAID LOT 4 OF HOME ACRES ADDITION, CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

SAID TRACT CONTAINS 329 SQUARE FEET OR 0.01 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



**LEGEND**

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 1/2" REROD W/RED CAP #8505 (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP #22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- SECTION LINE
- R/W - RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- P/L - PROPERTY LINE
- ▨ TEMPORARY CONSTRUCTION EASEMENT

FIELD SURVEY COMPLETED: NOVEMBER 2019

**SURVEY FOR:**  
 CITY OF CEDAR FALLS  
 220 CLAY STREET  
 CEDAR FALLS, IA 50613  
 PHONE: (319) 273-8600



SHEET  
 1 OF 1

**CITY OF CEDAR FALLS  
OWNER PURCHASE AGREEMENT**

**Property Address: Home Acres Addition Lot 4  
Parcel Number: 19  
Project Name: Center Street Corridor Streetscape Project**

**County Tax Parcel No: 9014-36-353-015  
Project Number: MC-000-3206**

**THIS OWNER PURCHASE AGREEMENT is entered into on this \_\_\_\_\_ day of \_\_\_\_\_, 2022,  
by and between David J. Minikus AND Renae G. Minikus, Seller, and the City of Cedar Falls, Iowa, Buyer.**

- 1. Buyer hereby agrees to buy and Seller hereby agrees to convey Seller's interests in the following real estate, hereinafter referred to as the "Premises":

See Attached Temporary Easement Plat (Exhibit A)

together with all improvements of whatever type situated on the Premises. This acquisition is for public purposes through an exercise of the power of eminent domain.

- 2. The Premises conveyed includes all of the Seller's estates, rights, title and interests in the Premises, including any easements as are described herein. Seller consents to any change of grade of the adjacent roadway and accepts payment under this Agreement for any and all damages arising therefrom. Seller acknowledges full settlement and payment from Buyer for all claims according to the terms of this Agreement and discharges Buyer from any and all liability arising out of this Agreement and the construction of the public improvement project identified above ("Project").
- 3. In consideration of Seller's conveyance of Seller's interest in the Premises to Buyer, Buyer agrees to pay to Seller the following:

Payment Amount	Agreed Performance	Date
\$ _____	on right of possession	_____
\$ _____	on conveyance of title	_____
\$ _____	on surrender of possession	_____
\$ <u>100.00</u>	on possession and conveyance	<u>60 days after Buyer approval</u>
\$ <u>100.00</u>	TOTAL LUMP SUM	

BREAKDOWN: ac. = acres      sq. ft. = square feet

Land by Fee Title	_____ sq. ft.	\$ _____
Underlying Fee Title	_____ sq. ft.	\$ _____
Temporary Easement	<u>329</u> sq. ft.	\$ <u>100.00</u>
Permanent Easement	_____ sq. ft.	\$ _____
Buildings		\$ _____
Severance Damages		\$ _____

- 4. Seller grants to the City a Fee Acquisition, and Temporary and/or Permanent Easements as shown on the attached acquisition plat and/or temporary easement plat and/or permanent easement plat. Seller also agrees to execute a Warranty Deed, Temporary Easement Agreement and/or Permanent Easement Agreement, in the forms attached hereto. Any Temporary Construction Easement shall terminate upon completion of the Project unless otherwise specified in the temporary easement agreement.
- 5. Possession of the Premises is the essence of this Agreement and Buyer may enter and assume full use



By: \_\_\_\_\_  
Robert M Green, Mayor

ATTEST:

By: \_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

STATE OF IOWA, COUNTY OF BLACK HAWK, ss:

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:  
\_\_\_\_\_

Exhibit A

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 19-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
 CENTER STREET CORRIDOR STREETScape PROJECT  
 PARCEL 19

**PROPERTY OWNER:**

MINIKUS, DAVID J.  
 MINIKUS, RENAE G.  
 818 GREEN AVENUE  
 CEDAR FALLS, IA 50613



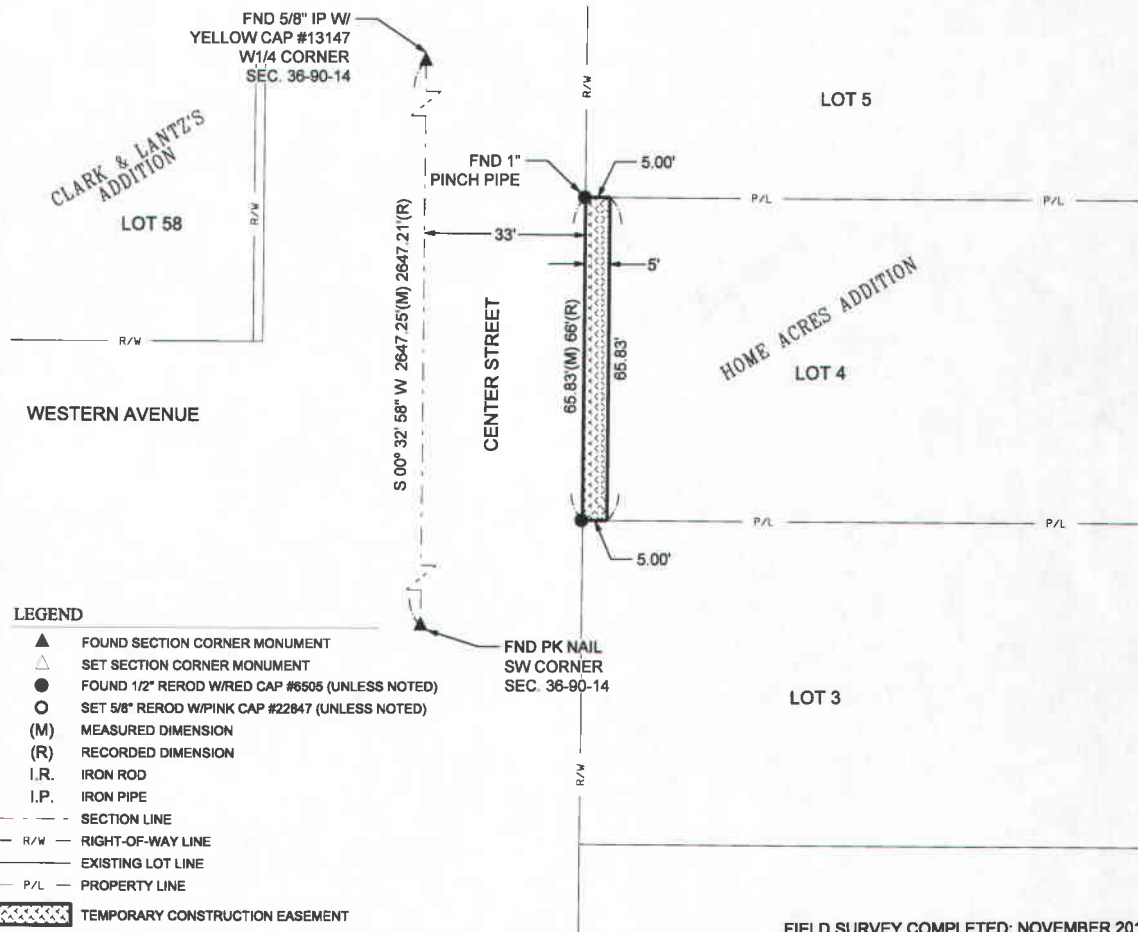
**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN LOT 4 OF HOME ACRES ADDITION, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5.00 FEET OF SAID LOT 4 OF HOME ACRES ADDITION, CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

SAID TRACT CONTAINS 329 SQUARE FEET OR 0.01 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



**LEGEND**

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 1/2" REROD W/RED CAP #6505 (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP #22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- SECTION LINE
- R/W - RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- P/L - PROPERTY LINE
- ▨ TEMPORARY CONSTRUCTION EASEMENT

FIELD SURVEY COMPLETED: NOVEMBER 2019

**SURVEY FOR:**  
 CITY OF CEDAR FALLS  
 220 CLAY STREET  
 CEDAR FALLS, IA 50613  
 PHONE: (319) 273-8600



SHEET  
 1 OF 1



## TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

This Temporary Construction Easement Agreement ("Agreement") is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, by David J. Minikus and Renae G. Minikus ("Grantor"), and City of Cedar Falls, a municipality organized under the laws of the State of Iowa ("Grantee"). In consideration of the sum of one dollar (\$1.00), and other valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby sells, grants and conveys unto Grantee a temporary easement under, through, and across the following described real estate which is owned by Grantor:

See Exhibit A attached (the "Easement Area").

1. Purpose. This temporary construction easement is granted for the purpose of entering, using, occupying, sloping, grading, clearing, grubbing, excavating and storing of materials and equipment during the construction of a public improvement project near the Easement Area, as well as the right of ingress and egress along and over the Easement Area and for any reasonable purpose deemed by the Grantee to be necessary for said public improvement project.

2. Restoration of Easement Area. Grantee agrees to restore at Grantee's cost the Easement Area in a timely manner after completion of the public improvement project, including any construction, reconstruction, maintenance, repair or replacement work. Such restoration shall include, but not be limited to, the restoration of lawns by seeding, complete restoration of any driveways, fences or other structures modified as a requirement of the construction, as well as the repair of any of Grantor's property damaged as set forth in Paragraph 6 below.

3. No Obstructions. Grantor do hereby agree not to create or permit any building to be constructed within the Easement Area, or to cause or permit any other obstruction or condition of any kind or character within the Easement Area upon Grantor's premises that will interfere with the Grantee's exercise and enjoyment of the easement rights hereinabove conveyed.

4. Grantee's Use. The Grantee, its successors and assigns, shall have the right to use and enjoy the Easement Area for the purposes identified hereinabove, it being specifically understood and agreed, however, that in no event shall the Grantee have any right to erect buildings or similar structures on or over any portion of the Easement

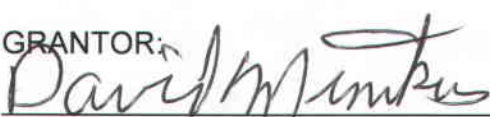
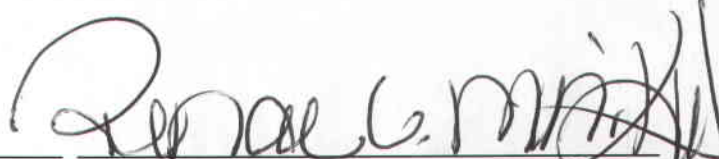
Area. If the Grantee should abandon said easement or fail to use the same for a continuous period of two (2) years after removal of its facilities, then said easement, along with any and all rights and interests granted to the Grantee under this Agreement, shall cease and terminate, and all the rights and interests hereby granted shall be vested in the then owner of the fee simple title in and to the land over which said easement crosses. Furthermore, unless resulting from the exercise of the rights granted herein, the Grantee shall not, without Grantor's prior written approval, diminish access, ingress or egress to any portion of the Grantor's Property.

5. Grantor's Use. The Grantee shall exercise reasonable diligence in performing any of its rights within the Easement Area so as (i) to avoid damaging the Easement Area (or any other portion of the Grantor's Property), and (ii) not to unreasonably interfere with the use of the Easement Area (or any other portion of the Grantor's Property) (including, but not limited to, ingress/egress/access), by Grantor, its employees, agents, representatives, customers, or invitees. Grantee shall use reasonable efforts to coordinate with Grantor prior to any construction and/or maintenance and/or any other work within the Easement Area and shall furthermore provide Grantor reasonable prior notice with regard to any such construction and/or maintenance. No excavated dirt or debris may be left within the Easement Area following completion of construction, reconstruction, maintenance, repair or replacement work. All excavated materials shall be properly disposed of by the Grantee following completion of the public improvement project.

6. Liability for Damage. Grantee shall be liable to Grantor for any damage to real or personal property, and for injury to or death of any persons, proximately caused by the acts or omissions of Grantee, or its employees, agents, contractors or subcontractors, which arise out of any work done on or to the Easement Area while Grantee, or its employees, agents, contractors or subcontractors, are exercising any rights with respect to the Easement Area which are granted to Grantee under this Agreement. The provisions of this paragraph shall terminate upon completion of the public improvement project and final acceptance of public improvements by the City Council of Grantee.

7. Expiration of Temporary Easement. This Agreement and the easements in favor of Grantee shall expire upon the earlier of (a) thirty-six (36) months following the execution of this Agreement; or (b) the date on which Grantee completes the public improvement project and final acceptance of public improvements by the city council of the City.

8. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the parties' respective successors and assigns.

GRANTOR:  
  
 David J. Minikus  
  
 Renae G. Minikus

State of Iowa )

County of Black Hawk )

This record was acknowledged before me on the 14<sup>th</sup> day of March,  
2022 by David J. Minikus and Renaee G. Minikus.



Haley M. Habinck  
Signature of notarial officer

Stamp

[ Admin. Assistant ]  
Title of Office

[My commission expires: 7/23/24]

ACCEPTANCE OF TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

The City of Cedar Falls, Iowa ("Grantee"), does hereby accept and approve the foregoing Temporary Construction Easement Agreement.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

GRANTEE:

CITY OF CEDAR FALLS, IOWA

\_\_\_\_\_  
Robert M. Green, Mayor

ATTEST

\_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

State of \_\_\_\_\_ )

County of \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_,  
20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the  
City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:  
\_\_\_\_\_

Exhibit A

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 20-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
CENTER STREET CORRIDOR STREETScape PROJECT  
PARCEL 20

**PROPERTY OWNER:**

MINIKUS, DAVID J.  
MINIKUS, RENAE G.  
818 GREEN AVENUE  
CEDAR FALLS, IA 50613

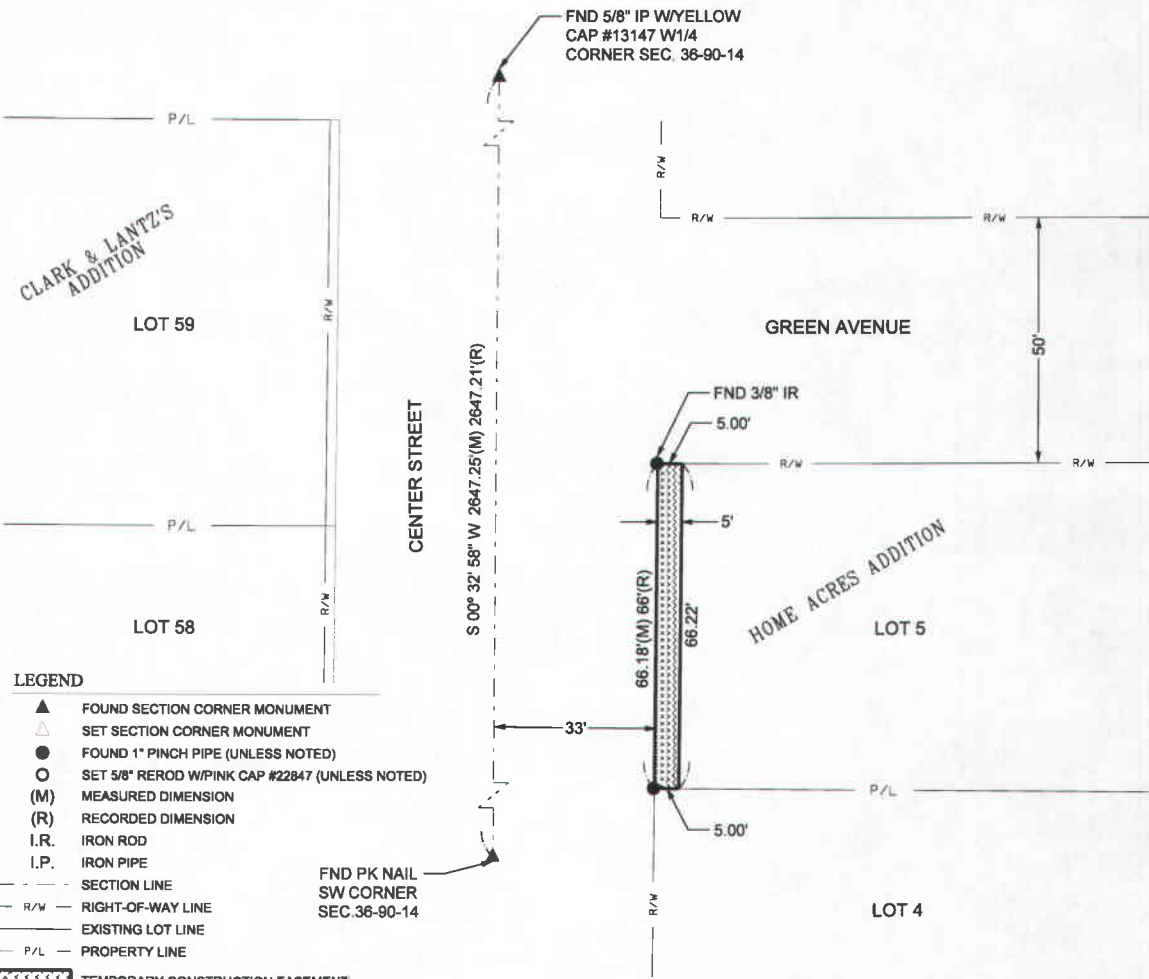
**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN LOT 5 OF HOME ACRES ADDITION, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5.00 FEET OF SAID LOT 5 OF HOME ACRES ADDITION, CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

SAID TRACT CONTAINS 331 SQUARE FEET OR 0.01 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



**SURVEY FOR:**  
CITY OF CEDAR FALLS  
220 CLAY STREET  
CEDAR FALLS, IA 50613  
PHONE: (319) 273-8600



SHEET  
1 OF 1

CITY OF CEDAR FALLS  
OWNER PURCHASE AGREEMENT

Property Address: 818 Green Ave., Cedar Falls  
Parcel Number: 20  
Project Name: Center Street Corridor Streetscape Project

County Tax Parcel No: 9014-36-353-016  
Project Number: MC-000-3206

THIS OWNER PURCHASE AGREEMENT is entered into on this \_\_\_\_ day of \_\_\_\_\_, 2022, by and between David J. Minikus AND Renae G. Minikus, Seller, and the City of Cedar Falls, Iowa, Buyer.

- 1. Buyer hereby agrees to buy and Seller hereby agrees to convey Seller's interests in the following real estate, hereinafter referred to as the "Premises":

See Attached Temporary Easement Plat (Exhibit A)

together with all improvements of whatever type situated on the Premises. This acquisition is for public purposes through an exercise of the power of eminent domain.

- 2. The Premises conveyed includes all of the Seller's estates, rights, title and interests in the Premises, including any easements as are described herein. Seller consents to any change of grade of the adjacent roadway and accepts payment under this Agreement for any and all damages arising therefrom. Seller acknowledges full settlement and payment from Buyer for all claims according to the terms of this Agreement and discharges Buyer from any and all liability arising out of this Agreement and the construction of the public improvement project identified above ("Project").
- 3. In consideration of Seller's conveyance of Seller's interest in the Premises to Buyer, Buyer agrees to pay to Seller the following:

Payment Amount	Agreed Performance	Date
\$ _____	on right of possession	_____
\$ _____	on conveyance of title	_____
\$ _____	on surrender of possession	_____
\$ 100.00	on possession and conveyance	60 days after Buyer approval
\$ 100.00	TOTAL LUMP SUM	

BREAKDOWN:	ac. = acres	sq. ft. = square feet	
Land by Fee Title	_____	sq. ft.	\$ _____
Underlying Fee Title	_____	sq. ft.	\$ _____
Temporary Easement	331	sq. ft.	\$ 100.00
Permanent Easement	_____	sq. ft.	\$ _____
Buildings			\$ _____
Severance Damages			\$ _____

- 4. Seller grants to the City a Fee Acquisition, and Temporary and/or Permanent Easements as shown on the attached acquisition plat and/or temporary easement plat and/or permanent easement plat. Seller also agrees to execute a Warranty Deed, Temporary Easement Agreement and/or Permanent Easement Agreement, in the forms attached hereto. Any Temporary Construction Easement shall terminate upon completion of the Project unless otherwise specified in the temporary easement agreement.
- 5. Possession of the Premises is the essence of this Agreement and Buyer may enter and assume full use

and enjoyment of the Seller's interest in the Premises according to the terms of this Agreement, immediately upon approval of this Agreement by the City Council of the City of Cedar Falls, Iowa, unless a different date is specified in Paragraph 3 above. Notwithstanding the above, Seller grants to Buyer the immediate right to enter the Premises for the purpose of gathering survey and soil data.

- 6. This Agreement shall apply to and bind the assigns, representatives and successors of the Seller.
- 7. This Agreement and all attachments hereto constitute the entire agreement between the Buyer and the Seller related to the subject matter and there is no agreement to do or not to do any act or deed except as specifically provided for herein.
- 8. The Seller states and warrants that, to the best of the Seller's knowledge, there is no known burial site, well, solid waste disposal site, private sewage disposal systems, hazardous substance or underground storage tank on the premises, except: \_\_\_\_\_
- 9. The Buyer hereby gives notice of Seller's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this Agreement as required by Section 6B.52 of the Code of Iowa.

SELLER'S SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the Buyer, we the undersigned claimants certify the total lump sum payment shown herein is just and unpaid.

SELLER: David J. Minikus and Renae G. Minikus  
*[Signature]* 3/14/22 David Minikus 3-14-22  
 \_\_\_\_\_ Date \_\_\_\_\_ Date

State of Iowa  
 County of Black Hawk

This record was acknowledged before me on the 14<sup>th</sup> day of March, 2022, by David J. Minikus and Renae G. Minikus

*[Signature]*  
 Signature of notarial officer

Haley M. Habinck  
 Printed name of notarial officer

7/23/2024  
 My commission expires



CITY OF CEDAR FALLS, IOWA (BUYER)

By: \_\_\_\_\_  
Robert M Green, Mayor

ATTEST:

By: \_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

STATE OF IOWA, COUNTY OF BLACK HAWK, ss:

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:

\_\_\_\_\_



Exhibit A

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 20-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
CENTER STREET CORRIDOR STREETScape PROJECT  
PARCEL 20

**PROPERTY OWNER:**

MINIKUS, DAVID J.  
MINIKUS, RENAE G.  
818 GREEN AVENUE  
CEDAR FALLS, IA 50613

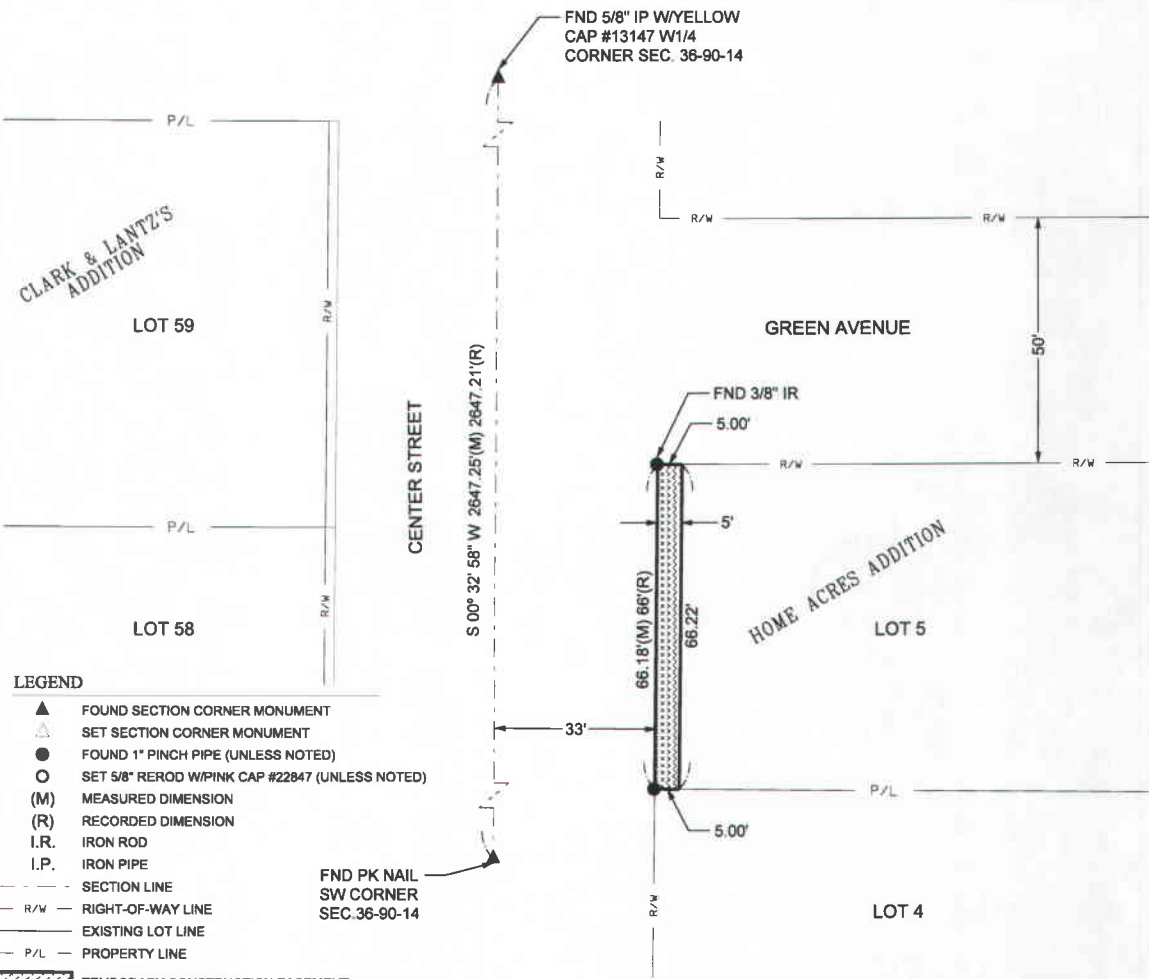
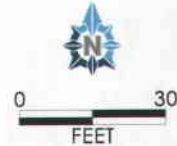
**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN LOT 5 OF HOME ACRES ADDITION, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5.00 FEET OF SAID LOT 5 OF HOME ACRES ADDITION, CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

SAID TRACT CONTAINS 331 SQUARE FEET OR 0.01 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



**LEGEND**

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 1" PINCH PIPE (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP #22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- SECTION LINE
- R/W - RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- P/L - PROPERTY LINE
- TEMPORARY CONSTRUCTION EASEMENT

FIELD SURVEY COMPLETED: NOVEMBER 2019

**SURVEY FOR:**  
CITY OF CEDAR FALLS  
220 CLAY STREET  
CEDAR FALLS, IA 50613  
PHONE: (319) 273-8600



SHEET  
1 OF 1

## TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

This Temporary Construction Easement Agreement ("Agreement") is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, by Creative Properties, LLC ("Grantor"), and City of Cedar Falls, a municipality organized under the laws of the State of Iowa ("Grantee"). In consideration of the sum of one dollar (\$1.00), and other valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby sells, grants and conveys unto Grantee a temporary easement under, through, and across the following described real estate which is owned by Grantor:

See Exhibit A attached (the "Easement Area").

1. Purpose. This temporary construction easement is granted for the purpose of entering, using, occupying, sloping, grading, clearing, grubbing, excavating and storing of materials and equipment during the construction of a public improvement project near the Easement Area, as well as the right of ingress and egress along and over the Easement Area and for any reasonable purpose deemed by the Grantee to be necessary for said public improvement project.

2. Restoration of Easement Area. Grantee agrees to restore at Grantee's cost the Easement Area in a timely manner after completion of the public improvement project, including any construction, reconstruction, maintenance, repair or replacement work. Such restoration shall include, but not be limited to, the restoration of lawns by seeding, complete restoration of any driveways, fences or other structures modified as a requirement of the construction, as well as the repair of any of Grantor's property damaged as set forth in Paragraph 6 below.

3. No Obstructions. Grantor does hereby agree not to create or permit any building to be constructed within the Easement Area, or to cause or permit any other obstruction or condition of any kind or character within the Easement Area upon Grantor's premises that will interfere with the Grantee's exercise and enjoyment of the easement rights hereinabove conveyed.

4. Grantee's Use. The Grantee, its successors and assigns, shall have the right to use and enjoy the Easement Area for the purposes identified hereinabove, it being specifically understood and agreed, however, that in no event shall the Grantee have any right to erect buildings or similar structures on or over any portion of the Easement

Area. If the Grantee should abandon said easement or fail to use the same for a continuous period of two (2) years after removal of its facilities, then said easement, along with any and all rights and interests granted to the Grantee under this Agreement, shall cease and terminate, and all the rights and interests hereby granted shall be vested in the then owner of the fee simple title in and to the land over which said easement crosses. Furthermore, unless resulting from the exercise of the rights granted herein, the Grantee shall not, without Grantor's prior written approval, diminish access, ingress or egress to any portion of the Grantor's Property.

5. Grantor's Use. The Grantee shall exercise reasonable diligence in performing any of its rights within the Easement Area so as (i) to avoid damaging the Easement Area (or any other portion of the Grantor's Property), and (ii) not to unreasonably interfere with the use of the Easement Area (or any other portion of the Grantor's Property) (including, but not limited to, ingress/egress/access), by Grantor, its employees, agents, representatives, customers, or invitees. Grantee shall use reasonable efforts to coordinate with Grantor prior to any construction and/or maintenance and/or any other work within the Easement Area and shall furthermore provide Grantor reasonable prior notice with regard to any such construction and/or maintenance. No excavated dirt or debris may be left within the Easement Area following completion of construction, reconstruction, maintenance, repair or replacement work. All excavated materials shall be properly disposed of by the Grantee following completion of the public improvement project.

6. Liability for Damage. Grantee shall be liable to Grantor for any damage to real or personal property, and for injury to or death of any persons, proximately caused by the acts or omissions of Grantee, or its employees, agents, contractors or subcontractors, which arise out of any work done on or to the Easement Area while Grantee, or its employees, agents, contractors or subcontractors, are exercising any rights with respect to the Easement Area which are granted to Grantee under this Agreement. The provisions of this paragraph shall terminate upon completion of the public improvement project and final acceptance of public improvements by the City Council of Grantee.

7. Expiration of Temporary Easement. This Agreement and the easements in favor of Grantee shall expire upon the earlier of (a) thirty-six (36) months following the execution of this Agreement; or (b) the date on which Grantee completes the public improvement project and final acceptance of public improvements by the city council of the City.

8. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the parties' respective successors and assigns.

GRANTOR:

Creative Properties, LLC

By: T K Boyle

Name: Travis K Boyle

Title: President

State of Iowa )

County of Black Hawk )

This record was acknowledged before me on the 22 day of April, 2022, by Travis Boyle, as President of Creative Properties LLC.

Matthew Tolman  
Signature of notarial officer



Stamp  
[ Civil Engineer II ]  
Title of Office

[My commission expires: 4-7-2025]

ACCEPTANCE OF TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

The City of Cedar Falls, Iowa ("Grantee"), does hereby accept and approve the foregoing Temporary Construction Easement Agreement.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

GRANTEE:

CITY OF CEDAR FALLS, IOWA

\_\_\_\_\_  
Robert M. Green, Mayor

ATTEST

\_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

State of \_\_\_\_\_ )

County of \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_,  
20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the  
City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:  
\_\_\_\_\_

Exhibit A

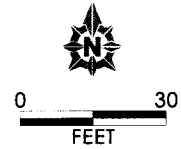
Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 21-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
CENTER STREET CORRIDOR STREETScape PROJECT  
2405 CENTER STREET  
PARCEL 21

**PROPERTY OWNER:**  
CREATIVE PROPERTIES, LLC  
2411 CENTER STREET  
CEDAR FALLS, IA 50613  
FILE # 2019-00018087



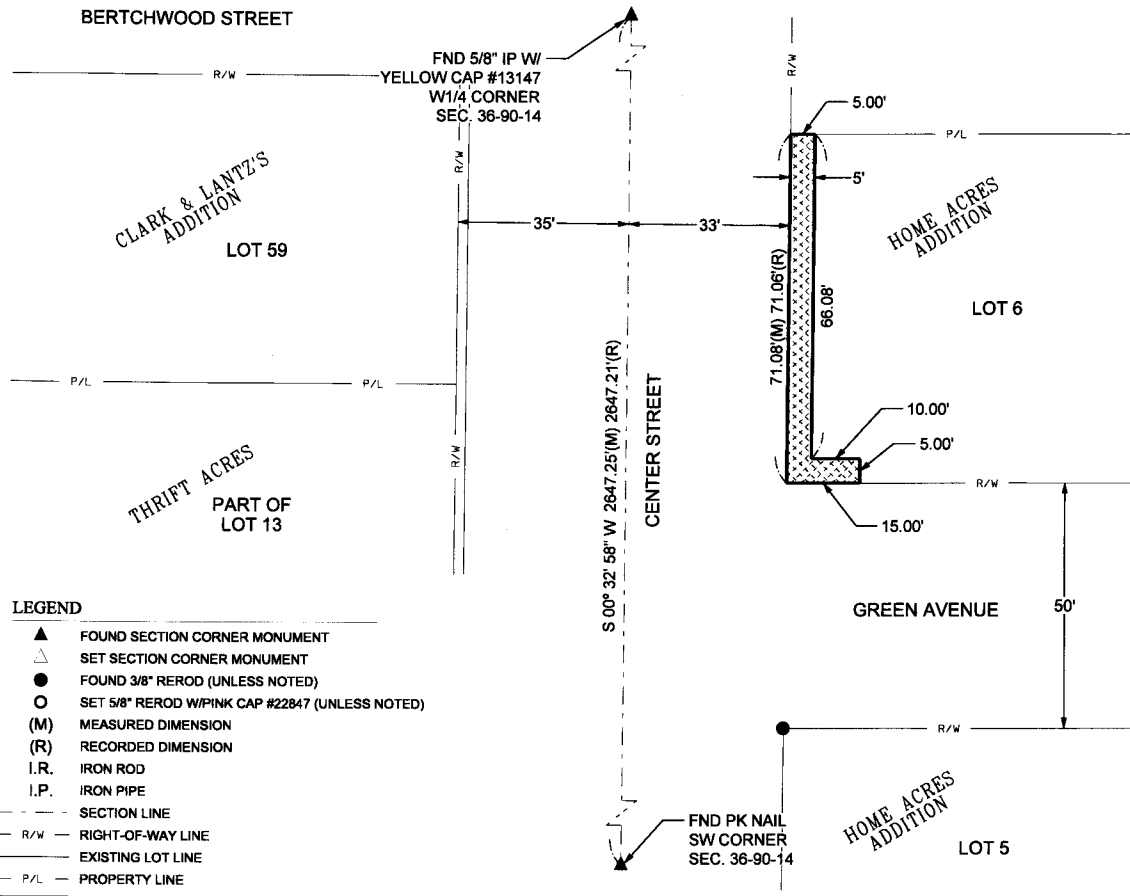
**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN LOT 6 OF HOME ACRES ADDITION, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5.00 FEET AND THE SOUTH 5.00 FEET OF THE WEST 15.00 FEET OF SAID LOT 6 OF HOME ACRES ADDITION, CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

SAID TRACT CONTAINS 405 SQUARE FEET OR 0.01 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



- LEGEND**
- ▲ FOUND SECTION CORNER MONUMENT
  - △ SET SECTION CORNER MONUMENT
  - FOUND 3/8" REROD (UNLESS NOTED)
  - SET 5/8" REROD W/PINK CAP #22847 (UNLESS NOTED)
  - (M) MEASURED DIMENSION
  - (R) RECORDED DIMENSION
  - I.R. IRON ROD
  - I.P. IRON PIPE
  - SECTION LINE
  - R/W - RIGHT-OF-WAY LINE
  - - - EXISTING LOT LINE
  - P/L - PROPERTY LINE
  - TEMPORARY CONSTRUCTION EASEMENT

FIELD SURVEY COMPLETED: NOVEMBER 2019

**SURVEY FOR:**  
CITY OF CEDAR FALLS  
220 CLAY STREET  
CEDAR FALLS, IA 50613  
PHONE: (319) 273-8600

FOTH PROJECT NO. 19C017-05 DATE: 3/8/2022

**Foth**  
Foth Infrastructure & Environment, LLC  
411 6th Avenue SE, Suite 400 • Cedar Rapids, IA 52401-1931  
• Phone: 319-365-9565 •

**SHEET**  
1 OF 1

CITY OF CEDAR FALLS  
OWNER PURCHASE AGREEMENT

Property Address: 2405 Center Street, Cedar Falls  
Parcel Number: 21  
Project Name: Center Street Corridor Streetscape Project

County Tax Parcel No: 9014-36-352-012  
Project Number: MC-000-3206

THIS OWNER PURCHASE AGREEMENT is entered into on this \_\_\_\_ day of \_\_\_\_\_, 2022, by and between Creative Properties, LLC, Seller, and the City of Cedar Falls, Iowa, Buyer.

- 1. Buyer hereby agrees to buy and Seller hereby agrees to convey Seller's interests in the following real estate, hereinafter referred to as the "Premises":

See Attached Temporary Easement Plat (Exhibit A)

together with all improvements of whatever type situated on the Premises. This acquisition is for public purposes through an exercise of the power of eminent domain.

- 2. The Premises conveyed includes all of the Seller's estates, rights, title and interests in the Premises, including any easements as are described herein. Seller consents to any change of grade of the adjacent roadway and accepts payment under this Agreement for any and all damages arising therefrom. Seller acknowledges full settlement and payment from Buyer for all claims according to the terms of this Agreement and discharges Buyer from any and all liability arising out of this Agreement and the construction of the public improvement project identified above ("Project").
- 3. In consideration of Seller's conveyance of Seller's interest in the Premises to Buyer, Buyer agrees to pay to Seller the following:

Payment Amount	Agreed Performance	Date
\$ _____	on right of possession	_____
\$ _____	on conveyance of title	_____
\$ _____	on surrender of possession	_____
\$ 115.67	on possession and conveyance	60 days after Buyer approval
\$ 115.67	TOTAL LUMP SUM	

BREAKDOWN: ac. = acres      sq. ft. = square feet

Land by Fee Title	_____ sq. ft.	\$ _____
Underlying Fee Title	_____ sq. ft.	\$ _____
Temporary Easement	405 sq. ft.	\$ 115.67
Permanent Easement	_____ sq. ft.	\$ _____
Buildings		\$ _____
Severance Damages		\$ _____

- 4. Seller grants to the City a Fee Acquisition, and Temporary and/or Permanent Easements as shown on the attached acquisition plat and/or temporary easement plat and/or permanent easement plat. Seller also agrees to execute a Warranty Deed, Temporary Easement Agreement and/or Permanent Easement Agreement, in the forms attached hereto. Any Temporary Construction Easement shall terminate upon completion of the Project unless otherwise specified in the temporary easement agreement.
- 5. Possession of the Premises is the essence of this Agreement and Buyer may enter and assume full use

and enjoyment of the Seller's interest in the Premises according to the terms of this Agreement, immediately upon approval of this Agreement by the City Council of the City of Cedar Falls, Iowa, unless a different date is specified in Paragraph 3 above. Notwithstanding the above, Seller grants to Buyer the immediate right to enter the Premises for the purpose of gathering survey and soil data.

- 6. This Agreement shall apply to and bind the assigns, representatives and successors of the Seller.
- 7. This Agreement and all attachments hereto constitute the entire agreement between the Buyer and the Seller related to the subject matter and there is no agreement to do or not to do any act or deed except as specifically provided for herein.
- 8. The Seller states and warrants that, to the best of the Seller's knowledge, there is no known burial site, well, solid waste disposal site, private sewage disposal systems, hazardous substance or underground storage tank on the premises, except:

\_\_\_\_\_

- 9. The Buyer hereby gives notice of Seller's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this Agreement as required by Section 6B.52 of the Code of Iowa.

SELLER'S SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the Buyer, we the undersigned claimants certify the total lump sum payment shown herein is just and unpaid.

SELLER: Creative Properties, LLC

T K Boyle      4-22-22  
Date

State of Iowa

County of Black Hawk

This record was acknowledged before me on the 22 day of April, 2022, by ~~President~~ as President of Creative Properties LLC  
Travis Boyle

Matthew Tolan  
Signature of notarial officer

Matthew Tolan  
Printed name of notarial officer

4-7-2025  
My commission expires





CITY OF CEDAR FALLS, IOWA (BUYER)

By: \_\_\_\_\_  
Robert M Green, Mayor

ATTEST:

By: \_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

STATE OF IOWA, COUNTY OF BLACK HAWK, ss:

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:

\_\_\_\_\_

**Exhibit A**

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 21-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
 CENTER STREET CORRIDOR STREETScape PROJECT  
 2405 CENTER STREET  
 PARCEL 21

**PROPERTY OWNER:**  
 CREATIVE PROPERTIES, LLC  
 2411 CENTER STREET  
 CEDAR FALLS, IA 50613  
 FILE # 2019-00018087



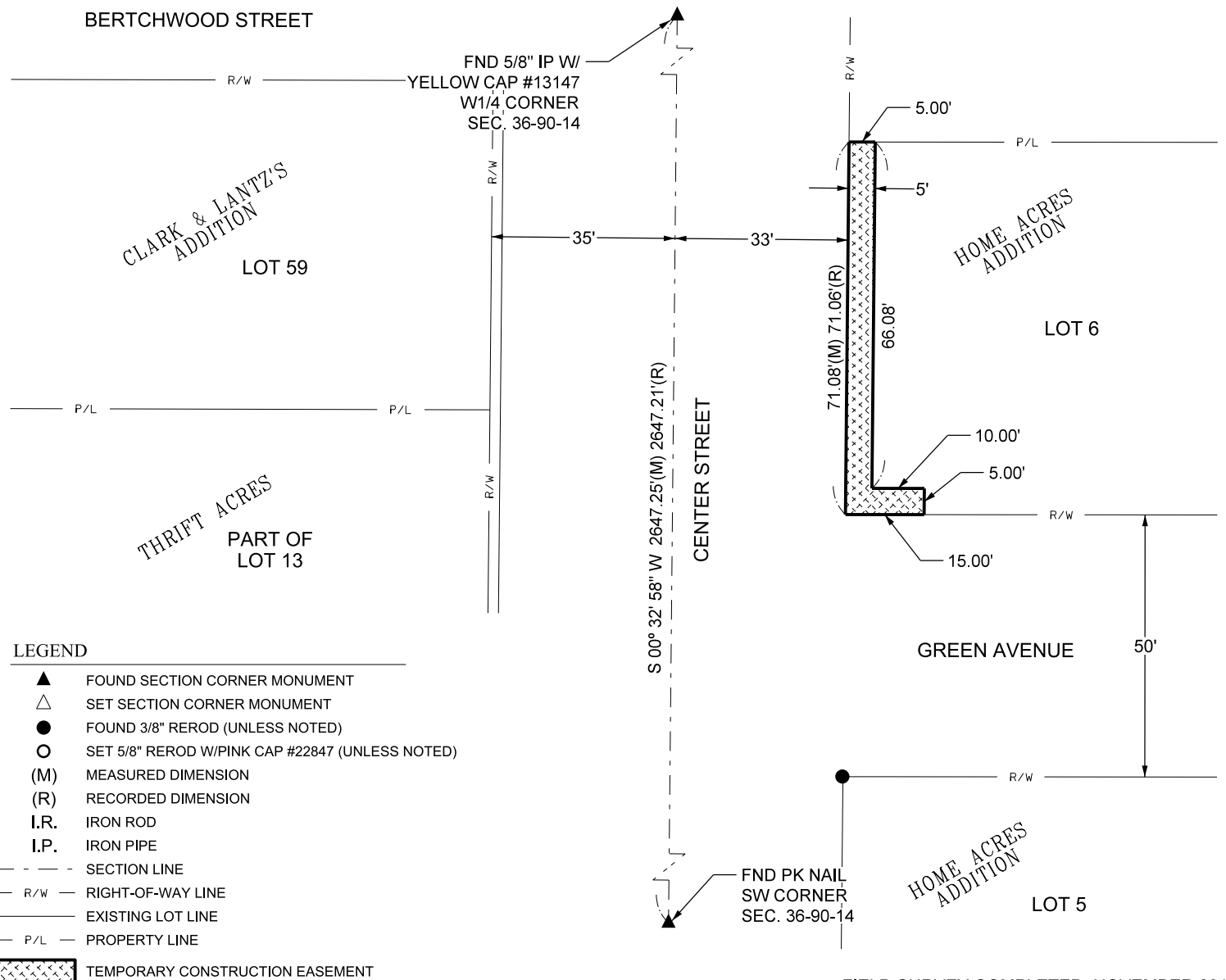
**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN LOT 6 OF HOME ACRES ADDITION, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5.00 FEET AND THE SOUTH 5.00 FEET OF THE WEST 15.00 FEET OF SAID LOT 6 OF HOME ACRES ADDITION, CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

SAID TRACT CONTAINS 405 SQUARE FEET OR 0.01 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



**LEGEND**

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 3/8" REROD (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP #22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- - - SECTION LINE
- R/W - RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- P/L - PROPERTY LINE
- TEMPORARY CONSTRUCTION EASEMENT

FIELD SURVEY COMPLETED: NOVEMBER 2019

**SURVEY FOR:**  
 CITY OF CEDAR FALLS  
 220 CLAY STREET  
 CEDAR FALLS, IA 50613  
 PHONE: (319) 273-8600



**Foth Infrastructure & Environment, LLC**  
 411 6th Avenue SE, Suite 400 • Cedar Rapids, IA 52401-1931  
 ✦ Phone: 319-365-9565 ✦

SHEET  
 1 OF 1

290

## TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

This Temporary Construction Easement Agreement ("Agreement") is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, by Creative Properties, LLC ("Grantor"), and City of Cedar Falls, a municipality organized under the laws of the State of Iowa ("Grantee"). In consideration of the sum of one dollar (\$1.00), and other valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby sells, grants and conveys unto Grantee a temporary easement under, through, and across the following described real estate which is owned by Grantor:

See Exhibit A attached (the "Easement Area").

1. Purpose. This temporary construction easement is granted for the purpose of entering, using, occupying, sloping, grading, clearing, grubbing, excavating and storing of materials and equipment during the construction of a public improvement project near the Easement Area, as well as the right of ingress and egress along and over the Easement Area and for any reasonable purpose deemed by the Grantee to be necessary for said public improvement project.

2. Restoration of Easement Area. Grantee agrees to restore at Grantee's cost the Easement Area in a timely manner after completion of the public improvement project, including any construction, reconstruction, maintenance, repair or replacement work. Such restoration shall include, but not be limited to, the restoration of lawns by seeding, complete restoration of any driveways, fences or other structures modified as a requirement of the construction, as well as the repair of any of Grantor's property damaged as set forth in Paragraph 6 below.

3. No Obstructions. Grantor does hereby agree not to create or permit any building to be constructed within the Easement Area, or to cause or permit any other obstruction or condition of any kind or character within the Easement Area upon Grantor's premises that will interfere with the Grantee's exercise and enjoyment of the easement rights hereinabove conveyed.

4. Grantee's Use. The Grantee, its successors and assigns, shall have the right to use and enjoy the Easement Area for the purposes identified hereinabove, it being specifically understood and agreed, however, that in no event shall the Grantee have any right to erect buildings or similar structures on or over any portion of the Easement

Area. If the Grantee should abandon said easement or fail to use the same for a continuous period of two (2) years after removal of its facilities, then said easement, along with any and all rights and interests granted to the Grantee under this Agreement, shall cease and terminate, and all the rights and interests hereby granted shall be vested in the then owner of the fee simple title in and to the land over which said easement crosses. Furthermore, unless resulting from the exercise of the rights granted herein, the Grantee shall not, without Grantor's prior written approval, diminish access, ingress or egress to any portion of the Grantor's Property.

5. Grantor's Use. The Grantee shall exercise reasonable diligence in performing any of its rights within the Easement Area so as (i) to avoid damaging the Easement Area (or any other portion of the Grantor's Property), and (ii) not to unreasonably interfere with the use of the Easement Area (or any other portion of the Grantor's Property) (including, but not limited to, ingress/egress/access), by Grantor, its employees, agents, representatives, customers, or invitees. Grantee shall use reasonable efforts to coordinate with Grantor prior to any construction and/or maintenance and/or any other work within the Easement Area and shall furthermore provide Grantor reasonable prior notice with regard to any such construction and/or maintenance. No excavated dirt or debris may be left within the Easement Area following completion of construction, reconstruction, maintenance, repair or replacement work. All excavated materials shall be properly disposed of by the Grantee following completion of the public improvement project.

6. Liability for Damage. Grantee shall be liable to Grantor for any damage to real or personal property, and for injury to or death of any persons, proximately caused by the acts or omissions of Grantee, or its employees, agents, contractors or subcontractors, which arise out of any work done on or to the Easement Area while Grantee, or its employees, agents, contractors or subcontractors, are exercising any rights with respect to the Easement Area which are granted to Grantee under this Agreement. The provisions of this paragraph shall terminate upon completion of the public improvement project and final acceptance of public improvements by the City Council of Grantee.

7. Expiration of Temporary Easement. This Agreement and the easements in favor of Grantee shall expire upon the earlier of (a) thirty-six (36) months following the execution of this Agreement; or (b) the date on which Grantee completes the public improvement project and final acceptance of public improvements by the city council of the City.

8. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the parties' respective successors and assigns.

GRANTOR:

Creative Properties, LLC

By: T K Boyle

Name: Travis K Boyle

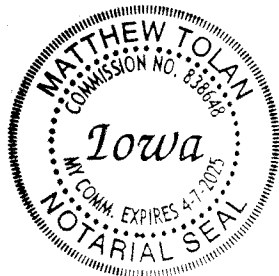
Title: President

State of Iowa )

County of Black Hawk )

This record was acknowledged before me on the 22<sup>nd</sup> day of April, 2022 by Travis Boyle, as President of Creative Properties LLC.

Matthew Tolan  
Signature of notarial officer



Stamp  
[ Civil Engineer II ]  
Title of Office

[My commission expires: 4-7-2025]

ACCEPTANCE OF TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

The City of Cedar Falls, Iowa ("Grantee"), does hereby accept and approve the foregoing Temporary Construction Easement Agreement.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

GRANTEE:

CITY OF CEDAR FALLS, IOWA

\_\_\_\_\_  
Robert M. Green, Mayor

ATTEST

\_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

State of \_\_\_\_\_ )

County of \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_,  
20\_\_, by Robert M. Green, and Jacqueline Danielsen, MMC, City Clerk, of the City of  
Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:  
\_\_\_\_\_

Exhibit A

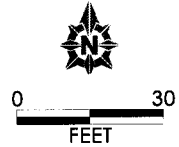
Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 22-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
CENTER STREET CORRIDOR STREETScape PROJECT  
PARCEL 22

PROPERTY OWNER:  
CREATIVE PROPERTIES, LLC  
2411 CENTER STREET  
CEDAR FALLS, IA 50613  
FILE # 2019-00018087



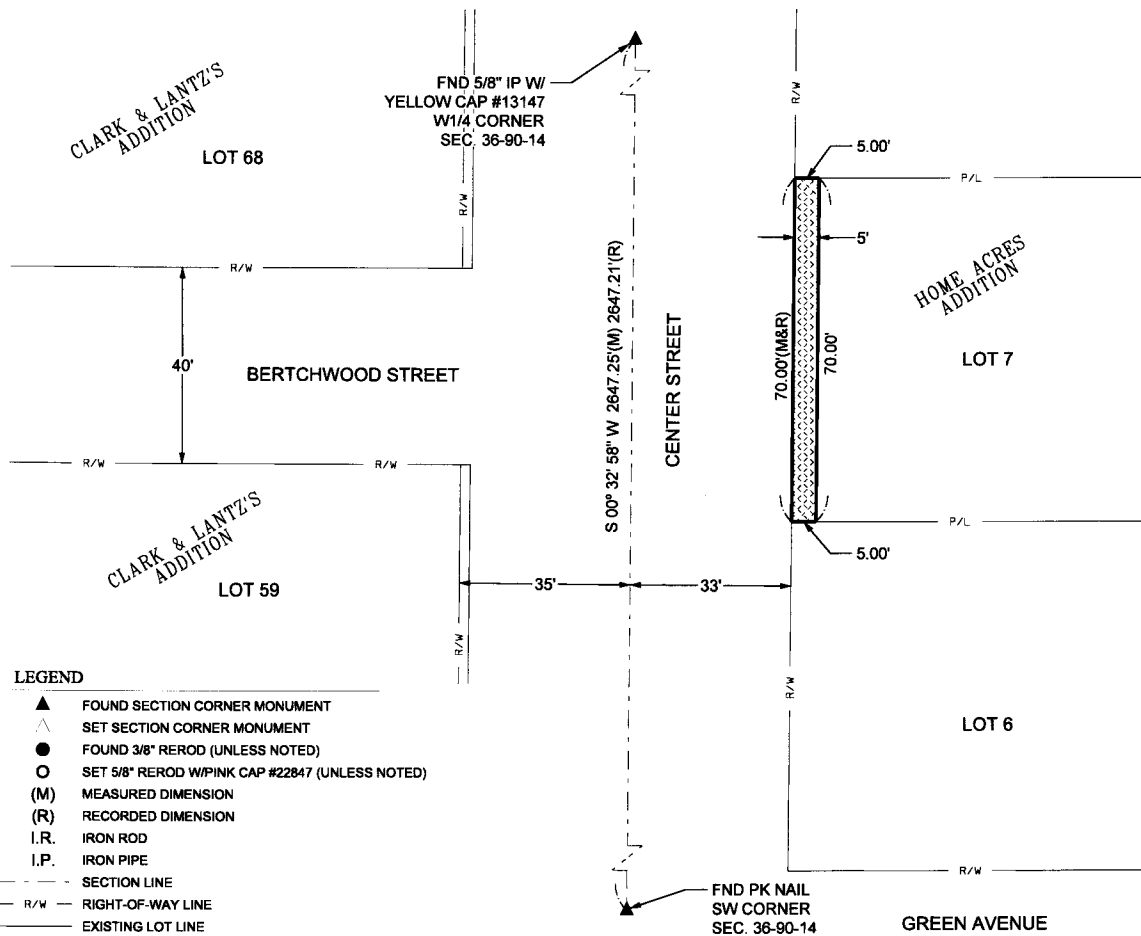
LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN LOT 7 OF HOME ACRES ADDITION, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5.00 FEET OF SAID LOT 7 OF HOME ACRES ADDITION, CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

SAID TRACT CONTAINS 350 SQUARE FEET OR 0.01 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



- LEGEND**
- ▲ FOUND SECTION CORNER MONUMENT
  - △ SET SECTION CORNER MONUMENT
  - FOUND 3/8" REROD (UNLESS NOTED)
  - SET 5/8" REROD W/PINK CAP #22847 (UNLESS NOTED)
  - (M) MEASURED DIMENSION
  - (R) RECORDED DIMENSION
  - I.R. IRON ROD
  - I.P. IRON PIPE
  - SECTION LINE
  - R/W - RIGHT-OF-WAY LINE
  - EXISTING LOT LINE
  - P/L - PROPERTY LINE
  - TEMPORARY CONSTRUCTION EASEMENT

FIELD SURVEY COMPLETED: NOVEMBER 2019

SURVEY FOR:  
CITY OF CEDAR FALLS  
220 CLAY STREET  
CEDAR FALLS, IA 50613  
PHONE: (319) 273-8600



SHEET  
1 OF 1

CITY OF CEDAR FALLS  
OWNER PURCHASE AGREEMENT

Property Address: 2411/2413 Center St., Cedar Falls County Tax Parcel No: 9014-36-352-011  
Parcel Number: 22 Project Number: MC-000-3206  
Project Name: Center Street Corridor Streetscape Project

THIS OWNER PURCHASE AGREEMENT is entered into on this \_\_\_\_ day of \_\_\_\_\_, 2022, by and between Creative Properties, LLC, Seller, and the City of Cedar Falls, Iowa, Buyer.

- 1. Buyer hereby agrees to buy and Seller hereby agrees to convey Seller's interests in the following real estate, hereinafter referred to as the "Premises":

See Attached Temporary Easement Plat (Exhibit A)

together with all improvements of whatever type situated on the Premises. This acquisition is for public purposes through an exercise of the power of eminent domain.

- 2. The Premises conveyed includes all of the Seller's estates, rights, title and interests in the Premises, including any easements as are described herein. Seller consents to any change of grade of the adjacent roadway and accepts payment under this Agreement for any and all damages arising therefrom. Seller acknowledges full settlement and payment from Buyer for all claims according to the terms of this Agreement and discharges Buyer from any and all liability arising out of this Agreement and the construction of the public improvement project identified above ("Project").
- 3. In consideration of Seller's conveyance of Seller's interest in the Premises to Buyer, Buyer agrees to pay to Seller the following:

Payment Amount	Agreed Performance	Date
\$ _____	on right of possession	_____
\$ _____	on conveyance of title	_____
\$ _____	on surrender of possession	_____
\$ 122.36	on possession and conveyance	60 days after Buyer approval
\$ 122.36	TOTAL LUMP SUM	

BREAKDOWN: ac. = acres sq. ft. = square feet

Land by Fee Title	_____ sq. ft.	\$ _____
Underlying Fee Title	_____ sq. ft.	\$ _____
Temporary Easement	350 sq. ft.	\$ 122.36
Permanent Easement	_____ sq. ft.	\$ _____
Buildings		\$ _____
Severance Damages		\$ _____

- 4. Seller grants to the City a Fee Acquisition, and Temporary and/or Permanent Easements as shown on the attached acquisition plat and/or temporary easement plat and/or permanent easement plat. Seller also agrees to execute a Warranty Deed, Temporary Easement Agreement and/or Permanent Easement Agreement, in the forms attached hereto. Any Temporary Construction Easement shall terminate upon completion of the Project unless otherwise specified in the temporary easement agreement.
- 5. Possession of the Premises is the essence of this Agreement and Buyer may enter and assume full use and enjoyment of the Seller's interest in the Premises according to the terms of this Agreement,



immediately upon approval of this Agreement by the City Council of the City of Cedar Falls, Iowa, unless a different date is specified in Paragraph 3 above. Notwithstanding the above, Seller grants to Buyer the immediate right to enter the Premises for the purpose of gathering survey and soil data.

- 6. This Agreement shall apply to and bind the assigns, representatives and successors of the Seller.
- 7. This Agreement and all attachments hereto constitute the entire agreement between the Buyer and the Seller related to the subject matter and there is no agreement to do or not to do any act or deed except as specifically provided for herein.
- 8. The Seller states and warrants that, to the best of the Seller's knowledge, there is no known burial site, well, solid waste disposal site, private sewage disposal systems, hazardous substance or underground storage tank on the premises, except:

- 9. The Buyer hereby gives notice of Seller's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this Agreement as required by Section 6B.52 of the Code of Iowa.

SELLER'S SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the Buyer, we the undersigned claimants certify the total lump sum payment shown herein is just and unpaid.

SELLER: Creative Properties, LLC

T K Boyle      4-22-22  
Date

State of Iowa

County of Black Hawk

This record was acknowledged before me on the 22 day of April, 2022, by Travis Boyle as President of Creative Properties LLC

Matthew Tolun  
Signature of notarial officer

Matthew Tolun  
Printed name of notarial officer

4-7-2025  
My commission expires



CITY OF CEDAR FALLS, IOWA (BUYER)

By: \_\_\_\_\_  
Robert M Green, Mayor

ATTEST:

By: \_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

STATE OF IOWA, COUNTY OF BLACK HAWK, ss:

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:

\_\_\_\_\_

Exhibit A

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 22-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
CENTER STREET CORRIDOR STREETScape PROJECT  
PARCEL 22

**PROPERTY OWNER:**  
CREATIVE PROPERTIES, LLC  
2411 CENTER STREET  
CEDAR FALLS, IA 50613  
FILE # 2019-00018087



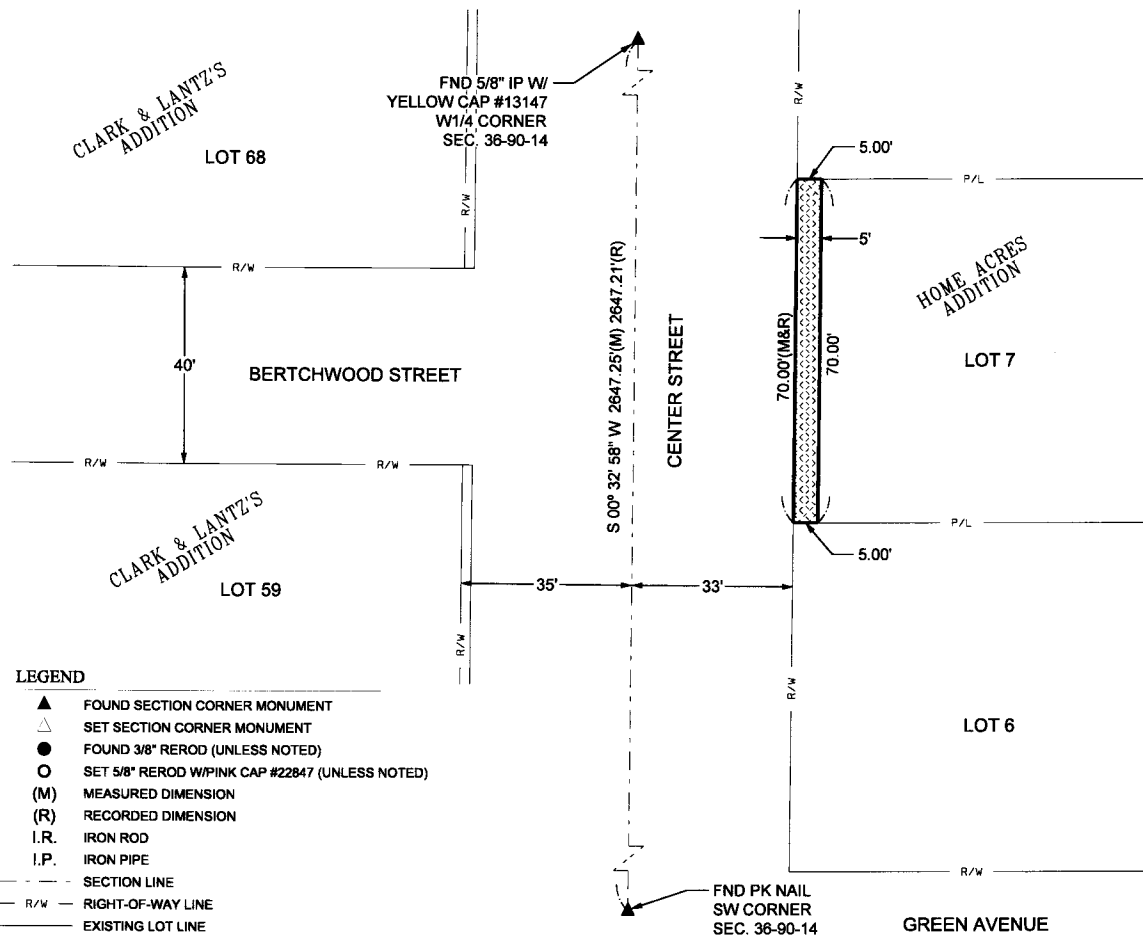
**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN LOT 7 OF HOME ACRES ADDITION, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5.00 FEET OF SAID LOT 7 OF HOME ACRES ADDITION, CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

SAID TRACT CONTAINS 350 SQUARE FEET OR 0.01 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



**LEGEND**

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 3/8" REROD (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP #22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- SECTION LINE
- R/W - RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- P/L - PROPERTY LINE
- TEMPORARY CONSTRUCTION EASEMENT

FIELD SURVEY COMPLETED: NOVEMBER 2019

**SURVEY FOR:**  
CITY OF CEDAR FALLS  
220 CLAY STREET  
CEDAR FALLS, IA 50613  
PHONE: (319) 273-8600



**Foth Infrastructure & Environment, LLC**  
411 6th Avenue SE, Suite 400 • Cedar Rapids, IA 52401-1931  
• Phone: 319-365-9565 •

SHEET  
1 OF 1

## TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

This Temporary Construction Easement Agreement ("Agreement") is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Miner School Alano Society, Inc. ("Grantor"), and City of Cedar Falls, a municipality organized under the laws of the State of Iowa ("Grantee"). In consideration of the sum of one dollar (\$1.00), and other valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby sells, grants and conveys unto Grantee a temporary easement under, through, and across the following described real estate which is owned by Grantor:

See Exhibit A attached (the "Easement Area").

1. Purpose. This temporary construction easement is granted for the purpose of entering, using, occupying, sloping, grading, clearing, grubbing, excavating and storing of materials and equipment during the construction of a public improvement project near the Easement Area, as well as the right of ingress and egress along and over the Easement Area and for any reasonable purpose deemed by the Grantee to be necessary for said public improvement project.

2. Restoration of Easement Area. Grantee agrees to restore at Grantee's cost the Easement Area in a timely manner after completion of the public improvement project, including any construction, reconstruction, maintenance, repair or replacement work. Such restoration shall include, but not be limited to, the restoration of lawns by seeding, complete restoration of any driveways, fences or other structures modified as a requirement of the construction, as well as the repair of any of Grantor's property damaged as set forth in Paragraph 6 below.

3. No Obstructions. Grantor does hereby agree not to create or permit any building to be constructed within the Easement Area, or to cause or permit any other obstruction or condition of any kind or character within the Easement Area upon Grantor's premises that will interfere with the Grantee's exercise and enjoyment of the easement rights hereinabove conveyed.

4. Grantee's Use. The Grantee, its successors and assigns, shall have the right to use and enjoy the Easement Area for the purposes identified hereinabove, it being specifically understood and agreed, however, that in no event shall the Grantee have any right to erect buildings or similar structures on or over any portion of the Easement

Area. If the Grantee should abandon said easement or fail to use the same for a continuous period of two (2) years after removal of its facilities, then said easement, along with any and all rights and interests granted to the Grantee under this Agreement, shall cease and terminate, and all the rights and interests hereby granted shall be vested in the then owner of the fee simple title in and to the land over which said easement crosses. Furthermore, unless resulting from the exercise of the rights granted herein, the Grantee shall not, without Grantor's prior written approval, diminish access, ingress or egress to any portion of the Grantor's Property.

5. Grantor's Use. The Grantee shall exercise reasonable diligence in performing any of its rights within the Easement Area so as (i) to avoid damaging the Easement Area (or any other portion of the Grantor's Property), and (ii) not to unreasonably interfere with the use of the Easement Area (or any other portion of the Grantor's Property) (including, but not limited to, ingress/egress/access), by Grantor, its employees, agents, representatives, customers, or invitees. Grantee shall use reasonable efforts to coordinate with Grantor prior to any construction and/or maintenance and/or any other work within the Easement Area and shall furthermore provide Grantor reasonable prior notice with regard to any such construction and/or maintenance. No excavated dirt or debris may be left within the Easement Area following completion of construction, reconstruction, maintenance, repair or replacement work. All excavated materials shall be properly disposed of by the Grantee following completion of the public improvement project.

6. Liability for Damage. Grantee shall be liable to Grantor for any damage to real or personal property, and for injury to or death of any persons, proximately caused by the acts or omissions of Grantee, or its employees, agents, contractors or subcontractors, which arise out of any work done on or to the Easement Area while Grantee, or its employees, agents, contractors or subcontractors, are exercising any rights with respect to the Easement Area which are granted to Grantee under this Agreement. The provisions of this paragraph shall terminate upon completion of the public improvement project and final acceptance of public improvements by the City Council of Grantee.

7. Expiration of Temporary Easement. This Agreement and the easements in favor of Grantee shall expire upon the earlier of (a) thirty-six (36) months following the execution of this Agreement; or (b) the date on which Grantee completes the public improvement project and final acceptance of public improvements by the city council of the City.

8. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the parties' respective successors and assigns.

GRANTOR: Miner School Alano Society, Inc.

By: [Signature] 3-18-22

Name: Greg Patterson

Title: Director

State of Iowa )

County of Black Hawk )

This record was acknowledged before me on the 18<sup>th</sup> day of March, 2022, by Greg Patterson, as Director of Miner School Alano Society, Inc.

[Signature]  
Signature of notarial officer



Stamp  
[ Admin. Assistant ]  
Title of Office

[My commission expires: 7/23/24]

ACCEPTANCE OF TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

The City of Cedar Falls, Iowa ("Grantee"), does hereby accept and approve the foregoing Temporary Construction Easement Agreement.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

GRANTEE:

CITY OF CEDAR FALLS, IOWA

\_\_\_\_\_  
Robert M. Green, Mayor

ATTEST

\_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

State of \_\_\_\_\_ )

County of \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_,  
20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the  
City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:  
\_\_\_\_\_

Exhibit A

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 24-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
CENTER STREET CORRIDOR STREETScape PROJECT  
2513 CENTER STREET  
PARCEL 24

PROPERTY OWNER:  
MINER SCHOOL ALANO SOCIETY, INC  
ATTN: SWANSON, ELDON  
P.O. BOX 524  
HUDSON, IA 50643  
FILE # 2010-00005708

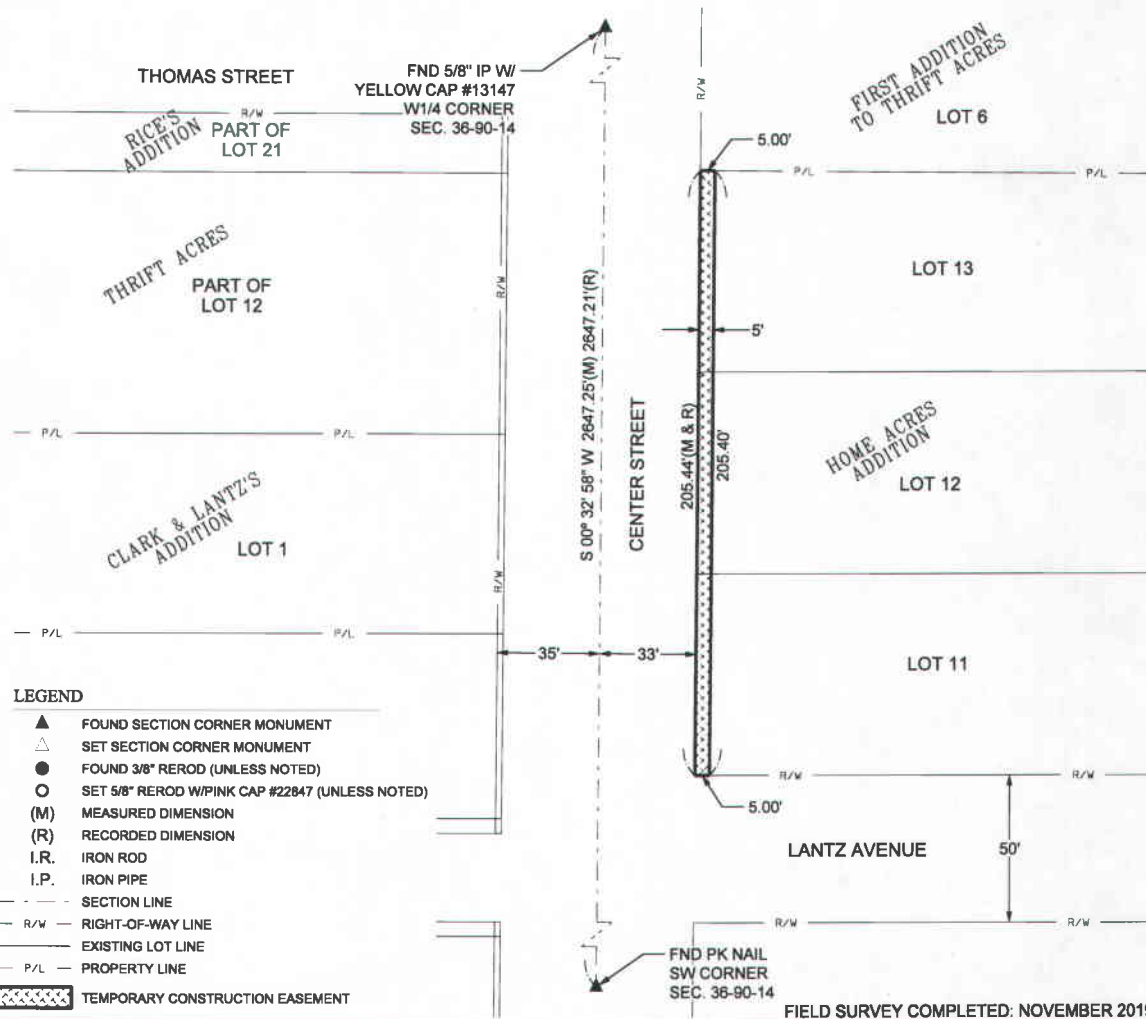
LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN LOTS 11, 12, & 13 OF HOME ACRES ADDITION, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5.00 FEET OF SAID LOTS 11, 12, & 13 OF HOME ACRES ADDITION, CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

SAID TRACT CONTAINS 1,027 SQUARE FEET OR 0.02 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 3/8" REROD (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP #22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- SECTION LINE
- R/W - RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- P/L - PROPERTY LINE
- ▨ TEMPORARY CONSTRUCTION EASEMENT

FIELD SURVEY COMPLETED: NOVEMBER 2019

SURVEY FOR:  
CITY OF CEDAR FALLS  
220 CLAY STREET  
CEDAR FALLS, IA 50613  
PHONE: (319) 273-8600

FOTH PROJECT NO. 19C017-05 DATE: 3/8/2022



SHEET  
1 OF 1



CITY OF CEDAR FALLS  
OWNER PURCHASE AGREEMENT

Property Address: 2513 Center Street, Cedar Falls  
Parcel Number: 24  
Project Name: Center Street Corridor Streetscape Project

County Tax Parcel No: 9014-36-351-001  
Project Number: MC-000-3206

THIS OWNER PURCHASE AGREEMENT is entered into on this \_\_\_\_ day of \_\_\_\_\_, 2022,  
by and between Miner School Alano Society, Inc., Seller, and the City of Cedar Falls, Iowa, Buyer.

- 1. Buyer hereby agrees to buy and Seller hereby agrees to convey Seller's interests in the following real estate, hereinafter referred to as the "Premises":

See Attached Temporary Easement Plat (Exhibit A)

together with all improvements of whatever type situated on the Premises. This acquisition is for public purposes through an exercise of the power of eminent domain.

- 2. The Premises conveyed includes all of the Seller's estates, rights, title and interests in the Premises, including any easements as are described herein. Seller consents to any change of grade of the adjacent roadway and accepts payment under this Agreement for any and all damages arising therefrom. Seller acknowledges full settlement and payment from Buyer for all claims according to the terms of this Agreement and discharges Buyer from any and all liability arising out of this Agreement and the construction of the public improvement project identified above ("Project").
- 3. In consideration of Seller's conveyance of Seller's interest in the Premises to Buyer, Buyer agrees to pay to Seller the following:

Payment Amount	Agreed Performance	Date
\$ _____	on right of possession	_____
\$ _____	on conveyance of title	_____
\$ _____	on surrender of possession	_____
\$ 359.04	on possession and conveyance	60 days after Buyer approval
\$ 359.04	TOTAL LUMP SUM	

BREAKDOWN: ac. = acres		sq. ft. = square feet		
Land by Fee Title	_____	sq. ft.	_____	\$ _____
Underlying Fee Title	_____	sq. ft.	_____	\$ _____
Temporary Easement	1,027	sq. ft.	_____	\$ 359.04
Permanent Easement	_____	sq. ft.	_____	\$ _____
Buildings				\$ _____
Severance Damages				\$ _____

- 4. Seller grants to the City a Fee Acquisition, and Temporary and/or Permanent Easements as shown on the attached acquisition plat and/or temporary easement plat and/or permanent easement plat. Seller also agrees to execute a Warranty Deed, Temporary Easement Agreement and/or Permanent Easement Agreement, in the forms attached hereto. Any Temporary Construction Easement shall terminate upon completion of the Project unless otherwise specified in the temporary easement agreement.
- 5. Possession of the Premises is the essence of this Agreement and Buyer may enter and assume full use

and enjoyment of the Seller's interest in the Premises according to the terms of this Agreement, immediately upon approval of this Agreement by the City Council of the City of Cedar Falls, Iowa, unless a different date is specified in Paragraph 3 above. Notwithstanding the above, Seller grants to Buyer the immediate right to enter the Premises for the purpose of gathering survey and soil data.

- 6. This Agreement shall apply to and bind the assigns, representatives and successors of the Seller.
- 7. This Agreement and all attachments hereto constitute the entire agreement between the Buyer and the Seller related to the subject matter and there is no agreement to do or not to do any act or deed except as specifically provided for herein.
- 8. The Seller states and warrants that, to the best of the Seller's knowledge, there is no known burial site, well, solid waste disposal site, private sewage disposal systems, hazardous substance or underground storage tank on the premises, except: \_\_\_\_\_
- 9. The Buyer hereby gives notice of Seller's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this Agreement as required by Section 6B.52 of the Code of Iowa.

SELLER'S SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the Buyer, we the undersigned claimants certify the total lump sum payment shown herein is just and unpaid.

SELLER: Miner School Alano Society, Inc.,

*Greg Patterson*      3-18-22  
 Director                      Date  
 Greg Patterson  
 State of Iowa  
 County of Black Hawk

This record was acknowledged before me on the 18<sup>th</sup> day of March, 2022, by Greg Patterson as Director of Miner School Alano Society, Inc.

*Haley M. Habinck*  
Signature of notarial officer

Haley M. Habinck  
Printed name of notarial officer  
7/23/2024  
My commission expires



CITY OF CEDAR FALLS, IOWA (BUYER)

By: \_\_\_\_\_  
Robert M Green, Mayor

ATTEST:

By: \_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

STATE OF IOWA, COUNTY OF BLACK HAWK, ss:

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:

\_\_\_\_\_

Exhibit A

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 24-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
 CENTER STREET CORRIDOR STREETScape PROJECT  
 2513 CENTER STREET  
 PARCEL 24

**PROPERTY OWNER:**  
 MINER SCHOOL ALANO SOCIETY, INC  
 ATTN: SWANSON, ELDON  
 P.O. BOX 524  
 HUDSON, IA 50643  
 FILE # 2010-00005708

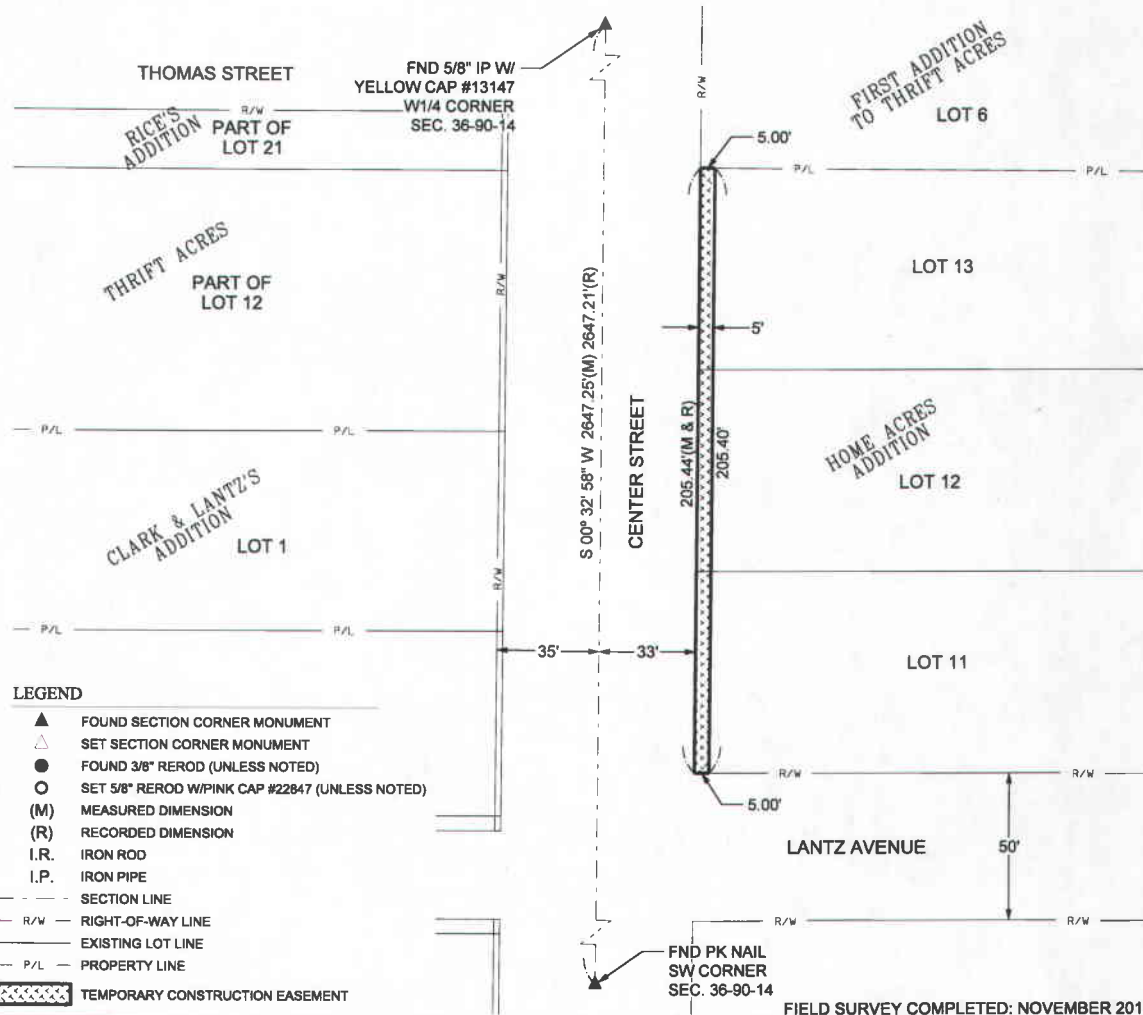
**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN LOTS 11, 12, & 13 OF HOME ACRES ADDITION, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5.00 FEET OF SAID LOTS 11, 12, & 13 OF HOME ACRES ADDITION, CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

SAID TRACT CONTAINS 1,027 SQUARE FEET OR 0.02 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



**LEGEND**

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 3/8" REROD (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP #22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- SECTION LINE
- - - R/W - RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- - - P/L - PROPERTY LINE
- ▨ TEMPORARY CONSTRUCTION EASEMENT

FIELD SURVEY COMPLETED: NOVEMBER 2019

**SURVEY FOR:**  
 CITY OF CEDAR FALLS  
 220 CLAY STREET  
 CEDAR FALLS, IA 50613  
 PHONE: (319) 273-8600



SHEET  
 1 OF 1

## TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

This Temporary Construction Easement Agreement ("Agreement") is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Dana W. Hunt ("Grantor"), and City of Cedar Falls, a municipality organized under the laws of the State of Iowa ("Grantee"). In consideration of the sum of one dollar (\$1.00), and other valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby sells, grants and conveys unto Grantee a temporary easement under, through, and across the following described real estate which is owned by Grantor:

See Exhibit A attached (the "Easement Area").

1. Purpose. This temporary construction easement is granted for the purpose of entering, using, occupying, sloping, grading, clearing, grubbing, excavating and storing of materials and equipment during the construction of a public improvement project near the Easement Area, as well as the right of ingress and egress along and over the Easement Area and for any reasonable purpose deemed by the Grantee to be necessary for said public improvement project.

2. Restoration of Easement Area. Grantee agrees to restore at Grantee's cost the Easement Area in a timely manner after completion of the public improvement project, including any construction, reconstruction, maintenance, repair or replacement work. Such restoration shall include, but not be limited to, the restoration of lawns by seeding, complete restoration of any driveways, fences or other structures modified as a requirement of the construction, as well as the repair of any of Grantor's property damaged as set forth in Paragraph 6 below.

3. No Obstructions. Grantor does hereby agree not to create or permit any building to be constructed within the Easement Area, or to cause or permit any other obstruction or condition of any kind or character within the Easement Area upon Grantor's premises that will interfere with the Grantee's exercise and enjoyment of the easement rights hereinabove conveyed.

4. Grantee's Use. The Grantee, its successors and assigns, shall have the right to use and enjoy the Easement Area for the purposes identified hereinabove, it being specifically understood and agreed, however, that in no event shall the Grantee have any right to erect buildings or similar structures on or over any portion of the Easement

Area. If the Grantee should abandon said easement or fail to use the same for a continuous period of two (2) years after removal of its facilities, then said easement, along with any and all rights and interests granted to the Grantee under this Agreement, shall cease and terminate, and all the rights and interests hereby granted shall be vested in the then owner of the fee simple title in and to the land over which said easement crosses. Furthermore, unless resulting from the exercise of the rights granted herein, the Grantee shall not, without Grantor's prior written approval, diminish access, ingress or egress to any portion of the Grantor's Property.

5. Grantor's Use. The Grantee shall exercise reasonable diligence in performing any of its rights within the Easement Area so as (i) to avoid damaging the Easement Area (or any other portion of the Grantor's Property), and (ii) not to unreasonably interfere with the use of the Easement Area (or any other portion of the Grantor's Property) (including, but not limited to, ingress/egress/access), by Grantor, its employees, agents, representatives, customers, or invitees. Grantee shall use reasonable efforts to coordinate with Grantor prior to any construction and/or maintenance and/or any other work within the Easement Area and shall furthermore provide Grantor reasonable prior notice with regard to any such construction and/or maintenance. No excavated dirt or debris may be left within the Easement Area following completion of construction, reconstruction, maintenance, repair or replacement work. All excavated materials shall be properly disposed of by the Grantee following completion of the public improvement project.

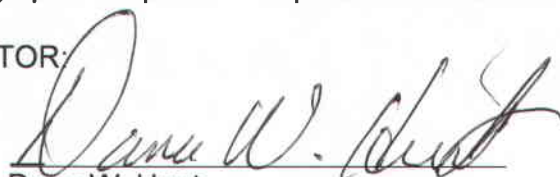
6. Liability for Damage. Grantee shall be liable to Grantor for any damage to real or personal property, and for injury to or death of any persons, proximately caused by the acts or omissions of Grantee, or its employees, agents, contractors or subcontractors, which arise out of any work done on or to the Easement Area while Grantee, or its employees, agents, contractors or subcontractors, are exercising any rights with respect to the Easement Area which are granted to Grantee under this Agreement. The provisions of this paragraph shall terminate upon completion of the public improvement project and final acceptance of public improvements by the City Council of Grantee.

7. Expiration of Temporary Easement. This Agreement and the easements in favor of Grantee shall expire upon the earlier of (a) thirty-six (36) months following the execution of this Agreement; or (b) the date on which Grantee completes the public improvement project and final acceptance of public improvements by the city council of the City.

8. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the parties' respective successors and assigns.

GRANTOR:

By:

  
Dana W. Hunt

President

4-7-22

State of Iowa )

County of Black Hawk )

This record was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, by Dana W. Hunt.

Haley M. Habinck  
Signature of notarial officer



Stamp  
[ Admin Assistant ]  
Title of Office

[My commission expires: 7/23/2024]

ACCEPTANCE OF TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

The City of Cedar Falls, Iowa ("Grantee"), does hereby accept and approve the foregoing Temporary Construction Easement Agreement.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

GRANTEE:

CITY OF CEDAR FALLS, IOWA

\_\_\_\_\_  
Robert M. Green, Mayor

ATTEST

\_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

State of \_\_\_\_\_ )

County of \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_,  
20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the  
City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:  
\_\_\_\_\_





**CITY OF CEDAR FALLS  
OWNER PURCHASE AGREEMENT**

**Property Address: 2607 Center Street, Cedar Falls      County Tax Parcel No: 9014-36-302-008**  
**Parcel Number: 25      Project Number: MC-000-3206**  
**Project Name: Center Street Corridor Streetscape Project**

**THIS OWNER PURCHASE AGREEMENT is entered into on this \_\_\_\_ day of \_\_\_\_\_, 2022, by and between Dana W. Hunt, Seller, and the City of Cedar Falls, Iowa, Buyer.**

- 1. Buyer hereby agrees to buy and Seller hereby agrees to convey Seller's interests in the following real estate, hereinafter referred to as the "Premises":

See Attached Temporary Easement Plat (Exhibit A)

together with all improvements of whatever type situated on the Premises. This acquisition is for public purposes through an exercise of the power of eminent domain.

- 2. The Premises conveyed includes all of the Seller's estates, rights, title and interests in the Premises, including any easements as are described herein. Seller consents to any change of grade of the adjacent roadway and accepts payment under this Agreement for any and all damages arising therefrom. Seller acknowledges full settlement and payment from Buyer for all claims according to the terms of this Agreement and discharges Buyer from any and all liability arising out of this Agreement and the construction of the public improvement project identified above ("Project").
- 3. In consideration of Seller's conveyance of Seller's interest in the Premises to Buyer, Buyer agrees to pay to Seller the following:

Payment Amount	Agreed Performance	Date
\$ _____	on right of possession	_____
\$ _____	on conveyance of title	_____
\$ _____	on surrender of possession	_____
\$ 225.49	on possession and conveyance	<u>60 days after Buyer approval</u>
\$ 225.49	<b>TOTAL LUMP SUM</b>	

BREAKDOWN: ac. = acres		sq. ft. = square feet	
Land by Fee Title	_____	sq. ft.	\$ _____
Underlying Fee Title	_____	sq. ft.	\$ _____
Temporary Easement	645	sq. ft.	\$ 225.49
Permanent Easement	_____	sq. ft.	\$ _____
Buildings			\$ _____
Severance Damages			\$ _____

- 4. Seller grants to the City a Fee Acquisition, and Temporary and/or Permanent Easements as shown on the attached acquisition plat and/or temporary easement plat and/or permanent easement plat. Seller also agrees to execute a Warranty Deed, Temporary Easement Agreement and/or Permanent Easement Agreement, in the forms attached hereto. Any Temporary Construction Easement shall terminate upon completion of the Project unless otherwise specified in the temporary easement agreement.
- 5. Possession of the Premises is the essence of this Agreement and Buyer may enter and assume full use

and enjoyment of the Seller's interest in the Premises according to the terms of this Agreement, immediately upon approval of this Agreement by the City Council of the City of Cedar Falls, Iowa, unless a different date is specified in Paragraph 3 above. Notwithstanding the above, Seller grants to Buyer the immediate right to enter the Premises for the purpose of gathering survey and soil data.

- 6. This Agreement shall apply to and bind the assigns, representatives and successors of the Seller.
- 7. This Agreement and all attachments hereto constitute the entire agreement between the Buyer and the Seller related to the subject matter and there is no agreement to do or not to do any act or deed except as specifically provided for herein.
- 8. The Seller states and warrants that, to the best of the Seller's knowledge, there is no known burial site, well, solid waste disposal site, private sewage disposal systems, hazardous substance or underground storage tank on the premises, except:
 

---
- 9. The Buyer hereby gives notice of Seller's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this Agreement as required by Section 6B.52 of the Code of Iowa.

SELLER'S SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the Buyer, we the undersigned claimants certify the total lump sum payment shown herein is just and unpaid.

SELLER: Dana W. Hunt

*Dana W. Hunt*      4-7-22  
 Date  
*President*

State of Iowa  
 County of Black Hawk

This record was acknowledged before me on the 7<sup>th</sup> day of April, 2022, by Dana W. Hunt.

*Haley M. Habinek*  
 Signature of notarial officer

Haley M. Habinek  
 Printed name of notarial officer

7/23/24  
 My commission expires

CITY OF CEDAR FALLS, IOWA (BUYER)

By: \_\_\_\_\_  
Robert M Green, Mayor

ATTEST:

By: \_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

STATE OF IOWA, COUNTY OF BLACK HAWK, ss:

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:  
\_\_\_\_\_

Exhibit A

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 25-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
CENTER STREET CORRIDOR STREETScape PROJECT  
2607 CENTER STREET  
PARCEL 25

PROPERTY OWNER:  
HUNT, DANA W.  
27503 290TH STREET  
PARKERSBURG, IA 50665  
BOOK 667, PAGE 411

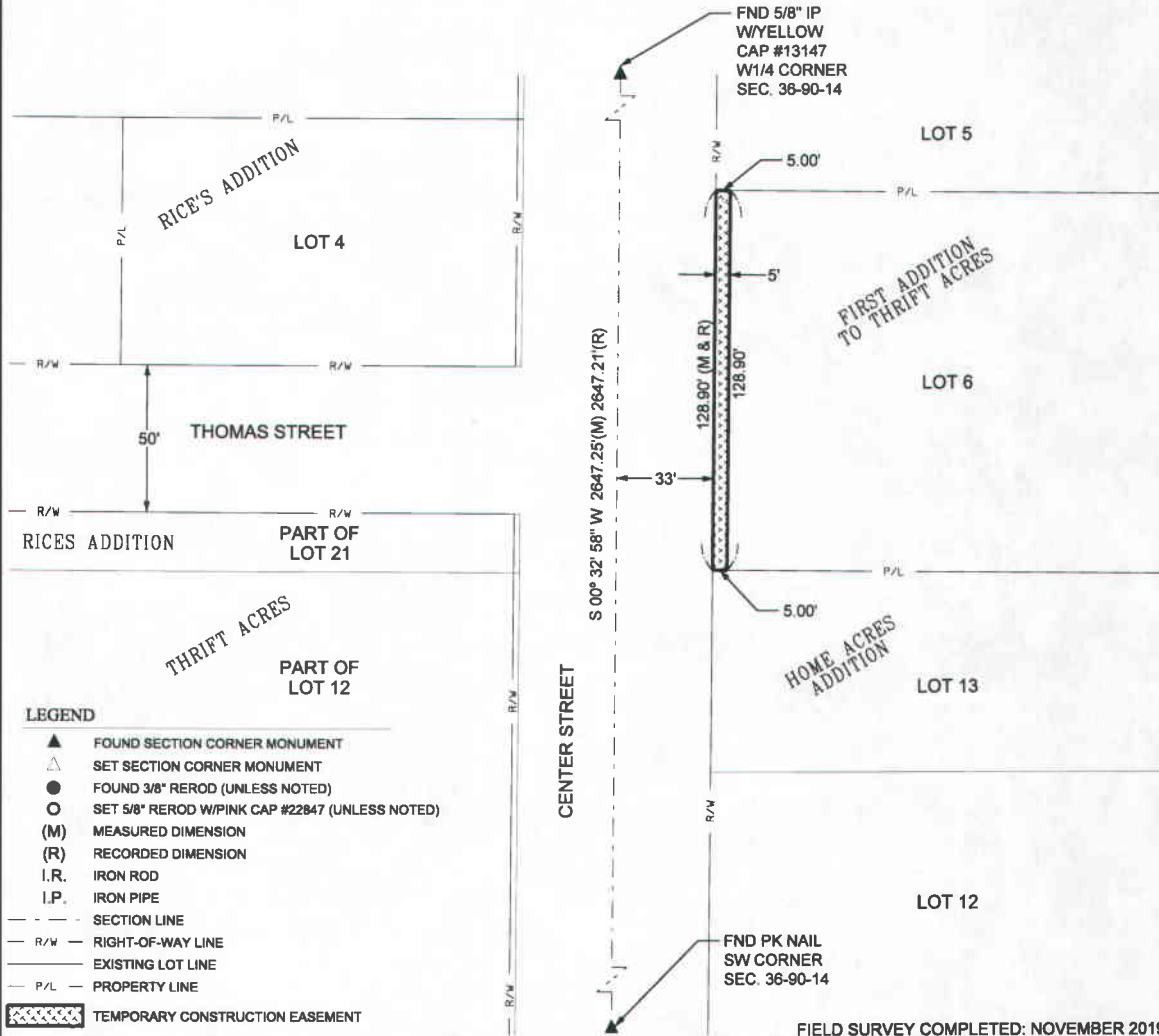
LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN LOT 6 OF FIRST ADDITION TO THRIFT ACRES, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5.00 FEET OF SAID LOT 6 OF FIRST ADDITION TO THRIFT ACRES, CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

SAID TRACT CONTAINS 645 SQUARE FEET OR 0.01 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



FIELD SURVEY COMPLETED: NOVEMBER 2019

SURVEY FOR:  
CITY OF CEDAR FALLS  
220 CLAY STREET  
CEDAR FALLS, IA 50613  
PHONE: (319) 273-8600  
  
FOTH PROJECT NO. 19C017-05 DATE: 3/8/2022

SHEET  
1 OF 1

## TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

This Temporary Construction Easement Agreement ("Agreement") is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, by Daniel A. Holtkamp ("Grantor"), and City of Cedar Falls, a municipality organized under the laws of the State of Iowa ("Grantee"). In consideration of the sum of one dollar (\$1.00), and other valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby sells, grants and conveys unto Grantee a temporary easement under, through, and across the following described real estate which is owned by Grantor:

See Exhibit A attached (the "Easement Area").

1. Purpose. This temporary construction easement is granted for the purpose of entering, using, occupying, sloping, grading, clearing, grubbing, excavating and storing of materials and equipment during the construction of a public improvement project near the Easement Area, as well as the right of ingress and egress along and over the Easement Area and for any reasonable purpose deemed by the Grantee to be necessary for said public improvement project.

2. Restoration of Easement Area. Grantee agrees to restore at Grantee's cost the Easement Area in a timely manner after completion of the public improvement project, including any construction, reconstruction, maintenance, repair or replacement work. Such restoration shall include, but not be limited to, the restoration of lawns by seeding, complete restoration of any driveways, fences or other structures modified as a requirement of the construction, as well as the repair of any of Grantor's property damaged as set forth in Paragraph 6 below.

3. No Obstructions. Grantor does hereby agree not to create or permit any building to be constructed within the Easement Area, or to cause or permit any other obstruction or condition of any kind or character within the Easement Area upon Grantor's premises that will interfere with the Grantee's exercise and enjoyment of the easement rights hereinabove conveyed.

4. Grantee's Use. The Grantee, its successors and assigns, shall have the right to use and enjoy the Easement Area for the purposes identified hereinabove, it being specifically understood and agreed, however, that in no event shall the Grantee have any right to erect buildings or similar structures on or over any portion of the Easement

Area. If the Grantee should abandon said easement or fail to use the same for a continuous period of two (2) years after removal of its facilities, then said easement, along with any and all rights and interests granted to the Grantee under this Agreement, shall cease and terminate, and all the rights and interests hereby granted shall be vested in the then owner of the fee simple title in and to the land over which said easement crosses. Furthermore, unless resulting from the exercise of the rights granted herein, the Grantee shall not, without Grantor's prior written approval, diminish access, ingress or egress to any portion of the Grantor's Property.

5. Grantor's Use. The Grantee shall exercise reasonable diligence in performing any of its rights within the Easement Area so as (i) to avoid damaging the Easement Area (or any other portion of the Grantor's Property), and (ii) not to unreasonably interfere with the use of the Easement Area (or any other portion of the Grantor's Property) (including, but not limited to, ingress/egress/access), by Grantor, its employees, agents, representatives, customers, or invitees. Grantee shall use reasonable efforts to coordinate with Grantor prior to any construction and/or maintenance and/or any other work within the Easement Area and shall furthermore provide Grantor reasonable prior notice with regard to any such construction and/or maintenance. No excavated dirt or debris may be left within the Easement Area following completion of construction, reconstruction, maintenance, repair or replacement work. All excavated materials shall be properly disposed of by the Grantee following completion of the public improvement project.

6. Liability for Damage. Grantee shall be liable to Grantor for any damage to real or personal property, and for injury to or death of any persons, proximately caused by the acts or omissions of Grantee, or its employees, agents, contractors or subcontractors, which arise out of any work done on or to the Easement Area while Grantee, or its employees, agents, contractors or subcontractors, are exercising any rights with respect to the Easement Area which are granted to Grantee under this Agreement. The provisions of this paragraph shall terminate upon completion of the public improvement project and final acceptance of public improvements by the City Council of Grantee.

7. Expiration of Temporary Easement. This Agreement and the easements in favor of Grantee shall expire upon the earlier of (a) thirty-six (36) months following the execution of this Agreement; or (b) the date on which Grantee completes the public improvement project and final acceptance of public improvements by the city council of the City.

8. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the parties' respective successors and assigns.

GRANTOR:

By: Daniel A. Holtkamp 5-4-22  
Daniel A. Holtkamp

State of Iowa )

County of Black Hawk )

This record was acknowledged before me on the 4<sup>th</sup> day of May,  
2022, by Daniel A. Holtkamp.

Haley M. Habinck

Signature of notarial officer



Stamp

[ Admin Assistant ]

Title of Office

[My commission expires: 7/23/24]



ACCEPTANCE OF TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

The City of Cedar Falls, Iowa ("Grantee"), does hereby accept and approve the foregoing Temporary Construction Easement Agreement.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

GRANTEE:

CITY OF CEDAR FALLS, IOWA

\_\_\_\_\_  
Robert M. Green, Mayor

ATTEST

\_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

State of \_\_\_\_\_ )

County of \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_,  
20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the  
City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:  
\_\_\_\_\_

Exhibit A

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 26-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
CENTER STREET CORRIDOR STREETScape PROJECT  
PARCEL 26

**PROPERTY OWNER:**

HOLTkamp, DANIEL A.  
2615 CENTER STREET  
CEDAR FALLS, IA 50613  
FILE # 2010-00001437

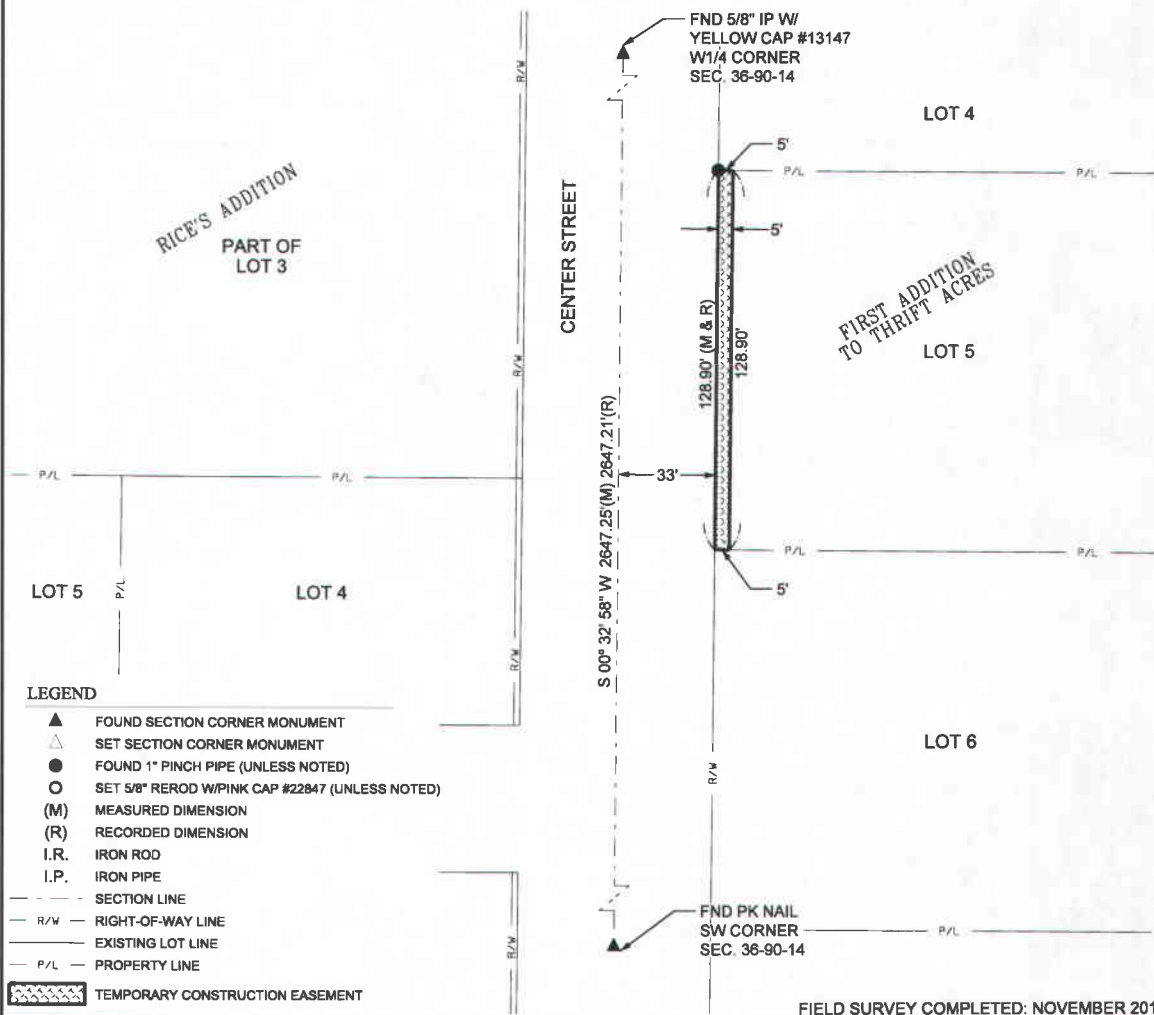
**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN LOT 5 OF FIRST ADDITION TO THRIFT ACRES, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5.00 FEET OF SAID LOT 5 OF FIRST ADDITION TO THRIFT ACRES, CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

SAID TRACT CONTAINS 644 SQUARE FEET OR 0.01 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



**LEGEND**

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 1" PINCH PIPE (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP #22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- SECTION LINE
- R/W - RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- P/L - PROPERTY LINE
- TEMPORARY CONSTRUCTION EASEMENT

FIELD SURVEY COMPLETED: NOVEMBER 2019

SURVEY FOR:  
CITY OF CEDAR FALLS  
220 CLAY STREET  
CEDAR FALLS, IA 50613  
PHONE: (319) 273-8600



SHEET  
1 OF 1

CITY OF CEDAR FALLS  
OWNER PURCHASE AGREEMENT

Property Address: First Addition to Thrift Acres Lot 5 County Tax Parcel No: 9014-36-302-010  
Parcel Number: 26 Project Number: MC-000-3206  
Project Name: Center Street Corridor Streetscape Project

THIS OWNER PURCHASE AGREEMENT is entered into on this \_\_\_\_ day of \_\_\_\_\_, 2022,  
by and between Daniel A. Holtkamp, Seller, and the City of Cedar Falls, Iowa, Buyer.

- 1. Buyer hereby agrees to buy and Seller hereby agrees to convey Seller's interests in the following real estate, hereinafter referred to as the "Premises":

See Attached Temporary Easement Plat (Exhibit A)

together with all improvements of whatever type situated on the Premises. This acquisition is for public purposes through an exercise of the power of eminent domain.

- 2. The Premises conveyed includes all of the Seller's estates, rights, title and interests in the Premises, including any easements as are described herein. Seller consents to any change of grade of the adjacent roadway and accepts payment under this Agreement for any and all damages arising therefrom. Seller acknowledges full settlement and payment from Buyer for all claims according to the terms of this Agreement and discharges Buyer from any and all liability arising out of this Agreement and the construction of the public improvement project identified above ("Project").
- 3. In consideration of Seller's conveyance of Seller's interest in the Premises to Buyer, Buyer agrees to pay to Seller the following:

Payment Amount	Agreed Performance	Date
\$ _____	on right of possession	_____
\$ _____	on conveyance of title	_____
\$ _____	on surrender of possession	_____
\$ 183.93	on possession and conveyance	60 days after Buyer approval
\$ 183.93	TOTAL LUMP SUM	

BREAKDOWN: ac. = acres		sq. ft. = square feet		
Land by Fee Title	_____	sq. ft.	_____	\$ _____
Underlying Fee Title	_____	sq. ft.	_____	\$ _____
Temporary Easement	644	sq. ft.	_____	\$ 183.93
Permanent Easement	_____	sq. ft.	_____	\$ _____
Buildings				\$ _____
Severance Damages				\$ _____

- 4. Seller grants to the City a Fee Acquisition, and Temporary and/or Permanent Easements as shown on the attached acquisition plat and/or temporary easement plat and/or permanent easement plat. Seller also agrees to execute a Warranty Deed, Temporary Easement Agreement and/or Permanent Easement Agreement, in the forms attached hereto. Any Temporary Construction Easement shall terminate upon completion of the Project unless otherwise specified in the temporary easement agreement.
- 5. Possession of the Premises is the essence of this Agreement and Buyer may enter and assume full use

and enjoyment of the Seller's interest in the Premises according to the terms of this Agreement, immediately upon approval of this Agreement by the City Council of the City of Cedar Falls, Iowa, unless a different date is specified in Paragraph 3 above. Notwithstanding the above, Seller grants to Buyer the immediate right to enter the Premises for the purpose of gathering survey and soil data.

- 6. This Agreement shall apply to and bind the assigns, representatives and successors of the Seller.
- 7. This Agreement and all attachments hereto constitute the entire agreement between the Buyer and the Seller related to the subject matter and there is no agreement to do or not to do any act or deed except as specifically provided for herein.
- 8. The Seller states and warrants that, to the best of the Seller's knowledge, there is no known burial site, well, solid waste disposal site, private sewage disposal systems, hazardous substance or underground storage tank on the premises, except:
 

---
- 9. The Buyer hereby gives notice of Seller's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this Agreement as required by Section 6B.52 of the Code of Iowa.

SELLER'S SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the Buyer, we the undersigned claimants certify the total lump sum payment shown herein is just and unpaid.

SELLER: Daniel A. Holtkamp,

Daniel A Holtkamp 5-4-22  
Date

State of Iowa  
County of Black Hawk

This record was acknowledged before me on the 4<sup>th</sup> day of May, 2022, by Daniel A. Holtkamp

Haley M. Habinck  
Signature of notarial officer

Haley M. Habinck  
Printed name of notarial officer  
7/23/24  
My commission expires



CITY OF CEDAR FALLS, IOWA (BUYER)

By: \_\_\_\_\_  
Robert M Green, Mayor

ATTEST:

By: \_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

STATE OF IOWA, COUNTY OF BLACK HAWK, ss:

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:

\_\_\_\_\_



## TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

This Temporary Construction Easement Agreement (“Agreement”) is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, by Gzim Gashi (“Grantor”), and City of Cedar Falls, a municipality organized under the laws of the State of Iowa (“Grantee”). In consideration of the sum of one dollar (\$1.00), and other valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby sells, grants and conveys unto Grantee a temporary easement under, through, and across the following described real estate which is owned by Grantor:

See Exhibit A attached (the “Easement Area”).

1. Purpose. This temporary construction easement is granted for the purpose of entering, using, occupying, sloping, grading, clearing, grubbing, excavating and storing of materials and equipment during the construction of a public improvement project near the Easement Area, as well as the right of ingress and egress along and over the Easement Area and for any reasonable purpose deemed by the Grantee to be necessary for said public improvement project.

2. Restoration of Easement Area. Grantee agrees to restore at Grantee’s cost the Easement Area in a timely manner after completion of the public improvement project, including any construction, reconstruction, maintenance, repair or replacement work. Such restoration shall include, but not be limited to, the restoration of lawns by seeding, complete restoration of any driveways, fences or other structures modified as a requirement of the construction, as well as the repair of any of Grantor’s property damaged as set forth in Paragraph 6 below.

3. No Obstructions. Grantor does hereby agree not to create or permit any building to be constructed within the Easement Area, or to cause or permit any other obstruction or condition of any kind or character within the Easement Area upon Grantor’s premises that will interfere with the Grantee’s exercise and enjoyment of the easement rights hereinabove conveyed.

4. Grantee’s Use. The Grantee, its successors and assigns, shall have the right to use and enjoy the Easement Area for the purposes identified hereinabove, it being specifically understood and agreed, however, that in no event shall the Grantee have any right to erect buildings or similar structures on or over any portion of the Easement

Area. If the Grantee should abandon said easement or fail to use the same for a continuous period of two (2) years after removal of its facilities, then said easement, along with any and all rights and interests granted to the Grantee under this Agreement, shall cease and terminate, and all the rights and interests hereby granted shall be vested in the then owner of the fee simple title in and to the land over which said easement crosses. Furthermore, unless resulting from the exercise of the rights granted herein, the Grantee shall not, without Grantor's prior written approval, diminish access, ingress or egress to any portion of the Grantor's Property.

5. Grantor's Use. The Grantee shall exercise reasonable diligence in performing any of its rights within the Easement Area so as (i) to avoid damaging the Easement Area (or any other portion of the Grantor's Property), and (ii) not to unreasonably interfere with the use of the Easement Area (or any other portion of the Grantor's Property) (including, but not limited to, ingress/egress/access), by Grantor, its employees, agents, representatives, customers, or invitees. Grantee shall use reasonable efforts to coordinate with Grantor prior to any construction and/or maintenance and/or any other work within the Easement Area and shall furthermore provide Grantor reasonable prior notice with regard to any such construction and/or maintenance. No excavated dirt or debris may be left within the Easement Area following completion of construction, reconstruction, maintenance, repair or replacement work. All excavated materials shall be properly disposed of by the Grantee following completion of the public improvement project.

6. Liability for Damage. Grantee shall be liable to Grantor for any damage to real or personal property, and for injury to or death of any persons, proximately caused by the acts or omissions of Grantee, or its employees, agents, contractors or subcontractors, which arise out of any work done on or to the Easement Area while Grantee, or its employees, agents, contractors or subcontractors, are exercising any rights with respect to the Easement Area which are granted to Grantee under this Agreement. The provisions of this paragraph shall terminate upon completion of the public improvement project and final acceptance of public improvements by the City Council of Grantee.

7. Expiration of Temporary Easement. This Agreement and the easements in favor of Grantee shall expire upon the earlier of (a) thirty-six (36) months following the execution of this Agreement; or (b) the date on which Grantee completes the public improvement project and final acceptance of public improvements by the city council of the City.

8. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the parties' respective successors and assigns.

GRANTOR:  
Gashi 04.11.22  
Gzim Gashi



State of Iowa )

County of BlackHawk )

This record was acknowledged before me on the 11<sup>th</sup> day of April,  
2022 by Gzim Gashi.

Haley M. Habinck

Signature of notarial officer



Stamp

Admin. Assistant

Title of Office

[My commission expires: 7/23/24]

ACCEPTANCE OF TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

The City of Cedar Falls, Iowa ("Grantee"), does hereby accept and approve the foregoing Temporary Construction Easement Agreement.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

GRANTEE:

CITY OF CEDAR FALLS, IOWA

\_\_\_\_\_  
Robert M. Green, Mayor

ATTEST

\_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

State of \_\_\_\_\_ )

County of \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_,  
20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the  
City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:  
\_\_\_\_\_

Exhibit A

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 27-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
CENTER STREET CORRIDOR STREETScape PROJECT  
2627 CENTER STREET  
PARCEL 27

**PROPERTY OWNER:**

ALIU, FERAT & ALBULENA (DEED)  
GASHI, GZIM (CONTRACT)  
710 EUREKA STREET  
WATERLOO, IA 50702  
FILE # 2018-00005434 (DEED)  
FILE # 2022-00012852 (CONTRACT)



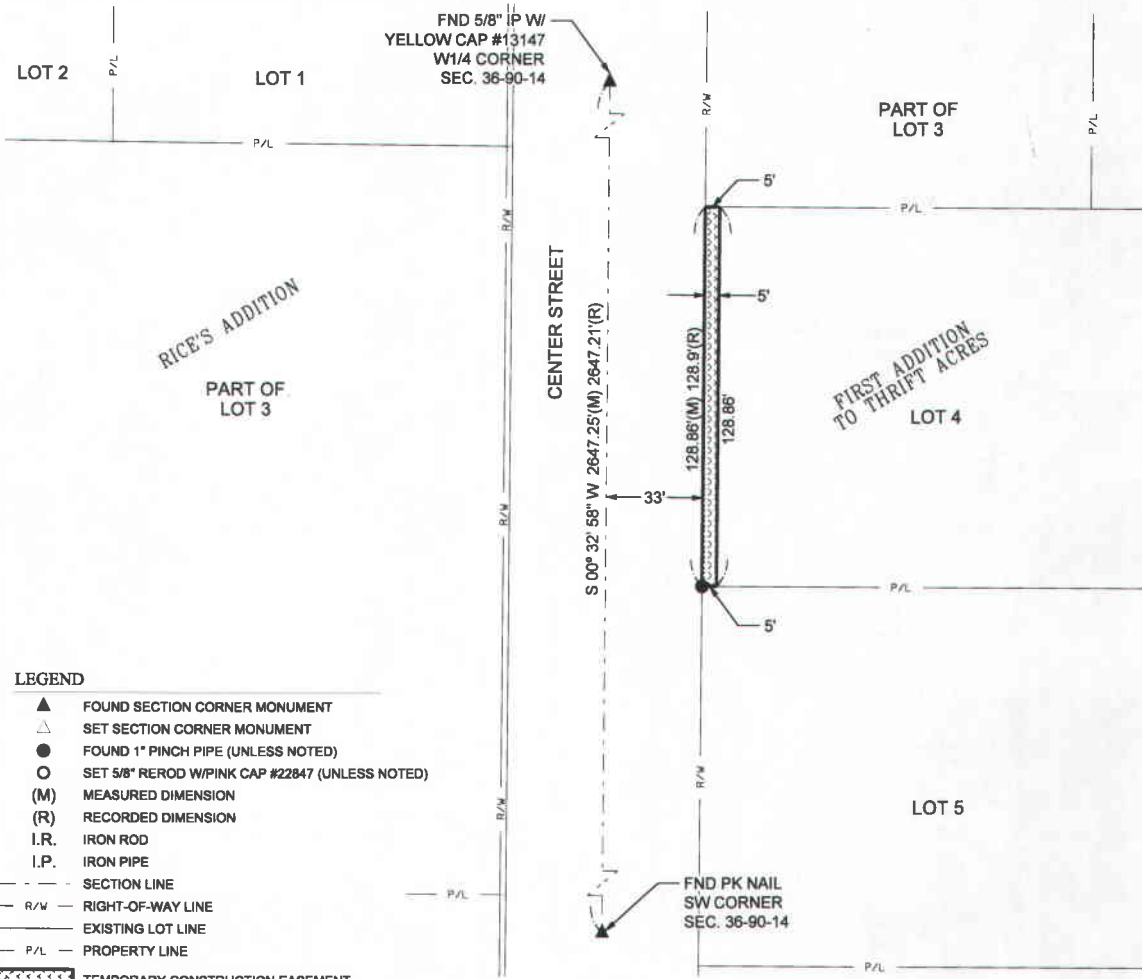
**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN LOT 4 OF FIRST ADDITION TO THRIFT ACRES, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5.00 FEET OF SAID LOT 4 OF FIRST ADDITION TO THRIFT ACRES ADDITION, CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

SAID TRACT CONTAINS 644 SQUARE FEET OR 0.01 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



**LEGEND**

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 1" PINCH PIPE (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP #22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- SECTION LINE
- R/W - RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- P/L - PROPERTY LINE
- ▨ TEMPORARY CONSTRUCTION EASEMENT

FIELD SURVEY COMPLETED: NOVEMBER 2019

SURVEY FOR:  
CITY OF CEDAR FALLS  
220 CLAY STREET  
CEDAR FALLS, IA 50613  
PHONE: (319) 273-8600



SHEET  
1 OF 1

CITY OF CEDAR FALLS  
OWNER PURCHASE AGREEMENT

Property Address: 2627 Center Street, Cedar Falls      County Tax Parcel No: 9014-36-302-029  
Parcel Number: 27      Project Number: MC-000-3206  
Project Name: Center Street Corridor Streetscape Project

THIS OWNER PURCHASE AGREEMENT is entered into on this \_\_\_\_ day of \_\_\_\_\_, 2022, by and between Gzim Gashi, Seller, and the City of Cedar Falls, Iowa, Buyer.

- 1. Buyer hereby agrees to buy and Seller hereby agrees to convey Seller's interests in the following real estate, hereinafter referred to as the "Premises":

See Attached Temporary Easement Plat (Exhibit A)

together with all improvements of whatever type situated on the Premises. This acquisition is for public purposes through an exercise of the power of eminent domain.

- 2. The Premises conveyed includes all of the Seller's estates, rights, title and interests in the Premises, including any easements as are described herein. Seller consents to any change of grade of the adjacent roadway and accepts payment under this Agreement for any and all damages arising therefrom. Seller acknowledges full settlement and payment from Buyer for all claims according to the terms of this Agreement and discharges Buyer from any and all liability arising out of this Agreement and the construction of the public improvement project identified above ("Project").
- 3. In consideration of Seller's conveyance of Seller's interest in the Premises to Buyer, Buyer agrees to pay to Seller the following:

Payment Amount	Agreed Performance	Date
\$ _____	on right of possession	_____
\$ _____	on conveyance of title	_____
\$ _____	on surrender of possession	_____
\$ 225.14	on possession and conveyance	60 days after Buyer approval
\$ 225.14	TOTAL LUMP SUM	

BREAKDOWN: ac. = acres      sq. ft. = square feet

Land by Fee Title	_____ sq. ft.	\$ _____
Underlying Fee Title	_____ sq. ft.	\$ _____
Temporary Easement	644 sq. ft.	\$ 225.14
Permanent Easement	_____ sq. ft.	\$ _____
Buildings		\$ _____
Severance Damages		\$ _____

- 4. Seller grants to the City a Fee Acquisition, and Temporary and/or Permanent Easements as shown on the attached acquisition plat and/or temporary easement plat and/or permanent easement plat. Seller also agrees to execute a Warranty Deed, Temporary Easement Agreement and/or Permanent Easement Agreement, in the forms attached hereto. Any Temporary Construction Easement shall terminate upon completion of the Project unless otherwise specified in the temporary easement agreement.
- 5. Possession of the Premises is the essence of this Agreement and Buyer may enter and assume full use

and enjoyment of the Seller's interest in the Premises according to the terms of this Agreement, immediately upon approval of this Agreement by the City Council of the City of Cedar Falls, Iowa, unless a different date is specified in Paragraph 3 above. Notwithstanding the above, Seller grants to Buyer the immediate right to enter the Premises for the purpose of gathering survey and soil data.

- 6. This Agreement shall apply to and bind the assigns, representatives and successors of the Seller.
- 7. This Agreement and all attachments hereto constitute the entire agreement between the Buyer and the Seller related to the subject matter and there is no agreement to do or not to do any act or deed except as specifically provided for herein.
- 8. The Seller states and warrants that, to the best of the Seller's knowledge, there is no known burial site, well, solid waste disposal site, private sewage disposal systems, hazardous substance or underground storage tank on the premises, except:
 

---
- 9. The Buyer hereby gives notice of Seller's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this Agreement as required by Section 6B.52 of the Code of Iowa.

SELLER'S SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the Buyer, we the undersigned claimants certify the total lump sum payment shown herein is just and unpaid.

SELLER:

Gash 04.11.22  
 Gzim Gashi Date

State of Iowa  
 County of Black Hawk

This record was acknowledged before me on the 11<sup>th</sup> day of April, 2022, by Gzim Gashi.

Haley M. Habinck  
 Signature of notarial officer



Haley M. Habinck  
 Printed name of notarial officer

7/23/2024  
 My commission expires

CITY OF CEDAR FALLS, IOWA (BUYER)

By: \_\_\_\_\_  
Robert M Green, Mayor

ATTEST:

By: \_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

STATE OF IOWA, COUNTY OF BLACK HAWK, ss:

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:

\_\_\_\_\_

Exhibit A

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

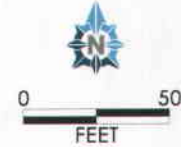
# TEMPORARY EASEMENT

EXHIBIT 27-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
CENTER STREET CORRIDOR STREETScape PROJECT  
2627 CENTER STREET  
PARCEL 27

**PROPERTY OWNER:**

ALIU, FERAT & ALBULENA (DEED)  
GASHI, GZIM (CONTRACT)  
710 EUREKA STREET  
WATERLOO, IA 50702  
FILE # 2018-00005434 (DEED)  
FILE # 2022-00012852 (CONTRACT)



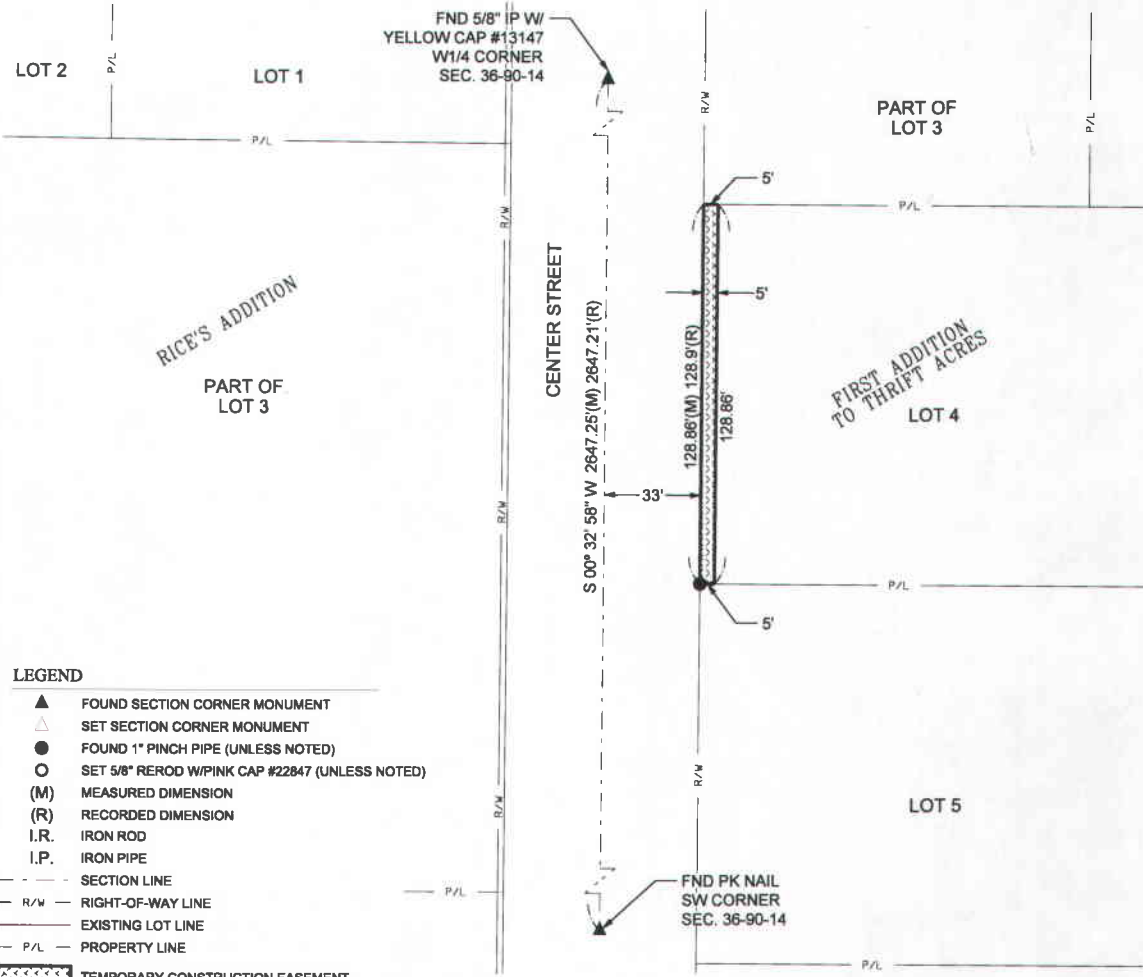
**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN LOT 4 OF FIRST ADDITION TO THRIFT ACRES, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5.00 FEET OF SAID LOT 4 OF FIRST ADDITION TO THRIFT ACRES ADDITION, CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

SAID TRACT CONTAINS 644 SQUARE FEET OR 0.01 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



**LEGEND**

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 1" PINCH PIPE (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP #22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- - - SECTION LINE
- R/W - RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- P/L - PROPERTY LINE
- ▨ TEMPORARY CONSTRUCTION EASEMENT

FIELD SURVEY COMPLETED: NOVEMBER 2019

SURVEY FOR:  
CITY OF CEDAR FALLS  
220 CLAY STREET  
CEDAR FALLS, IA 50613  
PHONE: (319) 273-8600



SHEET  
1 OF 1

## TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

This Temporary Construction Easement Agreement ("Agreement") is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Joel M. Klein ("Grantor"), and City of Cedar Falls, a municipality organized under the laws of the State of Iowa ("Grantee"). In consideration of the sum of one dollar (\$1.00), and other valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby sells, grants and conveys unto Grantee a temporary easement under, through, and across the following described real estate which is owned by Grantor:

See Exhibit A attached (the "Easement Area").

1. Purpose. This temporary construction easement is granted for the purpose of entering, using, occupying, sloping, grading, clearing, grubbing, excavating and storing of materials and equipment during the construction of a public improvement project near the Easement Area, as well as the right of ingress and egress along and over the Easement Area and for any reasonable purpose deemed by the Grantee to be necessary for said public improvement project.

2. Restoration of Easement Area. Grantee agrees to restore at Grantee's cost the Easement Area in a timely manner after completion of the public improvement project, including any construction, reconstruction, maintenance, repair or replacement work. Such restoration shall include, but not be limited to, the restoration of lawns by seeding, complete restoration of any driveways, fences or other structures modified as a requirement of the construction, as well as the repair of any of Grantor's property damaged as set forth in Paragraph 6 below.

3. No Obstructions. Grantor does hereby agree not to create or permit any building to be constructed within the Easement Area, or to cause or permit any other obstruction or condition of any kind or character within the Easement Area upon Grantor's premises that will interfere with the Grantee's exercise and enjoyment of the easement rights hereinabove conveyed.

4. Grantee's Use. The Grantee, its successors and assigns, shall have the right to use and enjoy the Easement Area for the purposes identified hereinabove, it being specifically understood and agreed, however, that in no event shall the Grantee have any right to erect buildings or similar structures on or over any portion of the Easement



Area. If the Grantee should abandon said easement or fail to use the same for a continuous period of two (2) years after removal of its facilities, then said easement, along with any and all rights and interests granted to the Grantee under this Agreement, shall cease and terminate, and all the rights and interests hereby granted shall be vested in the then owner of the fee simple title in and to the land over which said easement crosses. Furthermore, unless resulting from the exercise of the rights granted herein, the Grantee shall not, without Grantor's prior written approval, diminish access, ingress or egress to any portion of the Grantor's Property.

5. Grantor's Use. The Grantee shall exercise reasonable diligence in performing any of its rights within the Easement Area so as (i) to avoid damaging the Easement Area (or any other portion of the Grantor's Property), and (ii) not to unreasonably interfere with the use of the Easement Area (or any other portion of the Grantor's Property) (including, but not limited to, ingress/egress/access), by Grantor, its employees, agents, representatives, customers, or invitees. Grantee shall use reasonable efforts to coordinate with Grantor prior to any construction and/or maintenance and/or any other work within the Easement Area and shall furthermore provide Grantor reasonable prior notice with regard to any such construction and/or maintenance. No excavated dirt or debris may be left within the Easement Area following completion of construction, reconstruction, maintenance, repair or replacement work. All excavated materials shall be properly disposed of by the Grantee following completion of the public improvement project.

6. Liability for Damage. Grantee shall be liable to Grantor for any damage to real or personal property, and for injury to or death of any persons, proximately caused by the acts or omissions of Grantee, or its employees, agents, contractors or subcontractors, which arise out of any work done on or to the Easement Area while Grantee, or its employees, agents, contractors or subcontractors, are exercising any rights with respect to the Easement Area which are granted to Grantee under this Agreement. The provisions of this paragraph shall terminate upon completion of the public improvement project and final acceptance of public improvements by the City Council of Grantee.

7. Expiration of Temporary Easement. This Agreement and the easements in favor of Grantee shall expire upon the earlier of (a) thirty-six (36) months following the execution of this Agreement; or (b) the date on which Grantee completes the public improvement project and final acceptance of public improvements by the city council of the City.

8. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the parties' respective successors and assigns.

GRANTOR:

By:

  
Joel M. Klein  
3/14/22

State of Iowa )

County of Black Hawk )

This record was acknowledged before me on the 14 day of March,  
2022 by Joel M. Klein.

*Hailey M. Habinck*  
Signature of notarial officer



Stamp

[ *Admin Assistant* ]  
Title of Office

[My commission expires: *7/23/24*]

ACCEPTANCE OF TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

The City of Cedar Falls, Iowa ("Grantee"), does hereby accept and approve the foregoing Temporary Construction Easement Agreement.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

GRANTEE:

CITY OF CEDAR FALLS, IOWA

\_\_\_\_\_  
Robert M. Green, Mayor

ATTEST

\_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

State of \_\_\_\_\_ )

County of \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_,  
20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the  
City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:  
\_\_\_\_\_

Exhibit A

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 28-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
CENTER STREET CORRIDOR STREETScape PROJECT  
PARCEL 28

**PROPERTY OWNER:**

KLEIN, JOEL M.  
2707 CENTER STREET  
CEDAR FALLS, IA 50613  
BOOK 668, PAGE 903

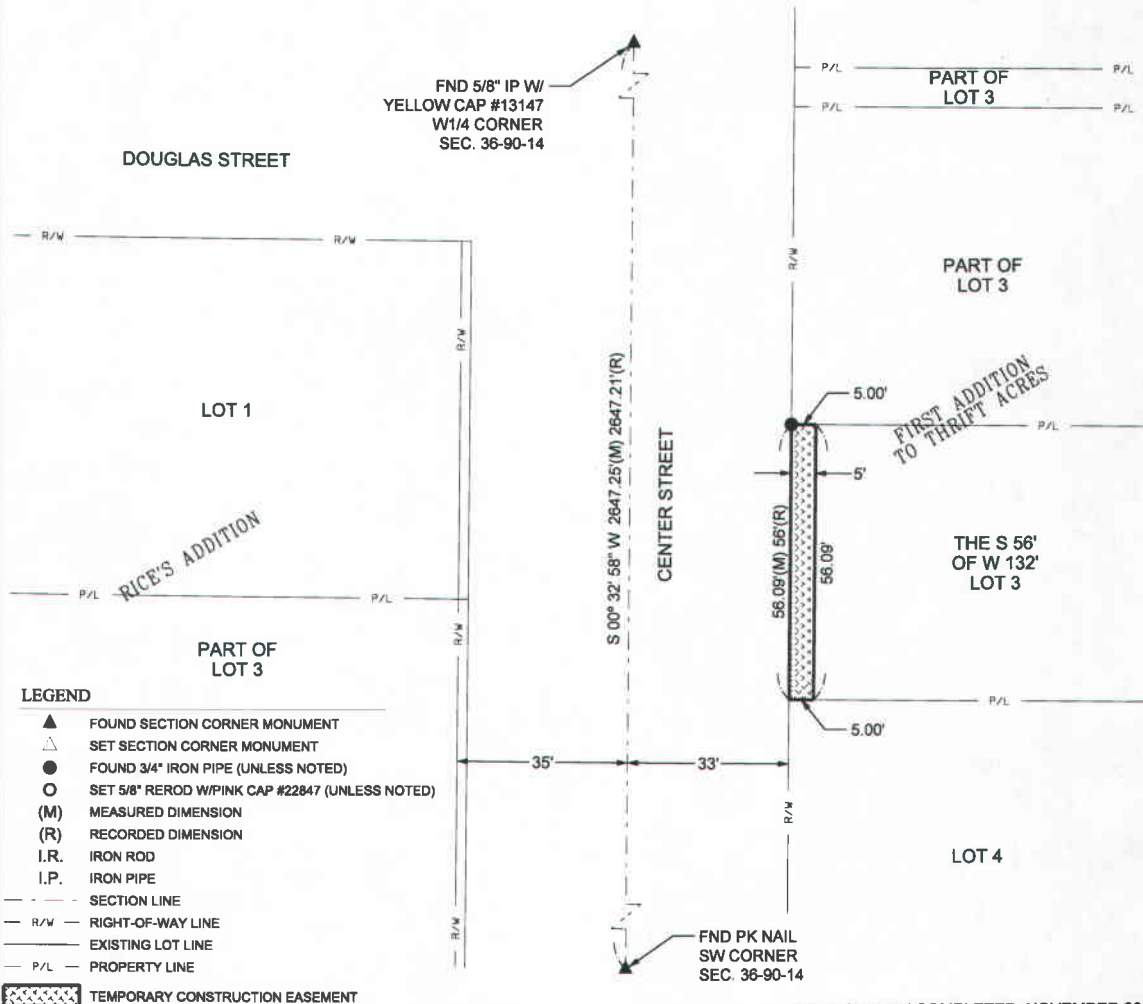
**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN THE SOUTH 56 FEET OF LOT 3 OF FIRST ADDITION TO THRIFT ACRES, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5.00 FEET OF THE SOUTH 56.00 FEET OF SAID LOT 3 OF FIRST ADDITION TO THRIFT ACRES, CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

SAID TRACT CONTAINS 280 SQUARE FEET OR 0.01 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



**SURVEY FOR:**  
CITY OF CEDAR FALLS  
220 CLAY STREET  
CEDAR FALLS, IA 50613  
PHONE: (319) 273-8600

FOTH PROJECT NO. 19C017-05 DATE: 3/8/2022



SHEET  
1 OF 1

CITY OF CEDAR FALLS  
OWNER PURCHASE AGREEMENT

Property Address: 2707 Center Street, Cedar Falls      County Tax Parcel No: 9014-36-302-012  
Parcel Number: 28      Project Number: MC-000-3206  
Project Name: Center Street Corridor Streetscape Project

THIS OWNER PURCHASE AGREEMENT is entered into on this \_\_\_\_ day of \_\_\_\_\_, 2022, by and between Joel M. Klein, Seller, and the City of Cedar Falls, Iowa, Buyer.

- 1. Buyer hereby agrees to buy and Seller hereby agrees to convey Seller's interests in the following real estate, hereinafter referred to as the "Premises":

See Attached Temporary Easement Plat (Exhibit A)

together with all improvements of whatever type situated on the Premises. This acquisition is for public purposes through an exercise of the power of eminent domain.

- 2. The Premises conveyed includes all of the Seller's estates, rights, title and interests in the Premises, including any easements as are described herein. Seller consents to any change of grade of the adjacent roadway and accepts payment under this Agreement for any and all damages arising therefrom. Seller acknowledges full settlement and payment from Buyer for all claims according to the terms of this Agreement and discharges Buyer from any and all liability arising out of this Agreement and the construction of the public improvement project identified above ("Project").
- 3. In consideration of Seller's conveyance of Seller's interest in the Premises to Buyer, Buyer agrees to pay to Seller the following:

Payment Amount	Agreed Performance	Date
\$ _____	on right of possession	_____
\$ _____	on conveyance of title	_____
\$ _____	on surrender of possession	_____
\$ 100.00	on possession and conveyance	60 days after Buyer approval
\$ 100.00	TOTAL LUMP SUM	

BREAKDOWN: ac. = acres      sq. ft. = square feet

Land by Fee Title	_____ sq. ft.	\$ _____
Underlying Fee Title	_____ sq. ft.	\$ _____
Temporary Easement	280 sq. ft.	\$ 100.00
Permanent Easement	_____ sq. ft.	\$ _____
Buildings		\$ _____
Severance Damages		\$ _____

- 4. Seller grants to the City a Fee Acquisition, and Temporary and/or Permanent Easements as shown on the attached acquisition plat and/or temporary easement plat and/or permanent easement plat. Seller also agrees to execute a Warranty Deed, Temporary Easement Agreement and/or Permanent Easement Agreement, in the forms attached hereto. Any Temporary Construction Easement shall terminate upon completion of the Project unless otherwise specified in the temporary easement agreement.
- 5. Possession of the Premises is the essence of this Agreement and Buyer may enter and assume full use

and enjoyment of the Seller's interest in the Premises according to the terms of this Agreement, immediately upon approval of this Agreement by the City Council of the City of Cedar Falls, Iowa, unless a different date is specified in Paragraph 3 above. Notwithstanding the above, Seller grants to Buyer the immediate right to enter the Premises for the purpose of gathering survey and soil data.

- 6. This Agreement shall apply to and bind the assigns, representatives and successors of the Seller.
- 7. This Agreement and all attachments hereto constitute the entire agreement between the Buyer and the Seller related to the subject matter and there is no agreement to do or not to do any act or deed except as specifically provided for herein.
- 8. The Seller states and warrants that, to the best of the Seller's knowledge, there is no known burial site, well, solid waste disposal site, private sewage disposal systems, hazardous substance or underground storage tank on the premises, except:
 

---
- 9. The Buyer hereby gives notice of Seller's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this Agreement as required by Section 6B.52 of the Code of Iowa.

SELLER'S SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the Buyer, we the undersigned claimants certify the total lump sum payment shown herein is just and unpaid.

SELLER: Joel M. Klein

Joel M. Klein  
Date 3/14/22

State of Iowa  
County of Black Hawk

This record was acknowledged before me on the 14 day of March, 2022, by Joel M. Klein.

Haley M. Habinck  
Signature of notarial officer

Haley M. Habinck  
Printed name of notarial officer  
7/23/2024  
My commission expires



CITY OF CEDAR FALLS, IOWA (BUYER)

By: \_\_\_\_\_  
Robert M Green, Mayor

ATTEST:

By: \_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

STATE OF IOWA, COUNTY OF BLACK HAWK, ss:

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:

\_\_\_\_\_

Exhibit A

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 28-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
 CENTER STREET CORRIDOR STREETSCAPE PROJECT  
 PARCEL 28

**PROPERTY OWNER:**

KLEIN, JOEL M.  
 2707 CENTER STREET  
 CEDAR FALLS, IA 50613  
 BOOK 668, PAGE 903

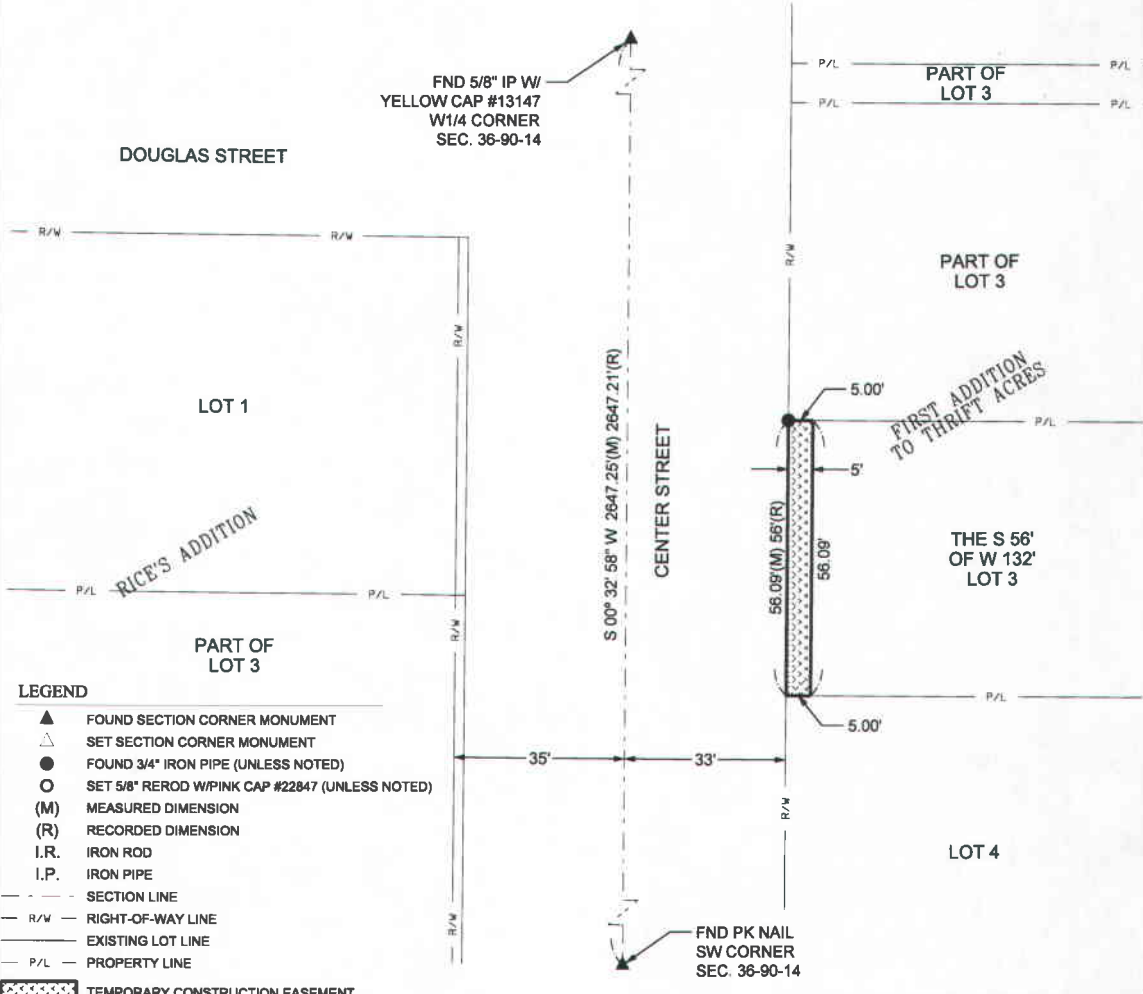
**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN THE SOUTH 56 FEET OF LOT 3 OF FIRST ADDITION TO THRIFT ACRES, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5.00 FEET OF THE SOUTH 56.00 FEET OF SAID LOT 3 OF FIRST ADDITION TO THRIFT ACRES, CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

SAID TRACT CONTAINS 280 SQUARE FEET OR 0.01 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



FIELD SURVEY COMPLETED: NOVEMBER 2019

**SURVEY FOR:**  
 CITY OF CEDAR FALLS  
 220 CLAY STREET  
 CEDAR FALLS, IA 50613  
 PHONE: (319) 273-8600



SHEET  
 1 OF 1

FOTH PROJECT NO. 19C017-05 DATE: 3/8/2022



## TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

This Temporary Construction Easement Agreement ("Agreement") is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, by Purdy Properties, LC ("Grantor"), and City of Cedar Falls, a municipality organized under the laws of the State of Iowa ("Grantee"). In consideration of the sum of one dollar (\$1.00), and other valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby sells, grants and conveys unto Grantee a temporary easement under, through, and across the following described real estate which is owned by Grantor:

See Exhibit A attached (the "Easement Area").

1. Purpose. This temporary construction easement is granted for the purpose of entering, using, occupying, sloping, grading, clearing, grubbing, excavating and storing of materials and equipment during the construction of a public improvement project near the Easement Area, as well as the right of ingress and egress along and over the Easement Area and for any reasonable purpose deemed by the Grantee to be necessary for said public improvement project.

2. Restoration of Easement Area. Grantee agrees to restore at Grantee's cost the Easement Area in a timely manner after completion of the public improvement project, including any construction, reconstruction, maintenance, repair or replacement work. Such restoration shall include, but not be limited to, the restoration of lawns by seeding, complete restoration of any driveways, fences or other structures modified as a requirement of the construction, as well as the repair of any of Grantor's property damaged as set forth in Paragraph 6 below.

3. No Obstructions. Grantor does hereby agree not to create or permit any building to be constructed within the Easement Area, or to cause or permit any other obstruction or condition of any kind or character within the Easement Area upon Grantor's premises that will interfere with the Grantee's exercise and enjoyment of the easement rights hereinabove conveyed.

4. Grantee's Use. The Grantee, its successors and assigns, shall have the right to use and enjoy the Easement Area for the purposes identified hereinabove, it being specifically understood and agreed, however, that in no event shall the Grantee have any right to erect buildings or similar structures on or over any portion of the Easement

Area. If the Grantee should abandon said easement or fail to use the same for a continuous period of two (2) years after removal of its facilities, then said easement, along with any and all rights and interests granted to the Grantee under this Agreement, shall cease and terminate, and all the rights and interests hereby granted shall be vested in the then owner of the fee simple title in and to the land over which said easement crosses. Furthermore, unless resulting from the exercise of the rights granted herein, the Grantee shall not, without Grantor's prior written approval, diminish access, ingress or egress to any portion of the Grantor's Property.

5. Grantor's Use. The Grantee shall exercise reasonable diligence in performing any of its rights within the Easement Area so as (i) to avoid damaging the Easement Area (or any other portion of the Grantor's Property), and (ii) not to unreasonably interfere with the use of the Easement Area (or any other portion of the Grantor's Property) (including, but not limited to, ingress/egress/access), by Grantor, its employees, agents, representatives, customers, or invitees. Grantee shall use reasonable efforts to coordinate with Grantor prior to any construction and/or maintenance and/or any other work within the Easement Area and shall furthermore provide Grantor reasonable prior notice with regard to any such construction and/or maintenance. No excavated dirt or debris may be left within the Easement Area following completion of construction, reconstruction, maintenance, repair or replacement work. All excavated materials shall be properly disposed of by the Grantee following completion of the public improvement project.

6. Liability for Damage. Grantee shall be liable to Grantor for any damage to real or personal property, and for injury to or death of any persons, proximately caused by the acts or omissions of Grantee, or its employees, agents, contractors or subcontractors, which arise out of any work done on or to the Easement Area while Grantee, or its employees, agents, contractors or subcontractors, are exercising any rights with respect to the Easement Area which are granted to Grantee under this Agreement. The provisions of this paragraph shall terminate upon completion of the public improvement project and final acceptance of public improvements by the City Council of Grantee.

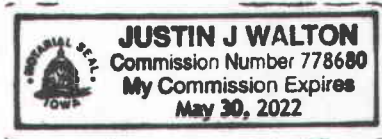
7. Expiration of Temporary Easement. This Agreement and the easements in favor of Grantee shall expire upon the earlier of (a) thirty-six (36) months following the execution of this Agreement; or (b) the date on which Grantee completes the public improvement project and final acceptance of public improvements by the city council of the City.

8. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the parties' respective successors and assigns.

GRANTOR: Purdy Properties, LC

By: Kent Purdy Mgr Purdy Properties LC  
Name: Kent Purdy Mgr Purdy Properties LC  
Title: Mgr

State of Iowa )  
County of Black Hawk )



This record was acknowledged before me on the 3rd day of May,  
2022, by Kent Purdy, as Manager of  
Purdy Properties, LC.

[Signature]  
Signature of notarial officer

Stamp

Iowa Notary  
Title of Office

[My commission expires: 5/30/2022]

ACCEPTANCE OF TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

The City of Cedar Falls, Iowa ("Grantee"), does hereby accept and approve the foregoing Temporary Construction Easement Agreement.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

GRANTEE:

CITY OF CEDAR FALLS, IOWA

\_\_\_\_\_  
Robert M. Green, Mayor

ATTEST

\_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

State of \_\_\_\_\_ )

County of \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_,  
20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the  
City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:  
\_\_\_\_\_

Exhibit A

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 29-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
 CENTER STREET CORRIDOR STREETScape PROJECT  
 2711 CENTER STREET  
 PARCEL 29

**PROPERTY OWNER:**  
 PURDY PROPERTIES, LC  
 P.O. BOX 524  
 CEDAR FALLS, IA 50613  
 FILE # 2004-00024573

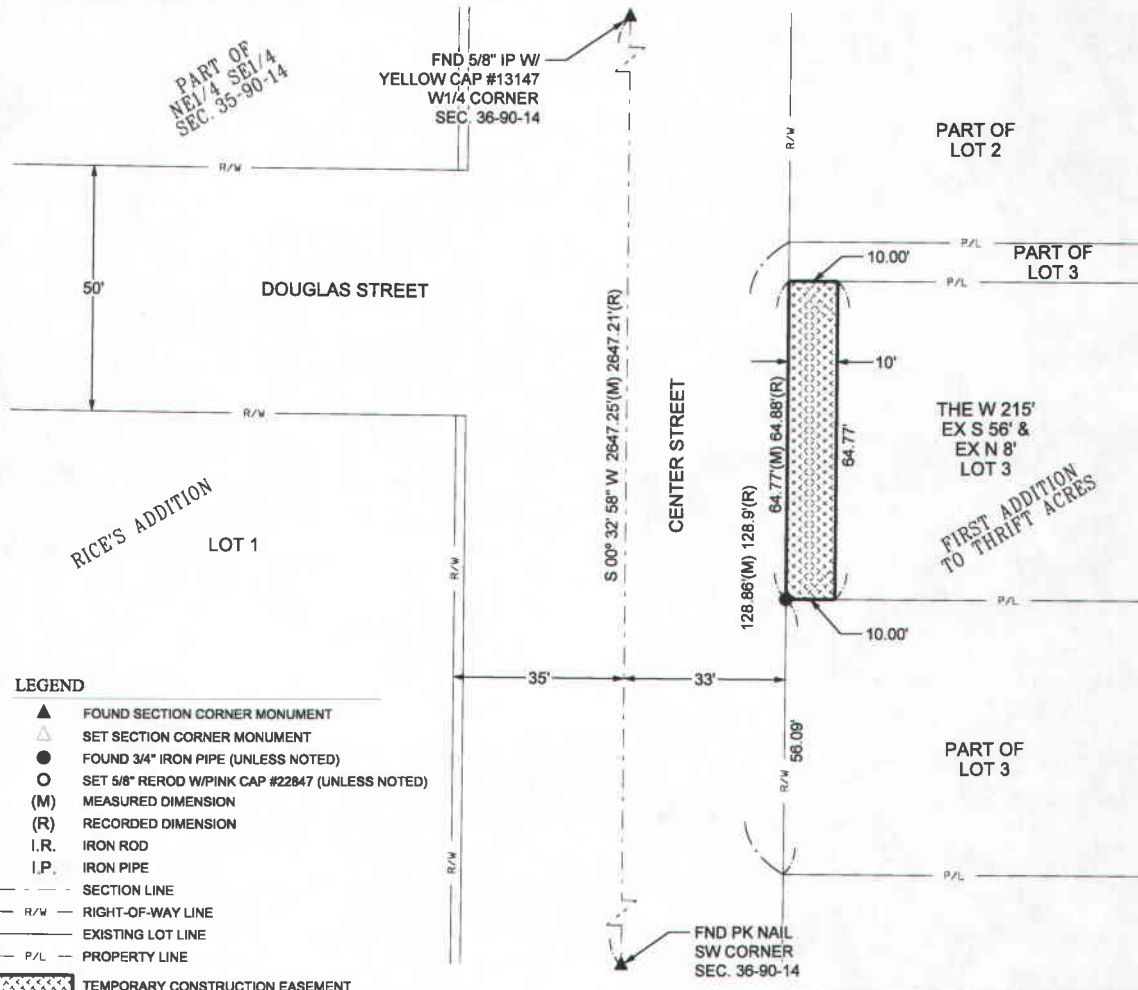
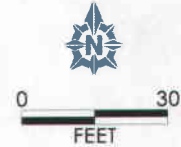
**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN THE WEST 215 FEET OF LOT 3 EXCEPT THE SOUTH 56 FEET AND EXCEPT THE NORTH 8 FEET THEREOF, FIRST ADDITION TO THRIFT ACRES, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 10.00 FEET OF SAID LOT 3, EXCEPT THE SOUTH 56.00 FEET AND EXCEPT THE NORTH 8.00 FEET THEREOF, FIRST ADDITION TO THRIFT ACRES, CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

SAID TRACT CONTAINS 648 SQUARE FEET OR 0.01 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



- LEGEND**
- ▲ FOUND SECTION CORNER MONUMENT
  - △ SET SECTION CORNER MONUMENT
  - FOUND 3/4" IRON PIPE (UNLESS NOTED)
  - SET 5/8" REROD W/PINK CAP #22847 (UNLESS NOTED)
  - (M) MEASURED DIMENSION
  - (R) RECORDED DIMENSION
  - I.R. IRON ROD
  - I.P. IRON PIPE
  - SECTION LINE
  - - - R/W - RIGHT-OF-WAY LINE
  - EXISTING LOT LINE
  - - - P/L - PROPERTY LINE
  - ▨ TEMPORARY CONSTRUCTION EASEMENT

FIELD SURVEY COMPLETED: NOVEMBER 2019

**SURVEY FOR:**  
 CITY OF CEDAR FALLS  
 220 CLAY STREET  
 CEDAR FALLS, IA 50613  
 PHONE: (319) 273-8600



SHEET  
 1 OF 1

**CITY OF CEDAR FALLS  
OWNER PURCHASE AGREEMENT**

**Property Address: 2711 Center Street, Cedar Falls  
Parcel Number: 29  
Project Name: Center Street Corridor Streetscape Project**

**County Tax Parcel No: 9014-36-302-027  
Project Number: MC-000-3206**

**THIS OWNER PURCHASE AGREEMENT is entered into on this \_\_\_\_ day of \_\_\_\_\_, 2022,  
by and between Purdy Properties, LC, Seller, and the City of Cedar Falls, Iowa, Buyer.**

- 1. Buyer hereby agrees to buy and Seller hereby agrees to convey Seller's interests in the following real estate, hereinafter referred to as the "Premises":

See Attached Temporary Easement Plat (Exhibit A)

together with all improvements of whatever type situated on the Premises. This acquisition is for public purposes through an exercise of the power of eminent domain.

- 2. The Premises conveyed includes all of the Seller's estates, rights, title and interests in the Premises, including any easements as are described herein. Seller consents to any change of grade of the adjacent roadway and accepts payment under this Agreement for any and all damages arising therefrom. Seller acknowledges full settlement and payment from Buyer for all claims according to the terms of this Agreement and discharges Buyer from any and all liability arising out of this Agreement and the construction of the public improvement project identified above ("Project").
- 3. In consideration of Seller's conveyance of Seller's interest in the Premises to Buyer, Buyer agrees to pay to Seller the following:

Payment Amount	Agreed Performance	Date
\$ _____	on right of possession	_____
\$ _____	on conveyance of title	_____
\$ _____	on surrender of possession	_____
\$ <u>226.54</u>	on possession and conveyance	<u>60 days after Buyer approval</u>
\$ <u>226.54</u>	<b>TOTAL LUMP SUM</b>	

BREAKDOWN: ac. = acres		sq. ft. = square feet	
Land by Fee Title	_____	sq. ft.	\$ _____
Underlying Fee Title	_____	sq. ft.	\$ _____
Temporary Easement	<u>648</u>	sq. ft.	\$ <u>226.54</u>
Permanent Easement	_____	sq. ft.	\$ _____
Buildings			\$ _____
Severance Damages			\$ _____

- 4. Seller grants to the City a Fee Acquisition, and Temporary and/or Permanent Easements as shown on the attached acquisition plat and/or temporary easement plat and/or permanent easement plat. Seller also agrees to execute a Warranty Deed, Temporary Easement Agreement and/or Permanent Easement Agreement, in the forms attached hereto. Any Temporary Construction Easement shall terminate upon completion of the Project unless otherwise specified in the temporary easement agreement.
- 5. Possession of the Premises is the essence of this Agreement and Buyer may enter and assume full use

and enjoyment of the Seller's interest in the Premises according to the terms of this Agreement, immediately upon approval of this Agreement by the City Council of the City of Cedar Falls, Iowa, unless a different date is specified in Paragraph 3 above. Notwithstanding the above, Seller grants to Buyer the immediate right to enter the Premises for the purpose of gathering survey and soil data.

- 6. This Agreement shall apply to and bind the assigns, representatives and successors of the Seller.
- 7. This Agreement and all attachments hereto constitute the entire agreement between the Buyer and the Seller related to the subject matter and there is no agreement to do or not to do any act or deed except as specifically provided for herein.
- 8. The Seller states and warrants that, to the best of the Seller's knowledge, there is no known burial site, well, solid waste disposal site, private sewage disposal systems, hazardous substance or underground storage tank on the premises, except:

---

- 9. The Buyer hereby gives notice of Seller's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this Agreement as required by Section 6B.52 of the Code of Iowa.

SELLER'S SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the Buyer, we the undersigned claimants certify the total lump sum payment shown herein is just and unpaid.

SELLER: Purdy Properties, LC

Kent Purdy Mgr Purdy Properties LC Date 3 May 2022

State of IA

County of Black Hawk



This record was acknowledged before me on the 3rd day of May, 2022, by Kent Purdy as Manager of Purdy Properties LC

[Handwritten Signature]  
Signature of notarial officer

Justin J. Walton  
Printed name of notarial officer

5/30/2022  
My commission expires

CITY OF CEDAR FALLS, IOWA (BUYER)

By: \_\_\_\_\_  
Robert M Green, Mayor

ATTEST:

By: \_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

STATE OF IOWA, COUNTY OF BLACK HAWK, ss:

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:

\_\_\_\_\_



Exhibit A

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 29-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
CENTER STREET CORRIDOR STREETScape PROJECT  
2711 CENTER STREET  
PARCEL 29

**PROPERTY OWNER:**

PURDY PROPERTIES, LC  
P.O. BOX 524  
CEDAR FALLS, IA 50613  
FILE # 2004-00024573

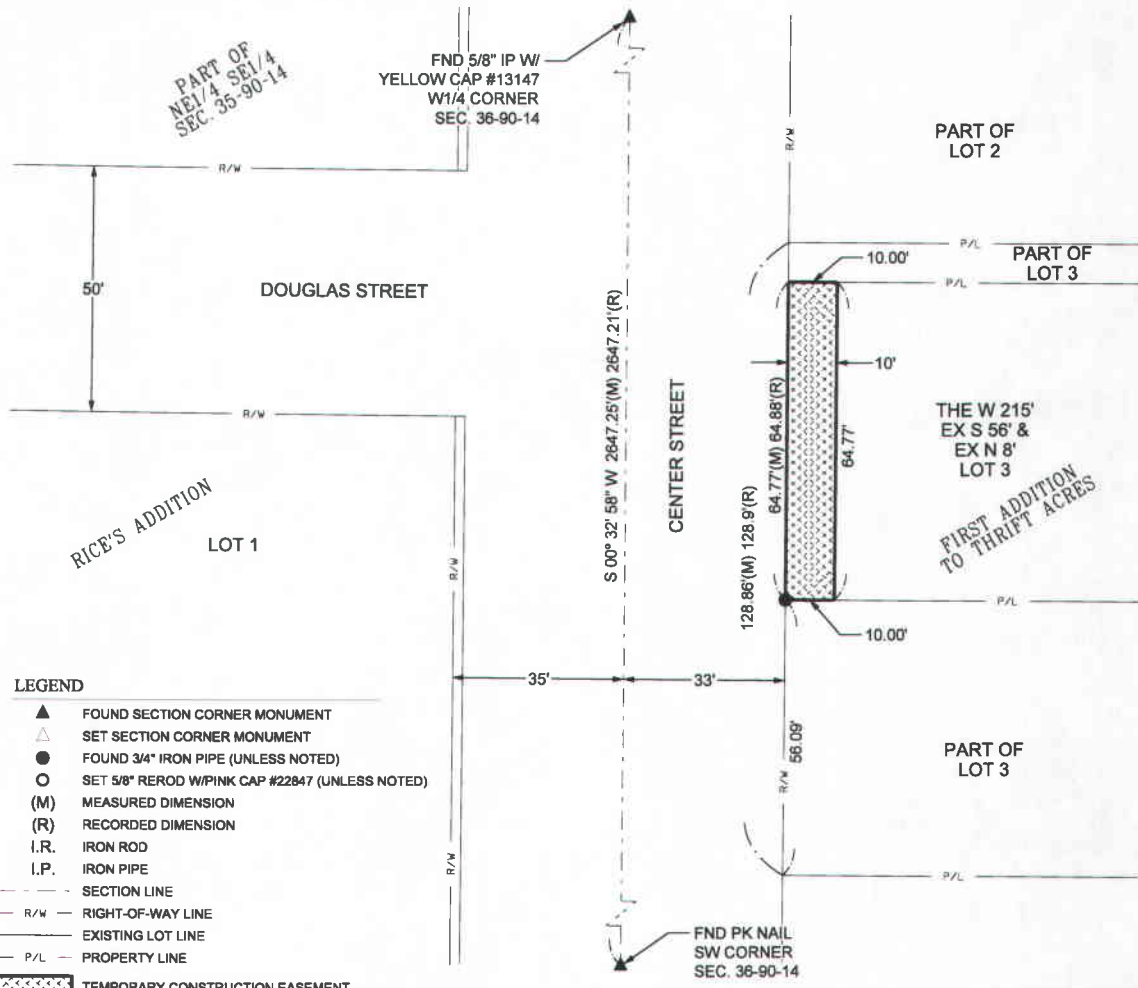
**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN THE WEST 215 FEET OF LOT 3 EXCEPT THE SOUTH 56 FEET AND EXCEPT THE NORTH 8 FEET THEREOF, FIRST ADDITION TO THRIFT ACRES, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 10.00 FEET OF SAID LOT 3, EXCEPT THE SOUTH 56.00 FEET AND EXCEPT THE NORTH 8.00 FEET THEREOF, FIRST ADDITION TO THRIFT ACRES, CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

SAID TRACT CONTAINS 648 SQUARE FEET OR 0.01 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



**LEGEND**

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 3/4" IRON PIPE (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP #22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- SECTION LINE
- R/W - RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- P/L - PROPERTY LINE
- ▨ TEMPORARY CONSTRUCTION EASEMENT

FIELD SURVEY COMPLETED: NOVEMBER 2019

SURVEY FOR:  
CITY OF CEDAR FALLS  
220 CLAY STREET  
CEDAR FALLS, IA 50613  
PHONE: (319) 273-8600



Foth Infrastructure & Environment, LLC  
411 6th Avenue SE, Suite 400 • Cedar Rapids, IA 52401-1931  
• Phone: 319-365-9565 •

SHEET  
1 OF 1

## TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

This Temporary Construction Easement Agreement ("Agreement") is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by William L. Poppe ("Grantor"), and City of Cedar Falls, a municipality organized under the laws of the State of Iowa ("Grantee"). In consideration of the sum of one dollar (\$1.00), and other valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby sells, grants and conveys unto Grantee a temporary easement under, through, and across the following described real estate which is owned by Grantor:

See Exhibit A attached (the "Easement Area").

1. Purpose. This temporary construction easement is granted for the purpose of entering, using, occupying, sloping, grading, clearing, grubbing, excavating and storing of materials and equipment during the construction of a public improvement project near the Easement Area, as well as the right of ingress and egress along and over the Easement Area and for any reasonable purpose deemed by the Grantee to be necessary for said public improvement project.

2. Restoration of Easement Area. Grantee agrees to restore at Grantee's cost the Easement Area in a timely manner after completion of the public improvement project, including any construction, reconstruction, maintenance, repair or replacement work. Such restoration shall include, but not be limited to, the restoration of lawns by seeding, complete restoration of any driveways, fences or other structures modified as a requirement of the construction, as well as the repair of any of Grantor's property damaged as set forth in Paragraph 6 below.

3. No Obstructions. Grantor does hereby agree not to create or permit any building to be constructed within the Easement Area, or to cause or permit any other obstruction or condition of any kind or character within the Easement Area upon Grantor's premises that will interfere with the Grantee's exercise and enjoyment of the easement rights hereinabove conveyed.

4. Grantee's Use. The Grantee, its successors and assigns, shall have the right to use and enjoy the Easement Area for the purposes identified hereinabove, it being specifically understood and agreed, however, that in no event shall the Grantee have any right to erect buildings or similar structures on or over any portion of the Easement

Area. If the Grantee should abandon said easement or fail to use the same for a continuous period of two (2) years after removal of its facilities, then said easement, along with any and all rights and interests granted to the Grantee under this Agreement, shall cease and terminate, and all the rights and interests hereby granted shall be vested in the then owner of the fee simple title in and to the land over which said easement crosses. Furthermore, unless resulting from the exercise of the rights granted herein, the Grantee shall not, without Grantor's prior written approval, diminish access, ingress or egress to any portion of the Grantor's Property.

5. Grantor's Use. The Grantee shall exercise reasonable diligence in performing any of its rights within the Easement Area so as (i) to avoid damaging the Easement Area (or any other portion of the Grantor's Property), and (ii) not to unreasonably interfere with the use of the Easement Area (or any other portion of the Grantor's Property) (including, but not limited to, ingress/egress/access), by Grantor, its employees, agents, representatives, customers, or invitees. Grantee shall use reasonable efforts to coordinate with Grantor prior to any construction and/or maintenance and/or any other work within the Easement Area and shall furthermore provide Grantor reasonable prior notice with regard to any such construction and/or maintenance. No excavated dirt or debris may be left within the Easement Area following completion of construction, reconstruction, maintenance, repair or replacement work. All excavated materials shall be properly disposed of by the Grantee following completion of the public improvement project.

6. Liability for Damage. Grantee shall be liable to Grantor for any damage to real or personal property, and for injury to or death of any persons, proximately caused by the acts or omissions of Grantee, or its employees, agents, contractors or subcontractors, which arise out of any work done on or to the Easement Area while Grantee, or its employees, agents, contractors or subcontractors, are exercising any rights with respect to the Easement Area which are granted to Grantee under this Agreement. The provisions of this paragraph shall terminate upon completion of the public improvement project and final acceptance of public improvements by the City Council of Grantee.

7. Expiration of Temporary Easement. This Agreement and the easements in favor of Grantee shall expire upon the earlier of (a) thirty-six (36) months following the execution of this Agreement; or (b) the date on which Grantee completes the public improvement project and final acceptance of public improvements by the city council of the City.

8. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the parties' respective successors and assigns.

GRANTOR:

By: William Poppe 5/6/22  
William L. Poppe

State of Iowa )

County of Black Hawk

This record was acknowledged before me on the 6<sup>th</sup> day of May,  
2022 by William L. Poppe.

Haley M. Habinck  
Signature of notarial officer



Stamp  
[ Admin Assistant ]  
Title of Office

[My commission expires: 7/23/24]

ACCEPTANCE OF TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

The City of Cedar Falls, Iowa ("Grantee"), does hereby accept and approve the foregoing Temporary Construction Easement Agreement.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

GRANTEE:

CITY OF CEDAR FALLS, IOWA

\_\_\_\_\_  
Robert M. Green, Mayor

ATTEST

\_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

State of \_\_\_\_\_ )

County of \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_,  
20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the  
City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:  
\_\_\_\_\_

Exhibit A

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 30-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
CENTER STREET CORRIDOR STREETScape PROJECT  
PARCEL 30

**PROPERTY OWNER:**

POPPE, WILLIAM L.  
2715 CENTER STREET  
CEDAR FALLS, IA 50613  
BOOK 629, PAGE 117

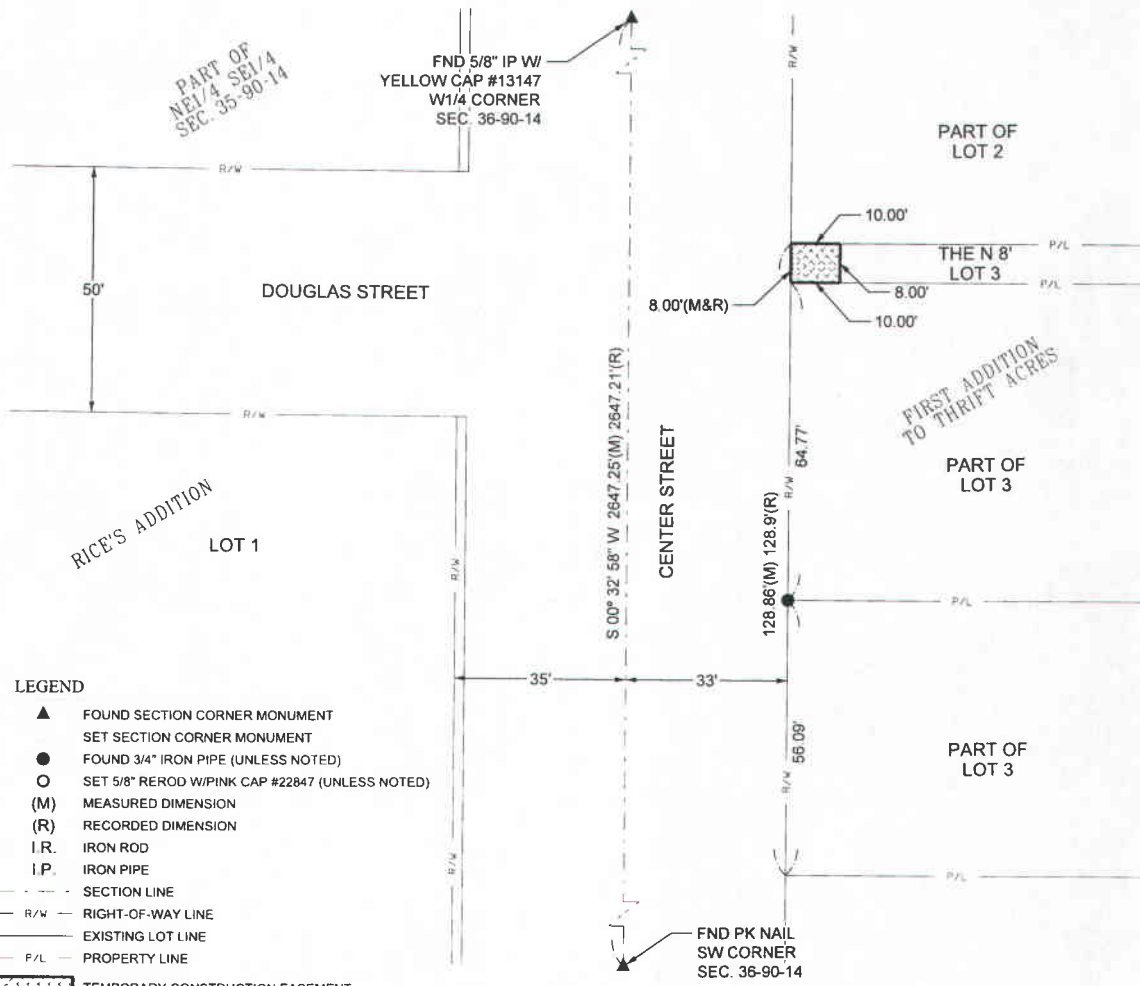
**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN THE NORTH 8 FEET OF LOT 3 OF FIRST ADDITION TO THRIFT ACRES, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 10.00 FEET OF THE NORTH 8.00 FEET OF SAID LOT 3 OF FIRST ADDITION TO THRIFT ACRES, CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

SAID TRACT CONTAINS 80 SQUARE FEET OR 0.002 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



**LEGEND**

- ▲ FOUND SECTION CORNER MONUMENT
- SET SECTION CORNER MONUMENT
- FOUND 3/4" IRON PIPE (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP #22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- SECTION LINE
- R/W - RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- P/L - PROPERTY LINE
- ▨ TEMPORARY CONSTRUCTION EASEMENT

FIELD SURVEY COMPLETED: NOVEMBER 2019

SURVEY FOR:  
CITY OF CEDAR FALLS  
220 CLAY STREET  
CEDAR FALLS, IA 50613  
PHONE: (319) 273-8600



SHEET  
1 OF 1

CITY OF CEDAR FALLS  
OWNER PURCHASE AGREEMENT

Property Address: The N 8' Lot 3  
Parcel Number: 30  
Project Name: Center Street Corridor Streetscape Project

County Tax Parcel No: 9014-36-302-017  
Project Number: MC-000-3206

THIS OWNER PURCHASE AGREEMENT is entered into on this \_\_\_\_ day of \_\_\_\_\_, 2022, by and between William L. Poppe, Seller, and the City of Cedar Falls, Iowa, Buyer.

- 1. Buyer hereby agrees to buy and Seller hereby agrees to convey Seller's interests in the following real estate, hereinafter referred to as the "Premises":

See Attached Temporary Easement Plat (Exhibit A)

together with all improvements of whatever type situated on the Premises. This acquisition is for public purposes through an exercise of the power of eminent domain.

- 2. The Premises conveyed includes all of the Seller's estates, rights, title and interests in the Premises, including any easements as are described herein. Seller consents to any change of grade of the adjacent roadway and accepts payment under this Agreement for any and all damages arising therefrom. Seller acknowledges full settlement and payment from Buyer for all claims according to the terms of this Agreement and discharges Buyer from any and all liability arising out of this Agreement and the construction of the public improvement project identified above ("Project").
- 3. In consideration of Seller's conveyance of Seller's interest in the Premises to Buyer, Buyer agrees to pay to Seller the following:

Payment Amount	Agreed Performance	Date
\$ _____	on right of possession	_____
\$ _____	on conveyance of title	_____
\$ _____	on surrender of possession	_____
\$ 100.00	on possession and conveyance	60 days after Buyer approval
\$ 100.00	TOTAL LUMP SUM	

BREAKDOWN: ac. = acres		sq. ft. = square feet		
Land by Fee Title	_____	sq. ft.	_____	\$ _____
Underlying Fee Title	_____	sq. ft.	_____	\$ _____
Temporary Easement	80	sq. ft.	_____	\$ 100.00
Permanent Easement	_____	sq. ft.	_____	\$ _____
Buildings				\$ _____
Severance Damages				\$ _____

- 4. Seller grants to the City a Fee Acquisition, and Temporary and/or Permanent Easements as shown on the attached acquisition plat and/or temporary easement plat and/or permanent easement plat. Seller also agrees to execute a Warranty Deed, Temporary Easement Agreement and/or Permanent Easement Agreement, in the forms attached hereto. Any Temporary Construction Easement shall terminate upon completion of the Project unless otherwise specified in the temporary easement agreement.
- 5. Possession of the Premises is the essence of this Agreement and Buyer may enter and assume full use

and enjoyment of the Seller's interest in the Premises according to the terms of this Agreement, immediately upon approval of this Agreement by the City Council of the City of Cedar Falls, Iowa, unless a different date is specified in Paragraph 3 above. Notwithstanding the above, Seller grants to Buyer the immediate right to enter the Premises for the purpose of gathering survey and soil data.

- 6. This Agreement shall apply to and bind the assigns, representatives and successors of the Seller.
- 7. This Agreement and all attachments hereto constitute the entire agreement between the Buyer and the Seller related to the subject matter and there is no agreement to do or not to do any act or deed except as specifically provided for herein.
- 8. The Seller states and warrants that, to the best of the Seller's knowledge, there is no known burial site, well, solid waste disposal site, private sewage disposal systems, hazardous substance or underground storage tank on the premises, except:
 

---
- 9. The Buyer hereby gives notice of Seller's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this Agreement as required by Section 6B.52 of the Code of Iowa.

SELLER'S SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the Buyer, we the undersigned claimants certify the total lump sum payment shown herein is just and unpaid.

SELLER: William L. Poppe

William Poppe      5/6/22  
Date

State of Iowa  
County of Black Hawk

This record was acknowledged before me on the 6<sup>th</sup> day of May, 2022, by

William L. Poppe

Haley M. Habinck  
Signature of notarial officer



Haley M. Habinck  
Printed name of notarial officer

7/23/2024  
My commission expires



CITY OF CEDAR FALLS, IOWA (BUYER)

By: \_\_\_\_\_  
Robert M Green, Mayor

ATTEST:

By: \_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

STATE OF IOWA, COUNTY OF BLACK HAWK, ss:

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:

\_\_\_\_\_

Exhibit A

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 30-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
CENTER STREET CORRIDOR STREETScape PROJECT  
PARCEL 30

**PROPERTY OWNER:**

POPPE, WILLIAM L.  
2715 CENTER STREET  
CEDAR FALLS, IA 50613  
BOOK 629, PAGE 117

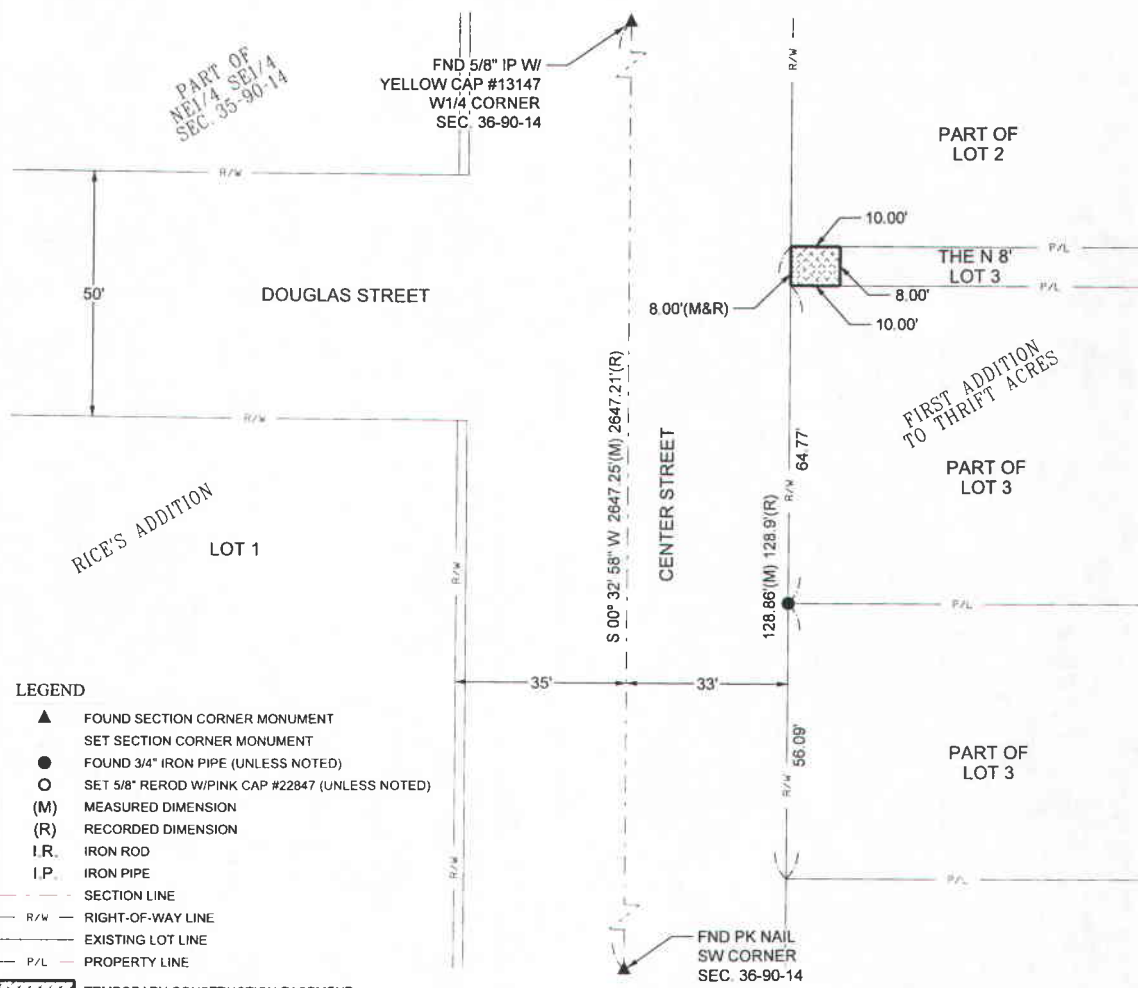
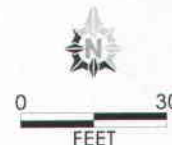
**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN THE NORTH 8 FEET OF LOT 3 OF FIRST ADDITION TO THRIFT ACRES, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 10.00 FEET OF THE NORTH 8.00 FEET OF SAID LOT 3 OF FIRST ADDITION TO THRIFT ACRES, CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

SAID TRACT CONTAINS 80 SQUARE FEET OR 0.002 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



**LEGEND**

- ▲ FOUND SECTION CORNER MONUMENT
- SET SECTION CORNER MONUMENT
- FOUND 3/4" IRON PIPE (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP #22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- SECTION LINE
- R/W --- RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- P/L --- PROPERTY LINE
- TEMPORARY CONSTRUCTION EASEMENT

FIELD SURVEY COMPLETED: NOVEMBER 2019

**SURVEY FOR:**  
 CITY OF CEDAR FALLS  
 220 CLAY STREET  
 CEDAR FALLS, IA 50613  
 PHONE: (319) 273-8600

FOTH PROJECT NO. 19C017-05 DATE: 3/8/2022

**SHEET**  
 1 OF 1

## TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

This Temporary Construction Easement Agreement ("Agreement") is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Gary L. Wallace ("Grantor"), and City of Cedar Falls, a municipality organized under the laws of the State of Iowa ("Grantee"). In consideration of the sum of one dollar (\$1.00), and other valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby sells, grants and conveys unto Grantee a temporary easement under, through, and across the following described real estate which is owned by Grantor:

See Exhibit A attached (the "Easement Area").

1. Purpose. This temporary construction easement is granted for the purpose of entering, using, occupying, sloping, grading, clearing, grubbing, excavating and storing of materials and equipment during the construction of a public improvement project near the Easement Area, as well as the right of ingress and egress along and over the Easement Area and for any reasonable purpose deemed by the Grantee to be necessary for said public improvement project.

2. Restoration of Easement Area. Grantee agrees to restore at Grantee's cost the Easement Area in a timely manner after completion of the public improvement project, including any construction, reconstruction, maintenance, repair or replacement work. Such restoration shall include, but not be limited to, the restoration of lawns by seeding, complete restoration of any driveways, fences or other structures modified as a requirement of the construction, as well as the repair of any of Grantor's property damaged as set forth in Paragraph 6 below.

3. No Obstructions. Grantor does hereby agree not to create or permit any building to be constructed within the Easement Area, or to cause or permit any other obstruction or condition of any kind or character within the Easement Area upon Grantor's premises that will interfere with the Grantee's exercise and enjoyment of the easement rights hereinabove conveyed.

4. Grantee's Use. The Grantee, its successors and assigns, shall have the right to use and enjoy the Easement Area for the purposes identified hereinabove, it being specifically understood and agreed, however, that in no event shall the Grantee have any right to erect buildings or similar structures on or over any portion of the Easement

Area. If the Grantee should abandon said easement or fail to use the same for a continuous period of two (2) years after removal of its facilities, then said easement, along with any and all rights and interests granted to the Grantee under this Agreement, shall cease and terminate, and all the rights and interests hereby granted shall be vested in the then owner of the fee simple title in and to the land over which said easement crosses. Furthermore, unless resulting from the exercise of the rights granted herein, the Grantee shall not, without Grantor's prior written approval, diminish access, ingress or egress to any portion of the Grantor's Property.

5. Grantor's Use. The Grantee shall exercise reasonable diligence in performing any of its rights within the Easement Area so as (i) to avoid damaging the Easement Area (or any other portion of the Grantor's Property), and (ii) not to unreasonably interfere with the use of the Easement Area (or any other portion of the Grantor's Property) (including, but not limited to, ingress/egress/access), by Grantor, its employees, agents, representatives, customers, or invitees. Grantee shall use reasonable efforts to coordinate with Grantor prior to any construction and/or maintenance and/or any other work within the Easement Area and shall furthermore provide Grantor reasonable prior notice with regard to any such construction and/or maintenance. No excavated dirt or debris may be left within the Easement Area following completion of construction, reconstruction, maintenance, repair or replacement work. All excavated materials shall be properly disposed of by the Grantee following completion of the public improvement project.

6. Liability for Damage. Grantee shall be liable to Grantor for any damage to real or personal property, and for injury to or death of any persons, proximately caused by the acts or omissions of Grantee, or its employees, agents, contractors or subcontractors, which arise out of any work done on or to the Easement Area while Grantee, or its employees, agents, contractors or subcontractors, are exercising any rights with respect to the Easement Area which are granted to Grantee under this Agreement. The provisions of this paragraph shall terminate upon completion of the public improvement project and final acceptance of public improvements by the City Council of Grantee.

7. Expiration of Temporary Easement. This Agreement and the easements in favor of Grantee shall expire upon the earlier of (a) thirty-six (36) months following the execution of this Agreement; or (b) the date on which Grantee completes the public improvement project and final acceptance of public improvements by the city council of the City.

8. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the parties' respective successors and assigns.

GRANTOR:

By: Gary L. Wallace 3/22/2022  
Gary L. Wallace

State of Iowa )

County of Black Hawk )

This record was acknowledged before me on the 22<sup>nd</sup> day of March,  
2022 by Gary L. Wallace.

Haley M Habinck  
Signature of notarial officer



Stamp

[ Admin Assistant ]  
Title of Office

[My commission expires: 7/23/24 ]

ACCEPTANCE OF TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

The City of Cedar Falls, Iowa ("Grantee"), does hereby accept and approve the foregoing Temporary Construction Easement Agreement.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

GRANTEE:

CITY OF CEDAR FALLS, IOWA

\_\_\_\_\_  
Robert M. Green, Mayor

ATTEST

\_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

State of \_\_\_\_\_ )

County of \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_,  
20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the  
City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:  
\_\_\_\_\_

Exhibit A

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 31-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
 CENTER STREET CORRIDOR STREETSCAPE PROJECT  
 2719 CENTER STREET  
 PARCEL 31

**PROPERTY OWNER:**

WALLACE, GARY L.  
 6333 LEVERSEE ROAD  
 CEDAR FALLS, IA 50613  
 BOOK 629, PAGE 654

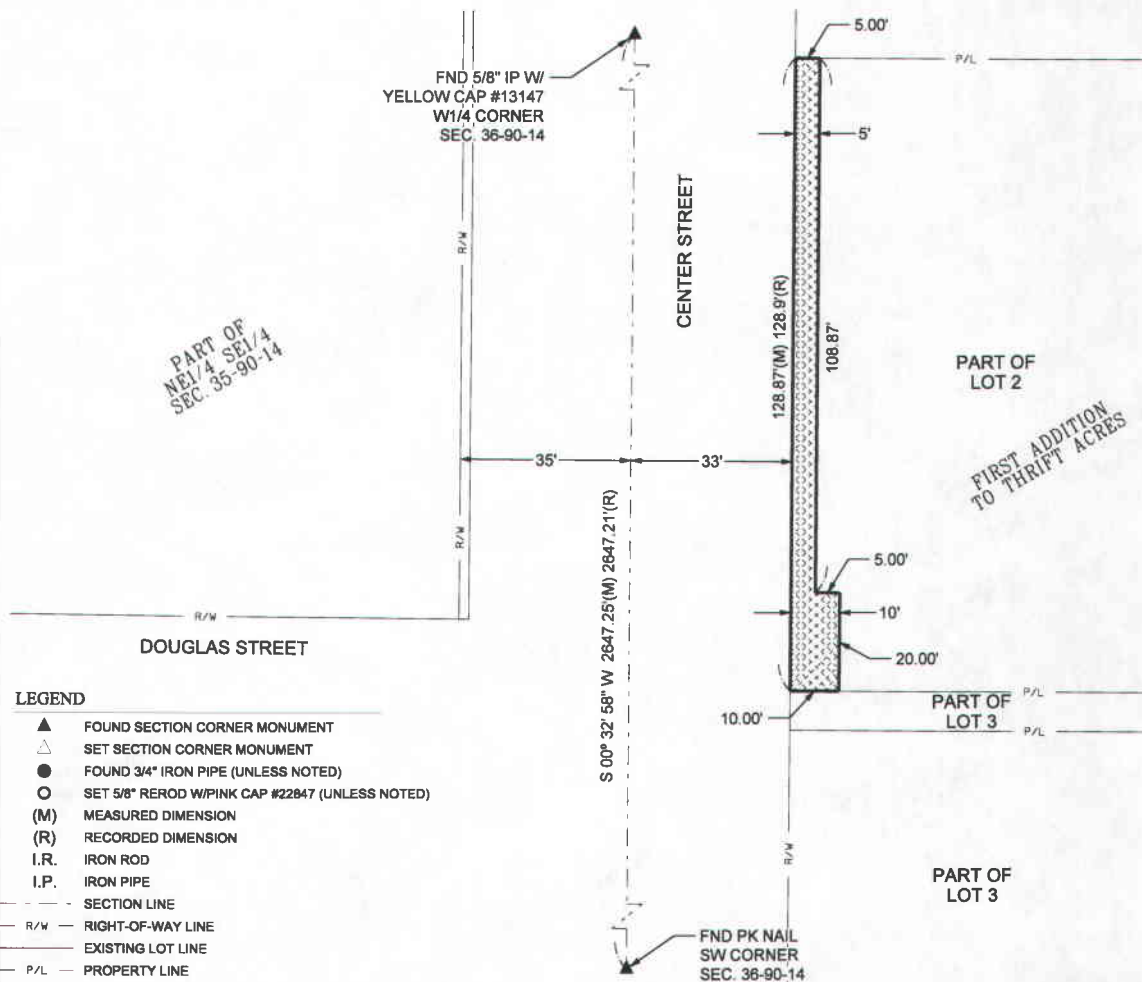
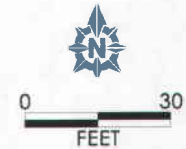
**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN LOT 2 OF FIRST ADDITION TO THRIFT ACRES, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5.00 FEET AND THE WEST 10.00 FEET OF THE SOUTH 20.00 FEET OF SAID LOT 2 OF FIRST ADDITION TO THRIFT ACRES, CEDAR FALLS, IOWA.

SAID TRACT CONTAINS 744 SQUARE FEET OR 0.02 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



**LEGEND**

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 3/4" IRON PIPE (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP #22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- SECTION LINE
- R/W --- RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- P/L --- PROPERTY LINE
- TEMPORARY CONSTRUCTION EASEMENT

FIELD SURVEY COMPLETED: NOVEMBER 2019

**SURVEY FOR:**  
 CITY OF CEDAR FALLS  
 220 CLAY STREET  
 CEDAR FALLS, IA 50613  
 PHONE: (319) 273-8600



SHEET  
 1 OF 1

FOTH PROJECT NO. 19C017-05 DATE: 3/8/2022

CITY OF CEDAR FALLS  
OWNER PURCHASE AGREEMENT

Property Address: 2719 Center Street, Cedar Falls  
Parcel Number: 31  
Project Name: Center Street Corridor Streetscape Project

County Tax Parcel No: 9014-36-302-019  
Project Number: MC-000-3206

THIS OWNER PURCHASE AGREEMENT is entered into on this \_\_\_\_ day of \_\_\_\_\_, 2022,  
by and between Gary L. Wallace, Seller, and the City of Cedar Falls, Iowa, Buyer.

- 1. Buyer hereby agrees to buy and Seller hereby agrees to convey Seller's interests in the following real estate, hereinafter referred to as the "Premises":

See Attached Temporary Easement Plat (Exhibit A)

together with all improvements of whatever type situated on the Premises. This acquisition is for public purposes through an exercise of the power of eminent domain.

- 2. The Premises conveyed includes all of the Seller's estates, rights, title and interests in the Premises, including any easements as are described herein. Seller consents to any change of grade of the adjacent roadway and accepts payment under this Agreement for any and all damages arising therefrom. Seller acknowledges full settlement and payment from Buyer for all claims according to the terms of this Agreement and discharges Buyer from any and all liability arising out of this Agreement and the construction of the public improvement project identified above ("Project").
- 3. In consideration of Seller's conveyance of Seller's interest in the Premises to Buyer, Buyer agrees to pay to Seller the following:

Payment Amount	Agreed Performance	Date
\$ _____	on right of possession	_____
\$ _____	on conveyance of title	_____
\$ _____	on surrender of possession	_____
\$ 260.10	on possession and conveyance	60 days after Buyer approval
\$ 260.10	TOTAL LUMP SUM	

BREAKDOWN: ac. = acres		sq. ft. = square feet		
Land by Fee Title	_____	sq. ft.	_____	\$ _____
Underlying Fee Title	_____	sq. ft.	_____	\$ _____
Temporary Easement	744	sq. ft.	_____	\$ 260.10
Permanent Easement	_____	sq. ft.	_____	\$ _____
Buildings	_____			\$ _____
Severance Damages	_____			\$ _____

- 4. Seller grants to the City a Fee Acquisition, and Temporary and/or Permanent Easements as shown on the attached acquisition plat and/or temporary easement plat and/or permanent easement plat. Seller also agrees to execute a Warranty Deed, Temporary Easement Agreement and/or Permanent Easement Agreement, in the forms attached hereto. Any Temporary Construction Easement shall terminate upon completion of the Project unless otherwise specified in the temporary easement agreement.
- 5. Possession of the Premises is the essence of this Agreement and Buyer may enter and assume full use



and enjoyment of the Seller's interest in the Premises according to the terms of this Agreement, immediately upon approval of this Agreement by the City Council of the City of Cedar Falls, Iowa, unless a different date is specified in Paragraph 3 above. Notwithstanding the above, Seller grants to Buyer the immediate right to enter the Premises for the purpose of gathering survey and soil data.

- 6. This Agreement shall apply to and bind the assigns, representatives and successors of the Seller.
- 7. This Agreement and all attachments hereto constitute the entire agreement between the Buyer and the Seller related to the subject matter and there is no agreement to do or not to do any act or deed except as specifically provided for herein.
- 8. The Seller states and warrants that, to the best of the Seller's knowledge, there is no known burial site, well, solid waste disposal site, private sewage disposal systems, hazardous substance or underground storage tank on the premises, except:

- 9. The Buyer hereby gives notice of Seller's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this Agreement as required by Section 6B.52 of the Code of Iowa.

SELLER'S SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the Buyer, we the undersigned claimants certify the total lump sum payment shown herein is just and unpaid.

SELLER: Gary L. Wallace

Gary L. Wallace 3/22/2022  
Date

State of Iowa  
County of Black Hawk

This record was acknowledged before me on the 22nd day of March, 2022, by Gary L. Wallace.

Haley M. Habinck  
Signature of notarial officer

Haley M. Habinck  
Printed name of notarial officer

7/23/24  
My commission expires



CITY OF CEDAR FALLS, IOWA (BUYER)

By: \_\_\_\_\_  
Robert M Green, Mayor

ATTEST:

By: \_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

STATE OF IOWA, COUNTY OF BLACK HAWK, ss:

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:

\_\_\_\_\_

Exhibit A

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 31-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
CENTER STREET CORRIDOR STREETScape PROJECT  
2719 CENTER STREET  
PARCEL 31

**PROPERTY OWNER:**

WALLACE, GARY L.  
6333 LEVERSEE ROAD  
CEDAR FALLS, IA 50613  
BOOK 629, PAGE 654

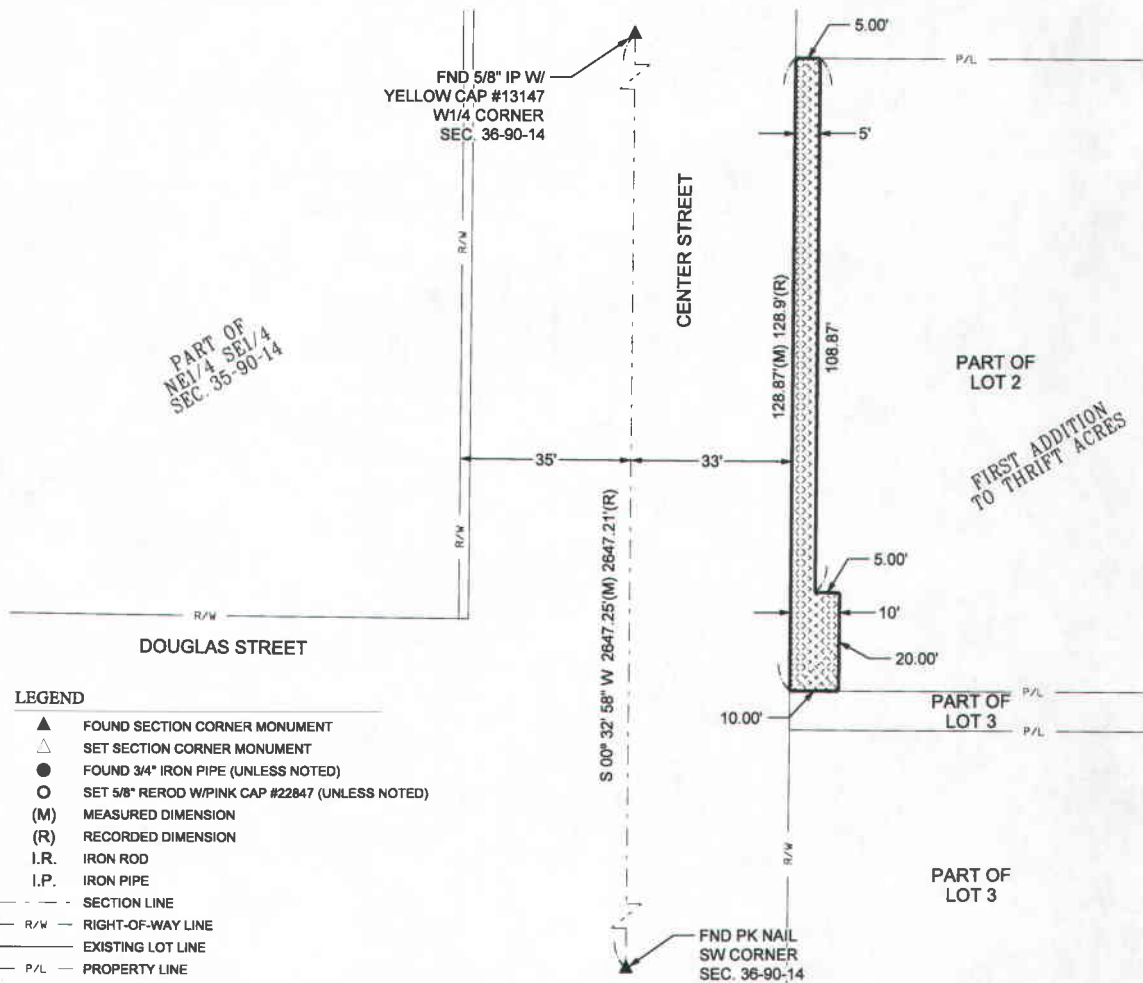
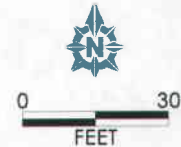
**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN LOT 2 OF FIRST ADDITION TO THRIFT ACRES, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5.00 FEET AND THE WEST 10.00 FEET OF THE SOUTH 20.00 FEET OF SAID LOT 2 OF FIRST ADDITION TO THRIFT ACRES, CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

SAID TRACT CONTAINS 744 SQUARE FEET OR 0.02 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



- LEGEND**
- ▲ FOUND SECTION CORNER MONUMENT
  - △ SET SECTION CORNER MONUMENT
  - FOUND 3/4" IRON PIPE (UNLESS NOTED)
  - SET 5/8" REROD W/PINK CAP #22847 (UNLESS NOTED)
  - (M) MEASURED DIMENSION
  - (R) RECORDED DIMENSION
  - I.R. IRON ROD
  - I.P. IRON PIPE
  - - - SECTION LINE
  - R/W - RIGHT-OF-WAY LINE
  - - - EXISTING LOT LINE
  - P/L - PROPERTY LINE
  - [Hatched Box] TEMPORARY CONSTRUCTION EASEMENT

FIELD SURVEY COMPLETED: NOVEMBER 2019

**SURVEY FOR:**  
CITY OF CEDAR FALLS  
220 CLAY STREET  
CEDAR FALLS, IA 50613  
PHONE: (319) 273-8600



**SHEET**  
1 OF 1

FOTH PROJECT NO. 19C017-05 DATE: 3/8/2022

## TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

This Temporary Construction Easement Agreement ("Agreement") is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Benton Building Center, Inc. ("Grantor"), and City of Cedar Falls, a municipality organized under the laws of the State of Iowa ("Grantee"). In consideration of the sum of one dollar (\$1.00), and other valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby sells, grants and conveys unto Grantee a temporary easement under, through, and across the following described real estate which is owned by Grantor:

See Exhibit A attached (the "Easement Area").

1. Purpose. This temporary construction easement is granted for the purpose of entering, using, occupying, sloping, grading, clearing, grubbing, excavating and storing of materials and equipment during the construction of a public improvement project near the Easement Area, as well as the right of ingress and egress along and over the Easement Area and for any reasonable purpose deemed by the Grantee to be necessary for said public improvement project.

2. Restoration of Easement Area. Grantee agrees to restore at Grantee's cost the Easement Area in a timely manner after completion of the public improvement project, including any construction, reconstruction, maintenance, repair or replacement work. Such restoration shall include, but not be limited to, the restoration of lawns by seeding, complete restoration of any driveways, fences or other structures modified as a requirement of the construction, as well as the repair of any of Grantor's property damaged as set forth in Paragraph 6 below.

3. No Obstructions. Grantor does hereby agree not to create or permit any building to be constructed within the Easement Area, or to cause or permit any other obstruction or condition of any kind or character within the Easement Area upon Grantor's premises that will interfere with the Grantee's exercise and enjoyment of the easement rights hereinabove conveyed.

4. Grantee's Use. The Grantee, its successors and assigns, shall have the right to use and enjoy the Easement Area for the purposes identified hereinabove, it being specifically understood and agreed, however, that in no event shall the Grantee have any right to erect buildings or similar structures on or over any portion of the Easement

Area. If the Grantee should abandon said easement or fail to use the same for a continuous period of two (2) years after removal of its facilities, then said easement, along with any and all rights and interests granted to the Grantee under this Agreement, shall cease and terminate, and all the rights and interests hereby granted shall be vested in the then owner of the fee simple title in and to the land over which said easement crosses. Furthermore, unless resulting from the exercise of the rights granted herein, the Grantee shall not, without Grantor's prior written approval, diminish access, ingress or egress to any portion of the Grantor's Property.

5. Grantor's Use. The Grantee shall exercise reasonable diligence in performing any of its rights within the Easement Area so as (i) to avoid damaging the Easement Area (or any other portion of the Grantor's Property), and (ii) not to unreasonably interfere with the use of the Easement Area (or any other portion of the Grantor's Property) (including, but not limited to, ingress/egress/access), by Grantor, its employees, agents, representatives, customers, or invitees. Grantee shall use reasonable efforts to coordinate with Grantor prior to any construction and/or maintenance and/or any other work within the Easement Area and shall furthermore provide Grantor reasonable prior notice with regard to any such construction and/or maintenance. No excavated dirt or debris may be left within the Easement Area following completion of construction, reconstruction, maintenance, repair or replacement work. All excavated materials shall be properly disposed of by the Grantee following completion of the public improvement project.

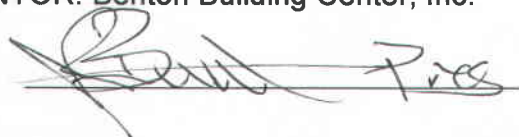
6. Liability for Damage. Grantee shall be liable to Grantor for any damage to real or personal property, and for injury to or death of any persons, proximately caused by the acts or omissions of Grantee, or its employees, agents, contractors or subcontractors, which arise out of any work done on or to the Easement Area while Grantee, or its employees, agents, contractors or subcontractors, are exercising any rights with respect to the Easement Area which are granted to Grantee under this Agreement. The provisions of this paragraph shall terminate upon completion of the public improvement project and final acceptance of public improvements by the City Council of Grantee.

7. Expiration of Temporary Easement. This Agreement and the easements in favor of Grantee shall expire upon the earlier of (a) thirty-six (36) months following the execution of this Agreement; or (b) the date on which Grantee completes the public improvement project and final acceptance of public improvements by the city council of the City.

8. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the parties' respective successors and assigns.

GRANTOR: Benton Building Center, Inc.

By:

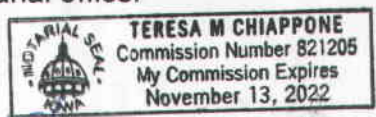


[Signature]  
Name: JR Benton  
Title: Pres.

State of North Carolina )  
County of Black Hawk )

This record was acknowledged before me on the 25 day of March,  
2022, by Teresa M Chiappone as Office Mgr. of  
Benton's Land & Survey.

[Signature]  
Signature of notarial officer



Stamp  
[ Office Mgr. ]  
Title of Office

[My commission expires: 11-13-22]

ACCEPTANCE OF TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

The City of Cedar Falls, Iowa ("Grantee"), does hereby accept and approve the foregoing Temporary Construction Easement Agreement.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

GRANTEE:

CITY OF CEDAR FALLS, IOWA

\_\_\_\_\_  
Robert M. Green, Mayor

ATTEST

\_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

State of \_\_\_\_\_ )

County of \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_,  
20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the  
City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:  
\_\_\_\_\_

Exhibit A

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 32-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
CENTER STREET CORRIDOR STREETSCAPE PROJECT  
PARCEL 32

**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN LOT 1 OF FIRST ADDITION TO THRIFT ACRES, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

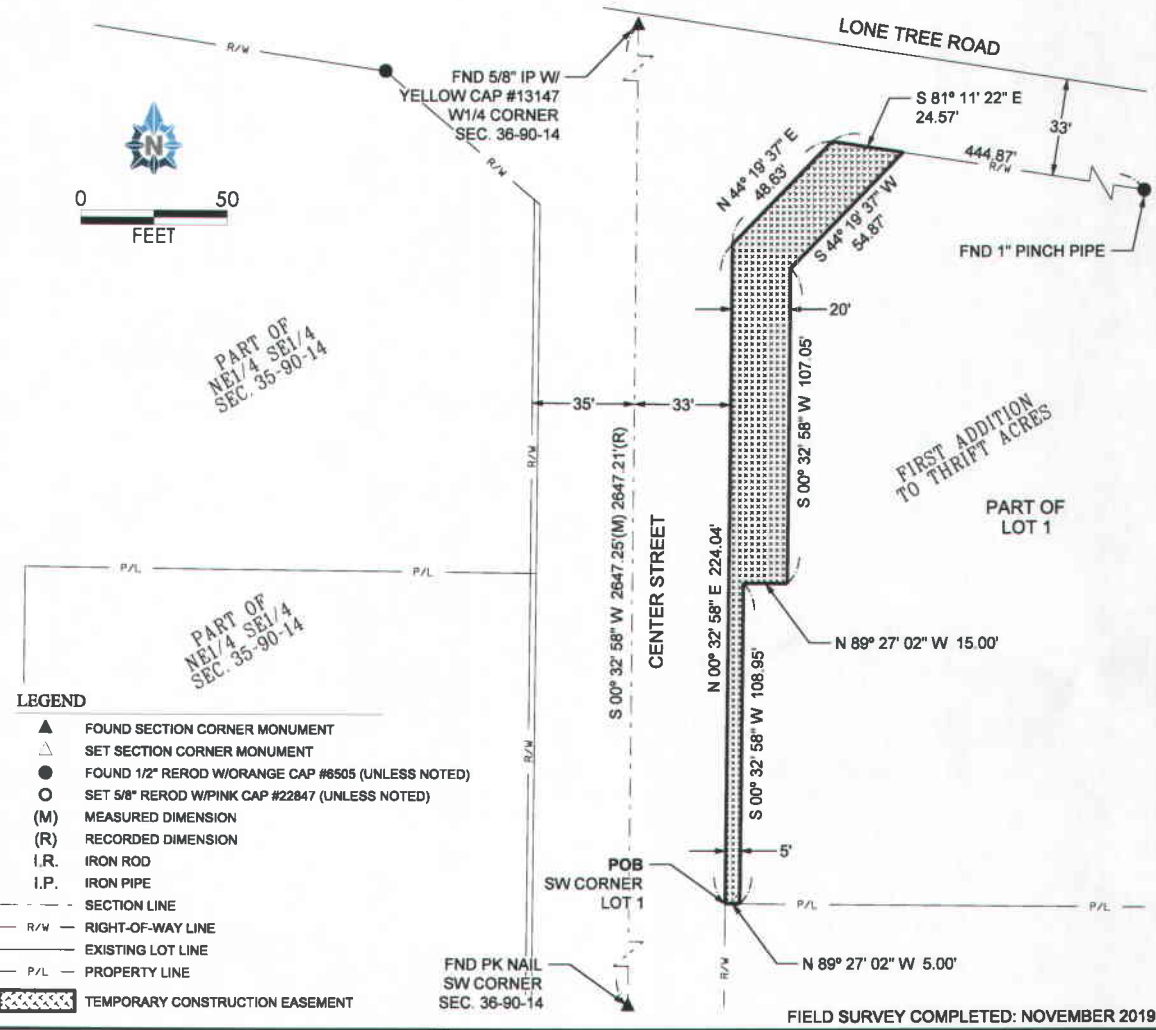
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE NORTH 00° 32' 58" EAST, 224.04 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF CENTER STREET; THENCE NORTH 44° 19' 37" EAST, 48.63 FEET ALONG SAID RIGHT-OF-WAY TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LONE TREE ROAD; THENCE SOUTH 81° 11' 22" EAST, 24.57 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 44° 19' 37" WEST, 54.87 FEET; THENCE SOUTH 00° 32' 58" WEST, 107.05 FEET; THENCE NORTH 89° 27' 02" WEST, 15.00 FEET; THENCE SOUTH 00° 32' 58" WEST, 108.95 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 89° 27' 02" WEST, 5.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

**PROPERTY OWNER:**

BENTON BUILDING CENTER, INC  
2811 CENTER STREET  
CEDAR FALLS, IA 50613  
FILE # 2003-018527

SAID TRACT CONTAINS 3,801 SQUARE FEET OR 0.09 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



**SURVEY FOR:**  
CITY OF CEDAR FALLS  
220 CLAY STREET  
CEDAR FALLS, IA 50613  
PHONE: (319) 273-8600

FOTH PROJECT NO. 19C017-05 DATE: 3/8/2022

**Foth**  
Foth Infrastructure & Environment, LLC  
411 6th Avenue SE, Suite 400 • Cedar Rapids, IA 52401-1931  
• Phone: 319-365-9565 •

SHEET  
1 OF 1



CITY OF CEDAR FALLS  
OWNER PURCHASE AGREEMENT

Property Address: 2811 Center Street, Cedar Falls  
Parcel Number: 32  
Project Name: Center Street Corridor Streetscape Project

County Tax Parcel No: 9014-36-302-026  
Project Number: MC-000-3206

THIS OWNER PURCHASE AGREEMENT is entered into on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by and between Benton Building Center, Inc., Seller, and the City of Cedar Falls, Iowa, Buyer.

- 1. Buyer hereby agrees to buy and Seller hereby agrees to convey Seller's interests in the following real estate, hereinafter referred to as the "Premises":

See Attached Temporary Easement Plat (Exhibit A)

together with all improvements of whatever type situated on the Premises. This acquisition is for public purposes through an exercise of the power of eminent domain.

- 2. The Premises conveyed includes all of the Seller's estates, rights, title and interests in the Premises, including any easements as are described herein. Seller consents to any change of grade of the adjacent roadway and accepts payment under this Agreement for any and all damages arising therefrom. Seller acknowledges full settlement and payment from Buyer for all claims according to the terms of this Agreement and discharges Buyer from any and all liability arising out of this Agreement and the construction of the public improvement project identified above ("Project").
- 3. In consideration of Seller's conveyance of Seller's interest in the Premises to Buyer, Buyer agrees to pay to Seller the following:

Payment Amount	Agreed Performance	Date
\$ _____	on right of possession	_____
\$ _____	on conveyance of title	_____
\$ _____	on surrender of possession	_____
\$ 1,328.83	on possession and conveyance	60 days after Buyer approval
\$ 1,328.83	TOTAL LUMP SUM	

BREAKDOWN: ac. = acres		sq. ft. = square feet		
Land by Fee Title	_____	sq. ft.	_____	\$ _____
Underlying Fee Title	_____	sq. ft.	_____	\$ _____
Temporary Easement	3,801	sq. ft.	_____	\$ 1,328.83
Permanent Easement	_____	sq. ft.	_____	\$ _____
Buildings				\$ _____
Severance Damages				\$ _____

- 4. Seller grants to the City a Fee Acquisition, and Temporary and/or Permanent Easements as shown on the attached acquisition plat and/or temporary easement plat and/or permanent easement plat. Seller also agrees to execute a Warranty Deed, Temporary Easement Agreement and/or Permanent Easement Agreement, in the forms attached hereto. Any Temporary Construction Easement shall terminate upon completion of the Project unless otherwise specified in the temporary easement agreement.
- 5. Possession of the Premises is the essence of this Agreement and Buyer may enter and assume full use

and enjoyment of the Seller's interest in the Premises according to the terms of this Agreement, immediately upon approval of this Agreement by the City Council of the City of Cedar Falls, Iowa, unless a different date is specified in Paragraph 3 above. Notwithstanding the above, Seller grants to Buyer the immediate right to enter the Premises for the purpose of gathering survey and soil data.

- 6. This Agreement shall apply to and bind the assigns, representatives and successors of the Seller.
- 7. This Agreement and all attachments hereto constitute the entire agreement between the Buyer and the Seller related to the subject matter and there is no agreement to do or not to do any act or deed except as specifically provided for herein.
- 8. The Seller states and warrants that, to the best of the Seller's knowledge, there is no known burial site, well, solid waste disposal site, private sewage disposal systems, hazardous substance or underground storage tank on the premises, except:

---

- 9. The Buyer hereby gives notice of Seller's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this Agreement as required by Section 6B.52 of the Code of Iowa.

SELLER'S SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the Buyer, we the undersigned claimants certify the total lump sum payment shown herein is just and unpaid.

SELLER: Benton Building Center, Inc.

[Signature]  
Date

State of Iowa

County of Black Hawk

This record was acknowledged before me on the 25 day of March, 2022, by Teresa M Chiappone as Officer of Benton's Building Group

[Signature]  
Signature of notarial officer

Teresa Chiappone  
Printed name of notarial officer

11-13-22  
My commission expires



CITY OF CEDAR FALLS, IOWA (BUYER)

By: \_\_\_\_\_  
Robert M Green, Mayor

ATTEST:

By: \_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

STATE OF IOWA, COUNTY OF BLACK HAWK, ss:

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:  
\_\_\_\_\_

Exhibit A

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 32-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
 CENTER STREET CORRIDOR STREETScape PROJECT  
 PARCEL 32

**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN LOT 1 OF FIRST ADDITION TO THRIFT ACRES, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

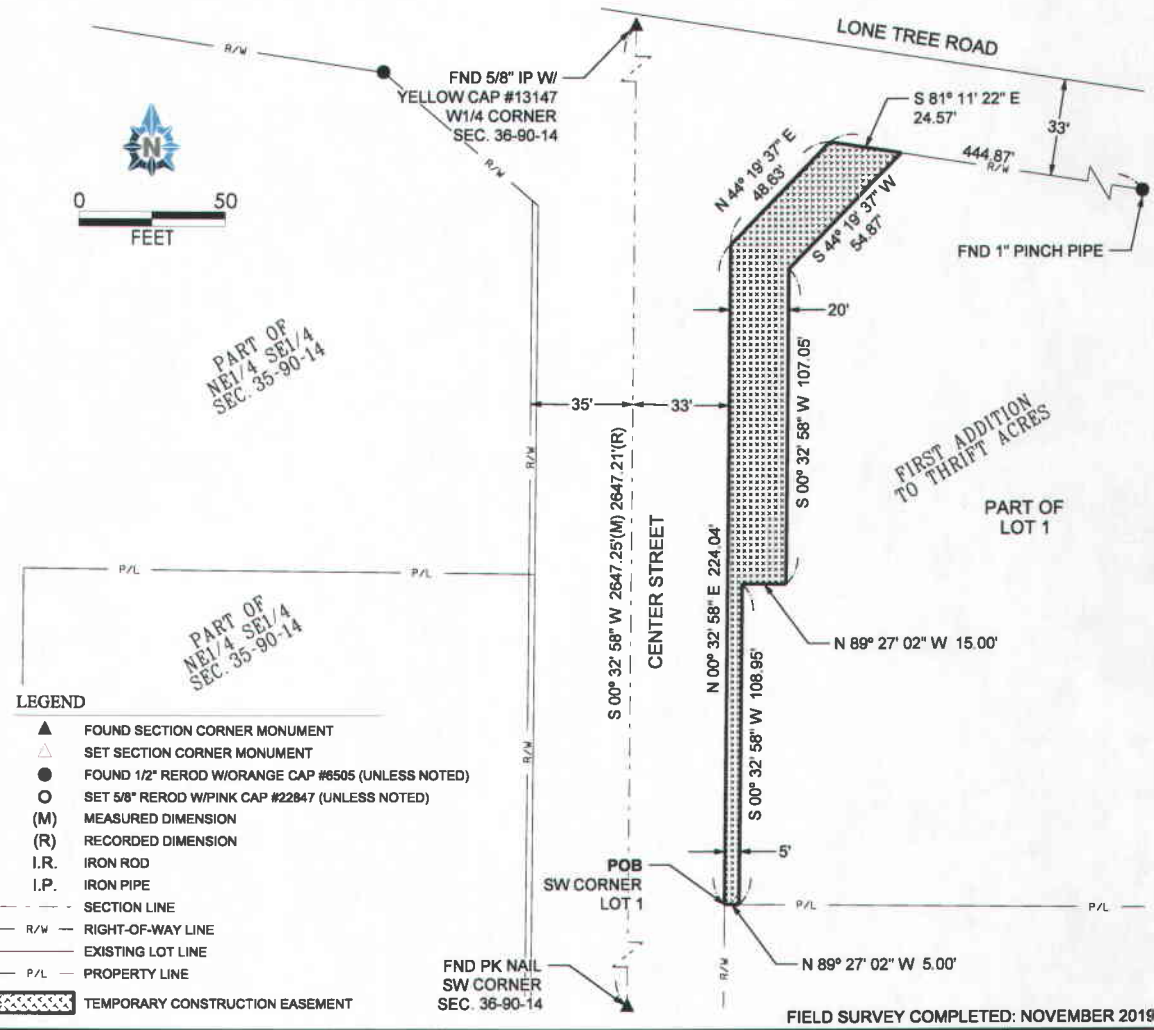
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE NORTH 00° 32' 58" EAST, 224.04 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF CENTER STREET; THENCE NORTH 44° 19' 37" EAST, 48.63 FEET ALONG SAID RIGHT-OF-WAY TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LONE TREE ROAD; THENCE SOUTH 81° 11' 22" EAST, 24.57 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 44° 19' 37" WEST, 54.87 FEET; THENCE SOUTH 00° 32' 58" WEST, 107.05 FEET; THENCE NORTH 89° 27' 02" WEST, 15.00 FEET; THENCE SOUTH 00° 32' 58" WEST, 108.95 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 89° 27' 02" WEST, 5.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

**PROPERTY OWNER:**

BENTON BUILDING CENTER, INC  
 2811 CENTER STREET  
 CEDAR FALLS, IA 50613  
 FILE # 2003-018527

SAID TRACT CONTAINS 3,801 SQUARE FEET OR 0.09 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



**SURVEY FOR:**  
 CITY OF CEDAR FALLS  
 220 CLAY STREET  
 CEDAR FALLS, IA 50613  
 PHONE: (319) 273-8600

FOTH PROJECT NO. 19C017-05 DATE: 3/8/2022



**Foth**  
 Foth Infrastructure & Environment, LLC  
 411 6th Avenue SE, Suite 400 • Cedar Rapids, IA 52401-1931  
 • Phone: 319-365-9565 •

SHEET  
 1 OF 1

## TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

This Temporary Construction Easement Agreement ("Agreement") is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Sarah Panther ("Grantor"), and City of Cedar Falls, a municipality organized under the laws of the State of Iowa ("Grantee"). In consideration of the sum of one dollar (\$1.00), and other valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby sells, grants and conveys unto Grantee a temporary easement under, through, and across the following described real estate which is owned by Grantor:

See Exhibit A attached (the "Easement Area").

1. Purpose. This temporary construction easement is granted for the purpose of entering, using, occupying, sloping, grading, clearing, grubbing, excavating and storing of materials and equipment during the construction of a public improvement project near the Easement Area, as well as the right of ingress and egress along and over the Easement Area and for any reasonable purpose deemed by the Grantee to be necessary for said public improvement project.

2. Restoration of Easement Area. Grantee agrees to restore at Grantee's cost the Easement Area in a timely manner after completion of the public improvement project, including any construction, reconstruction, maintenance, repair or replacement work. Such restoration shall include, but not be limited to, the restoration of lawns by seeding, complete restoration of any driveways, fences or other structures modified as a requirement of the construction, as well as the repair of any of Grantor's property damaged as set forth in Paragraph 6 below.

3. No Obstructions. Grantor does hereby agree not to create or permit any building to be constructed within the Easement Area, or to cause or permit any other obstruction or condition of any kind or character within the Easement Area upon Grantor's premises that will interfere with the Grantee's exercise and enjoyment of the easement rights hereinabove conveyed.

4. Grantee's Use. The Grantee, its successors and assigns, shall have the right to use and enjoy the Easement Area for the purposes identified hereinabove, it being specifically understood and agreed, however, that in no event shall the Grantee have any right to erect buildings or similar structures on or over any portion of the Easement

Area. If the Grantee should abandon said easement or fail to use the same for a continuous period of two (2) years after removal of its facilities, then said easement, along with any and all rights and interests granted to the Grantee under this Agreement, shall cease and terminate, and all the rights and interests hereby granted shall be vested in the then owner of the fee simple title in and to the land over which said easement crosses. Furthermore, unless resulting from the exercise of the rights granted herein, the Grantee shall not, without Grantor's prior written approval, diminish access, ingress or egress to any portion of the Grantor's Property.

5. Grantor's Use. The Grantee shall exercise reasonable diligence in performing any of its rights within the Easement Area so as (i) to avoid damaging the Easement Area (or any other portion of the Grantor's Property), and (ii) not to unreasonably interfere with the use of the Easement Area (or any other portion of the Grantor's Property) (including, but not limited to, ingress/egress/access), by Grantor, its employees, agents, representatives, customers, or invitees. Grantee shall use reasonable efforts to coordinate with Grantor prior to any construction and/or maintenance and/or any other work within the Easement Area and shall furthermore provide Grantor reasonable prior notice with regard to any such construction and/or maintenance. No excavated dirt or debris may be left within the Easement Area following completion of construction, reconstruction, maintenance, repair or replacement work. All excavated materials shall be properly disposed of by the Grantee following completion of the public improvement project.

6. Liability for Damage. Grantee shall be liable to Grantor for any damage to real or personal property, and for injury to or death of any persons, proximately caused by the acts or omissions of Grantee, or its employees, agents, contractors or subcontractors, which arise out of any work done on or to the Easement Area while Grantee, or its employees, agents, contractors or subcontractors, are exercising any rights with respect to the Easement Area which are granted to Grantee under this Agreement. The provisions of this paragraph shall terminate upon completion of the public improvement project and final acceptance of public improvements by the City Council of Grantee.

7. Expiration of Temporary Easement. This Agreement and the easements in favor of Grantee shall expire upon the earlier of (a) thirty-six (36) months following the execution of this Agreement; or (b) the date on which Grantee completes the public improvement project and final acceptance of public improvements by the city council of the City.

8. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the parties' respective successors and assigns.

GRANTOR:  
By: Sahler 4/14/22  
Sarah Panther

State of Iowa KT  
Black Hawk )

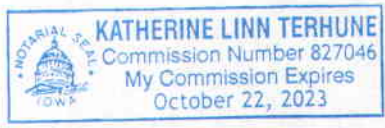
County of Black Hawk )

This record was acknowledged before me on the 14<sup>th</sup> day of April,  
2022 by Sarah Panther.

[Signature]  
Signature of notarial officer  
Stamp

[Admin Asst]  
Title of Office

[My commission expires: 10/22/23]



ACCEPTANCE OF TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

The City of Cedar Falls, Iowa ("Grantee"), does hereby accept and approve the foregoing Temporary Construction Easement Agreement.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

GRANTEE:

CITY OF CEDAR FALLS, IOWA

\_\_\_\_\_  
Robert M. Green, Mayor

ATTEST

\_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

State of \_\_\_\_\_ )

County of \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_,  
20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the  
City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:

\_\_\_\_\_



Exhibit A  
Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 38-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
CENTER STREET CORRIDOR STREETScape PROJECT  
PARCEL 38

PROPERTY OWNER:  
PANTHER, SARAH  
904 DOUGLAS STREET  
CEDAR FALLS, IA 50613  
FILE # 2017-00014623

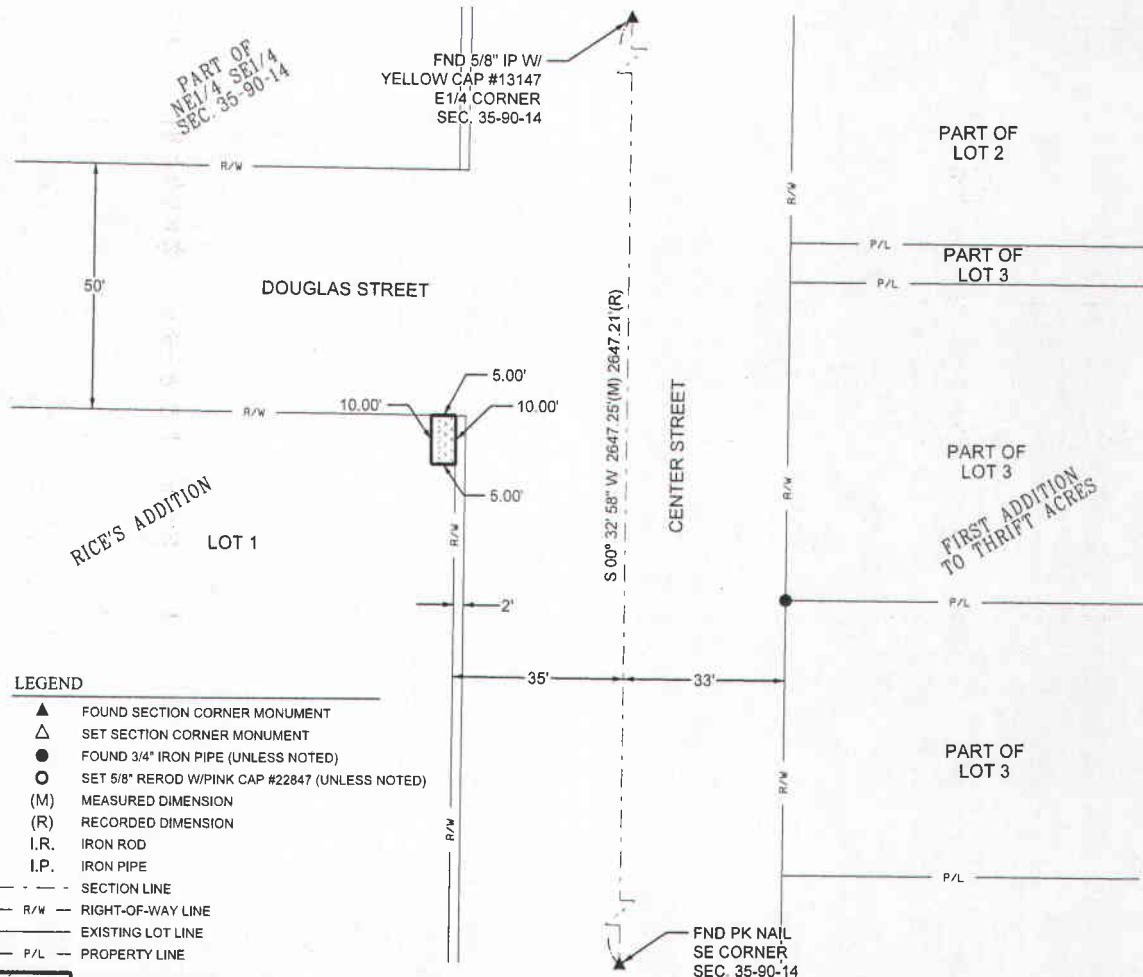
LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN LOT 1 OF RICE'S ADDITION, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5.00 FEET OF THE EAST 7.00 FEET OF THE NORTH 10.00 FEET OF SAID LOT 1 OF RICE'S ADDITION, CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

SAID TRACT CONTAINS 50 SQUARE FEET OR 0.001 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 3/4" IRON PIPE (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP #22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- - - SECTION LINE
- R/W - RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- P/L - PROPERTY LINE
- TEMPORARY CONSTRUCTION EASEMENT

FIELD SURVEY COMPLETED: NOVEMBER 2019

SURVEY FOR:  
CITY OF CEDAR FALLS  
220 CLAY STREET  
CEDAR FALLS, IA 50613  
PHONE: (319) 273-8600



Foth Infrastructure & Environment, LLC  
411 6th Avenue SE, Suite 400 • Cedar Rapids, IA 52401-1931  
• Phone: 319-365-9565 •

SHEET  
1 OF 1

FOTH PROJECT NO. 19C017-05 DATE: 3/8/2022

CITY OF CEDAR FALLS  
OWNER PURCHASE AGREEMENT

Property Address: 904 Douglas Street, Cedar Falls  
Parcel Number: 38  
Project Name: Center Street Corridor Streetscape Project

County Tax Parcel No: 9014-35-427-013  
Project Number: MC-000-3206

THIS OWNER PURCHASE AGREEMENT is entered into on this \_\_\_\_ day of \_\_\_\_\_, 2022, by and between Sarah Panther, Seller, and the City of Cedar Falls, Iowa, Buyer.

- 1. Buyer hereby agrees to buy and Seller hereby agrees to convey Seller's interests in the following real estate, hereinafter referred to as the "Premises":

See Attached Temporary Easement Plat (Exhibit A)

together with all improvements of whatever type situated on the Premises. This acquisition is for public purposes through an exercise of the power of eminent domain.

- 2. The Premises conveyed includes all of the Seller's estates, rights, title and interests in the Premises, including any easements as are described herein. Seller consents to any change of grade of the adjacent roadway and accepts payment under this Agreement for any and all damages arising therefrom. Seller acknowledges full settlement and payment from Buyer for all claims according to the terms of this Agreement and discharges Buyer from any and all liability arising out of this Agreement and the construction of the public improvement project identified above ("Project").
- 3. In consideration of Seller's conveyance of Seller's interest in the Premises to Buyer, Buyer agrees to pay to Seller the following:

Payment Amount	Agreed Performance	Date
\$ _____	on right of possession	_____
\$ _____	on conveyance of title	_____
\$ _____	on surrender of possession	_____
\$ 100.00	on possession and conveyance	60 days after Buyer approval
\$ 100.00	TOTAL LUMP SUM	

BREAKDOWN: ac. = acres      sq. ft. = square feet

Land by Fee Title	_____ sq. ft.	\$ _____
Underlying Fee Title	_____ sq. ft.	\$ _____
Temporary Easement	50 sq. ft.	\$ 100.00
Permanent Easement	_____ sq. ft.	\$ _____
Buildings		\$ _____
Severance Damages		\$ _____

- 4. Seller grants to the City a Fee Acquisition, and Temporary and/or Permanent Easements as shown on the attached acquisition plat and/or temporary easement plat and/or permanent easement plat. Seller also agrees to execute a Warranty Deed, Temporary Easement Agreement and/or Permanent Easement Agreement, in the forms attached hereto. Any Temporary Construction Easement shall terminate upon completion of the Project unless otherwise specified in the temporary easement agreement.
- 5. Possession of the Premises is the essence of this Agreement and Buyer may enter and assume full use

and enjoyment of the Seller's interest in the Premises according to the terms of this Agreement, immediately upon approval of this Agreement by the City Council of the City of Cedar Falls, Iowa, unless a different date is specified in Paragraph 3 above. Notwithstanding the above, Seller grants to Buyer the immediate right to enter the Premises for the purpose of gathering survey and soil data.

- 6. This Agreement shall apply to and bind the assigns, representatives and successors of the Seller.
- 7. This Agreement and all attachments hereto constitute the entire agreement between the Buyer and the Seller related to the subject matter and there is no agreement to do or not to do any act or deed except as specifically provided for herein.
- 8. The Seller states and warrants that, to the best of the Seller's knowledge, there is no known burial site, well, solid waste disposal site, private sewage disposal systems, hazardous substance or underground storage tank on the premises, except:
 

---
- 9. The Buyer hereby gives notice of Seller's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this Agreement as required by Section 6B.52 of the Code of Iowa.

SELLER'S SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the Buyer, we the undersigned claimants certify the total lump sum payment shown herein is just and unpaid.

SELLER: Sarah Panther

Sahlu 4/14/22  
Date

State of Iowa  
County of Black Hawk

This record was acknowledged before me on the 14<sup>th</sup> day of April, 2022, by Sarah Panther.

[Signature]  
Signature of notarial officer

Katherine Linn Terhune  
Printed name of notarial officer

10/22/23  
My commission expires



CITY OF CEDAR FALLS, IOWA (BUYER)

By: \_\_\_\_\_  
Robert M Green, Mayor

ATTEST:

By: \_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

STATE OF IOWA, COUNTY OF BLACK HAWK, ss:

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:

\_\_\_\_\_

Exhibit A  
Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 38-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
CENTER STREET CORRIDOR STREETScape PROJECT  
PARCEL 38

PROPERTY OWNER:  
PANTHER, SARAH  
904 DOUGLAS STREET  
CEDAR FALLS, IA 50613  
FILE # 2017-00014623

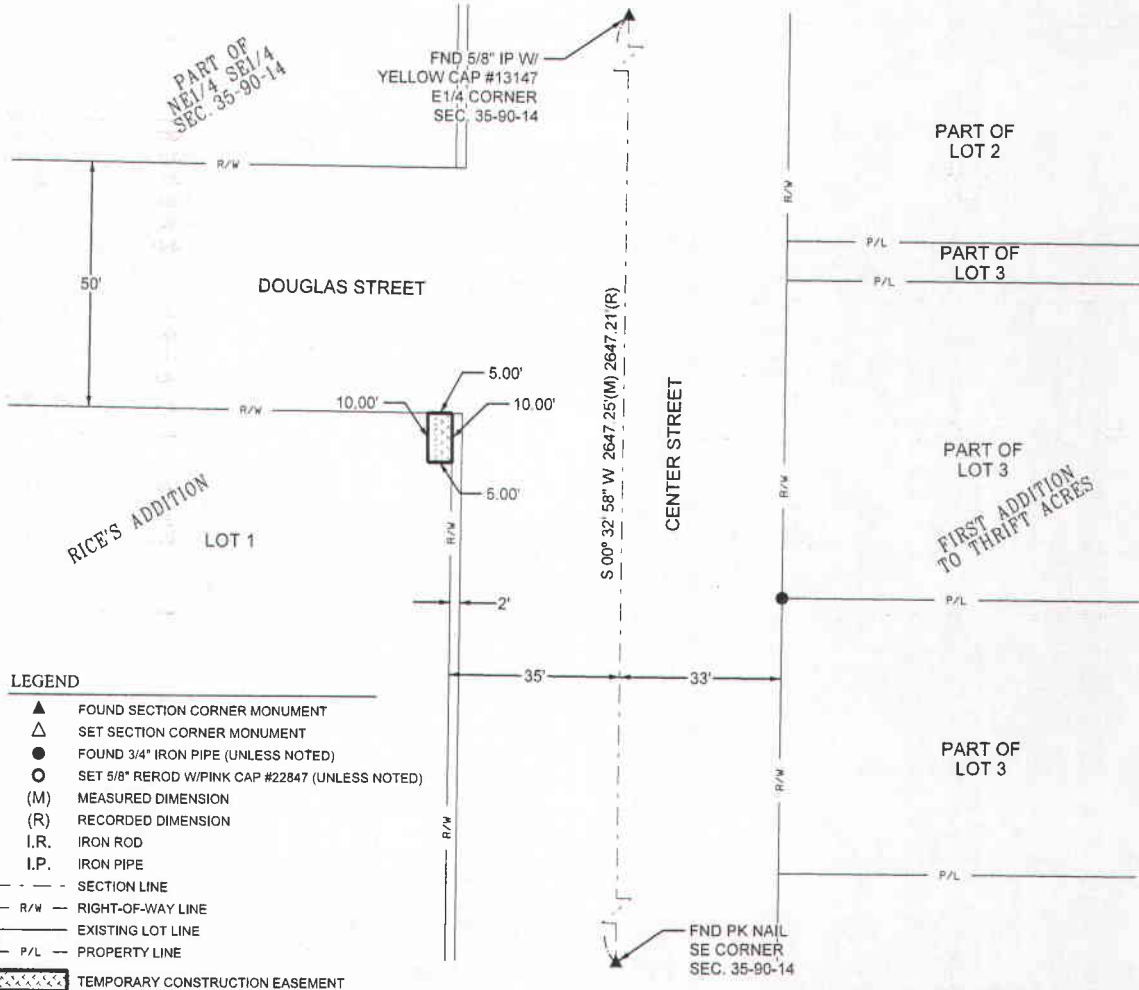
LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN LOT 1 OF RICE'S ADDITION, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5.00 FEET OF THE EAST 7.00 FEET OF THE NORTH 10.00 FEET OF SAID LOT 1 OF RICE'S ADDITION, CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

SAID TRACT CONTAINS 50 SQUARE FEET OR 0.001 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



- LEGEND**
- ▲ FOUND SECTION CORNER MONUMENT
  - △ SET SECTION CORNER MONUMENT
  - FOUND 3/4" IRON PIPE (UNLESS NOTED)
  - SET 5/8" REROD W/PINK CAP #22847 (UNLESS NOTED)
  - (M) MEASURED DIMENSION
  - (R) RECORDED DIMENSION
  - I.R. IRON ROD
  - I.P. IRON PIPE
  - - - SECTION LINE
  - R/W - RIGHT-OF-WAY LINE
  - - - EXISTING LOT LINE
  - P/L - PROPERTY LINE
  - ▨ TEMPORARY CONSTRUCTION EASEMENT

FIELD SURVEY COMPLETED: NOVEMBER 2019

SURVEY FOR:  
CITY OF CEDAR FALLS  
220 CLAY STREET  
CEDAR FALLS, IA 50613  
PHONE: (319) 273-8600



SHEET  
1 OF 1

FOTH PROJECT NO. 19C017-05 DATE: 3/8/2022

## TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

This Temporary Construction Easement Agreement (“Agreement”) is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, by William H. Hanson (“Grantor”), and City of Cedar Falls, a municipality organized under the laws of the State of Iowa (“Grantee”). In consideration of the sum of one dollar (\$1.00), and other valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby sells, grants and conveys unto Grantee a temporary easement under, through, and across the following described real estate which is owned by Grantor:

See Exhibit A attached (the “Easement Area”).

1. Purpose. This temporary construction easement is granted for the purpose of entering, using, occupying, sloping, grading, clearing, grubbing, excavating and storing of materials and equipment during the construction of a public improvement project near the Easement Area, as well as the right of ingress and egress along and over the Easement Area and for any reasonable purpose deemed by the Grantee to be necessary for said public improvement project.

2. Restoration of Easement Area. Grantee agrees to restore at Grantee’s cost the Easement Area in a timely manner after completion of the public improvement project, including any construction, reconstruction, maintenance, repair or replacement work. Such restoration shall include, but not be limited to, the restoration of lawns by seeding, complete restoration of any driveways, fences or other structures modified as a requirement of the construction, as well as the repair of any of Grantor’s property damaged as set forth in Paragraph 6 below.

3. No Obstructions. Grantor does hereby agree not to create or permit any building to be constructed within the Easement Area, or to cause or permit any other obstruction or condition of any kind or character within the Easement Area upon Grantor’s premises that will interfere with the Grantee’s exercise and enjoyment of the easement rights hereinabove conveyed.

4. Grantee’s Use. The Grantee, its successors and assigns, shall have the right to use and enjoy the Easement Area for the purposes identified hereinabove, it being specifically understood and agreed, however, that in no event shall the Grantee have any right to erect buildings or similar structures on or over any portion of the Easement

Area. If the Grantee should abandon said easement or fail to use the same for a continuous period of two (2) years after removal of its facilities, then said easement, along with any and all rights and interests granted to the Grantee under this Agreement, shall cease and terminate, and all the rights and interests hereby granted shall be vested in the then owner of the fee simple title in and to the land over which said easement crosses. Furthermore, unless resulting from the exercise of the rights granted herein, the Grantee shall not, without Grantor's prior written approval, diminish access, ingress or egress to any portion of the Grantor's Property.

5. Grantor's Use. The Grantee shall exercise reasonable diligence in performing any of its rights within the Easement Area so as (i) to avoid damaging the Easement Area (or any other portion of the Grantor's Property), and (ii) not to unreasonably interfere with the use of the Easement Area (or any other portion of the Grantor's Property) (including, but not limited to, ingress/egress/access), by Grantor, its employees, agents, representatives, customers, or invitees. Grantee shall use reasonable efforts to coordinate with Grantor prior to any construction and/or maintenance and/or any other work within the Easement Area and shall furthermore provide Grantor reasonable prior notice with regard to any such construction and/or maintenance. No excavated dirt or debris may be left within the Easement Area following completion of construction, reconstruction, maintenance, repair or replacement work. All excavated materials shall be properly disposed of by the Grantee following completion of the public improvement project.

6. Liability for Damage. Grantee shall be liable to Grantor for any damage to real or personal property, and for injury to or death of any persons, proximately caused by the acts or omissions of Grantee, or its employees, agents, contractors or subcontractors, which arise out of any work done on or to the Easement Area while Grantee, or its employees, agents, contractors or subcontractors, are exercising any rights with respect to the Easement Area which are granted to Grantee under this Agreement. The provisions of this paragraph shall terminate upon completion of the public improvement project and final acceptance of public improvements by the City Council of Grantee.

7. Expiration of Temporary Easement. This Agreement and the easements in favor of Grantee shall expire upon the earlier of (a) thirty-six (36) months following the execution of this Agreement; or (b) the date on which Grantee completes the public improvement project and final acceptance of public improvements by the city council of the City.

8. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the parties' respective successors and assigns.

GRANTOR:

By: William H. Hanson  
William H. Hanson

State of Iowa )

County of Black Hawk )

This record was acknowledged before me on the 14 day of March,  
2022, by William H. Hanson.

Haley M. White  
Signature of notarial officer



Stamp  
[ Admin. Assistant ]  
Title of Office

[My commission expires: 7/23/24]



ACCEPTANCE OF TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

The City of Cedar Falls, Iowa ("Grantee"), does hereby accept and approve the foregoing Temporary Construction Easement Agreement.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

GRANTEE:

CITY OF CEDAR FALLS, IOWA

\_\_\_\_\_  
Robert M. Green, Mayor

ATTEST

\_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

State of \_\_\_\_\_ )

County of \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_,  
20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the  
City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:

\_\_\_\_\_

Exhibit A

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 40-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
 CENTER STREET CORRIDOR STREETScape PROJECT  
 PARCEL 40

**PROPERTY OWNER:**

HANSON, WILLIAM H.  
 911 THOMAS STREET  
 CEDAR FALLS, IA 50613  
 BOOK 609, PAGE 572

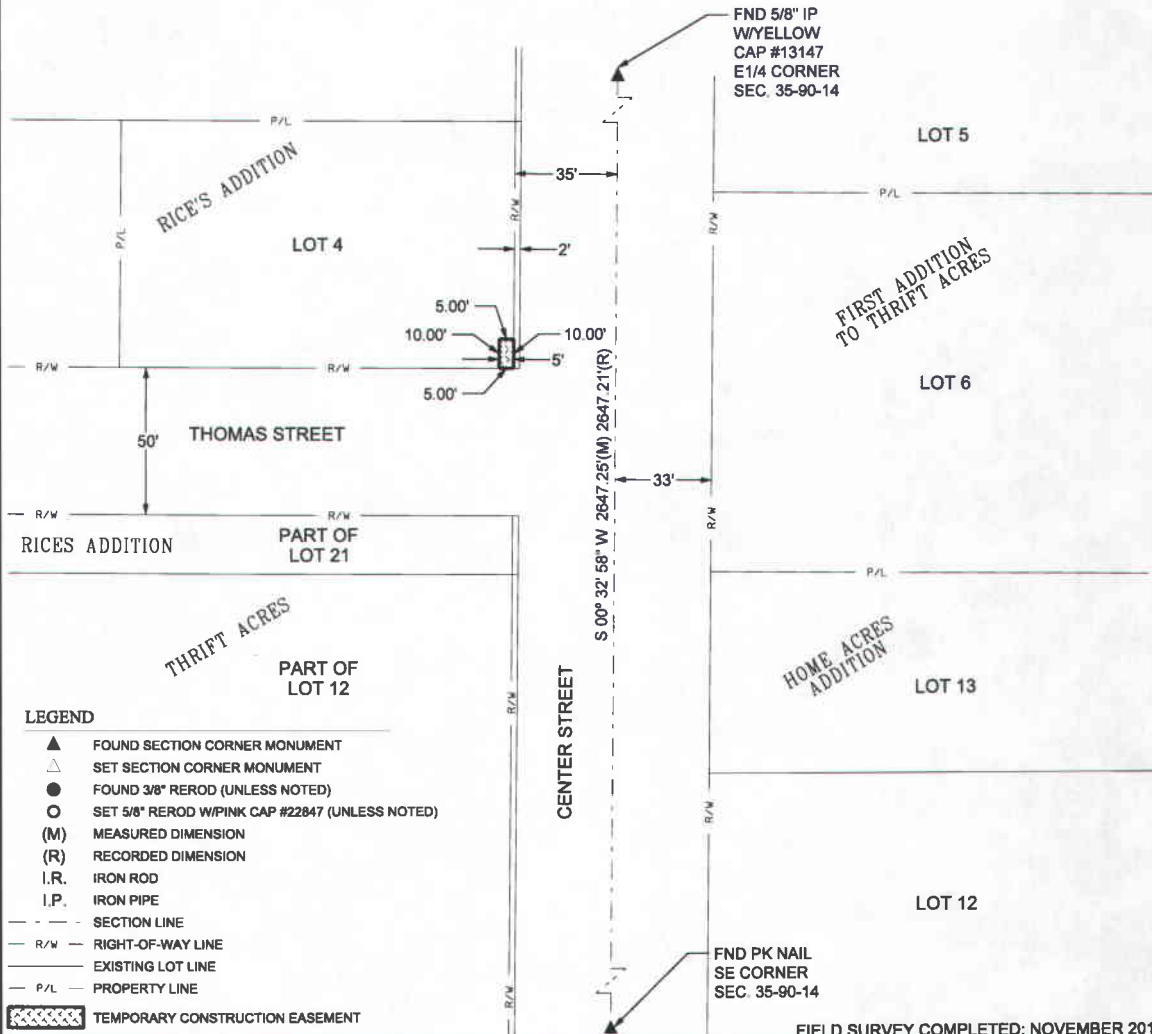
**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN LOT 4 OF RICE'S ADDITION, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5.00 FEET OF THE EAST 7.00 FEET OF THE SOUTH 10.00 FEET OF SAID LOT 4 OF RICE'S ADDITION, CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

SAID TRACT CONTAINS 50 SQUARE FEET OR 0.001 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



**LEGEND**

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 3/8" REROD (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP #22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- - - SECTION LINE
- R/W - RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- P/L - PROPERTY LINE
- ▨ TEMPORARY CONSTRUCTION EASEMENT

FIELD SURVEY COMPLETED: NOVEMBER 2019

**SURVEY FOR:**  
 CITY OF CEDAR FALLS  
 220 CLAY STREET  
 CEDAR FALLS, IA 50613  
 PHONE: (319) 273-8600



SHEET  
 1 OF 1

FOTH PROJECT NO. 19C017-05 DATE: 3/8/2022

**CITY OF CEDAR FALLS  
OWNER PURCHASE AGREEMENT**

**Property Address: 911 Thomas Street, Cedar Falls  
Parcel Number: 40  
Project Name: Center Street Corridor Streetscape Project**

**County Tax Parcel No: 9014-35-427-015  
Project Number: MC-000-3206**

**THIS OWNER PURCHASE AGREEMENT is entered into on this \_\_\_\_\_ day of \_\_\_\_\_, 2022,  
by and between William H. Hanson, Seller, and the City of Cedar Falls, Iowa, Buyer.**

- 1. Buyer hereby agrees to buy and Seller hereby agrees to convey Seller's interests in the following real estate, hereinafter referred to as the "Premises":

See Attached Temporary Easement Plat (Exhibit A)

together with all improvements of whatever type situated on the Premises. This acquisition is for public purposes through an exercise of the power of eminent domain.

- 2. The Premises conveyed includes all of the Seller's estates, rights, title and interests in the Premises, including any easements as are described herein. Seller consents to any change of grade of the adjacent roadway and accepts payment under this Agreement for any and all damages arising therefrom. Seller acknowledges full settlement and payment from Buyer for all claims according to the terms of this Agreement and discharges Buyer from any and all liability arising out of this Agreement and the construction of the public improvement project identified above ("Project").
- 3. In consideration of Seller's conveyance of Seller's interest in the Premises to Buyer, Buyer agrees to pay to Seller the following:

Payment Amount	Agreed Performance	Date
\$ _____	on right of possession	_____
\$ _____	on conveyance of title	_____
\$ _____	on surrender of possession	_____
\$ 100.00	on possession and conveyance	60 days after Buyer approval
\$ 100.00	TOTAL LUMP SUM	

BREAKDOWN: ac. = acres      sq. ft. = square feet

Land by Fee Title	_____ sq. ft.	\$ _____
Underlying Fee Title	_____ sq. ft.	\$ _____
Temporary Easement	50 sq. ft.	\$ 100.00
Permanent Easement	_____ sq. ft.	\$ _____
Buildings		\$ _____
Severance Damages		\$ _____

- 4. Seller grants to the City a Fee Acquisition, and Temporary and/or Permanent Easements as shown on the attached acquisition plat and/or temporary easement plat and/or permanent easement plat. Seller also agrees to execute a Warranty Deed, Temporary Easement Agreement and/or Permanent Easement Agreement, in the forms attached hereto. Any Temporary Construction Easement shall terminate upon completion of the Project unless otherwise specified in the temporary easement agreement.
- 5. Possession of the Premises is the essence of this Agreement and Buyer may enter and assume full use

and enjoyment of the Seller's interest in the Premises according to the terms of this Agreement, immediately upon approval of this Agreement by the City Council of the City of Cedar Falls, Iowa, unless a different date is specified in Paragraph 3 above. Notwithstanding the above, Seller grants to Buyer the immediate right to enter the Premises for the purpose of gathering survey and soil data.

- 6. This Agreement shall apply to and bind the assigns, representatives and successors of the Seller.
- 7. This Agreement and all attachments hereto constitute the entire agreement between the Buyer and the Seller related to the subject matter and there is no agreement to do or not to do any act or deed except as specifically provided for herein.
- 8. The Seller states and warrants that, to the best of the Seller's knowledge, there is no known burial site, well, solid waste disposal site, private sewage disposal systems, hazardous substance or underground storage tank on the premises, except:

---

- 9. The Buyer hereby gives notice of Seller's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this Agreement as required by Section 6B.52 of the Code of Iowa.

SELLER'S SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the Buyer, we the undersigned claimants certify the total lump sum payment shown herein is just and unpaid.

SELLER: William H. Hanson

William H. Hanson 3/14/22  
Date

State of Iowa

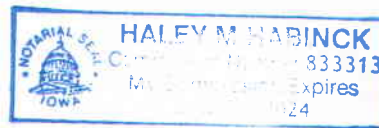
County of Black Hawk

This record was acknowledged before me on the 14<sup>th</sup> day of March, 2022, by William H. Hanson

Haley M. Habinck  
Signature of notarial officer

Haley M. Habinck  
Printed name of notarial officer

7/23/2024  
My commission expires



CITY OF CEDAR FALLS, IOWA (BUYER)

By: \_\_\_\_\_  
Robert M Green, Mayor

ATTEST:

By: \_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

STATE OF IOWA, COUNTY OF BLACK HAWK, ss:

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:  
\_\_\_\_\_

Exhibit A

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 40-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
CENTER STREET CORRIDOR STREETScape PROJECT  
PARCEL 40

**PROPERTY OWNER:**

HANSON, WILLIAM H.  
911 THOMAS STREET  
CEDAR FALLS, IA 50613  
BOOK 609, PAGE 572

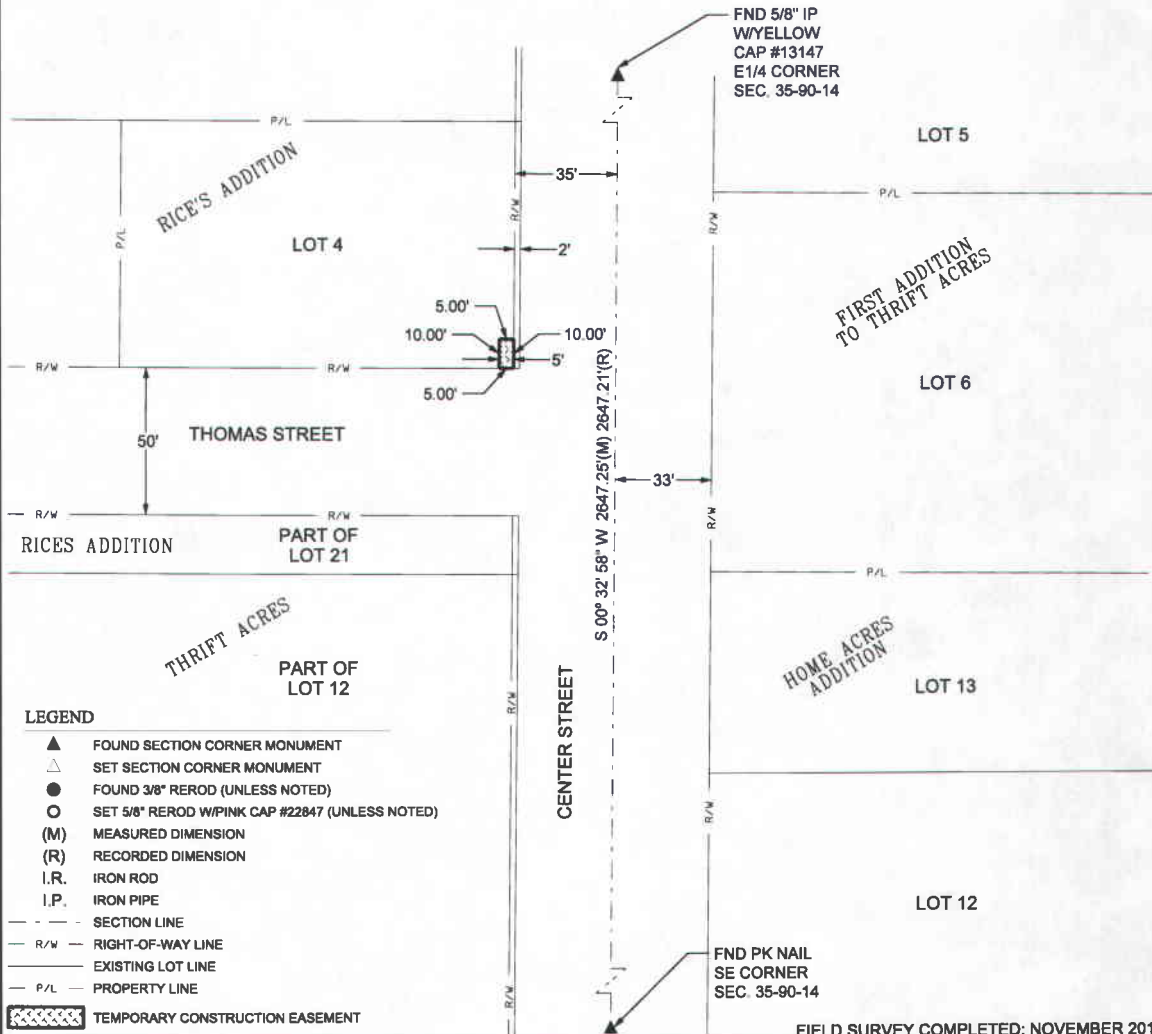
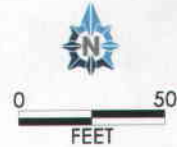
**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN LOT 4 OF RICE'S ADDITION, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5.00 FEET OF THE EAST 7.00 FEET OF THE SOUTH 10.00 FEET OF SAID LOT 4 OF RICE'S ADDITION, CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

SAID TRACT CONTAINS 50 SQUARE FEET OR 0.001 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



**SURVEY FOR:**  
CITY OF CEDAR FALLS  
220 CLAY STREET  
CEDAR FALLS, IA 50613  
PHONE: (319) 273-8600



SHEET  
1 OF 1

FOTH PROJECT NO. 19C017-05 DATE: 3/8/2022

## TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

This Temporary Construction Easement Agreement ("Agreement") is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Brenda Kay Larkin ("Grantor"), and City of Cedar Falls, a municipality organized under the laws of the State of Iowa ("Grantee"). In consideration of the sum of one dollar (\$1.00), and other valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby sells, grants and conveys unto Grantee a temporary easement under, through, and across the following described real estate which is owned by Grantor:

See Exhibit A attached (the "Easement Area").

1. Purpose. This temporary construction easement is granted for the purpose of entering, using, occupying, sloping, grading, clearing, grubbing, excavating and storing of materials and equipment during the construction of a public improvement project near the Easement Area, as well as the right of ingress and egress along and over the Easement Area and for any reasonable purpose deemed by the Grantee to be necessary for said public improvement project.

2. Restoration of Easement Area. Grantee agrees to restore at Grantee's cost the Easement Area in a timely manner after completion of the public improvement project, including any construction, reconstruction, maintenance, repair or replacement work. Such restoration shall include, but not be limited to, the restoration of lawns by seeding, complete restoration of any driveways, fences or other structures modified as a requirement of the construction, as well as the repair of any of Grantor's property damaged as set forth in Paragraph 6 below.

3. No Obstructions. Grantor does hereby agree not to create or permit any building to be constructed within the Easement Area, or to cause or permit any other obstruction or condition of any kind or character within the Easement Area upon Grantor's premises that will interfere with the Grantee's exercise and enjoyment of the easement rights hereinabove conveyed.

4. Grantee's Use. The Grantee, its successors and assigns, shall have the right to use and enjoy the Easement Area for the purposes identified hereinabove, it being specifically understood and agreed, however, that in no event shall the Grantee have any right to erect buildings or similar structures on or over any portion of the Easement

Area. If the Grantee should abandon said easement or fail to use the same for a continuous period of two (2) years after removal of its facilities, then said easement, along with any and all rights and interests granted to the Grantee under this Agreement, shall cease and terminate, and all the rights and interests hereby granted shall be vested in the then owner of the fee simple title in and to the land over which said easement crosses. Furthermore, unless resulting from the exercise of the rights granted herein, the Grantee shall not, without Grantor's prior written approval, diminish access, ingress or egress to any portion of the Grantor's Property.

5. Grantor's Use. The Grantee shall exercise reasonable diligence in performing any of its rights within the Easement Area so as (i) to avoid damaging the Easement Area (or any other portion of the Grantor's Property), and (ii) not to unreasonably interfere with the use of the Easement Area (or any other portion of the Grantor's Property) (including, but not limited to, ingress/egress/access), by Grantor, its employees, agents, representatives, customers, or invitees. Grantee shall use reasonable efforts to coordinate with Grantor prior to any construction and/or maintenance and/or any other work within the Easement Area and shall furthermore provide Grantor reasonable prior notice with regard to any such construction and/or maintenance. No excavated dirt or debris may be left within the Easement Area following completion of construction, reconstruction, maintenance, repair or replacement work. All excavated materials shall be properly disposed of by the Grantee following completion of the public improvement project.

6. Liability for Damage. Grantee shall be liable to Grantor for any damage to real or personal property, and for injury to or death of any persons, proximately caused by the acts or omissions of Grantee, or its employees, agents, contractors or subcontractors, which arise out of any work done on or to the Easement Area while Grantee, or its employees, agents, contractors or subcontractors, are exercising any rights with respect to the Easement Area which are granted to Grantee under this Agreement. The provisions of this paragraph shall terminate upon completion of the public improvement project and final acceptance of public improvements by the City Council of Grantee.

7. Expiration of Temporary Easement. This Agreement and the easements in favor of Grantee shall expire upon the earlier of (a) thirty-six (36) months following the execution of this Agreement; or (b) the date on which Grantee completes the public improvement project and final acceptance of public improvements by the city council of the City.

8. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the parties' respective successors and assigns.

GRANTOR:

By:

  
Brenda Kay Larkin



State of Iowa )

County of Black Hawk )

This record was acknowledged before me on the 14 day of March,  
2022 by Brenda Larkin.

Haley M. Habinck  
Signature of notarial officer



Stamp  
Admin. Assistant  
Title of Office

[My commission expires: 7/23/2024]

ACCEPTANCE OF TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

The City of Cedar Falls, Iowa ("Grantee"), does hereby accept and approve the foregoing Temporary Construction Easement Agreement.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

GRANTEE:

CITY OF CEDAR FALLS, IOWA

\_\_\_\_\_  
Robert M. Green, Mayor

ATTEST

\_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

State of \_\_\_\_\_ )

County of \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_,  
20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the  
City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:  
\_\_\_\_\_

Exhibit A

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 41-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
CENTER STREET CORRIDOR STREETScape PROJECT  
PARCEL 41

**PROPERTY OWNER:**

LARKIN, BRENDA KAY  
2526 CENTER STREET  
CEDAR FALLS, IA 50613  
FILE # 2015-00015937

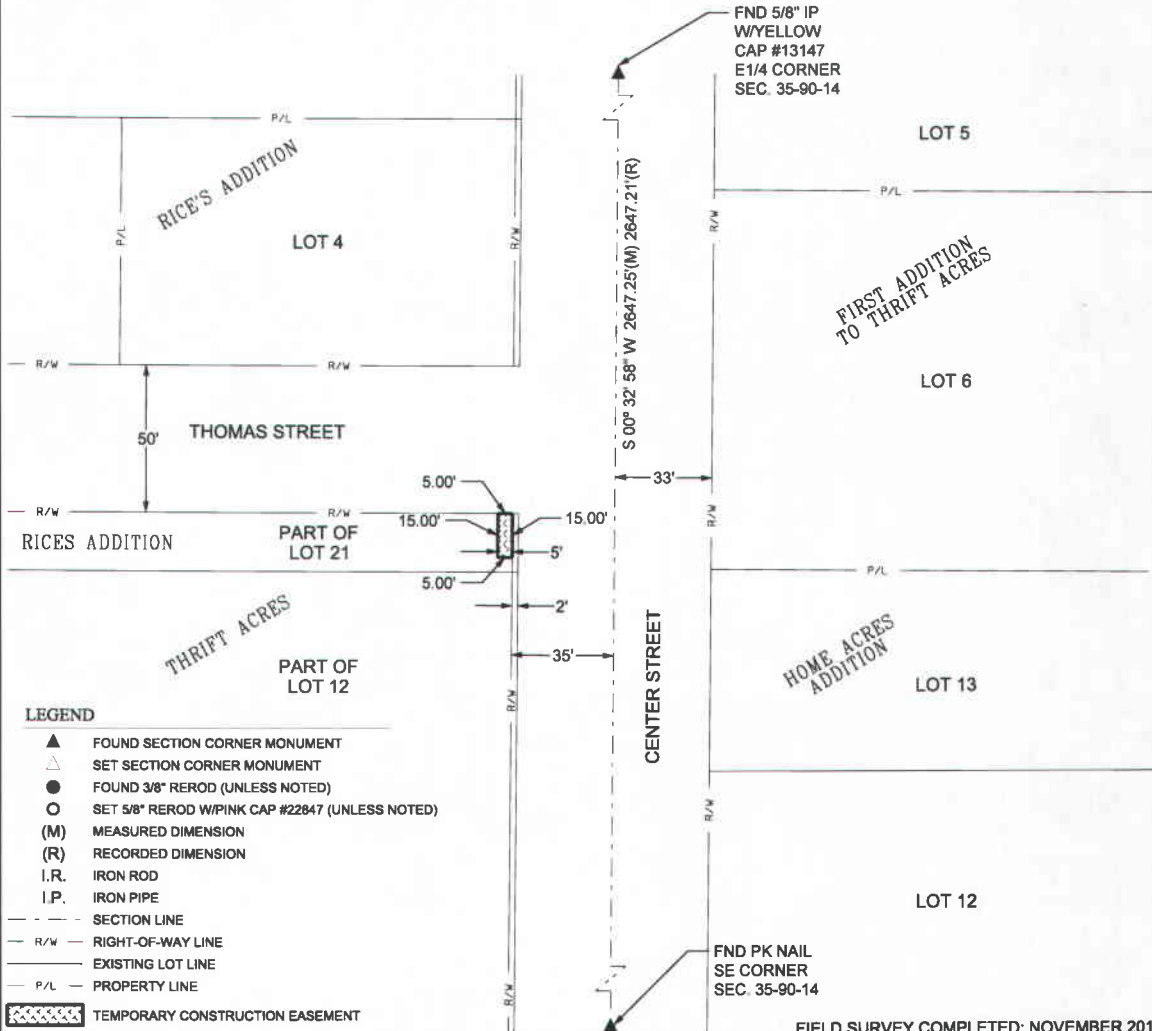
**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN LOT 21 OF RICE'S ADDITION, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5.00 FEET OF THE EAST 7.00 FEET OF THE NORTH 15.00 FEET OF SAID LOT 4 OF RICE'S ADDITION, CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

SAID TRACT CONTAINS 75 SQUARE FEET OR 0.002 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



**SURVEY FOR:**  
CITY OF CEDAR FALLS  
220 CLAY STREET  
CEDAR FALLS, IA 50613  
PHONE: (319) 273-8600



SHEET  
1 OF 1

CITY OF CEDAR FALLS  
OWNER PURCHASE AGREEMENT

Property Address: 2526 Center Street, Cedar Falls  
Parcel Number: 41  
Project Name: Center Street Corridor Streetscape Project

County Tax Parcel No: 9014-35-476-030  
Project Number: MC-000-3206

THIS OWNER PURCHASE AGREEMENT is entered into on this \_\_\_\_ day of \_\_\_\_\_, 2022, by and between Brenda Kay Larkin, Seller, and the City of Cedar Falls, Iowa, Buyer.

- 1. Buyer hereby agrees to buy and Seller hereby agrees to convey Seller's interests in the following real estate, hereinafter referred to as the "Premises":

See Attached Temporary Easement Plat (Exhibit A)

together with all improvements of whatever type situated on the Premises. This acquisition is for public purposes through an exercise of the power of eminent domain.

- 2. The Premises conveyed includes all of the Seller's estates, rights, title and interests in the Premises, including any easements as are described herein. Seller consents to any change of grade of the adjacent roadway and accepts payment under this Agreement for any and all damages arising therefrom. Seller acknowledges full settlement and payment from Buyer for all claims according to the terms of this Agreement and discharges Buyer from any and all liability arising out of this Agreement and the construction of the public improvement project identified above ("Project").
- 3. In consideration of Seller's conveyance of Seller's interest in the Premises to Buyer, Buyer agrees to pay to Seller the following:

Payment Amount	Agreed Performance	Date
\$ _____	on right of possession	_____
\$ _____	on conveyance of title	_____
\$ _____	on surrender of possession	_____
\$ 100.00	on possession and conveyance	60 days after Buyer approval
\$ 100.00	TOTAL LUMP SUM	

BREAKDOWN: ac. = acres      sq. ft. = square feet

Land by Fee Title	_____ sq. ft.	\$ _____
Underlying Fee Title	_____ sq. ft.	\$ _____
Temporary Easement	75 sq. ft.	\$ 100.00
Permanent Easement	_____ sq. ft.	\$ _____
Buildings		\$ _____
Severance Damages		\$ _____

- 4. Seller grants to the City a Fee Acquisition, and Temporary and/or Permanent Easements as shown on the attached acquisition plat and/or temporary easement plat and/or permanent easement plat. Seller also agrees to execute a Warranty Deed, Temporary Easement Agreement and/or Permanent Easement Agreement, in the forms attached hereto. Any Temporary Construction Easement shall terminate upon completion of the Project unless otherwise specified in the temporary easement agreement.
- 5. Possession of the Premises is the essence of this Agreement and Buyer may enter and assume full use

and enjoyment of the Seller's interest in the Premises according to the terms of this Agreement, immediately upon approval of this Agreement by the City Council of the City of Cedar Falls, Iowa, unless a different date is specified in Paragraph 3 above. Notwithstanding the above, Seller grants to Buyer the immediate right to enter the Premises for the purpose of gathering survey and soil data.

- 6. This Agreement shall apply to and bind the assigns, representatives and successors of the Seller.
- 7. This Agreement and all attachments hereto constitute the entire agreement between the Buyer and the Seller related to the subject matter and there is no agreement to do or not to do any act or deed except as specifically provided for herein.
- 8. The Seller states and warrants that, to the best of the Seller's knowledge, there is no known burial site, well, solid waste disposal site, private sewage disposal systems, hazardous substance or underground storage tank on the premises, except:
 

---
- 9. The Buyer hereby gives notice of Seller's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this Agreement as required by Section 6B.52 of the Code of Iowa.

SELLER'S SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the Buyer, we the undersigned claimants certify the total lump sum payment shown herein is just and unpaid.

SELLER: Brenda Kay Larkin

Brenda Larkin 3-14-22  
Date

State of Iowa

County of Black Hawk

This record was acknowledged before me on the 14 day of March, 2022, by Brenda Larkin.

Haley M. Habinck  
Signature of notarial officer

Haley M. Habinck  
Printed name of notarial officer

7/23/2024  
My commission expires



CITY OF CEDAR FALLS, IOWA (BUYER)

By: \_\_\_\_\_  
Robert M Green, Mayor

ATTEST:

By: \_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

STATE OF IOWA, COUNTY OF BLACK HAWK, ss:

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:

\_\_\_\_\_

Exhibit A

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 41-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
 CENTER STREET CORRIDOR STREETScape PROJECT  
 PARCEL 41

**PROPERTY OWNER:**

LARKIN, BRENDA KAY  
 2526 CENTER STREET  
 CEDAR FALLS, IA 50613  
 FILE # 2015-00015937

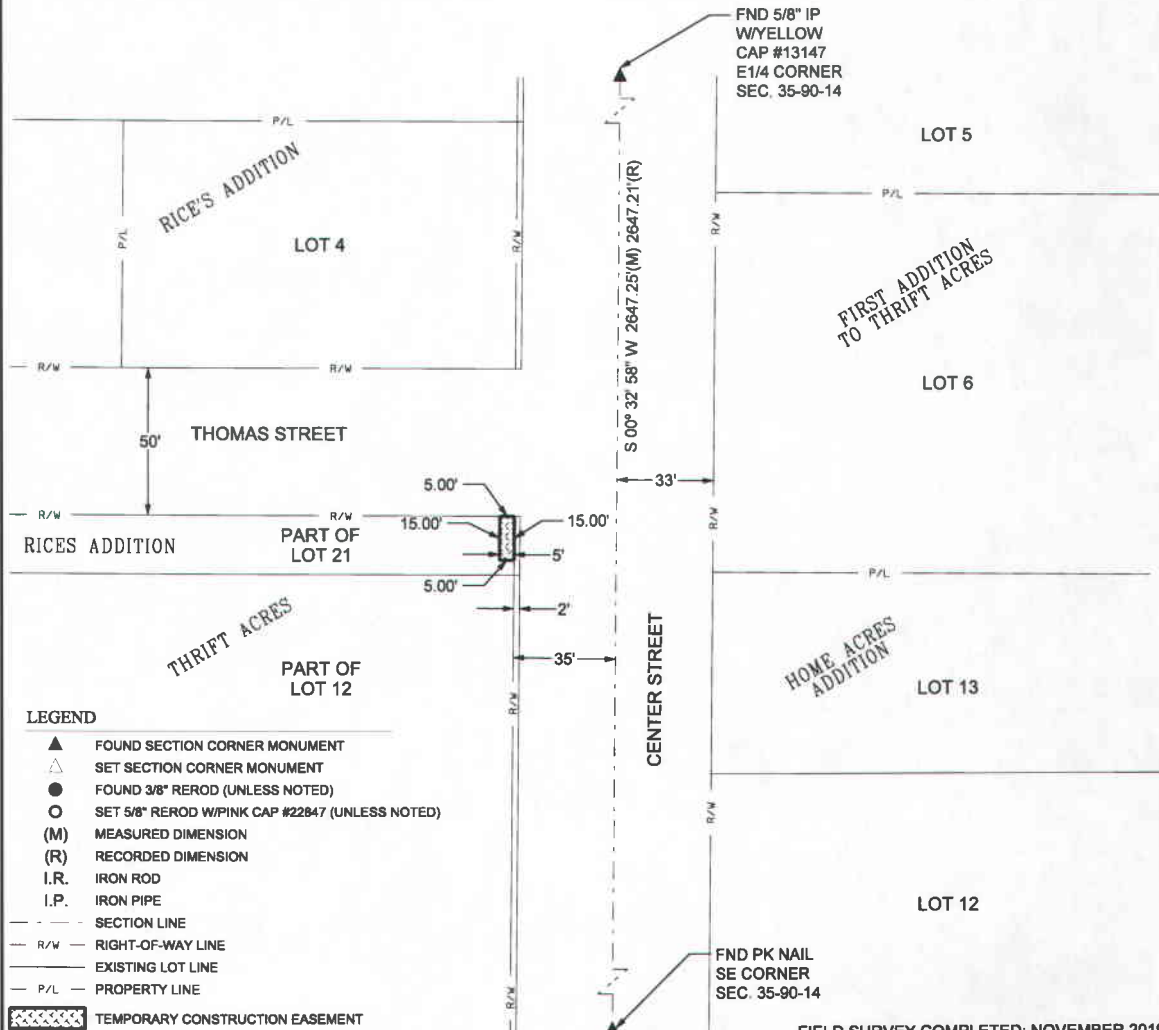
**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN LOT 21 OF RICE'S ADDITION, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5.00 FEET OF THE EAST 7.00 FEET OF THE NORTH 15.00 FEET OF SAID LOT 4 OF RICE'S ADDITION, CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

SAID TRACT CONTAINS 75 SQUARE FEET OR 0.002 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



**LEGEND**

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 3/8" REROD (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP #22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- SECTION LINE
- R/W - RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- P/L - PROPERTY LINE
- ▨ TEMPORARY CONSTRUCTION EASEMENT

FIELD SURVEY COMPLETED: NOVEMBER 2019

SURVEY FOR:  
 CITY OF CEDAR FALLS  
 220 CLAY STREET  
 CEDAR FALLS, IA 50613  
 PHONE: (319) 273-8600

FOTH PROJECT NO. 19C017-05 DATE: 3/8/2022



SHEET  
 1 OF 1

## TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

This Temporary Construction Easement Agreement ("Agreement") is made this day of \_\_\_\_\_, 20\_\_, by Brenda Kay Larkin ("Grantor"), and City of Cedar Falls, a municipality organized under the laws of the State of Iowa ("Grantee"). In consideration of the sum of one dollar (\$1.00), and other valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby sells, grants and conveys unto Grantee a temporary easement under, through, and across the following described real estate which is owned by Grantor:

See Exhibit A attached (the "Easement Area").

1. Purpose. This temporary construction easement is granted for the purpose of entering, using, occupying, sloping, grading, clearing, grubbing, excavating and storing of materials and equipment during the construction of a public improvement project near the Easement Area, as well as the right of ingress and egress along and over the Easement Area and for any reasonable purpose deemed by the Grantee to be necessary for said public improvement project.

2. Restoration of Easement Area. Grantee agrees to restore at Grantee's cost the Easement Area in a timely manner after completion of the public improvement project, including any construction, reconstruction, maintenance, repair or replacement work. Such restoration shall include, but not be limited to, the restoration of lawns by seeding, complete restoration of any driveways, fences or other structures modified as a requirement of the construction, as well as the repair of any of Grantor's property damaged as set forth in Paragraph 6 below.

3. No Obstructions. Grantor does hereby agree not to create or permit any building to be constructed within the Easement Area, or to cause or permit any other obstruction or condition of any kind or character within the Easement Area upon Grantor's premises that will interfere with the Grantee's exercise and enjoyment of the easement rights hereinabove conveyed.

4. Grantee's Use. The Grantee, its successors and assigns, shall have the right to use and enjoy the Easement Area for the purposes identified hereinabove, it being specifically understood and agreed, however, that in no event shall the Grantee have any right to erect buildings or similar structures on or over any portion of the Easement



Area. If the Grantee should abandon said easement or fail to use the same for a continuous period of two (2) years after removal of its facilities, then said easement, along with any and all rights and interests granted to the Grantee under this Agreement, shall cease and terminate, and all the rights and interests hereby granted shall be vested in the then owner of the fee simple title in and to the land over which said easement crosses. Furthermore, unless resulting from the exercise of the rights granted herein, the Grantee shall not, without Grantor's prior written approval, diminish access, ingress or egress to any portion of the Grantor's Property.

5. Grantor's Use. The Grantee shall exercise reasonable diligence in performing any of its rights within the Easement Area so as (i) to avoid damaging the Easement Area (or any other portion of the Grantor's Property), and (ii) not to unreasonably interfere with the use of the Easement Area (or any other portion of the Grantor's Property) (including, but not limited to, ingress/egress/access), by Grantor, its employees, agents, representatives, customers, or invitees. Grantee shall use reasonable efforts to coordinate with Grantor prior to any construction and/or maintenance and/or any other work within the Easement Area and shall furthermore provide Grantor reasonable prior notice with regard to any such construction and/or maintenance. No excavated dirt or debris may be left within the Easement Area following completion of construction, reconstruction, maintenance, repair or replacement work. All excavated materials shall be properly disposed of by the Grantee following completion of the public improvement project.

6. Liability for Damage. Grantee shall be liable to Grantor for any damage to real or personal property, and for injury to or death of any persons, proximately caused by the acts or omissions of Grantee, or its employees, agents, contractors or subcontractors, which arise out of any work done on or to the Easement Area while Grantee, or its employees, agents, contractors or subcontractors, are exercising any rights with respect to the Easement Area which are granted to Grantee under this Agreement. The provisions of this paragraph shall terminate upon completion of the public improvement project and final acceptance of public improvements by the City Council of Grantee.

7. Expiration of Temporary Easement. This Agreement and the easements in favor of Grantee shall expire upon the earlier of (a) thirty-six (36) months following the execution of this Agreement; or (b) the date on which Grantee completes the public improvement project and final acceptance of public improvements by the city council of the City.

8. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the parties' respective successors and assigns.

GRANTOR:

By:   
Brenda Kay Larkin

State of Iowa )

County of Black Hawk )

This record was acknowledged before me on the 14 day of March,  
2022 by Brenda Larkin.

*Haley M. Habinck*

Signature of notarial officer



Stamp

[ Admin. Assistant ]

Title of Office

[My commission expires: 7/23/24]

ACCEPTANCE OF TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

The City of Cedar Falls, Iowa ("Grantee"), does hereby accept and approve the foregoing Temporary Construction Easement Agreement.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

GRANTEE:

CITY OF CEDAR FALLS, IOWA

\_\_\_\_\_  
Robert M. Green, Mayor

ATTEST

\_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

State of \_\_\_\_\_ )

County of \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:  
\_\_\_\_\_

Exhibit A

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 43-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
CENTER STREET CORRIDOR STREETScape PROJECT  
909 LANTZ AVENUE  
PARCEL 43

**PROPERTY OWNER:**

LARKIN, BRENDA KAY  
2526 CENTER STREET  
CEDAR FALLS, IA 50613  
FILE # 2015-00015937

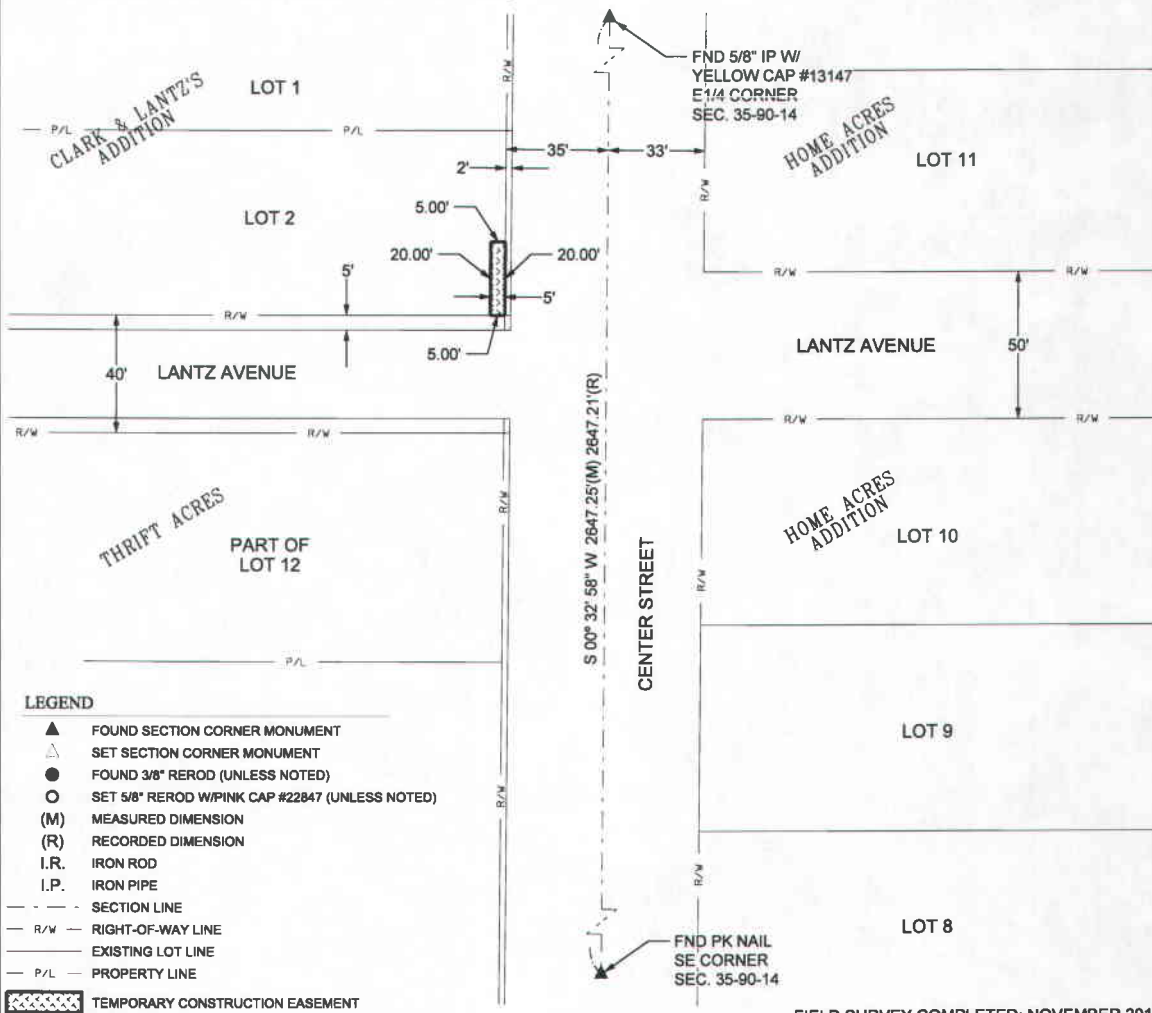
**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN LOT 2 OF CLARK & LANTZ'S ADDITION, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5.00 FEET OF THE EAST 7.00 FEET OF THE NORTH 20.00 FEET OF THE SOUTH 30.00 FEET OF SAID LOT 2 OF CLARK & LANTZ'S ADDITION, CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

SAID TRACT CONTAINS 125 SQUARE FEET OR 0.003 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



**LEGEND**

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 3/8" REROD (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP #22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- - - SECTION LINE
- R/W - RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- P/L - PROPERTY LINE
- TEMPORARY CONSTRUCTION EASEMENT

FIELD SURVEY COMPLETED: NOVEMBER 2019

SURVEY FOR:  
CITY OF CEDAR FALLS  
220 CLAY STREET  
CEDAR FALLS, IA 50613  
PHONE: (319) 273-8600



**Foth Infrastructure & Environment, LLC**  
411 6th Avenue SE, Suite 400 • Cedar Rapids, IA 52401-1931  
Phone: 319-365-9565

SHEET  
1 OF 1

**CITY OF CEDAR FALLS  
OWNER PURCHASE AGREEMENT**

**Property Address: 909 Lantz Ave., Cedar Falls  
Parcel Number: 43  
Project Name: Center Street Corridor Streetscape Project**

**County Tax Parcel No: 9014-35-476-032  
Project Number: MC-000-3206**

**THIS OWNER PURCHASE AGREEMENT is entered into on this \_\_\_\_ day of \_\_\_\_\_, 2022,  
by and between Brenda Kay Larkin, Seller, and the City of Cedar Falls, Iowa, Buyer.**

- 1. Buyer hereby agrees to buy and Seller hereby agrees to convey Seller's interests in the following real estate, hereinafter referred to as the "Premises":

See Attached Temporary Easement Plat (Exhibit A)

together with all improvements of whatever type situated on the Premises. This acquisition is for public purposes through an exercise of the power of eminent domain.

- 2. The Premises conveyed includes all of the Seller's estates, rights, title and interests in the Premises, including any easements as are described herein. Seller consents to any change of grade of the adjacent roadway and accepts payment under this Agreement for any and all damages arising therefrom. Seller acknowledges full settlement and payment from Buyer for all claims according to the terms of this Agreement and discharges Buyer from any and all liability arising out of this Agreement and the construction of the public improvement project identified above ("Project").
- 3. In consideration of Seller's conveyance of Seller's interest in the Premises to Buyer, Buyer agrees to pay to Seller the following:

Payment Amount	Agreed Performance	Date
\$ _____	on right of possession	_____
\$ _____	on conveyance of title	_____
\$ _____	on surrender of possession	_____
\$ <u>100.00</u>	on possession and conveyance	<u>60 days after Buyer approval</u>
\$ <u>100.00</u>	<b>TOTAL LUMP SUM</b>	

BREAKDOWN: ac. = acres		sq. ft. = square feet		
Land by Fee Title	_____	sq. ft.	_____	\$ _____
Underlying Fee Title	_____	sq. ft.	_____	\$ _____
Temporary Easement	125	sq. ft.	_____	\$ 100.00
Permanent Easement	_____	sq. ft.	_____	\$ _____
Buildings				\$ _____
Severance Damages				\$ _____

- 4. Seller grants to the City a Fee Acquisition, and Temporary and/or Permanent Easements as shown on the attached acquisition plat and/or temporary easement plat and/or permanent easement plat. Seller also agrees to execute a Warranty Deed, Temporary Easement Agreement and/or Permanent Easement Agreement, in the forms attached hereto. Any Temporary Construction Easement shall terminate upon completion of the Project unless otherwise specified in the temporary easement agreement.
- 5. Possession of the Premises is the essence of this Agreement and Buyer may enter and assume full use

and enjoyment of the Seller's interest in the Premises according to the terms of this Agreement, immediately upon approval of this Agreement by the City Council of the City of Cedar Falls, Iowa, unless a different date is specified in Paragraph 3 above. Notwithstanding the above, Seller grants to Buyer the immediate right to enter the Premises for the purpose of gathering survey and soil data.

- 6. This Agreement shall apply to and bind the assigns, representatives and successors of the Seller.
- 7. This Agreement and all attachments hereto constitute the entire agreement between the Buyer and the Seller related to the subject matter and there is no agreement to do or not to do any act or deed except as specifically provided for herein.
- 8. The Seller states and warrants that, to the best of the Seller's knowledge, there is no known burial site, well, solid waste disposal site, private sewage disposal systems, hazardous substance or underground storage tank on the premises, except:

\_\_\_\_\_

- 9. The Buyer hereby gives notice of Seller's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this Agreement as required by Section 6B.52 of the Code of Iowa.

SELLER'S SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the Buyer, we the undersigned claimants certify the total lump sum payment shown herein is just and unpaid.

SELLER: Brenda Kay Larkin

Brenda Larkin      3-14-22  
Date

State of Iowa

County of Black Hawk

This record was acknowledged before me on the 14 day of March, 2022, by Brenda Larkin.

Haley M. Habinck  
Signature of notarial officer

Haley M. Habinck  
Printed name of notarial officer

7/23/2024  
My commission expires



CITY OF CEDAR FALLS, IOWA (BUYER)

By: \_\_\_\_\_  
Robert M Green, Mayor

ATTEST:

By: \_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

STATE OF IOWA, COUNTY OF BLACK HAWK, ss:

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:

\_\_\_\_\_

Exhibit A

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 43-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
 CENTER STREET CORRIDOR STREETScape PROJECT  
 909 LANTZ AVENUE  
 PARCEL 43

**PROPERTY OWNER:**

LARKIN, BRENDA KAY  
 2526 CENTER STREET  
 CEDAR FALLS, IA 50613  
 FILE # 2015-00015937

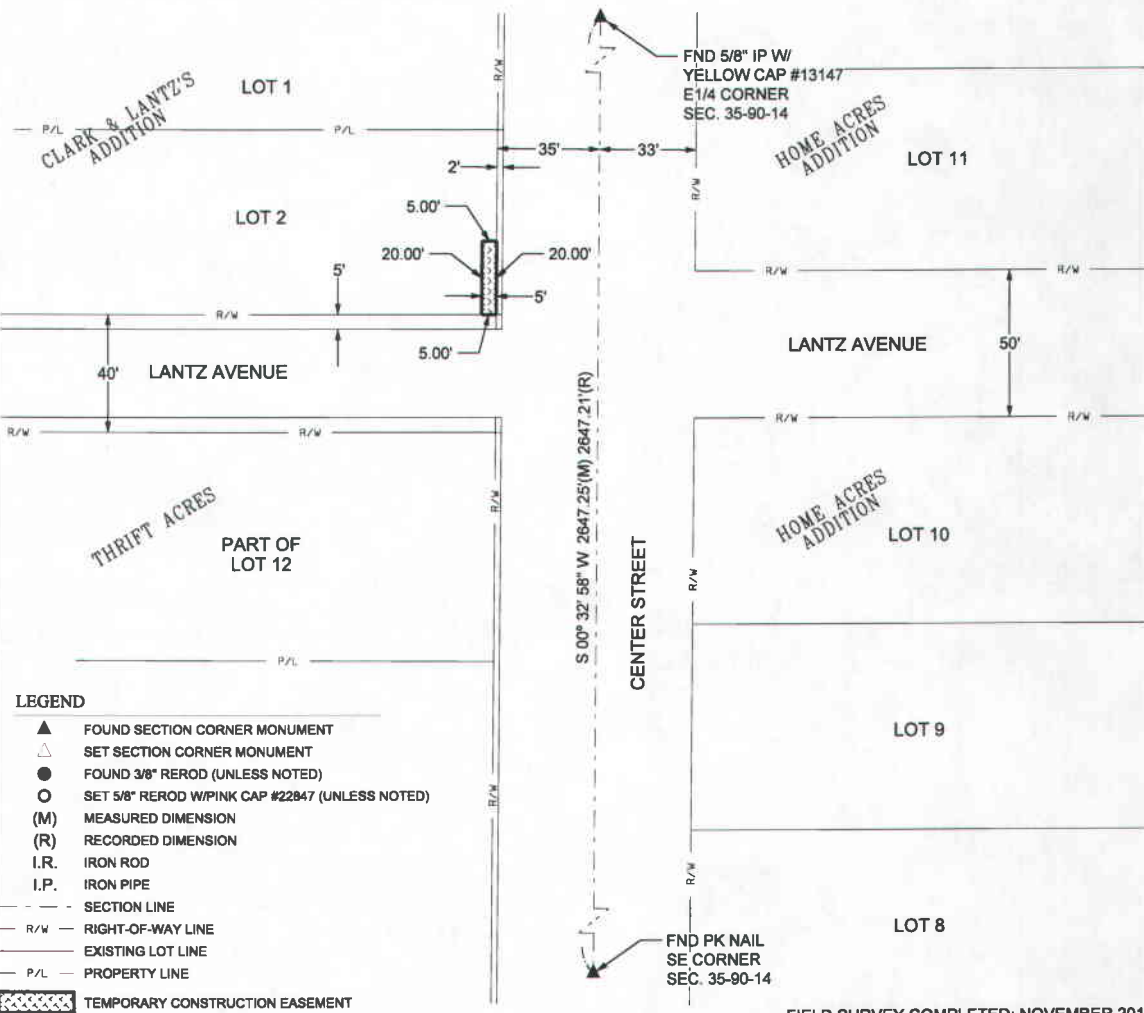
**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN LOT 2 OF CLARK & LANTZ'S ADDITION, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5.00 FEET OF THE EAST 7.00 FEET OF THE NORTH 20.00 FEET OF THE SOUTH 30.00 FEET OF SAID LOT 2 OF CLARK & LANTZ'S ADDITION, CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

SAID TRACT CONTAINS 125 SQUARE FEET OR 0.003 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



**LEGEND**

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 3/8" REROD (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP #22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- SECTION LINE
- - - R/W - RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- - - P/L - PROPERTY LINE
- TEMPORARY CONSTRUCTION EASEMENT

FIELD SURVEY COMPLETED: NOVEMBER 2019

**SURVEY FOR:**  
 CITY OF CEDAR FALLS  
 220 CLAY STREET  
 CEDAR FALLS, IA 50613  
 PHONE: (319) 273-8600

FOTH PROJECT NO. 19C017-05 DATE: 3/8/2022



SHEET  
 1 OF 1



## TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

This Temporary Construction Easement Agreement ("Agreement") is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, by Cunningham Properties, LC ("Grantor"), and City of Cedar Falls, a municipality organized under the laws of the State of Iowa ("Grantee"). In consideration of the sum of one dollar (\$1.00), and other valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby sells, grants and conveys unto Grantee a temporary easement under, through, and across the following described real estate which is owned by Grantor:

See Exhibit A attached (the "Easement Area").

1. Purpose. This temporary construction easement is granted for the purpose of entering, using, occupying, sloping, grading, clearing, grubbing, excavating and storing of materials and equipment during the construction of a public improvement project near the Easement Area, as well as the right of ingress and egress along and over the Easement Area and for any reasonable purpose deemed by the Grantee to be necessary for said public improvement project.

2. Restoration of Easement Area. Grantee agrees to restore at Grantee's cost the Easement Area in a timely manner after completion of the public improvement project, including any construction, reconstruction, maintenance, repair or replacement work. Such restoration shall include, but not be limited to, the restoration of lawns by seeding, complete restoration of any driveways, fences or other structures modified as a requirement of the construction, as well as the repair of any of Grantor's property damaged as set forth in Paragraph 6 below.

3. No Obstructions. Grantor does hereby agree not to create or permit any building to be constructed within the Easement Area, or to cause or permit any other obstruction or condition of any kind or character within the Easement Area upon Grantor's premises that will interfere with the Grantee's exercise and enjoyment of the easement rights hereinabove conveyed.

4. Grantee's Use. The Grantee, its successors and assigns, shall have the right to use and enjoy the Easement Area for the purposes identified hereinabove, it being specifically understood and agreed, however, that in no event shall the Grantee have any right to erect buildings or similar structures on or over any portion of the Easement

Area. If the Grantee should abandon said easement or fail to use the same for a continuous period of two (2) years after removal of its facilities, then said easement, along with any and all rights and interests granted to the Grantee under this Agreement, shall cease and terminate, and all the rights and interests hereby granted shall be vested in the then owner of the fee simple title in and to the land over which said easement crosses. Furthermore, unless resulting from the exercise of the rights granted herein, the Grantee shall not, without Grantor's prior written approval, diminish access, ingress or egress to any portion of the Grantor's Property.

5. Grantor's Use. The Grantee shall exercise reasonable diligence in performing any of its rights within the Easement Area so as (i) to avoid damaging the Easement Area (or any other portion of the Grantor's Property), and (ii) not to unreasonably interfere with the use of the Easement Area (or any other portion of the Grantor's Property) (including, but not limited to, ingress/egress/access), by Grantor, its employees, agents, representatives, customers, or invitees. Grantee shall use reasonable efforts to coordinate with Grantor prior to any construction and/or maintenance and/or any other work within the Easement Area and shall furthermore provide Grantor reasonable prior notice with regard to any such construction and/or maintenance. No excavated dirt or debris may be left within the Easement Area following completion of construction, reconstruction, maintenance, repair or replacement work. All excavated materials shall be properly disposed of by the Grantee following completion of the public improvement project.

6. Liability for Damage. Grantee shall be liable to Grantor for any damage to real or personal property, and for injury to or death of any persons, proximately caused by the acts or omissions of Grantee, or its employees, agents, contractors or subcontractors, which arise out of any work done on or to the Easement Area while Grantee, or its employees, agents, contractors or subcontractors, are exercising any rights with respect to the Easement Area which are granted to Grantee under this Agreement. The provisions of this paragraph shall terminate upon completion of the public improvement project and final acceptance of public improvements by the City Council of Grantee.

7. Expiration of Temporary Easement. This Agreement and the easements in favor of Grantee shall expire upon the earlier of (a) thirty-six (36) months following the execution of this Agreement; or (b) the date on which Grantee completes the public improvement project and final acceptance of public improvements by the city council of the City.

8. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the parties' respective successors and assigns.

GRANTOR: Cunningham Properties, LC

By: [Signature]

Name: Kelly Cunningham

Title: President

State of Iowa )

County of Black Hawk )

This record was acknowledged before me on the 5<sup>th</sup> day of April, 2022, by Kelly Cunningham, as President of Cunningham Properties, LC.

[Signature]  
Signature of notarial officer



Stamp  
[Admin. Assistant]  
Title of Office

[My commission expires: 7/23/24]

ACCEPTANCE OF TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

The City of Cedar Falls, Iowa ("Grantee"), does hereby accept and approve the foregoing Temporary Construction Easement Agreement.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

GRANTEE:

CITY OF CEDAR FALLS, IOWA

\_\_\_\_\_  
Robert M. Green, Mayor

ATTEST

\_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

State of \_\_\_\_\_ )

County of \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_,  
20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the  
City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:  
\_\_\_\_\_

Exhibit A

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 44-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
CENTER STREET CORRIDOR STREETScape PROJECT  
2504 CENTER STREET  
PARCEL 44

PROPERTY OWNER:

CUNNINGHAM PROPERTIES, LC  
1025 CENTER STREET  
CEDAR FALLS, IA 50613  
BOOK 677, PAGE 233



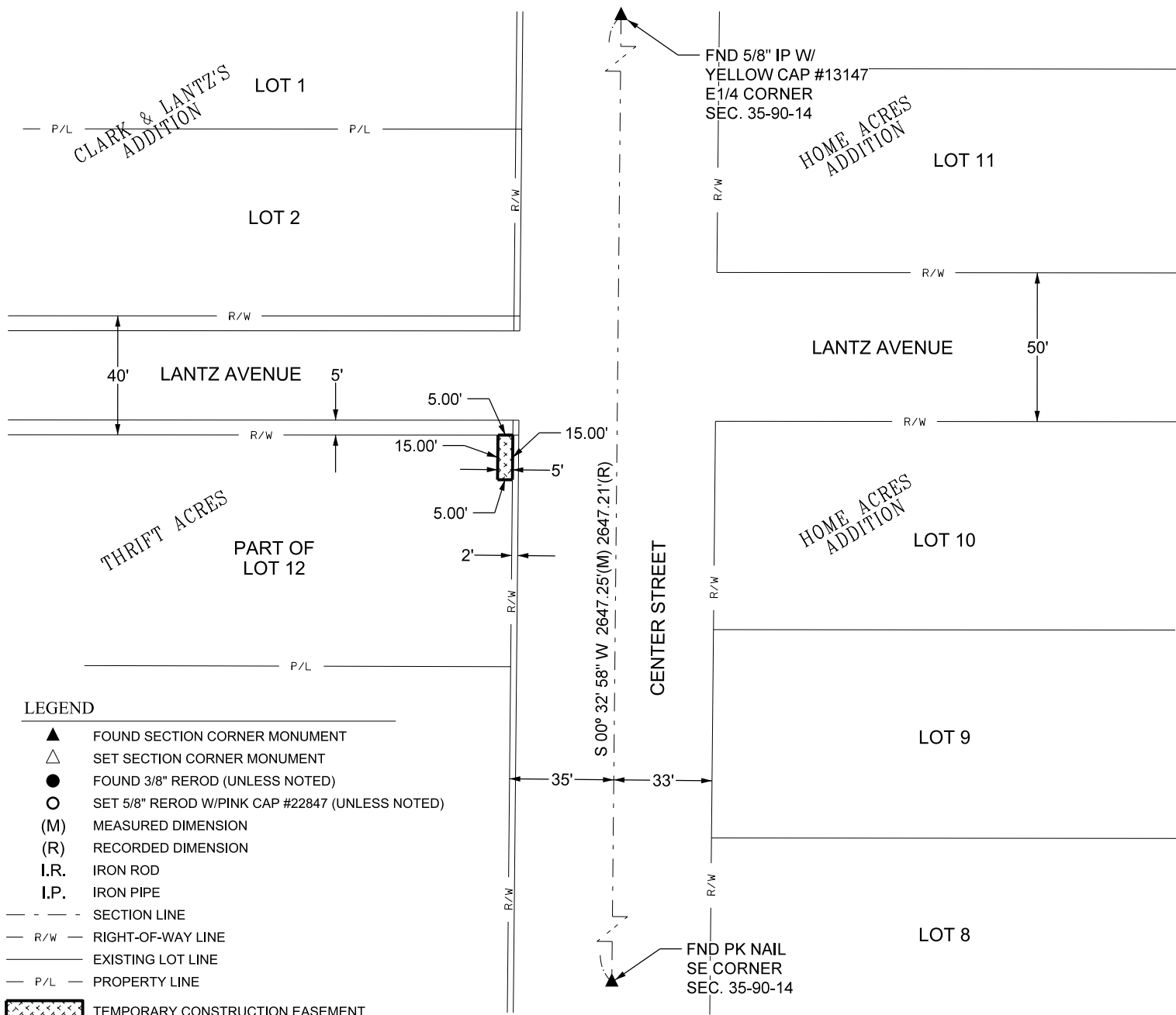
LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN LOT 12 OF THRIFT ACRES, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5.00 FEET OF THE EAST 7.00 FEET OF THE SOUTH 15.00 FEET OF THE NORTH 20.00 FEET OF SAID LOT 12 OF THRIFT ACRES, CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

SAID TRACT CONTAINS 75 SQUARE FEET OR 0.002 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



FIELD SURVEY COMPLETED: NOVEMBER 2019

SURVEY FOR:

CITY OF CEDAR FALLS  
220 CLAY STREET  
CEDAR FALLS, IA 50613  
PHONE: (319) 273-8600



**Foth Infrastructure & Environment, LLC**  
411 6th Avenue SE, Suite 400 • Cedar Rapids, IA 52401-1931  
✦ Phone: 319-365-9565 ✦

SHEET  
1 OF 1

421

CITY OF CEDAR FALLS  
OWNER PURCHASE AGREEMENT

Property Address: 2504 Center Street, Cedar Falls  
Parcel Number: 44  
Project Name: Center Street Corridor Streetscape Project

County Tax Parcel No: 9014-35-478-018  
Project Number: MC-000-3206

THIS OWNER PURCHASE AGREEMENT is entered into on this \_\_\_\_ day of \_\_\_\_\_, 2022, by and between Cunningham Properties, LC, Seller, and the City of Cedar Falls, Iowa, Buyer.

- 1. Buyer hereby agrees to buy and Seller hereby agrees to convey Seller's interests in the following real estate, hereinafter referred to as the "Premises":

See Attached Temporary Easement Plat (Exhibit A)

together with all improvements of whatever type situated on the Premises. This acquisition is for public purposes through an exercise of the power of eminent domain.

- 2. The Premises conveyed includes all of the Seller's estates, rights, title and interests in the Premises, including any easements as are described herein. Seller consents to any change of grade of the adjacent roadway and accepts payment under this Agreement for any and all damages arising therefrom. Seller acknowledges full settlement and payment from Buyer for all claims according to the terms of this Agreement and discharges Buyer from any and all liability arising out of this Agreement and the construction of the public improvement project identified above ("Project").
- 3. In consideration of Seller's conveyance of Seller's interest in the Premises to Buyer, Buyer agrees to pay to Seller the following:

Payment Amount	Agreed Performance	Date
\$ _____	on right of possession	_____
\$ _____	on conveyance of title	_____
\$ _____	on surrender of possession	_____
\$ 100.00	on possession and conveyance	60 days after Buyer approval
\$ 100.00	TOTAL LUMP SUM	

BREAKDOWN: ac. = acres		sq. ft. = square feet		
Land by Fee Title	_____	sq. ft.	_____	\$ _____
Underlying Fee Title	_____	sq. ft.	_____	\$ _____
Temporary Easement	75	sq. ft.	_____	\$ 100.00
Permanent Easement	_____	sq. ft.	_____	\$ _____
Buildings				\$ _____
Severance Damages				\$ _____

- 4. Seller grants to the City a Fee Acquisition, and Temporary and/or Permanent Easements as shown on the attached acquisition plat and/or temporary easement plat and/or permanent easement plat. Seller also agrees to execute a Warranty Deed, Temporary Easement Agreement and/or Permanent Easement Agreement, in the forms attached hereto. Any Temporary Construction Easement shall terminate upon completion of the Project unless otherwise specified in the temporary easement agreement.
- 5. Possession of the Premises is the essence of this Agreement and Buyer may enter and assume full use

and enjoyment of the Seller's interest in the Premises according to the terms of this Agreement, immediately upon approval of this Agreement by the City Council of the City of Cedar Falls, Iowa, unless a different date is specified in Paragraph 3 above. Notwithstanding the above, Seller grants to Buyer the immediate right to enter the Premises for the purpose of gathering survey and soil data.

- 6. This Agreement shall apply to and bind the assigns, representatives and successors of the Seller.
- 7. This Agreement and all attachments hereto constitute the entire agreement between the Buyer and the Seller related to the subject matter and there is no agreement to do or not to do any act or deed except as specifically provided for herein.
- 8. The Seller states and warrants that, to the best of the Seller's knowledge, there is no known burial site, well, solid waste disposal site, private sewage disposal systems, hazardous substance or underground storage tank on the premises, except:

\_\_\_\_\_

- 9. The Buyer hereby gives notice of Seller's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this Agreement as required by Section 6B.52 of the Code of Iowa.

SELLER'S SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the Buyer, we the undersigned claimants certify the total lump sum payment shown herein is just and unpaid.

SELLER: Cunningham Properties, LC

[Signature]      4/5/22  
Date

State of Iowa

County of Black Hawk

This record was acknowledged before me on the 5<sup>th</sup> day of April, 2022, by Kelly Cunningham as President of Cunningham Properties, LC

[Signature]  
Signature of notarial officer

Haley M. Habinck  
Printed name of notarial officer

7/23/24  
My commission expires



CITY OF CEDAR FALLS, IOWA (BUYER)

By: \_\_\_\_\_  
Robert M Green, Mayor

ATTEST:

By: \_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

STATE OF IOWA, COUNTY OF BLACK HAWK, ss:

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:

\_\_\_\_\_



Exhibit A

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 44-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
 CENTER STREET CORRIDOR STREETScape PROJECT  
 2504 CENTER STREET  
 PARCEL 44

PROPERTY OWNER:  
 CUNNINGHAM PROPERTIES, LC  
 1025 CENTER STREET  
 CEDAR FALLS, IA 50613  
 BOOK 677, PAGE 233



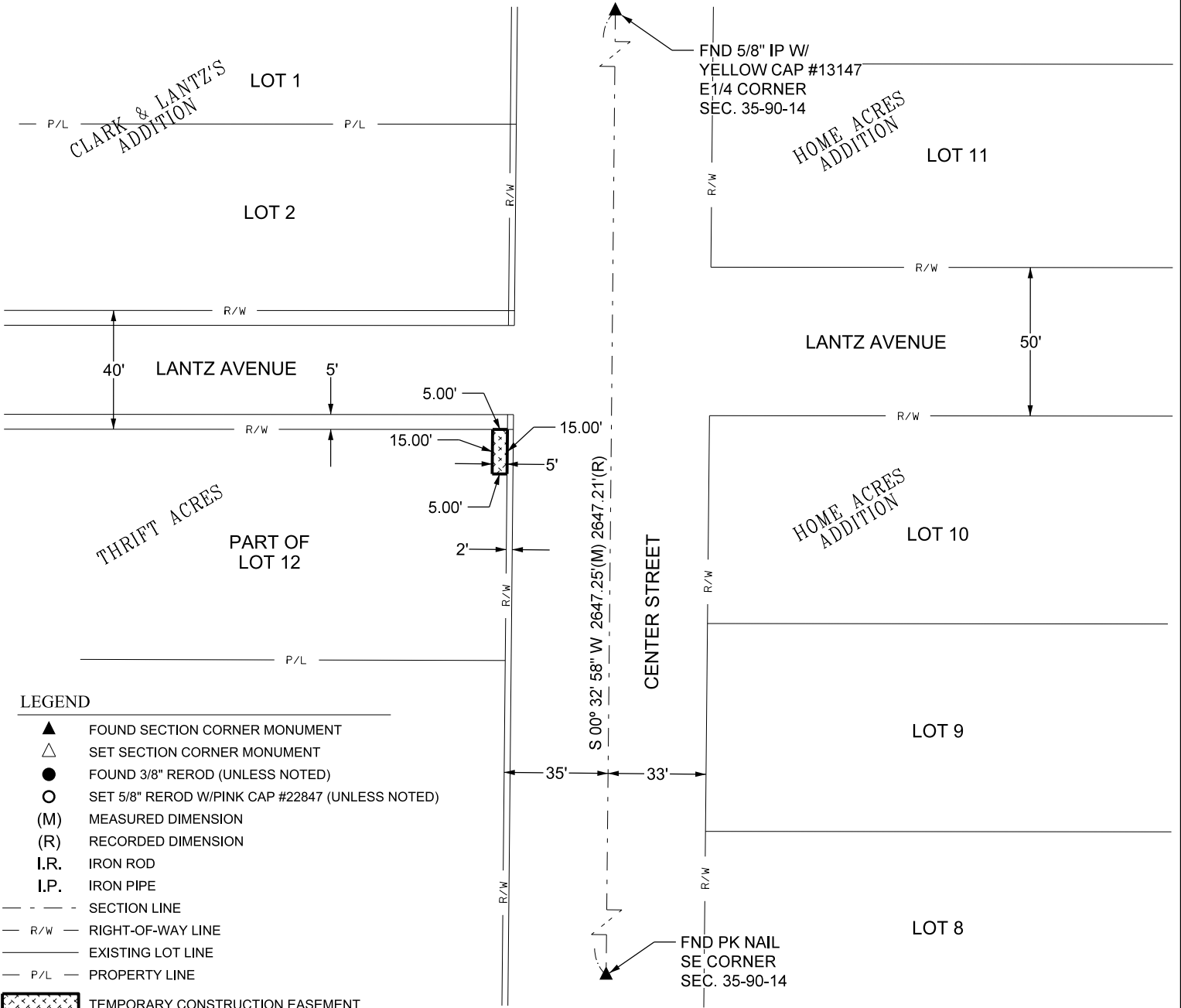
LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN LOT 12 OF THRIFT ACRES, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5.00 FEET OF THE EAST 7.00 FEET OF THE SOUTH 15.00 FEET OF THE NORTH 20.00 FEET OF SAID LOT 12 OF THRIFT ACRES, CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

SAID TRACT CONTAINS 75 SQUARE FEET OR 0.002 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 3/8" REROD (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP #22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- - - SECTION LINE
- R/W - RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- P/L - PROPERTY LINE
- TEMPORARY CONSTRUCTION EASEMENT

FIELD SURVEY COMPLETED: NOVEMBER 2019

SURVEY FOR:  
 CITY OF CEDAR FALLS  
 220 CLAY STREET  
 CEDAR FALLS, IA 50613  
 PHONE: (319) 273-8600



Foth Infrastructure & Environment, LLC  
 411 6th Avenue SE, Suite 400 • Cedar Rapids, IA 52401-1931  
 ✦ Phone: 319-365-9565 ✦

SHEET  
 1 OF 1

## TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

This Temporary Construction Easement Agreement ("Agreement") is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, by James D. Hitchcock and Ilene C. Hitchcock ("Grantor"), and City of Cedar Falls, a municipality organized under the laws of the State of Iowa ("Grantee"). In consideration of the sum of one dollar (\$1.00), and other valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby sells, grants and conveys unto Grantee a temporary easement under, through, and across the following described real estate which is owned by Grantor:

See Exhibit A attached (the "Easement Area").

1. Purpose. This temporary construction easement is granted for the purpose of entering, using, occupying, sloping, grading, clearing, grubbing, excavating and storing of materials and equipment during the construction of a public improvement project near the Easement Area, as well as the right of ingress and egress along and over the Easement Area and for any reasonable purpose deemed by the Grantee to be necessary for said public improvement project.

2. Restoration of Easement Area. Grantee agrees to restore at Grantee's cost the Easement Area in a timely manner after completion of the public improvement project, including any construction, reconstruction, maintenance, repair or replacement work. Such restoration shall include, but not be limited to, the restoration of lawns by seeding, complete restoration of any driveways, fences or other structures modified as a requirement of the construction, as well as the repair of any of Grantor's property damaged as set forth in Paragraph 6 below.

3. No Obstructions. Grantor does hereby agree not to create or permit any building to be constructed within the Easement Area, or to cause or permit any other obstruction or condition of any kind or character within the Easement Area upon Grantor's premises that will interfere with the Grantee's exercise and enjoyment of the easement rights hereinabove conveyed.

4. Grantee's Use. The Grantee, its successors and assigns, shall have the right to use and enjoy the Easement Area for the purposes identified hereinabove, it being specifically understood and agreed, however, that in no event shall the Grantee have any right to erect buildings or similar structures on or over any portion of the Easement

Area. If the Grantee should abandon said easement or fail to use the same for a continuous period of two (2) years after removal of its facilities, then said easement, along with any and all rights and interests granted to the Grantee under this Agreement, shall cease and terminate, and all the rights and interests hereby granted shall be vested in the then owner of the fee simple title in and to the land over which said easement crosses. Furthermore, unless resulting from the exercise of the rights granted herein, the Grantee shall not, without Grantor's prior written approval, diminish access, ingress or egress to any portion of the Grantor's Property.

5. Grantor's Use. The Grantee shall exercise reasonable diligence in performing any of its rights within the Easement Area so as (i) to avoid damaging the Easement Area (or any other portion of the Grantor's Property), and (ii) not to unreasonably interfere with the use of the Easement Area (or any other portion of the Grantor's Property) (including, but not limited to, ingress/egress/access), by Grantor, its employees, agents, representatives, customers, or invitees. Grantee shall use reasonable efforts to coordinate with Grantor prior to any construction and/or maintenance and/or any other work within the Easement Area and shall furthermore provide Grantor reasonable prior notice with regard to any such construction and/or maintenance. No excavated dirt or debris may be left within the Easement Area following completion of construction, reconstruction, maintenance, repair or replacement work. All excavated materials shall be properly disposed of by the Grantee following completion of the public improvement project.

6. Liability for Damage. Grantee shall be liable to Grantor for any damage to real or personal property, and for injury to or death of any persons, proximately caused by the acts or omissions of Grantee, or its employees, agents, contractors or subcontractors, which arise out of any work done on or to the Easement Area while Grantee, or its employees, agents, contractors or subcontractors, are exercising any rights with respect to the Easement Area which are granted to Grantee under this Agreement. The provisions of this paragraph shall terminate upon completion of the public improvement project and final acceptance of public improvements by the City Council of Grantee.

7. Expiration of Temporary Easement. This Agreement and the easements in favor of Grantee shall expire upon the earlier of (a) thirty-six (36) months following the execution of this Agreement; or (b) the date on which Grantee completes the public improvement project and final acceptance of public improvements by the city council of the City.

8. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the parties' respective successors and assigns.

GRANTOR:

James D. Hitchcock 5/4/2022 Ilene Hitchcock 5-4-22  
James D. Hitchcock Ilene C. Hitchcock

State of Iowa )

County of Black Hawk )

This record was acknowledged before me on the 4<sup>th</sup> day of May, 2022, by James D. Hitchcock and Vene C. Hitchcock.

Haley M. Habinck  
Signature of notarial officer



Stamp  
[ Admin Assistant ]  
Title of Office

[My commission expires: 7/23/24]

ACCEPTANCE OF TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

The City of Cedar Falls, Iowa ("Grantee"), does hereby accept and approve the foregoing Temporary Construction Easement Agreement.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

GRANTEE:

CITY OF CEDAR FALLS, IOWA

\_\_\_\_\_  
Robert M. Green, Mayor

ATTEST

\_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

State of \_\_\_\_\_ )

County of \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_,  
20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the  
City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:  
\_\_\_\_\_



CITY OF CEDAR FALLS  
OWNER PURCHASE AGREEMENT

Property Address: 2418 Center Street, Cedar Falls  
Parcel Number: 47  
Project Name: Center Street Corridor Streetscape Project

County Tax Parcel No: 9014-35-478-021  
Project Number: MC-000-3206

THIS OWNER PURCHASE AGREEMENT is entered into on this \_\_\_\_ day of \_\_\_\_\_, 2022, by and between James D. Hitchcock AND Ilene C. Hitchcock, Seller, and the City of Cedar Falls, Iowa, Buyer.

- 1. Buyer hereby agrees to buy and Seller hereby agrees to convey Seller's interests in the following real estate, hereinafter referred to as the "Premises":

See Attached Temporary Easement Plat (Exhibit A)

together with all improvements of whatever type situated on the Premises. This acquisition is for public purposes through an exercise of the power of eminent domain.

- 2. The Premises conveyed includes all of the Seller's estates, rights, title and interests in the Premises, including any easements as are described herein. Seller consents to any change of grade of the adjacent roadway and accepts payment under this Agreement for any and all damages arising therefrom. Seller acknowledges full settlement and payment from Buyer for all claims according to the terms of this Agreement and discharges Buyer from any and all liability arising out of this Agreement and the construction of the public improvement project identified above ("Project").
- 3. In consideration of Seller's conveyance of Seller's interest in the Premises to Buyer, Buyer agrees to pay to Seller the following:

Payment Amount	Agreed Performance	Date
\$ _____	on right of possession	_____
\$ _____	on conveyance of title	_____
\$ _____	on surrender of possession	_____
\$ 100.00	on possession and conveyance	60 days after Buyer approval
\$ 100.00	TOTAL LUMP SUM	

BREAKDOWN: ac. = acres		sq. ft. = square feet		
Land by Fee Title	_____	sq. ft.	_____	\$ _____
Underlying Fee Title	_____	sq. ft.	_____	\$ _____
Temporary Easement	50	sq. ft.	_____	\$ 100.00
Permanent Easement	_____	sq. ft.	_____	\$ _____
Buildings				\$ _____
Severance Damages				\$ _____

- 4. Seller grants to the City a Fee Acquisition, and Temporary and/or Permanent Easements as shown on the attached acquisition plat and/or temporary easement plat and/or permanent easement plat. Seller also agrees to execute a Warranty Deed, Temporary Easement Agreement and/or Permanent Easement Agreement, in the forms attached hereto. Any Temporary Construction Easement shall terminate upon completion of the Project unless otherwise specified in the temporary easement agreement.





CITY OF CEDAR FALLS, IOWA (BUYER)

By: \_\_\_\_\_  
Robert M Green, Mayor

ATTEST:

By: \_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

STATE OF IOWA, COUNTY OF BLACK HAWK, ss:

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:  
\_\_\_\_\_

Exhibit A

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 47-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
CENTER STREET CORRIDOR STREETScape PROJECT  
PARCEL 47

**PROPERTY OWNER:**

HITCHCOCK, JAMES D.  
HITCHCOCK, ILENE C.  
2418 CENTER STREET  
CEDAR FALLS, IA 50613

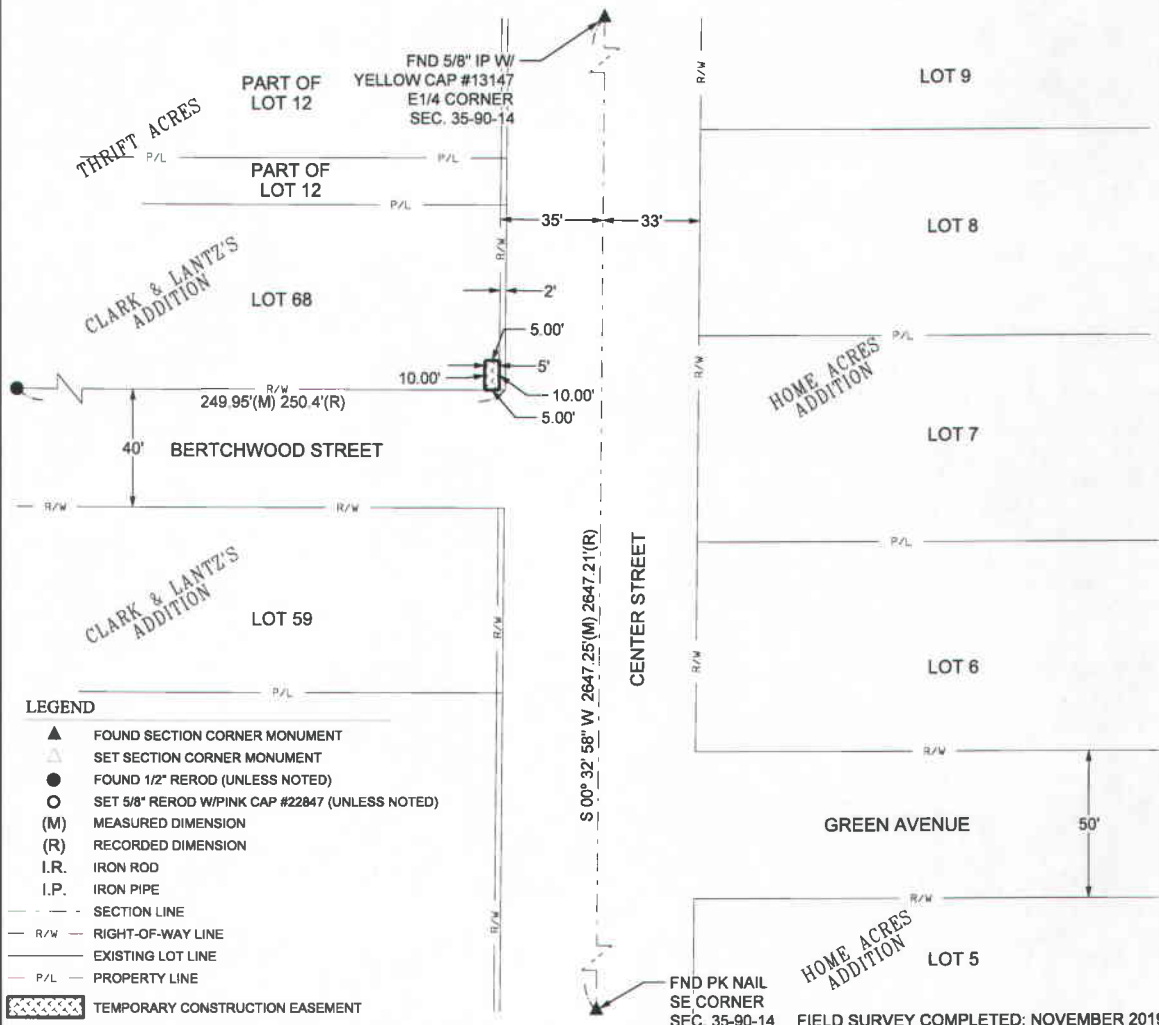
**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN LOT 68 OF CLARK & LANTZ'S ADDITION, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5.00 FEET OF THE EAST 7.00 FEET OF THE SOUTH 10.00 FEET OF SAID LOT 68 OF CLARK & LANTZ'S ADDITION, CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

SAID TRACT CONTAINS 50 SQUARE FEET OR 0.001 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



**LEGEND**

- ▲ FOUND SECTION CORNER MONUMENT
- ◻ SET SECTION CORNER MONUMENT
- FOUND 1/2" REROD (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP #22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- SECTION LINE
- R/W - RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- P/L - PROPERTY LINE
- TEMPORARY CONSTRUCTION EASEMENT

**SURVEY FOR:**  
CITY OF CEDAR FALLS  
220 CLAY STREET  
CEDAR FALLS, IA 50613  
PHONE: (319) 273-8600



SHEET  
1 OF 1

## TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

This Temporary Construction Easement Agreement ("Agreement") is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by David V. Adelmund and Melissa C. McClintock Adelmund ("Grantor"), and City of Cedar Falls, a municipality organized under the laws of the State of Iowa ("Grantee"). In consideration of the sum of one dollar (\$1.00), and other valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby sells, grants and conveys unto Grantee a temporary easement under, through, and across the following described real estate which is owned by Grantor:

See Exhibit A attached (the "Easement Area").

1. Purpose. This temporary construction easement is granted for the purpose of entering, using, occupying, sloping, grading, clearing, grubbing, excavating and storing of materials and equipment during the construction of a public improvement project near the Easement Area, as well as the right of ingress and egress along and over the Easement Area and for any reasonable purpose deemed by the Grantee to be necessary for said public improvement project.

2. Restoration of Easement Area. Grantee agrees to restore at Grantee's cost the Easement Area in a timely manner after completion of the public improvement project, including any construction, reconstruction, maintenance, repair or replacement work. Such restoration shall include, but not be limited to, the restoration of lawns by seeding, complete restoration of any driveways, fences or other structures modified as a requirement of the construction, as well as the repair of any of Grantor's property damaged as set forth in Paragraph 6 below.

3. No Obstructions. Grantor does hereby agree not to create or permit any building to be constructed within the Easement Area, or to cause or permit any other obstruction or condition of any kind or character within the Easement Area upon Grantor's premises that will interfere with the Grantee's exercise and enjoyment of the easement rights hereinabove conveyed.

4. Grantee's Use. The Grantee, its successors and assigns, shall have the right to use and enjoy the Easement Area for the purposes identified hereinabove, it being specifically understood and agreed, however, that in no event shall the Grantee have

any right to erect buildings or similar structures on or over any portion of the Easement Area. If the Grantee should abandon said easement or fail to use the same for a continuous period of two (2) years after removal of its facilities, then said easement, along with any and all rights and interests granted to the Grantee under this Agreement, shall cease and terminate, and all the rights and interests hereby granted shall be vested in the then owner of the fee simple title in and to the land over which said easement crosses. Furthermore, unless resulting from the exercise of the rights granted herein, the Grantee shall not, without Grantor's prior written approval, diminish access, ingress or egress to any portion of the Grantor's Property.

5. Grantor's Use. The Grantee shall exercise reasonable diligence in performing any of its rights within the Easement Area so as (i) to avoid damaging the Easement Area (or any other portion of the Grantor's Property), and (ii) not to unreasonably interfere with the use of the Easement Area (or any other portion of the Grantor's Property) (including, but not limited to, ingress/egress/access), by Grantor, its employees, agents, representatives, customers, or invitees. Grantee shall use reasonable efforts to coordinate with Grantor prior to any construction and/or maintenance and/or any other work within the Easement Area and shall furthermore provide Grantor reasonable prior notice with regard to any such construction and/or maintenance. No excavated dirt or debris may be left within the Easement Area following completion of construction, reconstruction, maintenance, repair or replacement work. All excavated materials shall be properly disposed of by the Grantee following completion of the public improvement project.

6. Liability for Damage. Grantee shall be liable to Grantor for any damage to real or personal property, and for injury to or death of any persons, proximately caused by the acts or omissions of Grantee, or its employees, agents, contractors or subcontractors, which arise out of any work done on or to the Easement Area while Grantee, or its employees, agents, contractors or subcontractors, are exercising any rights with respect to the Easement Area which are granted to Grantee under this Agreement. The provisions of this paragraph shall terminate upon completion of the public improvement project and final acceptance of public improvements by the City Council of Grantee.

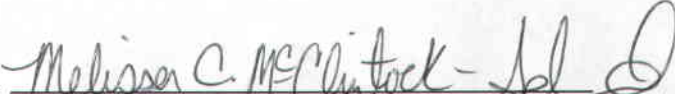
7. Expiration of Temporary Easement. This Agreement and the easements in favor of Grantee shall expire upon the earlier of (a) thirty-six (36) months following the execution of this Agreement; or (b) the date on which Grantee completes the public improvement project and final acceptance of public improvements by the city council of the City.

8. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the parties' respective successors and assigns.

GRANTOR:



David V. Adelmund



Melissa C. McClintock Adelmund

State of Iowa )

County of Black Hawk )

This record was acknowledged before me on the 18<sup>th</sup> day of March, 2022, by David V. Adelmund and Melissa C. McClintock Adelmund

Haley M. Habinck  
Signature of notarial officer



Stamp

[ Admin Assistant ]  
Title of Office

[My commission expires: 7/23/24]

ACCEPTANCE OF TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

The City of Cedar Falls, Iowa ("Grantee"), does hereby accept and approve the foregoing Temporary Construction Easement Agreement.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

GRANTEE:

CITY OF CEDAR FALLS, IOWA

\_\_\_\_\_  
Robert M. Green, Mayor

ATTEST

\_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

State of \_\_\_\_\_ )

County of \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_,  
20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the  
City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:  
\_\_\_\_\_

Exhibit A

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 48-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
CENTER STREET CORRIDOR STREETScape PROJECT  
PARCEL 48

**PROPERTY OWNER:**

ADELMUND, DAVID V.  
MC CLINTOCK ADELMUND, MELISSA C.  
2410 CENTER STREET  
CEDAR FALLS, IA 50613  
BOOK 677, PAGE 288

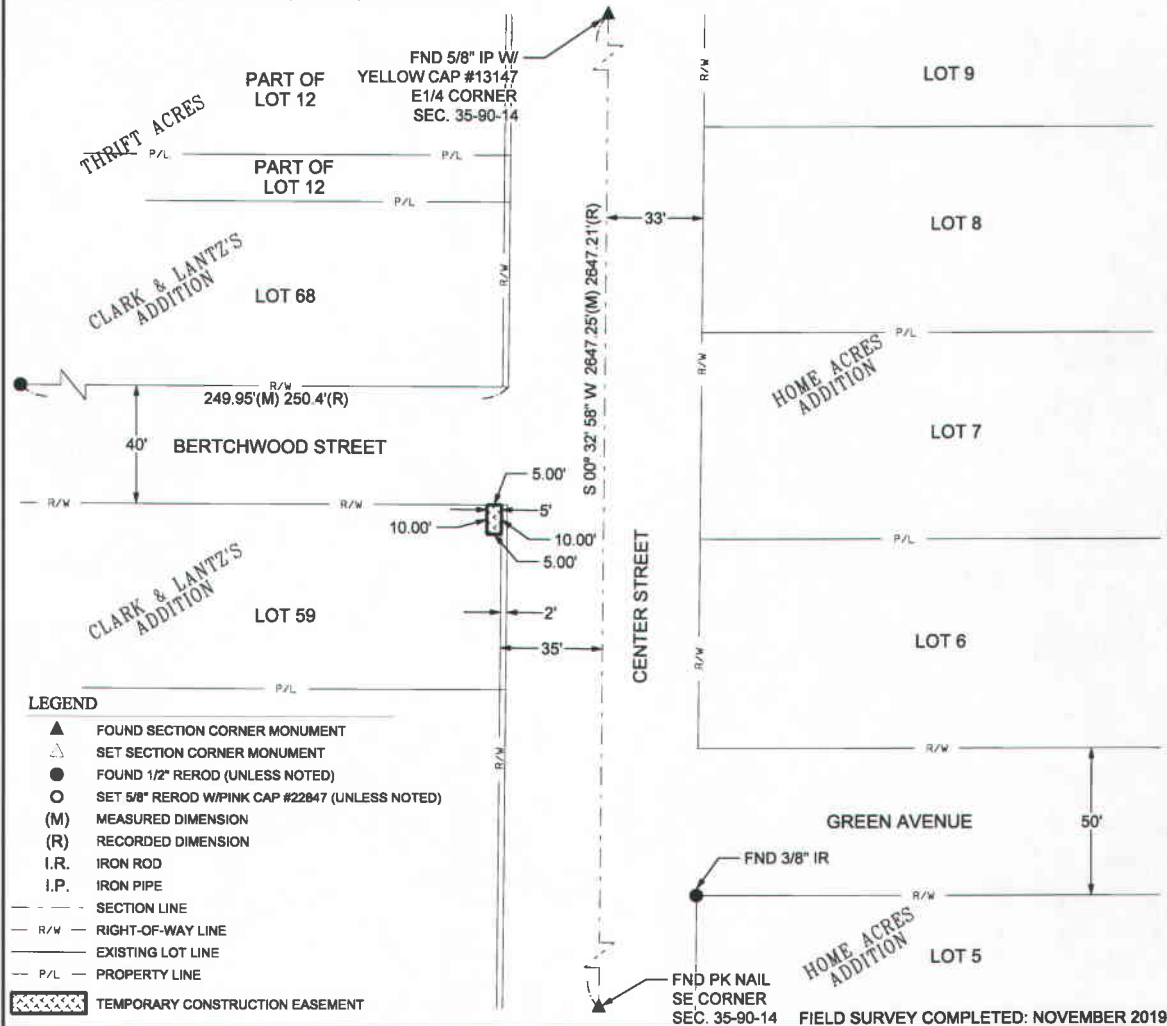
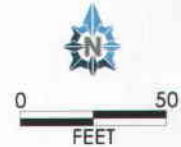
**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN LOT 59 OF CLARK & LANTZ'S ADDITION, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5.00 FEET OF THE EAST 7.00 FEET OF THE NORTH 10.00 FEET OF SAID LOT 59 OF CLARK & LANTZ'S ADDITION, CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

SAID TRACT CONTAINS 50 SQUARE FEET OR 0.001 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



**LEGEND**

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 1/2" REROD (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP #22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- SECTION LINE
- R/W - RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- P/L - PROPERTY LINE
- ▨ TEMPORARY CONSTRUCTION EASEMENT

FIELD SURVEY COMPLETED: NOVEMBER 2019

**SURVEY FOR:**  
CITY OF CEDAR FALLS  
220 CLAY STREET  
CEDAR FALLS, IA 50613  
PHONE: (319) 273-8600



SHEET  
1 OF 1

FOTH PROJECT NO. 19C017-05 DATE: 3/8/2022

CITY OF CEDAR FALLS  
OWNER PURCHASE AGREEMENT

Property Address: 2410 Center Street, Cedar Falls  
Parcel Number: 48  
Project Name: Center Street Corridor Streetscape Project

County Tax Parcel No: 9014-35-480-017  
Project Number: MC-000-3206

THIS OWNER PURCHASE AGREEMENT is entered into on this \_\_\_\_ day of \_\_\_\_\_, 2022, by and between David V. Adelmund AND Melissa C. McClintock Adelmund, Seller, and the City of Cedar Falls, Iowa, Buyer.

- 1. Buyer hereby agrees to buy and Seller hereby agrees to convey Seller's interests in the following real estate, hereinafter referred to as the "Premises":

See Attached Temporary Easement Plat (Exhibit A)

together with all improvements of whatever type situated on the Premises. This acquisition is for public purposes through an exercise of the power of eminent domain.

- 2. The Premises conveyed includes all of the Seller's estates, rights, title and interests in the Premises, including any easements as are described herein. Seller consents to any change of grade of the adjacent roadway and accepts payment under this Agreement for any and all damages arising therefrom. Seller acknowledges full settlement and payment from Buyer for all claims according to the terms of this Agreement and discharges Buyer from any and all liability arising out of this Agreement and the construction of the public improvement project identified above ("Project").
- 3. In consideration of Seller's conveyance of Seller's interest in the Premises to Buyer, Buyer agrees to pay to Seller the following:

Payment Amount	Agreed Performance	Date
\$ _____	on right of possession	_____
\$ _____	on conveyance of title	_____
\$ _____	on surrender of possession	_____
\$ 100.00	on possession and conveyance	60 days after Buyer approval
\$ 100.00	TOTAL LUMP SUM	

BREAKDOWN: ac. = acres      sq. ft. = square feet

Land by Fee Title	_____ sq. ft.	\$ _____
Underlying Fee Title	_____ sq. ft.	\$ _____
Temporary Easement	50 sq. ft.	\$ 100.00
Permanent Easement	_____ sq. ft.	\$ _____
Buildings		\$ _____
Severance Damages		\$ _____

- 4. Seller grants to the City a Fee Acquisition, and Temporary and/or Permanent Easements as shown on the attached acquisition plat and/or temporary easement plat and/or permanent easement plat. Seller also agrees to execute a Warranty Deed, Temporary Easement Agreement and/or Permanent Easement Agreement, in the forms attached hereto. Any Temporary Construction Easement shall terminate upon completion of the Project unless otherwise specified in the temporary easement agreement.



- 5. Possession of the Premises is the essence of this Agreement and Buyer may enter and assume full use and enjoyment of the Seller's interest in the Premises according to the terms of this Agreement, immediately upon approval of this Agreement by the City Council of the City of Cedar Falls, Iowa, unless a different date is specified in Paragraph 3 above. Notwithstanding the above, Seller grants to Buyer the immediate right to enter the Premises for the purpose of gathering survey and soil data.
- 6. This Agreement shall apply to and bind the assigns, representatives and successors of the Seller.
- 7. This Agreement and all attachments hereto constitute the entire agreement between the Buyer and the Seller related to the subject matter and there is no agreement to do or not to do any act or deed except as specifically provided for herein.
- 8. The Seller states and warrants that, to the best of the Seller's knowledge, there is no known burial site, well, solid waste disposal site, private sewage disposal systems, hazardous substance or underground storage tank on the premises, except:

---

- 9. The Buyer hereby gives notice of Seller's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this Agreement as required by Section 6B.52 of the Code of Iowa.

SELLER'S SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the Buyer, we the undersigned claimants certify the total lump sum payment shown herein is just and unpaid.

SELLER: David V. Adelmund and Melissa C. McClintock Adelmund

David V. Adelmund 3-18-22  
Date

Melissa C. McClintock Adelmund 3/18/22  
Date

State of Iowa

County of Black Hawks

This record was acknowledged before me on the 18<sup>th</sup> day of March, 2022, by David V. Adelmund and Melissa C. McClintock Adelmund

Haley M. Habinck  
Signature of notarial officer

Haley M. Habinck  
Printed name of notarial officer

7/23/2024  
My commission expires



CITY OF CEDAR FALLS, IOWA (BUYER)

By: \_\_\_\_\_  
Robert M Green, Mayor

ATTEST:

By: \_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

STATE OF IOWA, COUNTY OF BLACK HAWK, ss:

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:

\_\_\_\_\_

Exhibit A

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 48-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
CENTER STREET CORRIDOR STREETScape PROJECT  
PARCEL 48

**PROPERTY OWNER:**

ADELMUND, DAVID V.  
MC CLINTOCK ADELMUND, MELISSA C.  
2410 CENTER STREET  
CEDAR FALLS, IA 50613  
BOOK 677, PAGE 288

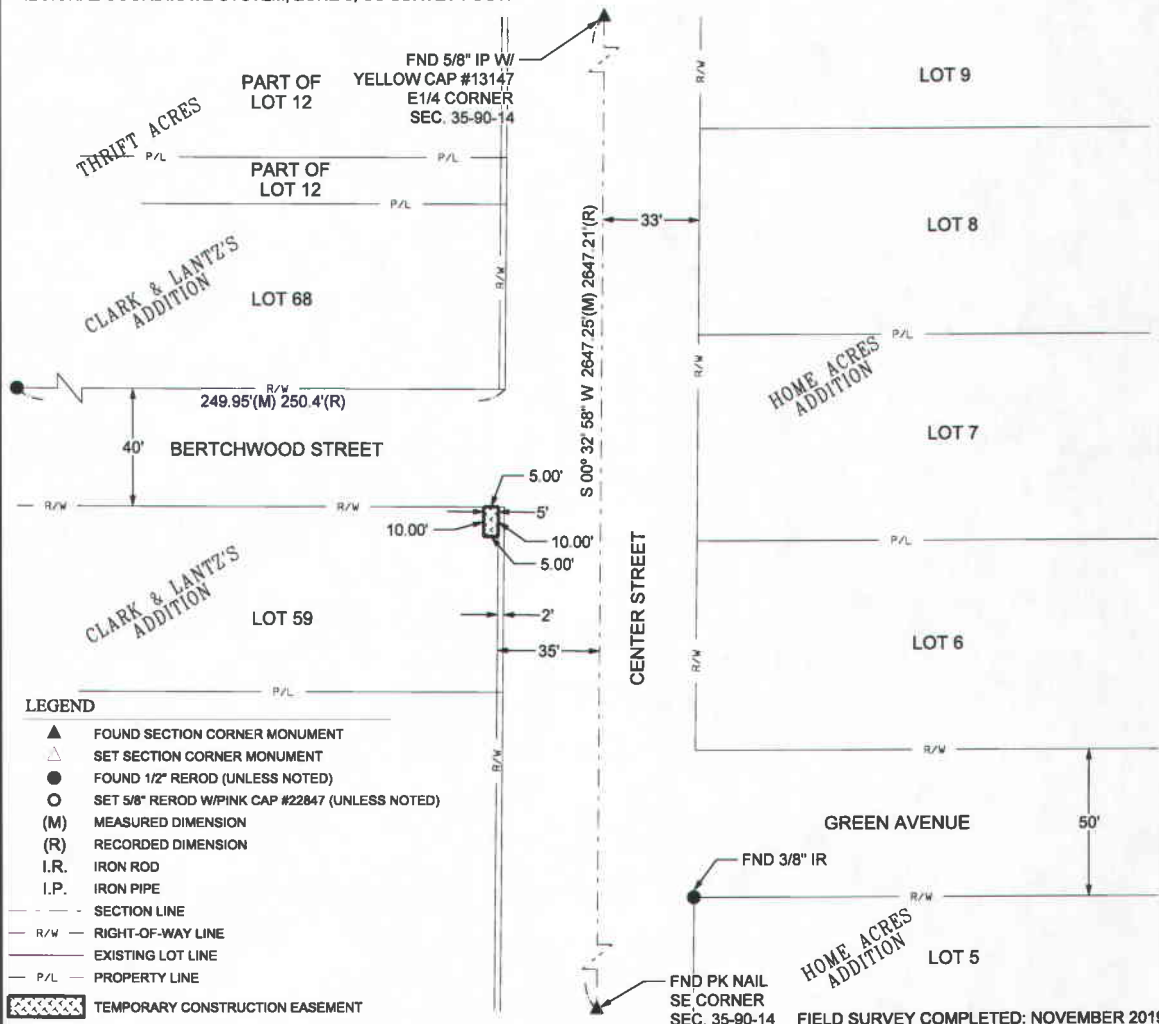
**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN LOT 59 OF CLARK & LANTZ'S ADDITION, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5.00 FEET OF THE EAST 7.00 FEET OF THE NORTH 10.00 FEET OF SAID LOT 59 OF CLARK & LANTZ'S ADDITION, CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

SAID TRACT CONTAINS 50 SQUARE FEET OR 0.001 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



**LEGEND**

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 1/2" REROD (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP #22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- SECTION LINE
- - - R/W - RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- - - P/L - PROPERTY LINE
- TEMPORARY CONSTRUCTION EASEMENT

FND PK NAIL SE CORNER SEC. 35-90-14 FIELD SURVEY COMPLETED: NOVEMBER 2019

SURVEY FOR:  
CITY OF CEDAR FALLS  
220 CLAY STREET  
CEDAR FALLS, IA 50613  
PHONE: (319) 273-8600



SHEET  
1 OF 1

## TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

This Temporary Construction Easement Agreement ("Agreement") is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Cole D. Heimer ("Grantor"), and City of Cedar Falls, a municipality organized under the laws of the State of Iowa ("Grantee"). In consideration of the sum of one dollar (\$1.00), and other valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby sells, grants and conveys unto Grantee a temporary easement under, through, and across the following described real estate which is owned by Grantor:

See Exhibit A attached (the "Easement Area").

1. Purpose. This temporary construction easement is granted for the purpose of entering, using, occupying, sloping, grading, clearing, grubbing, excavating and storing of materials and equipment during the construction of a public improvement project near the Easement Area, as well as the right of ingress and egress along and over the Easement Area and for any reasonable purpose deemed by the Grantee to be necessary for said public improvement project.

2. Restoration of Easement Area. Grantee agrees to restore at Grantee's cost the Easement Area in a timely manner after completion of the public improvement project, including any construction, reconstruction, maintenance, repair or replacement work. Such restoration shall include, but not be limited to, the restoration of lawns by seeding, complete restoration of any driveways, fences or other structures modified as a requirement of the construction, as well as the repair of any of Grantor's property damaged as set forth in Paragraph 6 below.

3. No Obstructions. Grantor does hereby agree not to create or permit any building to be constructed within the Easement Area, or to cause or permit any other obstruction or condition of any kind or character within the Easement Area upon Grantor's premises that will interfere with the Grantee's exercise and enjoyment of the easement rights hereinabove conveyed.

4. Grantee's Use. The Grantee, its successors and assigns, shall have the right to use and enjoy the Easement Area for the purposes identified hereinabove, it being specifically understood and agreed, however, that in no event shall the Grantee have any right to erect buildings or similar structures on or over any portion of the Easement

Area. If the Grantee should abandon said easement or fail to use the same for a continuous period of two (2) years after removal of its facilities, then said easement, along with any and all rights and interests granted to the Grantee under this Agreement, shall cease and terminate, and all the rights and interests hereby granted shall be vested in the then owner of the fee simple title in and to the land over which said easement crosses. Furthermore, unless resulting from the exercise of the rights granted herein, the Grantee shall not, without Grantor's prior written approval, diminish access, ingress or egress to any portion of the Grantor's Property.

5. Grantor's Use. The Grantee shall exercise reasonable diligence in performing any of its rights within the Easement Area so as (i) to avoid damaging the Easement Area (or any other portion of the Grantor's Property), and (ii) not to unreasonably interfere with the use of the Easement Area (or any other portion of the Grantor's Property) (including, but not limited to, ingress/egress/access), by Grantor, its employees, agents, representatives, customers, or invitees. Grantee shall use reasonable efforts to coordinate with Grantor prior to any construction and/or maintenance and/or any other work within the Easement Area and shall furthermore provide Grantor reasonable prior notice with regard to any such construction and/or maintenance. No excavated dirt or debris may be left within the Easement Area following completion of construction, reconstruction, maintenance, repair or replacement work. All excavated materials shall be properly disposed of by the Grantee following completion of the public improvement project.

6. Liability for Damage. Grantee shall be liable to Grantor for any damage to real or personal property, and for injury to or death of any persons, proximately caused by the acts or omissions of Grantee, or its employees, agents, contractors or subcontractors, which arise out of any work done on or to the Easement Area while Grantee, or its employees, agents, contractors or subcontractors, are exercising any rights with respect to the Easement Area which are granted to Grantee under this Agreement. The provisions of this paragraph shall terminate upon completion of the public improvement project and final acceptance of public improvements by the City Council of Grantee.

7. Expiration of Temporary Easement. This Agreement and the easements in favor of Grantee shall expire upon the earlier of (a) thirty-six (36) months following the execution of this Agreement; or (b) the date on which Grantee completes the public improvement project and final acceptance of public improvements by the city council of the City.

8. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the parties' respective successors and assigns.

GRANTOR: Cole Heimer 4/8/2022  
By: Cole D. Heimer

State of Iowa )

County of Black Hawk )

This record was acknowledged before me on the 8<sup>th</sup> day of April,  
2022, by Cole D. Heimer.

Haley M. Heimer  
Signature of notarial officer



Stamp  
[ Admin. Assistant ]  
Title of Office

[My commission expires: 7/23/2024]

ACCEPTANCE OF TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

The City of Cedar Falls, Iowa ("Grantee"), does hereby accept and approve the foregoing Temporary Construction Easement Agreement.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

GRANTEE:

CITY OF CEDAR FALLS, IOWA

\_\_\_\_\_  
Robert M. Green, Mayor

ATTEST

\_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

State of \_\_\_\_\_ )

County of \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_,  
20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the  
City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:  
\_\_\_\_\_

Exhibit A

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 50-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
CENTER STREET CORRIDOR STREETScape PROJECT  
PARCEL 50

**PROPERTY OWNER:**

HEIMER, COLE D.  
2322 CENTER STREET  
CEDAR FALLS, IA 50613  
FILE # 2016-00002422



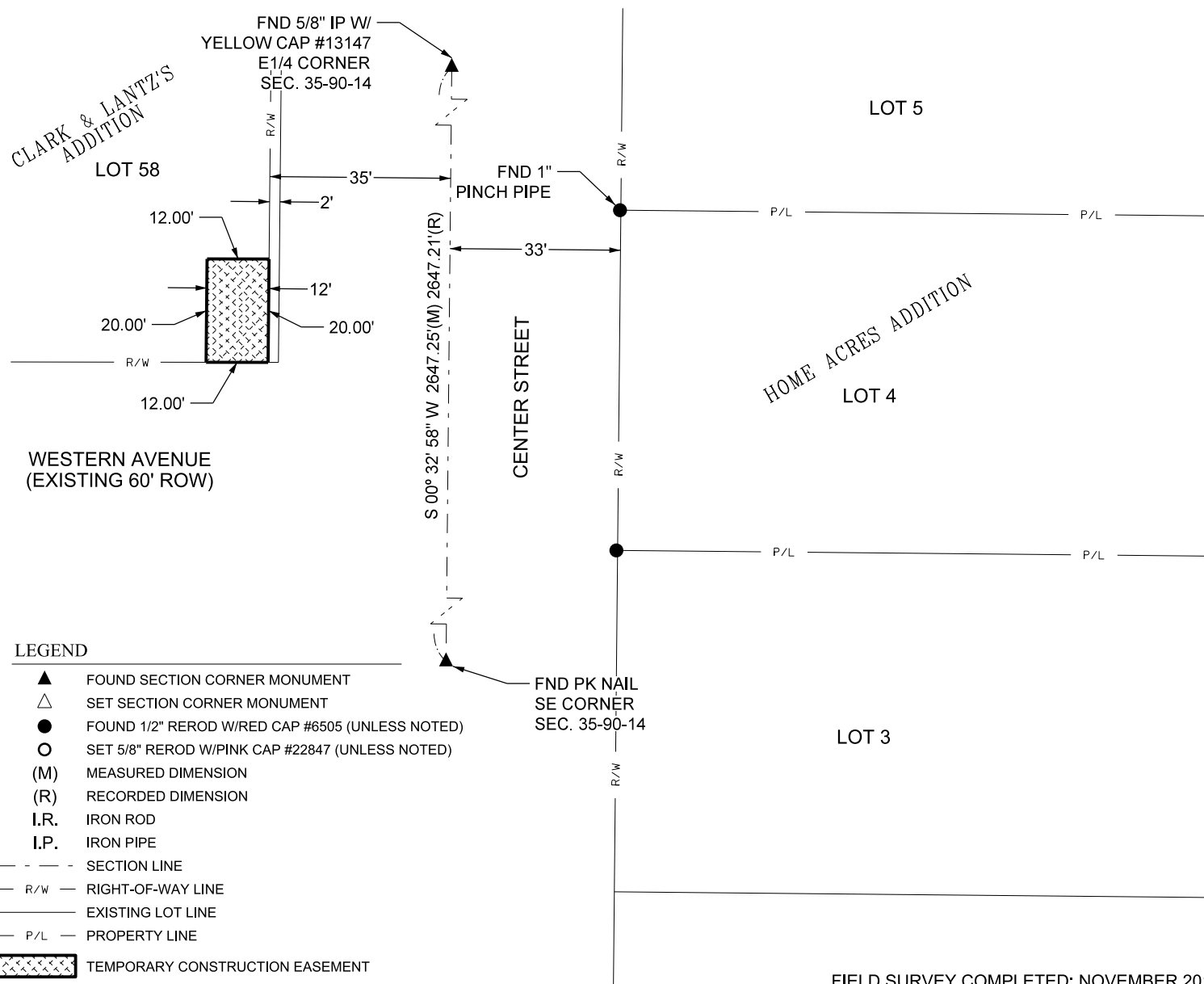
**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN LOT 58 OF CLARK & LANTZ'S ADDITION, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 12.00 FEET OF THE EAST 14.00 FEET OF THE SOUTH 20.00 FEET OF SAID LOT 58 OF CLARK & LANTZ'S ADDITION, CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

SAID TRACT CONTAINS 240 SQUARE FEET OR 0.01 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



**LEGEND**

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 1/2" REROD W/RED CAP #6505 (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP #22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- - - SECTION LINE
- R/W - RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- P/L - PROPERTY LINE
- TEMPORARY CONSTRUCTION EASEMENT

FIELD SURVEY COMPLETED: NOVEMBER 2019

**SURVEY FOR:**  
CITY OF CEDAR FALLS  
220 CLAY STREET  
CEDAR FALLS, IA 50613  
PHONE: (319) 273-8600



SHEET  
1 OF 1



CITY OF CEDAR FALLS  
OWNER PURCHASE AGREEMENT

Property Address: 2322 Center Street, Cedar Falls  
Parcel Number: 50  
Project Name: Center Street Corridor Streetscape Project

County Tax Parcel No: 9014-35-480-015  
Project Number: MC-000-3206

THIS OWNER PURCHASE AGREEMENT is entered into on this \_\_\_\_ day of \_\_\_\_\_, 2022, by and between Cole D. Heimer, Seller, and the City of Cedar Falls, Iowa, Buyer.

- 1. Buyer hereby agrees to buy and Seller hereby agrees to convey Seller's interests in the following real estate, hereinafter referred to as the "Premises":

See Attached Temporary Easement Plat (Exhibit A)

together with all improvements of whatever type situated on the Premises. This acquisition is for public purposes through an exercise of the power of eminent domain.

- 2. The Premises conveyed includes all of the Seller's estates, rights, title and interests in the Premises, including any easements as are described herein. Seller consents to any change of grade of the adjacent roadway and accepts payment under this Agreement for any and all damages arising therefrom. Seller acknowledges full settlement and payment from Buyer for all claims according to the terms of this Agreement and discharges Buyer from any and all liability arising out of this Agreement and the construction of the public improvement project identified above ("Project").
- 3. In consideration of Seller's conveyance of Seller's interest in the Premises to Buyer, Buyer agrees to pay to Seller the following:

Payment Amount	Agreed Performance	Date
\$ _____	on right of possession	_____
\$ _____	on conveyance of title	_____
\$ _____	on surrender of possession	_____
\$ 100.00	on possession and conveyance	60 days after Buyer approval
\$ 100.00	TOTAL LUMP SUM	

BREAKDOWN: ac. = acres      sq. ft. = square feet

Land by Fee Title	_____ sq. ft.	\$ _____
Underlying Fee Title	_____ sq. ft.	\$ _____
Temporary Easement	240 sq. ft.	\$ 100.00
Permanent Easement	_____ sq. ft.	\$ _____
Buildings		\$ _____
Severance Damages		\$ _____

- 4. Seller grants to the City a Fee Acquisition, and Temporary and/or Permanent Easements as shown on the attached acquisition plat and/or temporary easement plat and/or permanent easement plat. Seller also agrees to execute a Warranty Deed, Temporary Easement Agreement and/or Permanent Easement Agreement, in the forms attached hereto. Any Temporary Construction Easement shall terminate upon completion of the Project unless otherwise specified in the temporary easement agreement.
- 5. Possession of the Premises is the essence of this Agreement and Buyer may enter and assume full use

and enjoyment of the Seller's interest in the Premises according to the terms of this Agreement, immediately upon approval of this Agreement by the City Council of the City of Cedar Falls, Iowa, unless a different date is specified in Paragraph 3 above. Notwithstanding the above, Seller grants to Buyer the immediate right to enter the Premises for the purpose of gathering survey and soil data.

- 6. This Agreement shall apply to and bind the assigns, representatives and successors of the Seller.
  - 7. This Agreement and all attachments hereto constitute the entire agreement between the Buyer and the Seller related to the subject matter and there is no agreement to do or not to do any act or deed except as specifically provided for herein.
  - 8. The Seller states and warrants that, to the best of the Seller's knowledge, there is no known burial site, well, solid waste disposal site, private sewage disposal systems, hazardous substance or underground storage tank on the premises, except:
- 
- 9. The Buyer hereby gives notice of Seller's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this Agreement as required by Section 6B.52 of the Code of Iowa.

SELLER'S SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the Buyer, we the undersigned claimants certify the total lump sum payment shown herein is just and unpaid.

SELLER: Cole D. Heimer

Cole Heimer 4/8/2022  
Date

State of Iowa  
County of Black Hawk

This record was acknowledged before me on the 8<sup>th</sup> day of April, 2022, by Cole D. Heimer.

Haley M. Habinck  
Signature of notarial officer



Haley M. Habinck  
Printed name of notarial officer

7/23/2024  
My commission expires

CITY OF CEDAR FALLS, IOWA (BUYER)

By: \_\_\_\_\_  
Robert M Green, Mayor

ATTEST:

By: \_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

STATE OF IOWA, COUNTY OF BLACK HAWK, ss:

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:

\_\_\_\_\_



## TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

This Temporary Construction Easement Agreement ("Agreement") is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, by Wilken Properties, LLC ("Grantor"), and City of Cedar Falls, a municipality organized under the laws of the State of Iowa ("Grantee"). In consideration of the sum of one dollar (\$1.00), and other valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby sells, grants and conveys unto Grantee a temporary easement under, through, and across the following described real estate which is owned by Grantor:

See Exhibit A attached (the "Easement Area").

1. Purpose. This temporary construction easement is granted for the purpose of entering, using, occupying, sloping, grading, clearing, grubbing, excavating and storing of materials and equipment during the construction of a public improvement project near the Easement Area, as well as the right of ingress and egress along and over the Easement Area and for any reasonable purpose deemed by the Grantee to be necessary for said public improvement project.

2. Restoration of Easement Area. Grantee agrees to restore at Grantee's cost the Easement Area in a timely manner after completion of the public improvement project, including any construction, reconstruction, maintenance, repair or replacement work. Such restoration shall include, but not be limited to, the restoration of lawns by seeding, complete restoration of any driveways, fences or other structures modified as a requirement of the construction, as well as the repair of any of Grantor's property damaged as set forth in Paragraph 6 below.

3. No Obstructions. Grantor does hereby agree not to create or permit any building to be constructed within the Easement Area, or to cause or permit any other obstruction or condition of any kind or character within the Easement Area upon Grantor's premises that will interfere with the Grantee's exercise and enjoyment of the easement rights hereinabove conveyed.

4. Grantee's Use. The Grantee, its successors and assigns, shall have the right to use and enjoy the Easement Area for the purposes identified hereinabove, it being specifically understood and agreed, however, that in no event shall the Grantee have any right to erect buildings or similar structures on or over any portion of the Easement

Area. If the Grantee should abandon said easement or fail to use the same for a continuous period of two (2) years after removal of its facilities, then said easement, along with any and all rights and interests granted to the Grantee under this Agreement, shall cease and terminate, and all the rights and interests hereby granted shall be vested in the then owner of the fee simple title in and to the land over which said easement crosses. Furthermore, unless resulting from the exercise of the rights granted herein, the Grantee shall not, without Grantor's prior written approval, diminish access, ingress or egress to any portion of the Grantor's Property.

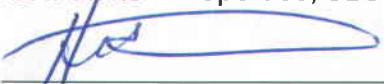
5. Grantor's Use. The Grantee shall exercise reasonable diligence in performing any of its rights within the Easement Area so as (i) to avoid damaging the Easement Area (or any other portion of the Grantor's Property), and (ii) not to unreasonably interfere with the use of the Easement Area (or any other portion of the Grantor's Property) (including, but not limited to, ingress/egress/access), by Grantor, its employees, agents, representatives, customers, or invitees. Grantee shall use reasonable efforts to coordinate with Grantor prior to any construction and/or maintenance and/or any other work within the Easement Area and shall furthermore provide Grantor reasonable prior notice with regard to any such construction and/or maintenance. No excavated dirt or debris may be left within the Easement Area following completion of construction, reconstruction, maintenance, repair or replacement work. All excavated materials shall be properly disposed of by the Grantee following completion of the public improvement project.

6. Liability for Damage. Grantee shall be liable to Grantor for any damage to real or personal property, and for injury to or death of any persons, proximately caused by the acts or omissions of Grantee, or its employees, agents, contractors or subcontractors, which arise out of any work done on or to the Easement Area while Grantee, or its employees, agents, contractors or subcontractors, are exercising any rights with respect to the Easement Area which are granted to Grantee under this Agreement. The provisions of this paragraph shall terminate upon completion of the public improvement project and final acceptance of public improvements by the City Council of Grantee.

7. Expiration of Temporary Easement. This Agreement and the easements in favor of Grantee shall expire upon the earlier of (a) thirty-six (36) months following the execution of this Agreement; or (b) the date on which Grantee completes the public improvement project and final acceptance of public improvements by the city council of the City.

8. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the parties' respective successors and assigns.

GRANTOR: Wilken Properties, LLC

By:  3/15/22  
President, Wilken Properties LLC

Heath Wilken

Name: Heath Wilken

Title: President

State of Iowa )

County of Black Hawk )

This record was acknowledged before me on the 15<sup>th</sup> day of March,  
2022, by Heath Wilken, as President of  
Wilken Properties, LLC.

Haley M. Habinck  
Signature of notarial officer



Stamp  
[ Admin. Assistant ]  
Title of Office

[My commission expires: 7/23/24]

ACCEPTANCE OF TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

The City of Cedar Falls, Iowa ("Grantee"), does hereby accept and approve the foregoing Temporary Construction Easement Agreement.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

GRANTEE:

CITY OF CEDAR FALLS, IOWA

\_\_\_\_\_  
Robert M. Green, Mayor

ATTEST

\_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

State of \_\_\_\_\_ )

County of \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_,  
20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the  
City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:  
\_\_\_\_\_



Exhibit A

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 51-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
CENTER STREET CORRIDOR STREETScape PROJECT  
2308 CENTER STREET  
PARCEL 51

**LEGAL DESCRIPTION:**

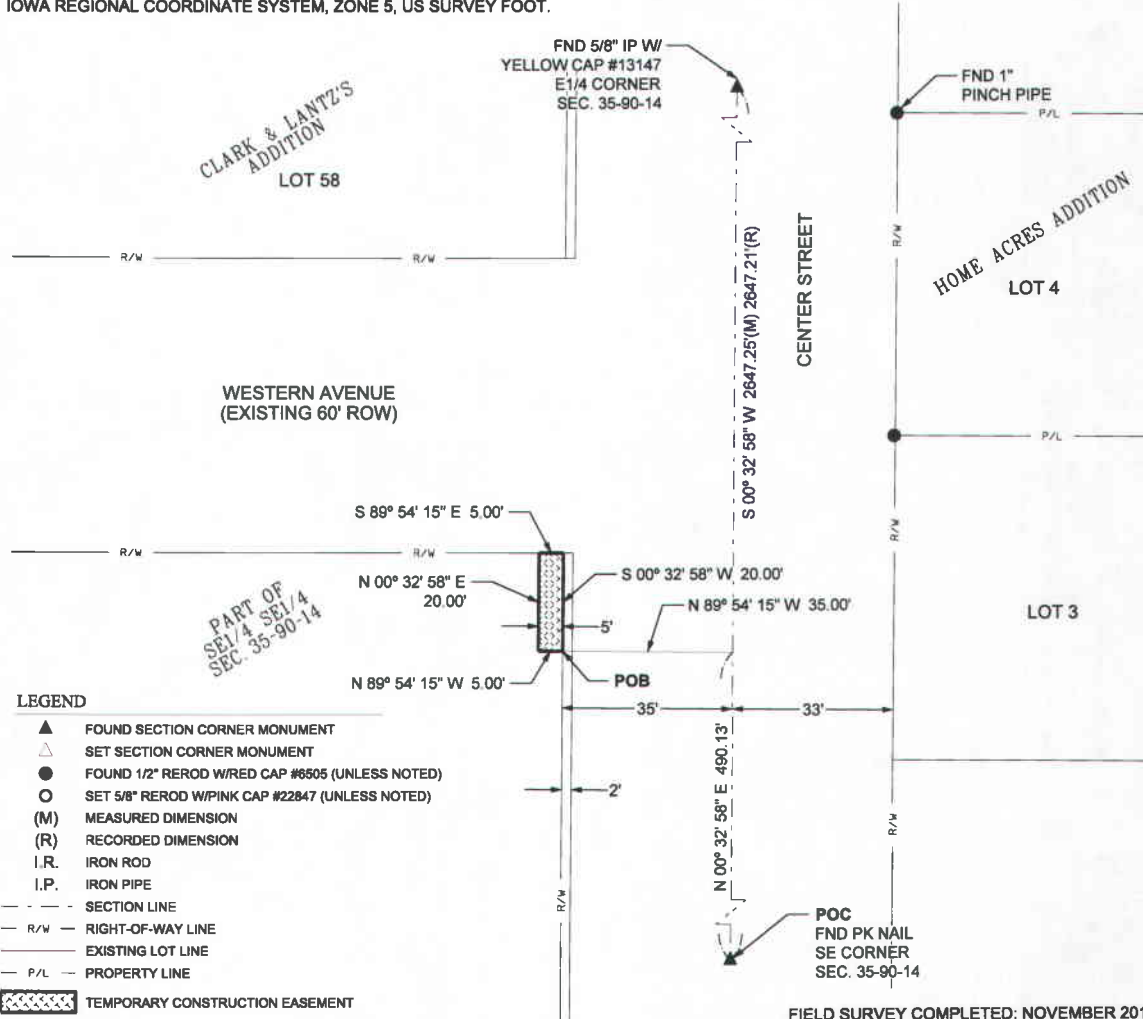
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 90 NORTH, RANGE 14 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 35, THENCE NORTH 00° 32' 58" EAST, 490.13 FEET ALONG THE EAST LINE OF SAID SECTION 35; THENCE NORTH 89° 54' 15" WEST, 35.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89° 54' 15" WEST, 5.00 FEET; THENCE NORTH 00° 32' 58" EAST, 20.00 FEET TO THE SOUTH LINE OF WESTERN AVENUE; THENCE SOUTH 89° 54' 15" EAST, 5.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE WEST RIGHT-OF-WAY LINE OF CENTER STREET; THENCE SOUTH 00° 32' 58" WEST, 20.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 100 SQUARE FEET OR 0.002 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.

PROPERTY OWNER:  
WILKEN PROPERTIES, LLC  
1434 LAUREL CIRCLE  
CEDAR FALLS, IA 50613  
FILE # 2015-00005852



**LEGEND**

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 1/2" REROD W/RED CAP #6905 (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP #22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- - - SECTION LINE
- R/W - RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- P/L - PROPERTY LINE
- ▨ TEMPORARY CONSTRUCTION EASEMENT

FIELD SURVEY COMPLETED: NOVEMBER 2019

SURVEY FOR:  
CITY OF CEDAR FALLS  
220 CLAY STREET  
CEDAR FALLS, IA 50613  
PHONE: (319) 273-8600



SHEET  
1 OF 1

FOTH PROJECT NO. 19C017-05 DATE: 3/8/2022

CITY OF CEDAR FALLS  
OWNER PURCHASE AGREEMENT

Property Address: 2308 Center Street, Cedar Falls  
Parcel Number: 51  
Project Name: Center Street Corridor Streetscape Project

County Tax Parcel No: 9014-35-484-020  
Project Number: MC-000-3206

THIS OWNER PURCHASE AGREEMENT is entered into on this \_\_\_\_ day of \_\_\_\_\_, 2022,  
by and between Wilken Properties, LLC, Seller, and the City of Cedar Falls, Iowa, Buyer.

- 1. Buyer hereby agrees to buy and Seller hereby agrees to convey Seller's interests in the following real estate, hereinafter referred to as the "Premises":

See Attached Temporary Easement Plat (Exhibit A)

together with all improvements of whatever type situated on the Premises. This acquisition is for public purposes through an exercise of the power of eminent domain.

- 2. The Premises conveyed includes all of the Seller's estates, rights, title and interests in the Premises, including any easements as are described herein. Seller consents to any change of grade of the adjacent roadway and accepts payment under this Agreement for any and all damages arising therefrom. Seller acknowledges full settlement and payment from Buyer for all claims according to the terms of this Agreement and discharges Buyer from any and all liability arising out of this Agreement and the construction of the public improvement project identified above ("Project").
- 3. In consideration of Seller's conveyance of Seller's interest in the Premises to Buyer, Buyer agrees to pay to Seller the following:

Payment Amount	Agreed Performance	Date
\$ _____	on right of possession	_____
\$ _____	on conveyance of title	_____
\$ _____	on surrender of possession	_____
\$ 100.00	on possession and conveyance	60 days after Buyer approval
\$ 100.00	TOTAL LUMP SUM	

BREAKDOWN: ac. = acres      sq. ft. = square feet

Land by Fee Title	_____ sq. ft.	\$ _____
Underlying Fee Title	_____ sq. ft.	\$ _____
Temporary Easement	100 sq. ft.	\$ 100.00
Permanent Easement	_____ sq. ft.	\$ _____
Buildings		\$ _____
Severance Damages		\$ _____

- 4. Seller grants to the City a Fee Acquisition, and Temporary and/or Permanent Easements as shown on the attached acquisition plat and/or temporary easement plat and/or permanent easement plat. Seller also agrees to execute a Warranty Deed, Temporary Easement Agreement and/or Permanent Easement Agreement, in the forms attached hereto. Any Temporary Construction Easement shall terminate upon completion of the Project unless otherwise specified in the temporary easement agreement.
- 5. Possession of the Premises is the essence of this Agreement and Buyer may enter and assume full use



By: \_\_\_\_\_  
Robert M Green, Mayor

ATTEST:

By: \_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

STATE OF IOWA, COUNTY OF BLACK HAWK, ss:

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:

\_\_\_\_\_

Exhibit A

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 51-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
 CENTER STREET CORRIDOR STREETScape PROJECT  
 2308 CENTER STREET  
 PARCEL 51

**LEGAL DESCRIPTION:**

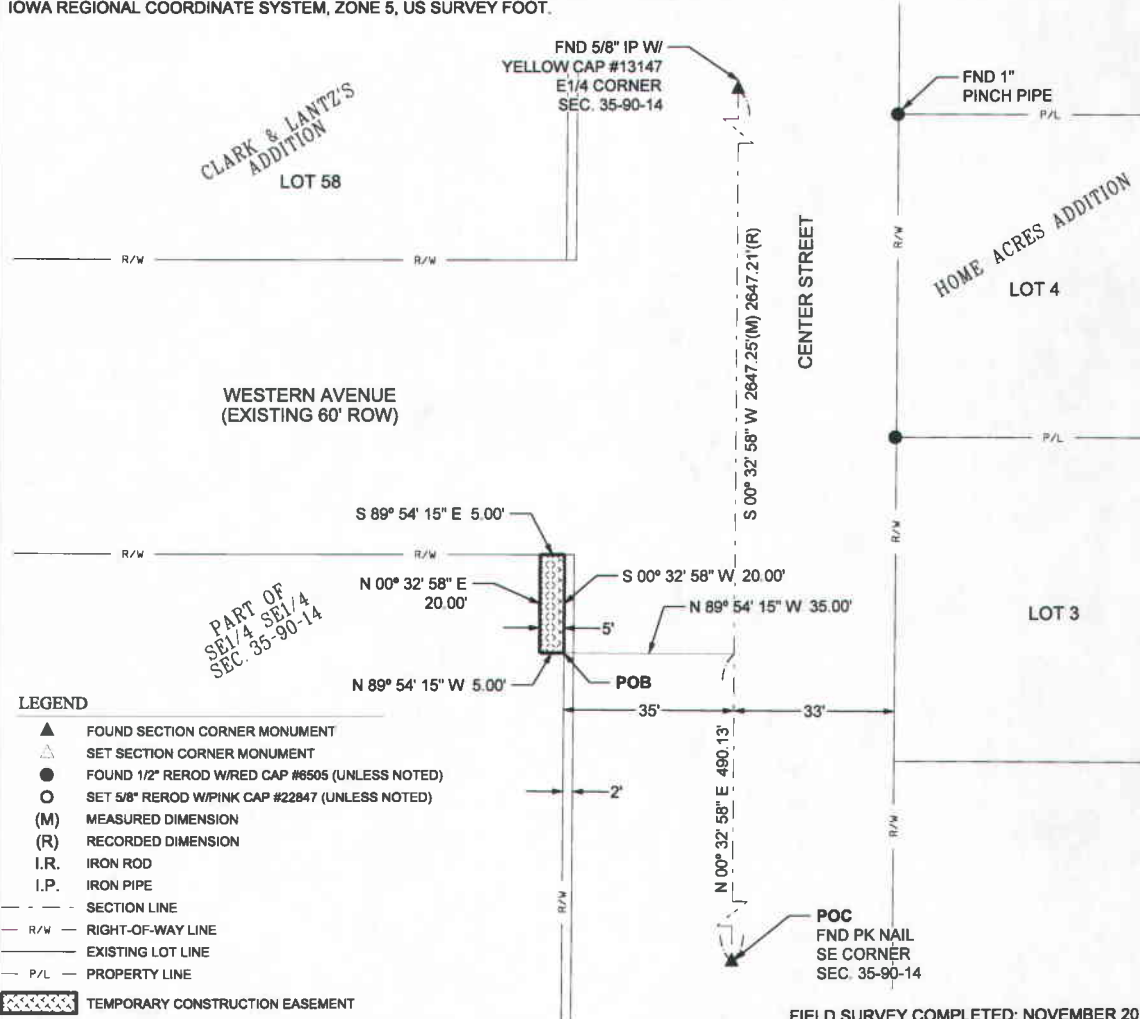
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 90 NORTH, RANGE 14 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 35, THENCE NORTH 00° 32' 58" EAST, 490.13 FEET ALONG THE EAST LINE OF SAID SECTION 35; THENCE NORTH 89° 54' 15" WEST, 35.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89° 54' 15" WEST, 5.00 FEET; THENCE NORTH 00° 32' 58" EAST, 20.00 FEET TO THE SOUTH LINE OF WESTERN AVENUE; THENCE SOUTH 89° 54' 15" EAST, 5.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE WEST RIGHT-OF-WAY LINE OF CENTER STREET; THENCE SOUTH 00° 32' 58" WEST, 20.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 100 SQUARE FEET OR 0.002 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.

**PROPERTY OWNER:**  
 WILKEN PROPERTIES, LLC  
 1434 LAUREL CIRCLE  
 CEDAR FALLS, IA 50613  
 FILE # 2015-00005852



**SURVEY FOR:**  
 CITY OF CEDAR FALLS  
 220 CLAY STREET  
 CEDAR FALLS, IA 50613  
 PHONE: (319) 273-8600

FOTH PROJECT NO. 19C017-05    DATE: 3/8/2022

**Foth**  
 Foth Infrastructure & Environment, LLC  
 411 6th Avenue SE, Suite 400 • Cedar Rapids, IA 52401-1931  
 Phone: 319-365-9565

SHEET  
 1 OF 1

## TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

This Temporary Construction Easement Agreement ("Agreement") is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Jacob M. Manchester ("Grantor"), and City of Cedar Falls, a municipality organized under the laws of the State of Iowa ("Grantee"). In consideration of the sum of one dollar (\$1.00), and other valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby sells, grants and conveys unto Grantee a temporary easement under, through, and across the following described real estate which is owned by Grantor:

See Exhibit A attached (the "Easement Area").

1. Purpose. This temporary construction easement is granted for the purpose of entering, using, occupying, sloping, grading, clearing, grubbing, excavating and storing of materials and equipment during the construction of a public improvement project near the Easement Area, as well as the right of ingress and egress along and over the Easement Area and for any reasonable purpose deemed by the Grantee to be necessary for said public improvement project.

2. Restoration of Easement Area. Grantee agrees to restore at Grantee's cost the Easement Area in a timely manner after completion of the public improvement project, including any construction, reconstruction, maintenance, repair or replacement work. Such restoration shall include, but not be limited to, the restoration of lawns by seeding, complete restoration of any driveways, fences or other structures modified as a requirement of the construction, as well as the repair of any of Grantor's property damaged as set forth in Paragraph 6 below.

3. No Obstructions. Grantor does hereby agree not to create or permit any building to be constructed within the Easement Area, or to cause or permit any other obstruction or condition of any kind or character within the Easement Area upon Grantor's premises that will interfere with the Grantee's exercise and enjoyment of the easement rights hereinabove conveyed.

4. Grantee's Use. The Grantee, its successors and assigns, shall have the right to use and enjoy the Easement Area for the purposes identified hereinabove, it being specifically understood and agreed, however, that in no event shall the Grantee have any right to erect buildings or similar structures on or over any portion of the Easement

Area. If the Grantee should abandon said easement or fail to use the same for a continuous period of two (2) years after removal of its facilities, then said easement, along with any and all rights and interests granted to the Grantee under this Agreement, shall cease and terminate, and all the rights and interests hereby granted shall be vested in the then owner of the fee simple title in and to the land over which said easement crosses. Furthermore, unless resulting from the exercise of the rights granted herein, the Grantee shall not, without Grantor's prior written approval, diminish access, ingress or egress to any portion of the Grantor's Property.

5. Grantor's Use. The Grantee shall exercise reasonable diligence in performing any of its rights within the Easement Area so as (i) to avoid damaging the Easement Area (or any other portion of the Grantor's Property), and (ii) not to unreasonably interfere with the use of the Easement Area (or any other portion of the Grantor's Property) (including, but not limited to, ingress/egress/access), by Grantor, its employees, agents, representatives, customers, or invitees. Grantee shall use reasonable efforts to coordinate with Grantor prior to any construction and/or maintenance and/or any other work within the Easement Area and shall furthermore provide Grantor reasonable prior notice with regard to any such construction and/or maintenance. No excavated dirt or debris may be left within the Easement Area following completion of construction, reconstruction, maintenance, repair or replacement work. All excavated materials shall be properly disposed of by the Grantee following completion of the public improvement project.

6. Liability for Damage. Grantee shall be liable to Grantor for any damage to real or personal property, and for injury to or death of any persons, proximately caused by the acts or omissions of Grantee, or its employees, agents, contractors or subcontractors, which arise out of any work done on or to the Easement Area while Grantee, or its employees, agents, contractors or subcontractors, are exercising any rights with respect to the Easement Area which are granted to Grantee under this Agreement. The provisions of this paragraph shall terminate upon completion of the public improvement project and final acceptance of public improvements by the City Council of Grantee.

7. Expiration of Temporary Easement. This Agreement and the easements in favor of Grantee shall expire upon the earlier of (a) thirty-six (36) months following the execution of this Agreement; or (b) the date on which Grantee completes the public improvement project and final acceptance of public improvements by the city council of the City.

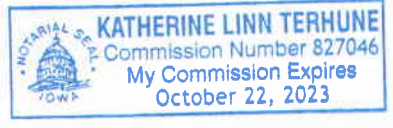
8. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the parties' respective successors and assigns.

GRANTOR:  
By: [Signature] 04/27/22  
Jacob M. Manchester

State of Iowa )  
County of Black Hawk )

This record was acknowledged before me on the 27<sup>th</sup> day of April,  
2022, by Jacob Manchester

[Signature] 04/27/22  
Signature of notarial officer



Stamp  
[ Admin. Asst. ]  
Title of Office

[My commission expires: 10/22/23 ]



ACCEPTANCE OF TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

The City of Cedar Falls, Iowa ("Grantee"), does hereby accept and approve the foregoing Temporary Construction Easement Agreement.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

GRANTEE:

CITY OF CEDAR FALLS, IOWA

\_\_\_\_\_  
Robert M. Green, Mayor

ATTEST

\_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

State of \_\_\_\_\_ )

County of \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_,  
20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the  
City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:  
\_\_\_\_\_

Exhibit A

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 56-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
CENTER STREET CORRIDOR STREETScape PROJECT  
PARCEL 56

**PROPERTY OWNER:**

MANCHESTER, JACOB M.  
2112 CENTER STREET  
CEDAR FALLS, IA 50613  
FILE # 2021-00004032

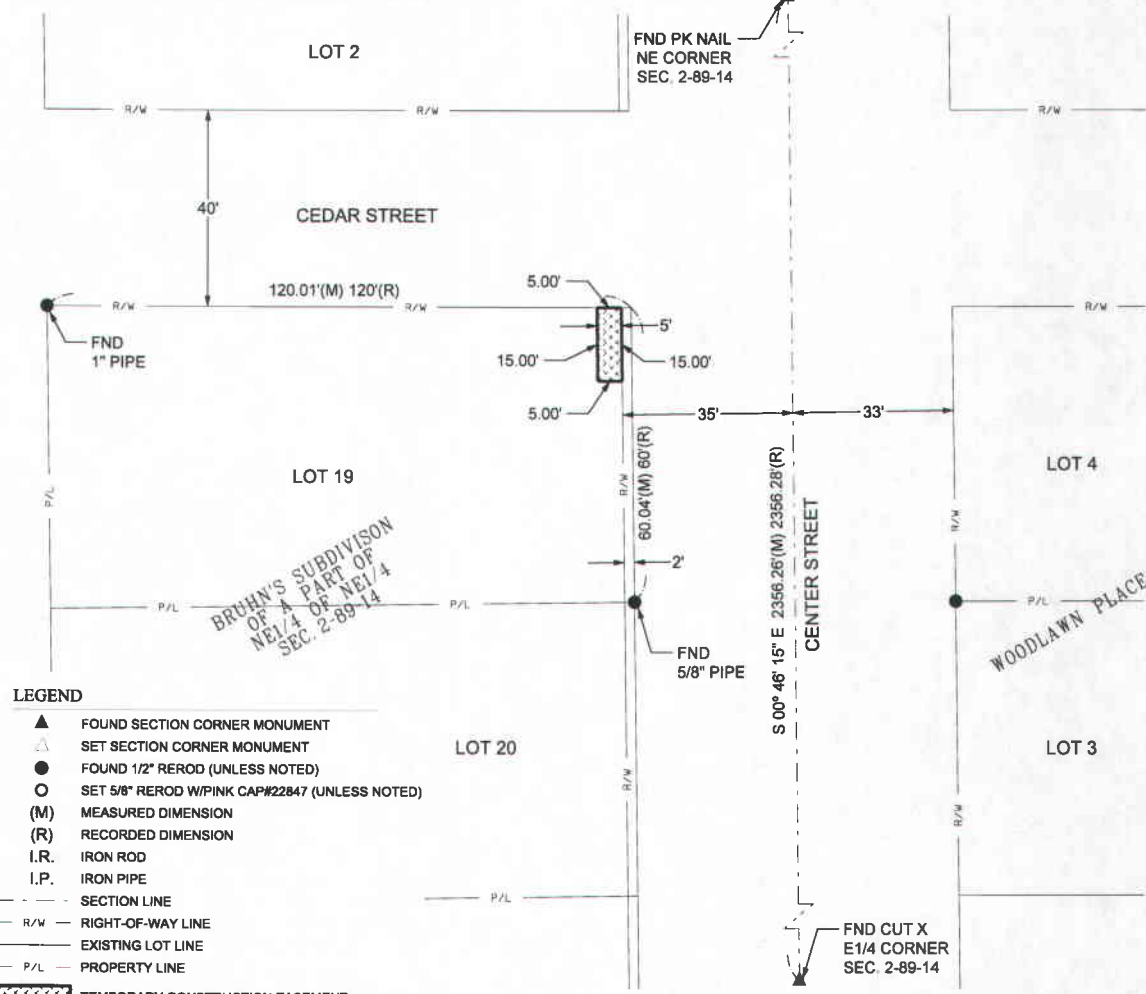
**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN LOT 19 OF BRUHN'S SUBDIVISION OF A PART OF NE1/4 OF NE1/4 OF SECTION 2, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5.00 FEET OF THE EAST 7.00 FEET OF THE NORTH 15.00 FEET OF SAID LOT 19 OF BRUHN'S SUBDIVISION, BLACK HAWK COUNTY, IOWA.

SAID TRACT CONTAINS 75 SQUARE FEET OR 0.002 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



**LEGEND**

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 1/2" REROD (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP#22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- SECTION LINE
- R/W - RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- P/L - PROPERTY LINE
- TEMPORARY CONSTRUCTION EASEMENT

FIELD SURVEY COMPLETED: NOVEMBER 2019

SURVEY FOR:  
CITY OF CEDAR FALLS  
220 CLAY STREET  
CEDAR FALLS, IA 50613  
PHONE: (319) 273-8600



SHEET  
1 OF 1

FOTH PROJECT NO. 19C017-05 DATE: 3/8/2022

CITY OF CEDAR FALLS  
OWNER PURCHASE AGREEMENT

Property Address: 2112 Center Street, Cedar Falls  
Parcel Number: 56  
Project Name: Center Street Corridor Streetscape Project

County Tax Parcel No: 8914-02-235-011  
Project Number: MC-000-3206

THIS OWNER PURCHASE AGREEMENT is entered into on this \_\_\_\_ day of \_\_\_\_\_, 2022, by and between Jacob M. Manchester, Seller, and the City of Cedar Falls, Iowa, Buyer.

- 1. Buyer hereby agrees to buy and Seller hereby agrees to convey Seller's interests in the following real estate, hereinafter referred to as the "Premises":

See Attached Temporary Easement Plat (Exhibit A)

together with all improvements of whatever type situated on the Premises. This acquisition is for public purposes through an exercise of the power of eminent domain.

- 2. The Premises conveyed includes all of the Seller's estates, rights, title and interests in the Premises, including any easements as are described herein. Seller consents to any change of grade of the adjacent roadway and accepts payment under this Agreement for any and all damages arising therefrom. Seller acknowledges full settlement and payment from Buyer for all claims according to the terms of this Agreement and discharges Buyer from any and all liability arising out of this Agreement and the construction of the public improvement project identified above ("Project").
- 3. In consideration of Seller's conveyance of Seller's interest in the Premises to Buyer, Buyer agrees to pay to Seller the following:

Payment Amount	Agreed Performance	Date
\$ _____	on right of possession	_____
\$ _____	on conveyance of title	_____
\$ _____	on surrender of possession	_____
\$ 100.00	on possession and conveyance	60 days after Buyer approval
\$ 100.00	TOTAL LUMP SUM	

BREAKDOWN: ac. = acres      sq. ft. = square feet

Land by Fee Title	_____ sq. ft.	\$ _____
Underlying Fee Title	_____ sq. ft.	\$ _____
Temporary Easement	75 sq. ft.	\$ 100.00
Permanent Easement	_____ sq. ft.	\$ _____
Buildings		\$ _____
Severance Damages		\$ _____

- 4. Seller grants to the City a Fee Acquisition, and Temporary and/or Permanent Easements as shown on the attached acquisition plat and/or temporary easement plat and/or permanent easement plat. Seller also agrees to execute a Warranty Deed, Temporary Easement Agreement and/or Permanent Easement Agreement, in the forms attached hereto. Any Temporary Construction Easement shall terminate upon completion of the Project unless otherwise specified in the temporary easement agreement.
- 5. Possession of the Premises is the essence of this Agreement and Buyer may enter and assume full use

and enjoyment of the Seller's interest in the Premises according to the terms of this Agreement, immediately upon approval of this Agreement by the City Council of the City of Cedar Falls, Iowa, unless a different date is specified in Paragraph 3 above. Notwithstanding the above, Seller grants to Buyer the immediate right to enter the Premises for the purpose of gathering survey and soil data.

- 6. This Agreement shall apply to and bind the assigns, representatives and successors of the Seller.
- 7. This Agreement and all attachments hereto constitute the entire agreement between the Buyer and the Seller related to the subject matter and there is no agreement to do or not to do any act or deed except as specifically provided for herein.
- 8. The Seller states and warrants that, to the best of the Seller's knowledge, there is no known burial site, well, solid waste disposal site, private sewage disposal systems, hazardous substance or underground storage tank on the premises, except:

- 9. The Buyer hereby gives notice of Seller's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this Agreement as required by Section 6B.52 of the Code of Iowa.

SELLER'S SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the Buyer, we the undersigned claimants certify the total lump sum payment shown herein is just and unpaid.

SELLER: Jacob M. Manchester

*JM* \_\_\_\_\_ 04/27/22  
 Date

State of Iowa  
 County of Black Hawk

This record was acknowledged before me on the 27<sup>th</sup> day of April, 2022, by Jacob Manchester.

*[Signature]* 04/27/22  
 Signature of notarial officer

Katherine Linn Terhune  
 Printed name of notarial officer

10/22/23  
 My commission expires



CITY OF CEDAR FALLS, IOWA (BUYER)

By: \_\_\_\_\_  
Robert M Green, Mayor

ATTEST:

By: \_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

STATE OF IOWA, COUNTY OF BLACK HAWK, ss:

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Robert M. Green, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires:

\_\_\_\_\_

Exhibit A

Prepared by Jody Budde, 411 6th Avenue SE, Suite 400, Cedar Rapids, IA 52401 Phone: 319-365-9565

# TEMPORARY EASEMENT

EXHIBIT 56-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF CEDAR FALLS  
CENTER STREET CORRIDOR STREETScape PROJECT  
PARCEL 56

PROPERTY OWNER:  
MANCHESTER, JACOB M.  
2112 CENTER STREET  
CEDAR FALLS, IA 50613  
FILE # 2021-00004032

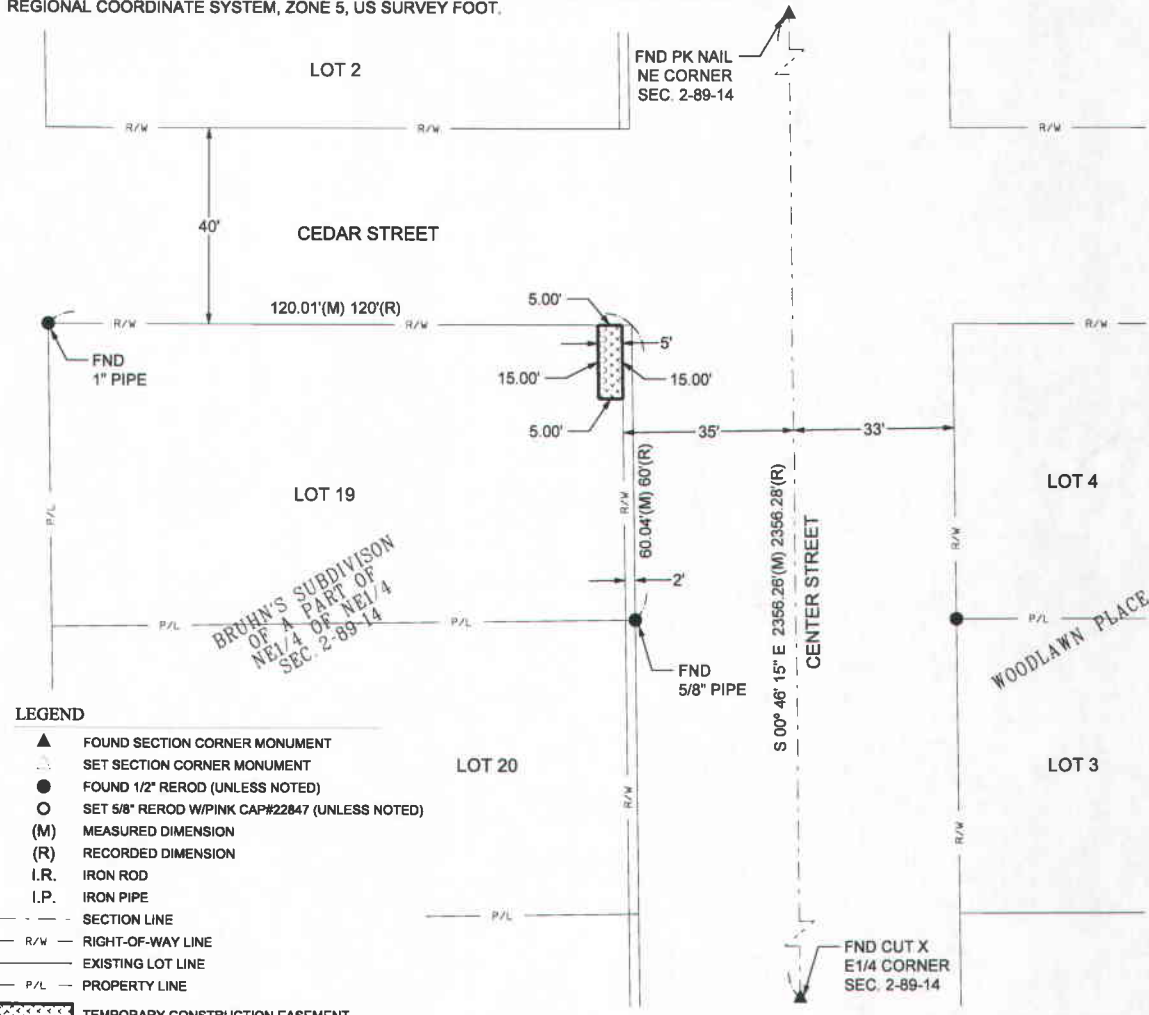
LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN LOT 19 OF BRUHN'S SUBDIVISION OF A PART OF NE 1/4 OF NE 1/4 OF SECTION 2, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5.00 FEET OF THE EAST 7.00 FEET OF THE NORTH 15.00 FEET OF SAID LOT 19 OF BRUHN'S SUBDIVISION, BLACK HAWK COUNTY, IOWA.

SAID TRACT CONTAINS 75 SQUARE FEET OR 0.002 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.



- LEGEND**
- ▲ FOUND SECTION CORNER MONUMENT
  - SET SECTION CORNER MONUMENT
  - FOUND 1/2" REROD (UNLESS NOTED)
  - SET 5/8" REROD W/PINK CAP#22847 (UNLESS NOTED)
  - (M) MEASURED DIMENSION
  - (R) RECORDED DIMENSION
  - I.R. IRON ROD
  - I.P. IRON PIPE
  - SECTION LINE
  - - - R/W RIGHT-OF-WAY LINE
  - - - EXISTING LOT LINE
  - - - P/L PROPERTY LINE
  - ▨ TEMPORARY CONSTRUCTION EASEMENT

FIELD SURVEY COMPLETED: NOVEMBER 2019

SURVEY FOR:  
CITY OF CEDAR FALLS  
220 CLAY STREET  
CEDAR FALLS, IA 50613  
PHONE: (319) 273-8600

FOTH PROJECT NO. 19C017-05 DATE: 3/8/2022



**Foth**  
Foth Infrastructure & Environment, LLC  
411 6th Avenue SE, Suite 400 • Cedar Rapids, IA 52401-1931  
Phone: 319-365-9565

SHEET  
1 OF 1



## DEPARTMENT OF PUBLIC WORKS

City of Cedar Falls  
 220 Clay Street  
 Cedar Falls, Iowa 50613  
 Phone: 319-268-5161  
 Fax: 319-268-5197  
[www.cedarfalls.com](http://www.cedarfalls.com)

### MEMORANDUM Engineering Division

**TO:** Honorable Mayor Robert M. Green and City Council

**FROM:** Matthew Tolan, EI, Civil Engineer II

**DATE:** May 9, 2022

**SUBJECT:** Center Street Corridor Streetscape Project  
 City Project Number: MC-000-3206  
 Request for PS&E Approval

Submitted within for City Council approval are the Plans, Specifications, and Estimate of Costs and Quantities for the Center Street Corridor Streetscape Project.

We recommend setting Monday, June 6, 2022 at 7:00 p.m. as the date and time for the public hearing on this project, and Tuesday, June 7, 2022 at 2:00 p.m. as the date and time for receiving and opening bids. We also request that the Notice to Bidders be published by Friday, May 20, 2022. The Plans and Specifications will be ready for distribution to contractors on Friday, May 20, 2022, allowing for eighteen (18) days of review before contract letting.

This project involves making streetscape improvements to Center Street from Clair Street to W. Lone Tree Road including new curb, sidewalks, ADA compliant pedestrian ramps, biocells, and landscaping.

The total estimated cost for the construction of this project is \$1,130,649.00. The project will be funded by Emergency Reserve, Storm Water Fund, Cedar Falls Utilities, and Private Contribution.

The Engineering Division of the Public Works Department recommends approving the Plans, Specifications, and Estimate of Costs and Quantities for the Center Street Corridor Streetscape Project

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

**CENTER STREET CORRIDOR STREETScape PROJECT**  
**CLAIR STREET TO W LONE TREE ROAD**

LETTING DATE: 04/22/2022  
 CITY PROJECT NO.: MC-000-3206

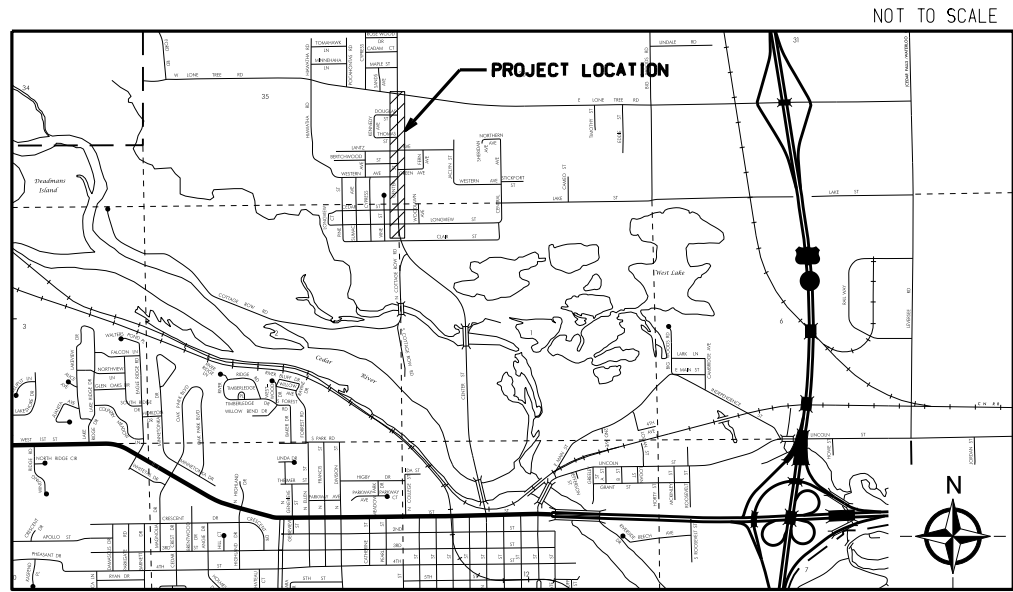
PLANS OF PROPOSED IMPROVEMENTS FOR  
**2022**

# CENTER STREET CORRIDOR STREETScape PROJECT

CLAIR STREET TO W LONE TREE ROAD  
 CITY OF CEDAR FALLS, IOWA  
 CITY PROJECT NO.: MC-000-3206

URBAN STANDARD DETAILS FOR PUBLIC IMPROVEMENTS		
ALL STANDARD DETAILS SHALL BE CONSIDERED APPLICABLE TO CONSTRUCTION WORK ON THIS PROJECT. THE FOLLOWING DETAILS ARE BROUGHT TO THE CONTRACTOR'S ATTENTION:		
FIGURE NO.	NAME	DATE
3010.101	TRENCH BEDDING AND BACKFILL ZONES	04-17-2018
3010.102	RIGID GRAVITY PIPE TRENCH BEDDING	04-16-2019
4020.211	STORM SEWER PIPE CONNECTIONS	04-17-2018
4040.232	SUBDRAIN CLEANOUTS	2020 ED.
6010.512	CIRCULAR AREA INTAKE	04-21-2020
6010.604	CASTINGS FOR AREA INTAKES	04-21-2020
7010.101	JOINTS	04-21-2020
7010.102	PCC CURB DETAILS	04-21-2020
7010.103	MANHOLE BOXOUTS IN PCC PAVEMENT	04-21-2020
7030.101	CONCRETE DRIVEWAY, TYPE A	2020 ED.
7030.102	CONCRETE DRIVEWAY, TYPE B	2020 ED.
7030.204	GENERAL FEATURES OF AN ACCESSIBLE SIDEWALK	10-20-2015
7030.205	GENERAL SIDEWALK AND CURB RAMP DETAILS	10-20-2015
7030.207	CURB RAMP FOR CLASS B AND C SIDEWALK	10-16-2012
7030.208	ALTERNATIVE CURB RAMP FOR CLASS B AND C SIDEWALK	10-16-2012
7030.210	DETECTABLE WARNING PLACEMENT	10-16-2012
9040.105	WATTLE	10-21-2014
CFD.01	CITY OF CEDAR FALLS - SUBDRAIN OUTLET STRUCTURE	01-09-2014
CFD.03	CITY OF CEDAR FALLS - TYPICAL DRIVEWAY DETAIL	12-16-2014
CFD.04	CITY OF CEDAR FALLS - SEDIMENT INTAKE FILTER	12-16-2014

LOCATION MAP



THE 2022 STATEWIDE URBAN DESIGN AND SPECIFICATIONS & THE CITY OF CEDAR FALLS SUPPLEMENTAL SPECIFICATIONS SHALL APPLY TO CONSTRUCTION WORK ON THIS PROJECT. DIVISION 1 SHALL NOT APPLY TO THIS PROJECT.

MILEAGE SUMMARY			
			105-1 09-27-94
DIV.	LOCATION	LIN. FT.	MILES
1	CENTER STREET STA 19+00 TO 47+00	2,800.00	0.530
TOTAL		2,800.00	0.530

INDEX OF SHEETS	
105-3 07-21-87	
NO.	DESCRIPTION
A.01	TITLE SHEET
A.02	LEGEND & SYMBOL INFORMATION SHEET
B.01-B.11	TYPICAL CROSS-SECTIONS AND DETAILS
C.01-C.07	ESTIMATE OF QUANTITIES AND GENERAL INFORMATION
D.01-D.12*	PLAN AND PROFILE SHEETS - MAINLINE
E.01-E.05*	PLAN AND PROFILE SHEETS - SIDEWALK
EC.01-EC.06	POLLUTION PREVENTION AND EROSION CONTROL PLAN SHEETS
G.01-G.04	REFERENCE TIES AND BENCHMARKS
H.01-H.06	RIGHT-OF-WAY SHEETS
J.01-J.15*	STAGING AND TRAFFIC CONTROL SHEETS
L.01-L.12	GEOMETRICS, STAKING, AND JOINTING SHEETS
LS.00-LS.13	LANDSCAPING PLAN SHEETS
M.01-M.08	STORM SEWER SHEETS
P.01-P.08	LIGHTING LAYOUT SHEETS
R.01-R.08	REMOVALS
S.01-S.13	SIDEWALK AND PEDESTRIAN RAMP PLAN SHEETS
U.01-U.06	SPECIAL GRADING
*	COLOR PLAN SHEETS

REVIEWED: \_\_\_\_\_

JURISDICTION AUTHORITY \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

INDEX OF SEALS		
SHEET NO.	NAME	TYPE
A.01	AARON P. MONIZA	PRIMARY SIGNATURE BLOCK
LS.00	PATRICK R. ALVORD	LANDSCAPE DESIGN

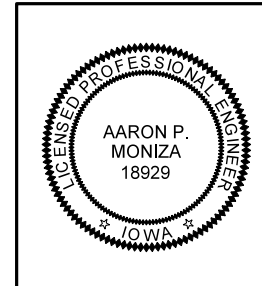
OWNER:  
**CITY OF CEDAR FALLS**  
 C/O DAVID WICKE, P.E. CITY ENGINEER  
 220 CLAY STREET  
 CEDAR FALLS, IA 50613  
 PHONE: (319) 268-5161  
 FAX: (319) 268-5197

ENGINEER:  
**FOTH**  
 C/O AARON MONIZA, P.E.  
 411 6th Avenue SE, Suite 400  
 CEDAR RAPIDS, IA 52401  
 PHONE: (319) 365-9565  
 FAX: (319) 365-9631

DESIGN DATA URBAN			
YEAR	AADT	V.P.D.	V.P.H.
2018	3,400		
2040			
2040	DHV		
TRUCKS	2.0		
Total Design ESALs			



OWNER:  
**CITY OF CEDAR FALLS**  
 MAYOR  
 ROBERT M. GREEN  
 COUNCIL PERSONS  
 GILL SCHULTZ      SUSAN DEBUHR  
 DARYL KRUSE      SIMON HARDING  
 DUSTIN GANFIELD      KELLY DUNN  
 DAVE SIRES  
 CITY ENGINEER      CITY PROJECT ENGINEER  
 DAVID WICKE, PE      MATTHEW TOLAN



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

*Aaron Moniza*      5/9/22

AARON P. MONIZA      DATE  
 License Number: 18929  
 My license renewal date is      DECEMBER 31, 2023.  
 Pages or sheets covered by this seal:  
 ALL SHEETS EXCEPT FOR LS-SHEETS



**STANDARD SYMBOLS**

	Interstate Highway Symbol		Septic Tank		Guardrail (Beam or Cable)
	U.S. Highway Symbol		Cistern		GP Guard Post (one or two)
	Iowa Highway Symbol		L.P. Gas Tank (No Footing)		Guard Post (over two)
	County Road Highway Symbol		Underground Storage Tank		Filler Pipe
	Evergreen Tree		Latrine		Gas Valve
	Deciduous Tree		Luminaire		Water Valve
	Fruit Tree		Traffic Signal		Speed Limit Sign
	Shrub (Bushes)		Traffic Signal with Luminaire		Mile Marker Post
	Timber		Telephone Pedestal		SIGN Sign
	Hedge		Television Pedestal		Water Hook Up
	Stump		Telephone Pole		Radio Tower
	Swamp		Telephone Pole (Second Company)		Electric Box
	Rock Outcrop		Telephone Pole (Third Company)		Traffic Signal Control Box
	Broken Concrete		Telephone Pole (Fourth Company)		Rail Road Signal Control Box
	Revetment (Rip Rap)		Telephone Pole (Fifth Company)		Telephone Switch Box
	Cemetery		Power Pole		Tile Outlet
	Grave		Power Pole (Second Company)		Edge of Water
	Cave		Power Pole (Third Company)		Existing Drainage
	Sink Hole		Power Pole (Fourth Company)		Proposed Drainage
	Board Fence		Power Pole (Fifth Company)		Right of Way Rail or Lot Corner
	Chain Link or Security Fence		Electrical Highline Tower (Metal or Concrete)		Concrete Monument
	Wire Fence		Telephone Riser Pole		Well
	Terrace		Power Riser Pole		Windmill
	Earth Dam or Dike (Existing)		Telegraph Pole		Beehive Intake
	Earth Dam or Dike (Proposed)		Satellite TV Dish		Fire Hydrant
	Existing Intake		Existing Utility Access (Manhole)		Water Hydrant (Rural)
	Proposed Intake		Proposed Utility Access (Manhole)		
	OHE Existing Overhead Electric Power Line		G(B) Existing Gas Line, Quality B		
	E(B) Existing Electric Power Line, Quality B		G(D) Existing Gas Line, Quality D		
	E(C) Existing Electric Power Line, Quality C		San.(B) Existing Sanitary Sewer, Quality B		
	E(D) Existing Electric Power Line, Quality D		San.(D) Existing Sanitary Sewer, Quality D		
	E2(B) Existing Electric Power Line, Quality B (Second Company)		San.2(C) Existing Sanitary Sewer, Quality C (Second Company)		
	E3(B) Existing Electric Power Line, Quality B (Third Company)		St.S.(B) Existing Storm Sewer, Quality B		
	F0(B) Existing Fiber Optics Telephone Line, Quality B		OHC Existing Overhead Communication		
	F0(C) Existing Fiber Optics Telephone Line, Quality C		TV(B) Existing TV Cable, Quality B		
	F0(D) Existing Fiber Optics Telephone Line, Quality D		TV2(B) Existing TV Cable, Quality B (Second Company)		
	F02(B) Existing Fiber Optics Telephone Line, Quality B (Second Company)		TV3(B) Existing TV Cable, Quality B (Third Company)		
	F02(D) Existing Fiber Optics Telephone Line, Quality D (Second Company)		W(B) Existing Water Line, Quality B		
	F03(B) Existing Fiber Optics Telephone Line, Quality B (Third Company)		W(D) Existing Water Line, Quality D		
	F03(D) Existing Fiber Optics Telephone Line, Quality D (Third Company)		W2(B) Existing Water Line, Quality B (Second Company)		

**TABULATION OF UTILITIES**

102-13  
02-23-93

**UTILITY LEGEND**

Where public utility fixtures are shown as existing on the plans or encountered within the construction area, it shall be the responsibility of the contractor to notify the owners of those utilities prior to the beginning of any construction. The Contractor shall afford access to these facilities for necessary modification of services. Underground facilities, structures and utilities have been plotted from available surveys and records, and therefore their locations must be considered approximate only. It is possible there may be others, the existence of which presently not known or shown. It is the Contractor's responsibility to determine their existence and exact location and to avoid damage thereto. No claims for additional compensation will be allowed to the Contractor for any interference or delay caused by such work.

The Contractor is required to utilize the utility One-Call service at (800) 292-8989 at least 48 hours prior to excavating anywhere on the project.

The following utility companies are known to have facilities on the project:

**CITY OF CEDAR FALLS**  
 Contact Name : Mr. Matt Tolan — St.S.(B) — —  
 Contact Address : 220 Clay Street — San.(D) — —  
 : Cedar Falls, Iowa 50613  
 Contact Phone : (319) 268-5161 (office)  
 Contact Email : matthew.tolan@cedarfalls.com

**CEDAR FALLS UTILITIES - GAS AND WATER**  
 Contact Name : Mr. Jerald Lukensmeyer — W(D) — —  
 Contact Address : 1 Utility Parkway, P.O. Box 769 — G(D) — —  
 : Cedar Falls, Iowa 50613 — G-HP(D) — —  
 Contact Phone : (319) 268-5330  
 Contact Email : jerald.lukensmeyer@cfunet.net

**CEDAR FALLS UTILITIES - ELECTRIC**  
 Contact Name : Mr. John Osterhaus — OHE — —  
 Contact Address : 1 Utility Parkway, P.O. Box 769 — E(D) — —  
 : Cedar Falls, Iowa 50613  
 Contact Phone : (319) 268-5298  
 Contact Email : john.osterhaus@cfunet.net

**CEDAR FALLS UTILITIES - COMMUNICATIONS**  
 Contact Name : Mr. David Schilling — TV(D) — —  
 Contact Address : 1 Utility Parkway, P.O. Box 769  
 : Cedar Falls, Iowa 50613  
 Contact Phone : (319) 268-5265  
 Contact Email : david.schilling@cfunet.net

**CENTURYLINK COMMUNICATIONS**  
 Contact Name : Mr. Brent Giese — F02(D) — —  
 Contact Address : 3908 Utica Ridge Rd  
 : Bettendorf, IA 52722  
 Contact Phone : (563) 355-2592 (office)  
 Contact Email : brent.giese@centurylink.com

**MEDIACOM COMMUNICATION**  
 Contact Name : Mr. Jason Chicken — F03(D) — —  
 Contact Address : 4010 Alexandra Dr  
 : Waterloo, IA 50702  
 Contact Phone : (319) 269-6266 (office)  
 Contact Email : jchicken@mediacomcc.com

**AUREON**  
 Contact Name :  
 Contact Address : — F0(D) — —  
 :  
 Contact Phone :  
 Contact Email :

**IOWA 1-CALL# 1-800-292-8989**

**RIGHT OF WAY LEGEND**

- Proposed Right of Way
- Existing Right of Way
- Existing and Proposed Right of Way
- Easement and Existing Right of Way
- Borrow
- Easement (Temporary)
- Easement
- Excess
- Property Line
- Access Control

**CONVENTIONAL SIGNS**

- Station Reference Point Survey Line
- Section Corner
- Proposed Profile Grade
- Railroad
- Existing Proposed Field Tile
- Existing Proposed Culverts
- Stream

**SYMBOLS UNIQUE TO PROJECT**

PROJECT NO: 19C017.05 DESIGNED BY: T.LECLAIR  
 PROJECT DATE: 3/11/2022 CHECKED BY: A.MONIZA  
 CAD DATE: 2/6/2022 6:35:31 PM DRAWN BY: T.LECLAIR  
 CAD FILE: c:\pwworkdir\pwworking\0375072\0019C017.05\_A02\_SHT.dgn

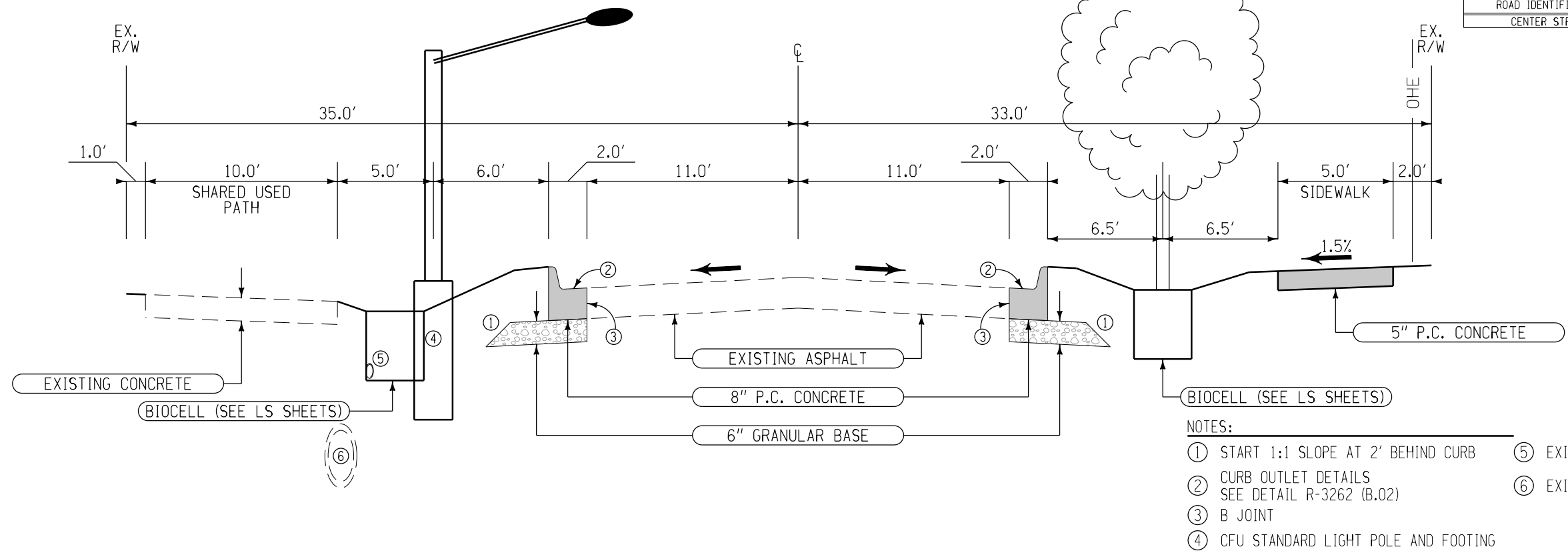
NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
**CLAIR STREET TO W LONE TREE ROAD**  
 CEDAR FALLS, IA

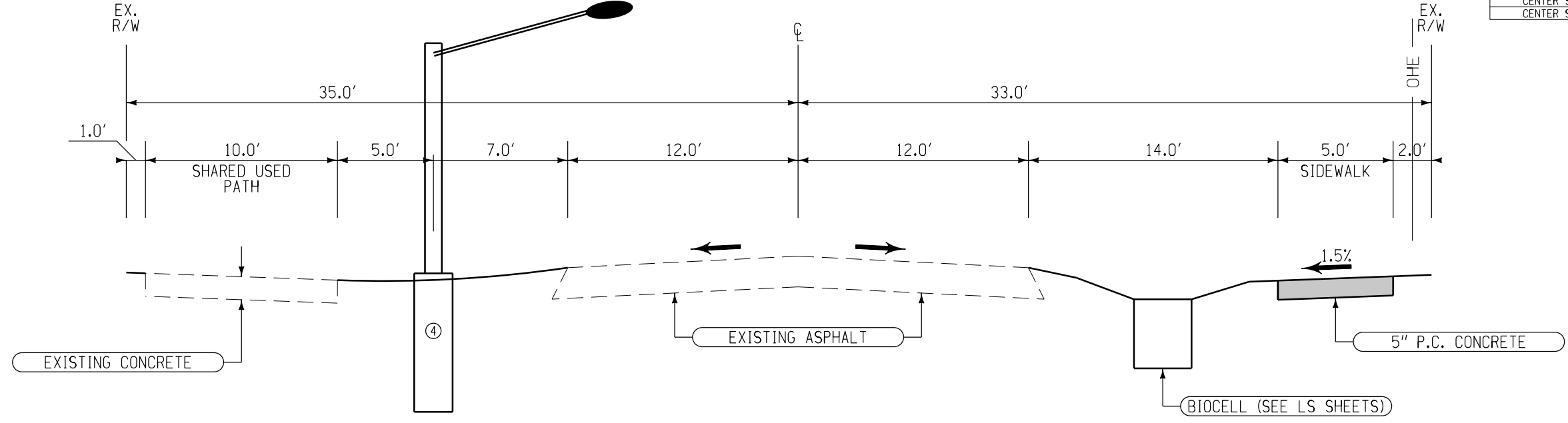
**CENTER STREET**  
**LEGEND & SYMBOL INFORMATION SHEET**

**CENTER STREET TYPICAL SECTION  
ZONE 2: WESTERN AVENUE TO THOMAS STREET**



LOCATION		
ROAD IDENTIFICATION	STATION TO STATION	
CENTER STREET	29+00	38+20

**CENTER STREET TYPICAL SECTION  
ZONE 1: THOMAS STREET TO LONE TREE ROAD  
ZONE 3: CLAIR STREET TO WESTERN AVENUE**



LOCATION		
ROAD IDENTIFICATION	STATION TO STATION	
CENTER STREET	18+80	29+00
CENTER STREET	38+20	46+40

PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/6/2022 3:43:47 PM  
 CAD FILE: c:\pworkdir\pw\te\td0375072\0019C017.05\_B01\_SHT.DGN

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION

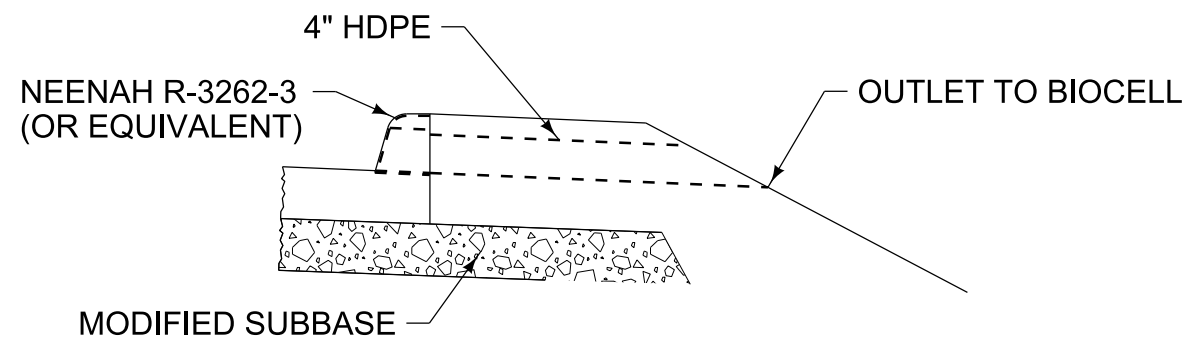
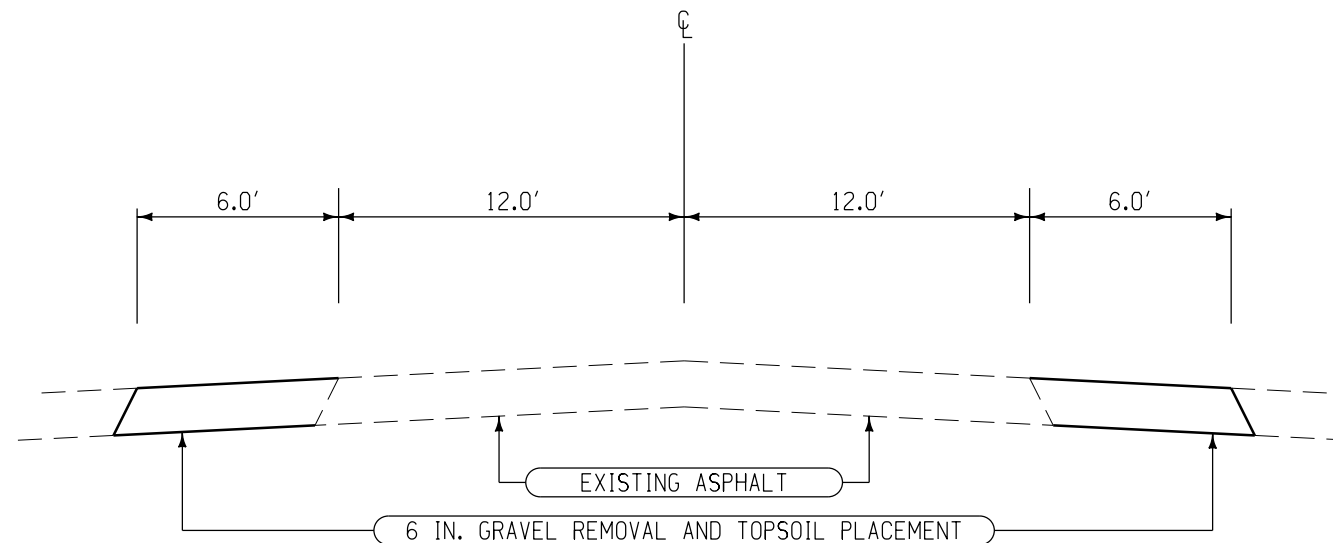


**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

TYPICAL CROSS SECTIONS AND DETAILS

CENTER STREET TYPICAL SECTION  
SHOULDER GRAVEL REMOVAL  
AND TOPSOIL PLACEMENT

LOCATION	
ROAD IDENTIFICATION	STATION TO STATION
CENTER STREET	CEDAR RIVER BRIDGE TO SNAG CREEK BRIDGE
CENTER STREET	SNAG CREEK BRIDGE TO LONGVIEW STREET



CURB OUTLET DETAIL  
DETAIL R-3262

RREFER TO THE D SHEETS FOR LOCATIONS

PROJECT NO: 19C017.05	DESIGNED BY: T.LECLAIR
PROJECT DATE: 3/11/2022	CHECKED BY: A.MONIZA
CAD DATE: 3/6/2022 3:43:48 PM	DRAWN BY: T.LECLAIR
CAD FILE: c:\pworkdir\pw.te\td0375072\0019C017.05_B01_SHT.DGN	

NO	DATE	BY	REVISION DESCRIPTION



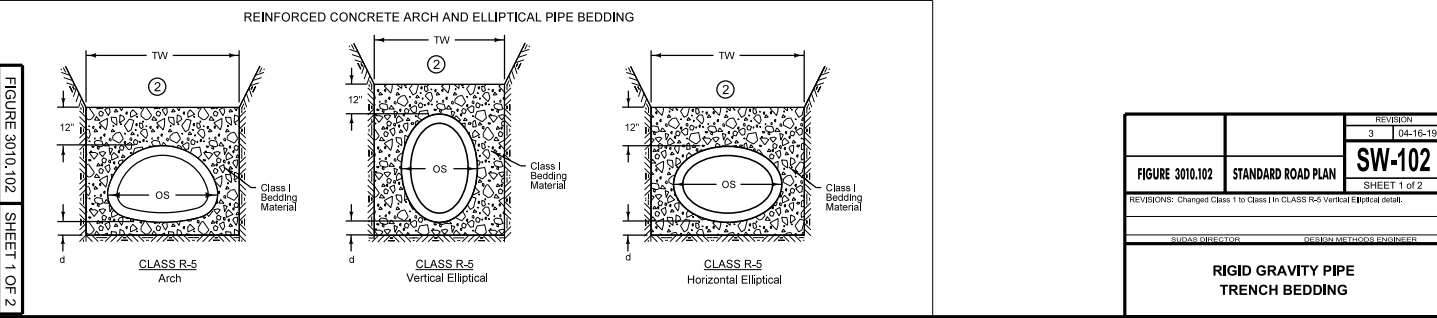
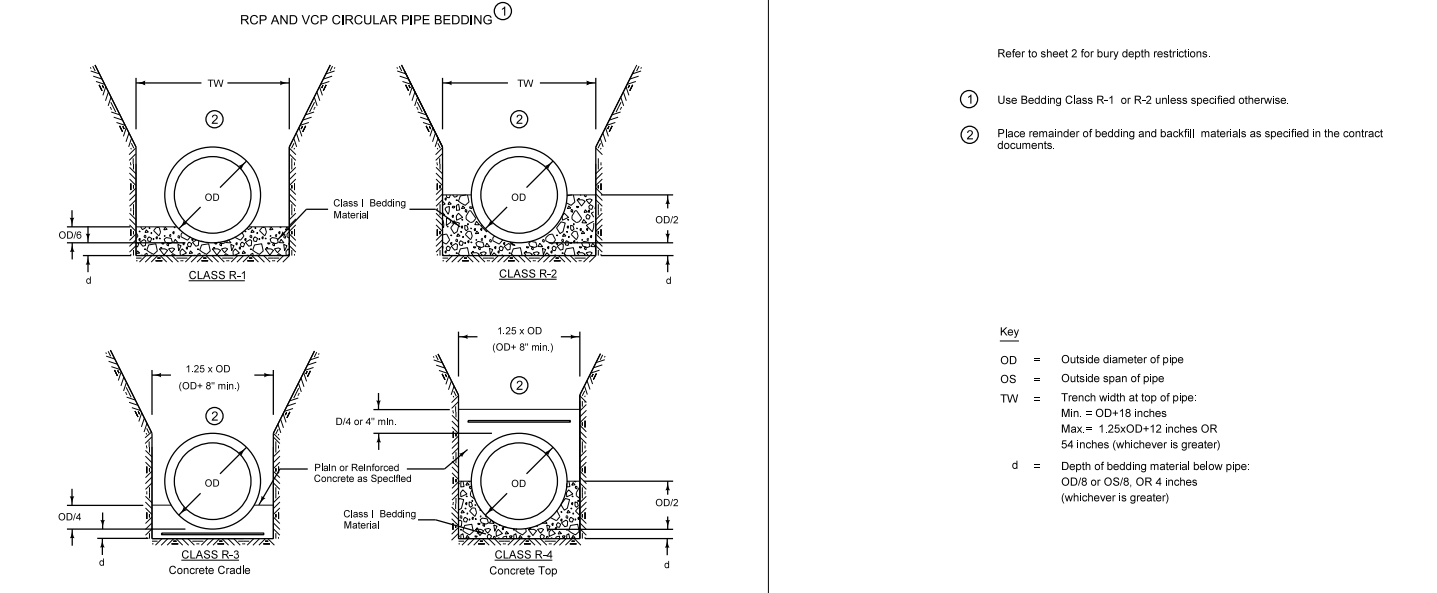
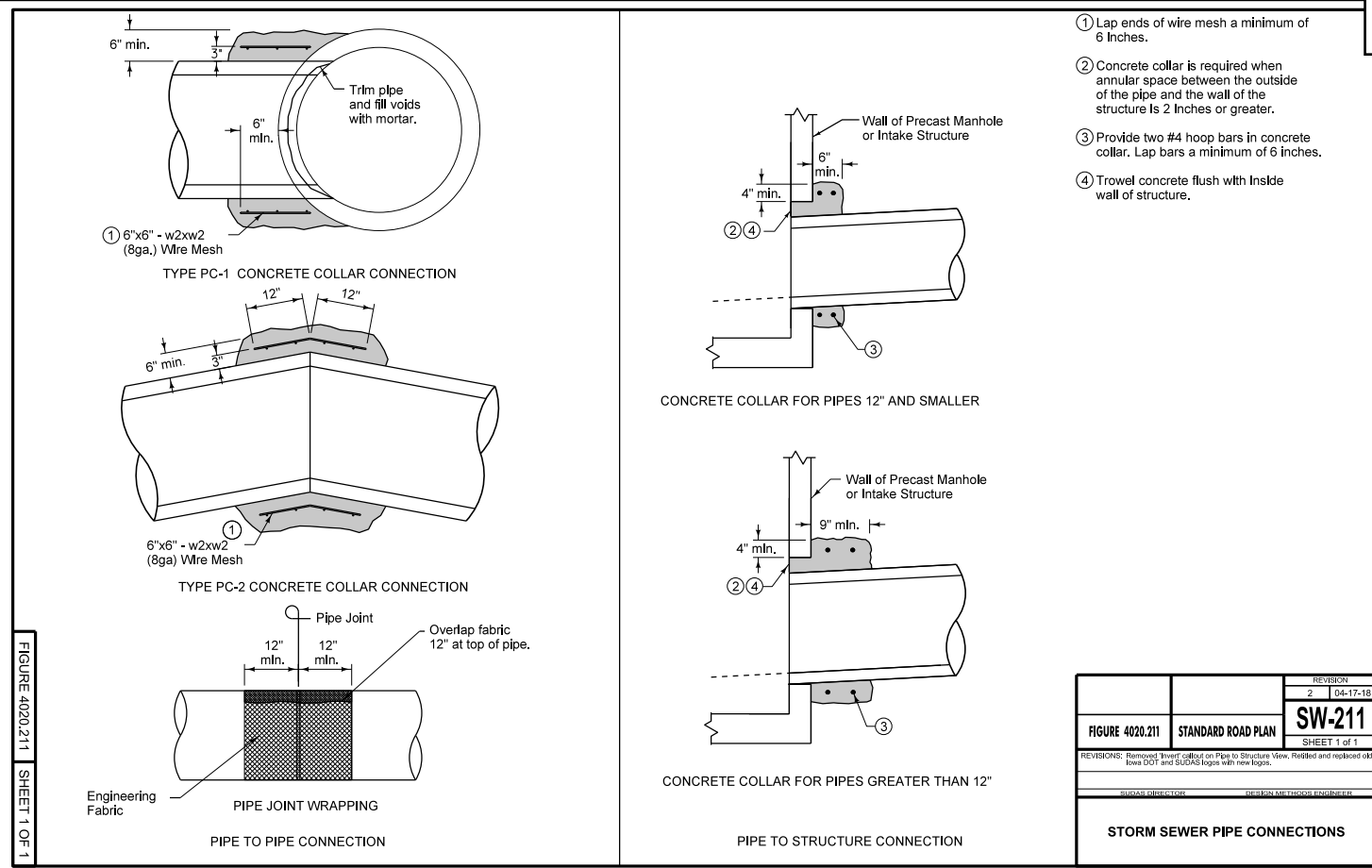
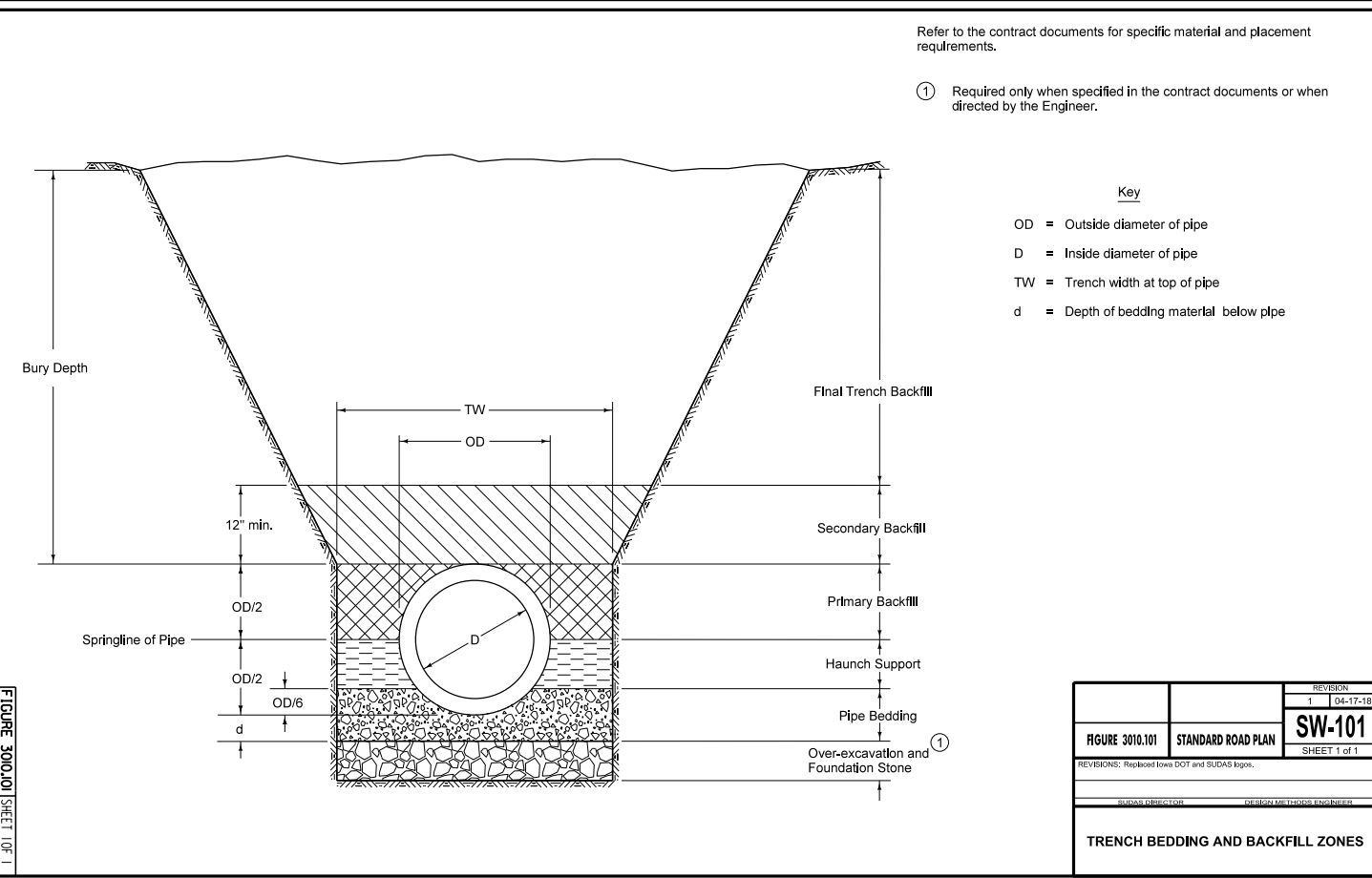
CENTER STREET CORRIDOR STREETScape PROJECT  
CLAIR STREET TO W LONE TREE ROAD  
CEDAR FALLS, IA

TYPICAL CROSS SECTIONS AND DETAILS

SHEET NO.

B.02

475



**ALLOWABLE BURY DEPTH**

CLASS III RCP						CLASS IV RCP						CLASS V RCP					
Pipe Diameter (in)	Class R-1 Bedding	Class R-2 Bedding	Class R-3 & R-4 Bedding			Pipe Diameter (in)	Class R-1 Bedding	Class R-2 Bedding	Class R-3 & R-4 Bedding			Pipe Diameter (in)	Class R-1 Bedding	Class R-2 Bedding	Class R-3 & R-4 Bedding		
			No Steel	As=0.4%	As=1.0%				No Steel	As=0.4%	As=1.0%				No Steel	As=0.4%	As=1.0%
12	7'	10'	15'	19'	27'	12	12'	15'	23'	28'	40'	12	18'	23'	35'	40'	40'
15	8'	10'	16'	19'	27'	15	12'	16'	23'	30'	40'	15	19'	24'	40'	40'	40'
18	8'	11'	16'	20'	40'	18	13'	16'	29'	40'	40'	18	19'	30'	40'	40'	40'
21	8'	11'	18'	26'	40'	21	13'	18'	40'	40'	40'	21	25'	40'	40'	40'	40'
24	8'	12'	23'	36'	40'	24	16'	23'	40'	40'	40'	24	34'	40'	40'	40'	40'
27	10'	15'	30'	40'	40'	27	19'	30'	40'	40'	40'	27	40'	40'	40'	40'	40'
30	11'	15'	29'	40'	40'	30	19'	29'	40'	40'	40'	30	40'	40'	40'	40'	40'
33	11'	15'	28'	40'	40'	33	19'	28'	40'	40'	40'	33	40'	40'	40'	40'	40'
36	11'	15'	27'	40'	40'	36	19'	28'	40'	40'	40'	36	40'	40'	40'	40'	40'
42	11'	15'	26'	38'	40'	42	18'	27'	40'	40'	40'	42	37'	40'	40'	40'	40'
48	11'	15'	26'	36'	40'	48	18'	26'	40'	40'	40'	48	35'	40'	40'	40'	40'
54	11'	15'	25'	34'	40'	54	18'	25'	40'	40'	40'	54	33'	40'	40'	40'	40'
60	11'	15'	25'	33'	40'	60	18'	25'	40'	40'	40'	60	32'	40'	40'	40'	40'
66	11'	15'	24'	32'	40'	66	18'	25'	40'	40'	40'	66	31'	40'	40'	40'	40'
72	11'	15'	24'	32'	40'	72	18'	24'	40'	40'	40'	72	31'	40'	40'	40'	40'

As = Area of Steel Reinforcing

EXTRA STRENGTH VCP					CONCRETE ARCH PIPE				HORIZONTAL ELLIPTICAL RCP				VERTICAL ELLIPTICAL RCP					
Pipe Dia. (in)	R-1	R-2	Bedding Class		Pipe Size (in x in)	Equiv. Dia. (in)	Pipe Class		Pipe Size (in x in)	Equiv. Dia. (in)	Pipe Class		Pipe Size (in x in)	Equiv. Dia. (in)	Pipe Class			
			No Steel	As=0.4%			As=1.0%	A-III			A-IV	HE-III			HE-IV	VE-III	VE-IV	VE-V
6	25'	30'	30'	30'	18 x 11	15	6'	11'	14 x 23	18	12'	22'	23 x 14	18	10'	15'	22'	33'
8	20'	26'	30'	30'	22 x 13	18	6'	11'	19 x 30	24	15'	29'	30 x 19	24	10'	16'	34'	40'
10	18'	23'	30'	30'	26 x 15	21	6'	13'	22 x 34	27	15'	28'	34 x 22	27	11'	20'	40'	40'
12	16'	20'	30'	30'	29 x 18	24	7'	15'	24 x 38	30	15'	27'	38 x 24	30	12'	23'	40'	40'
15	15'	19'	28'	30'	36 x 22	30	8'	15'	27 x 42	33	15'	27'	42 x 27	33	15'	30'	40'	40'
18	14'	18'	30'	30'	44 x 27	36	8'	14'	29 x 45	36	15'	26'	45 x 29	36	15'	29'	40'	40'
21	15'	22'	30'	30'	51 x 31	42	8'	15'	32 x 49	39	15'	26'	49 x 32	39	15'	29'	40'	40'
24	18'	28'	30'	30'	58 x 36	48	8'	15'	34 x 54	42	15'	25'	54 x 34	42	15'	28'	40'	40'
27	20'	30'	30'	30'	65 x 40	54	8'	15'	38 x 60	48	15'	25'	60 x 38	48	15'	27'	40'	40'
30	19'	29'	30'	30'	73 x 45	60	8'	14'	43 x 68	54	15'	24'	68 x 43	54	15'	27'	40'	40'
33	20'	30'	30'	30'	88 x 54	72	9'	14'	48 x 76	60	15'	24'	76 x 48	60	15'	26'	40'	40'
36	20'	30'	30'	30'	53 x 63	66	15'	24'	53 x 63	66	15'	24'	83 x 53	66	15'	25'	40'	40'
39	19'	29'	30'	30'	58 x 91	72	15'	24'	58 x 91	72	15'	24'	91 x 58	72	15'	25'	40'	40'
42	18'	26'	30'	30'	63 x 98	78	15'	23'	63 x 98	78	15'	23'	98 x 63	78	15'	25'	40'	40'
					68 x 106	84	15'	23'	68 x 106	84	15'	23'	106 x 68	84	15'	24'	40'	40'

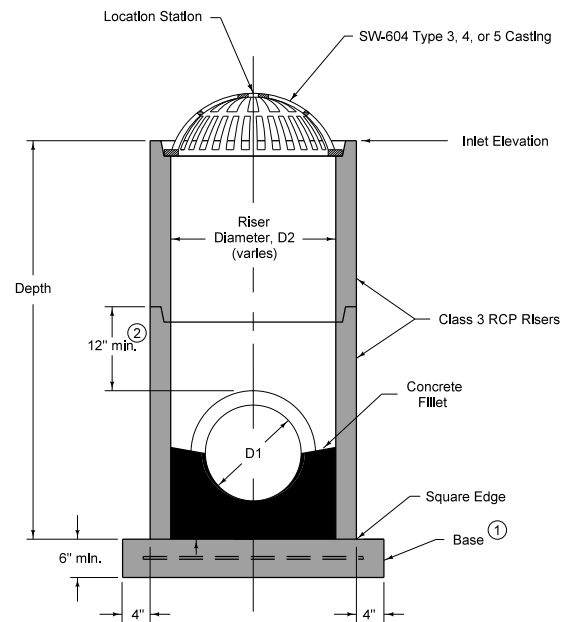
As = Area of Steel Reinforcing

REVISION	3	04-16-19
<b>FIGURE 3010.102</b>	<b>STANDARD ROAD PLAN</b>	<b>SW-102</b>
SHEET 2 of 2		
REVISIONS: Changed Class 1 to Class 1 in CLASS R-4 Vertical Elliptical detail.		
SUDAS DIRECTOR		
DESIGN METHODS ENGINEER		
<b>RIGID GRAVITY PIPE TRENCH BEDDING</b>		

NO	DATE	BY	REVISION DESCRIPTION



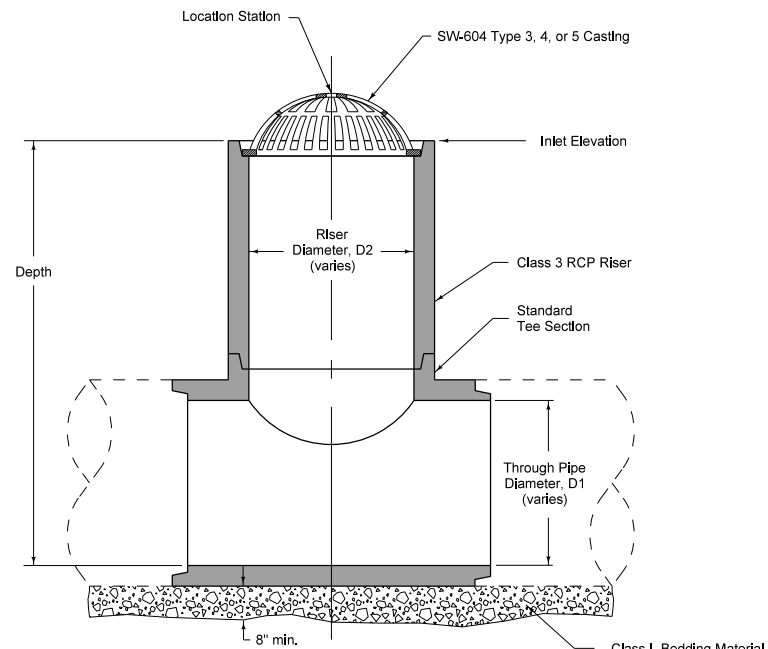
- ① Precast (shown) or cast-in-place base:
  - Precast: 6 inch thick concrete with #6 welded wire mesh on 4 inch centers (WWF 4" x 4"). Center mesh vertically within base.
  - Cast-in-place: 8 inch thick non-reinforced concrete.
- ② 12 Inch minimum riser height above all pipes.



INTAKE SIZE - CASE 1	
Outlet Pipe Diameter, D1	Minimum Riser Diameter, D2
12"	18"
15"	24"
18"	24"
21"	30"
24"	30"
27"	36"

		REVISION
		4 04-21-20
FIGURE 6010.512	STANDARD ROAD PLAN	<b>SW-512</b>
		SHEET 1 of 2
REVISIONS: Changed 1 to 1 on Bedding Material.		
SUBAS DIRECTOR		DESIGN METHODIS ENGINEERS
<b>CIRCULAR AREA INTAKE</b>		

- ③ Minimum riser diameter is 18 inches.



INTAKE SIZE - CASE 2	
Through Pipe Diameter, D1	Maximum Riser Diameter, D2
18"	18"
21"	18"
24"	24"
27"	24"
30"	30"
36" or more	36"

		REVISION
		4 04-21-20
FIGURE 6010.512	STANDARD ROAD PLAN	<b>SW-512</b>
		SHEET 2 of 2
REVISIONS: Changed 1 to 1 on Bedding Material.		
SUBAS DIRECTOR		DESIGN METHODIS ENGINEERS
<b>CIRCULAR AREA INTAKE</b>		

FIGURE 6010.512 SHEET 1 OF 2

FIGURE 6010.512 SHEET 2 OF 2

PROJECT NO: 19C017.05 DESIGNED BY: T. LeCLAIR  
 PROJECT DATE: 3/11/2022 CHECKED BY: A. MONIZA  
 CAD DATE: 3/6/2022 3:43:51 PM DRAWN BY: T. LeCLAIR  
 CAD FILE: c:\pwworkdir\pwworking\td0375072\0019C017.05\_B01\_SHT.DGN

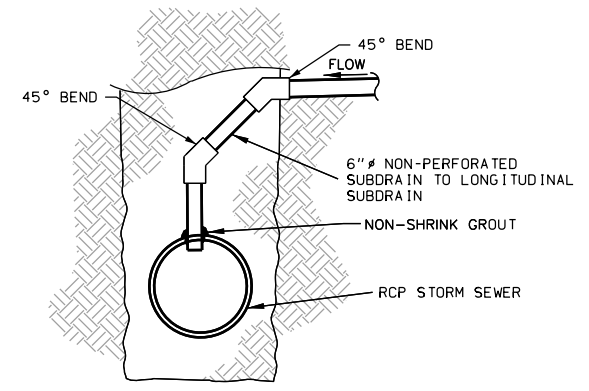
NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
**CLAIR STREET TO W LONE TREE ROAD**  
 CEDAR FALLS, IA

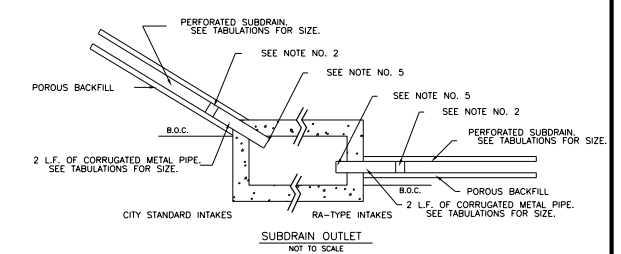
TYPICAL CROSS SECTIONS AND DETAILS

SHEET NO.  
**B.04**  
477



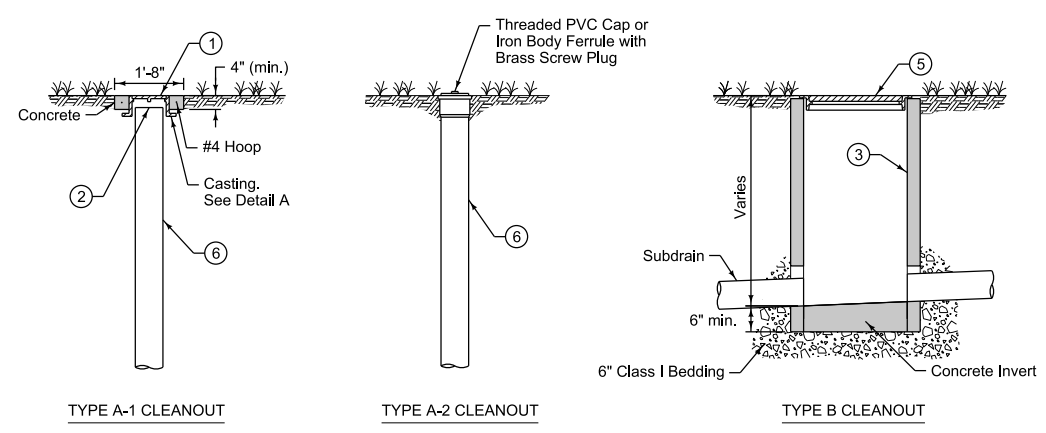
- REFERENCED NOTES:**
- SUBDRAINS SHALL PENETRATE A MAXIMUM OF 1" INTO STORM SEWERS.
  - SUBDRAIN SHALL BE INSTALLED DURING STORM SEWER INSTALLATION. ALL FITTINGS SHALL BE INCIDENTAL TO SUBDRAIN CONNECTION TO STRUCTURE/P PIPE

**STORM PIPE SUBDRAIN CONNECTION DETAIL**

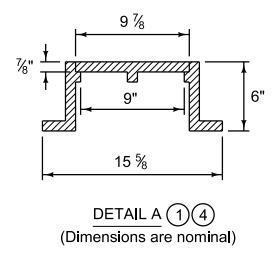
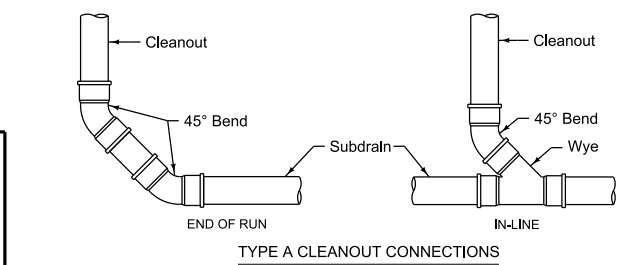


- GENERAL NOTES:**
- MATERIAL AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CURRENT STANDARD SPECIFICATIONS.
  - REDUCING COUPLER (AT CONTRACTOR'S OPTION, THE SUBDRAIN MAY BE EXTENDED INTO THE C.M.P. A MINIMUM OF 1'-0" AND THE OPENING FULLY SEALED WITH GROUT.
  - SUBDRAIN OUTLET TO BE GROUTED ON THE INSIDE AND OUTSIDE OF THE INLET WALL.
  - ALL CORRUGATED METAL INLETS MUST HAVE RODENT GUARDS.
  - REMOVABLE MESH CAP (6" HARDWARE CLOTH) OR 1/2" MESH GALVANIZED SCREEN FASTENED SECURELY, BUT NOT PERMANENTLY, TO OUTLET PIPE. OUTLET PIPE SHOULD EXTEND INTO INTAKE SO THAT MESH CAP IS REMOVABLE.

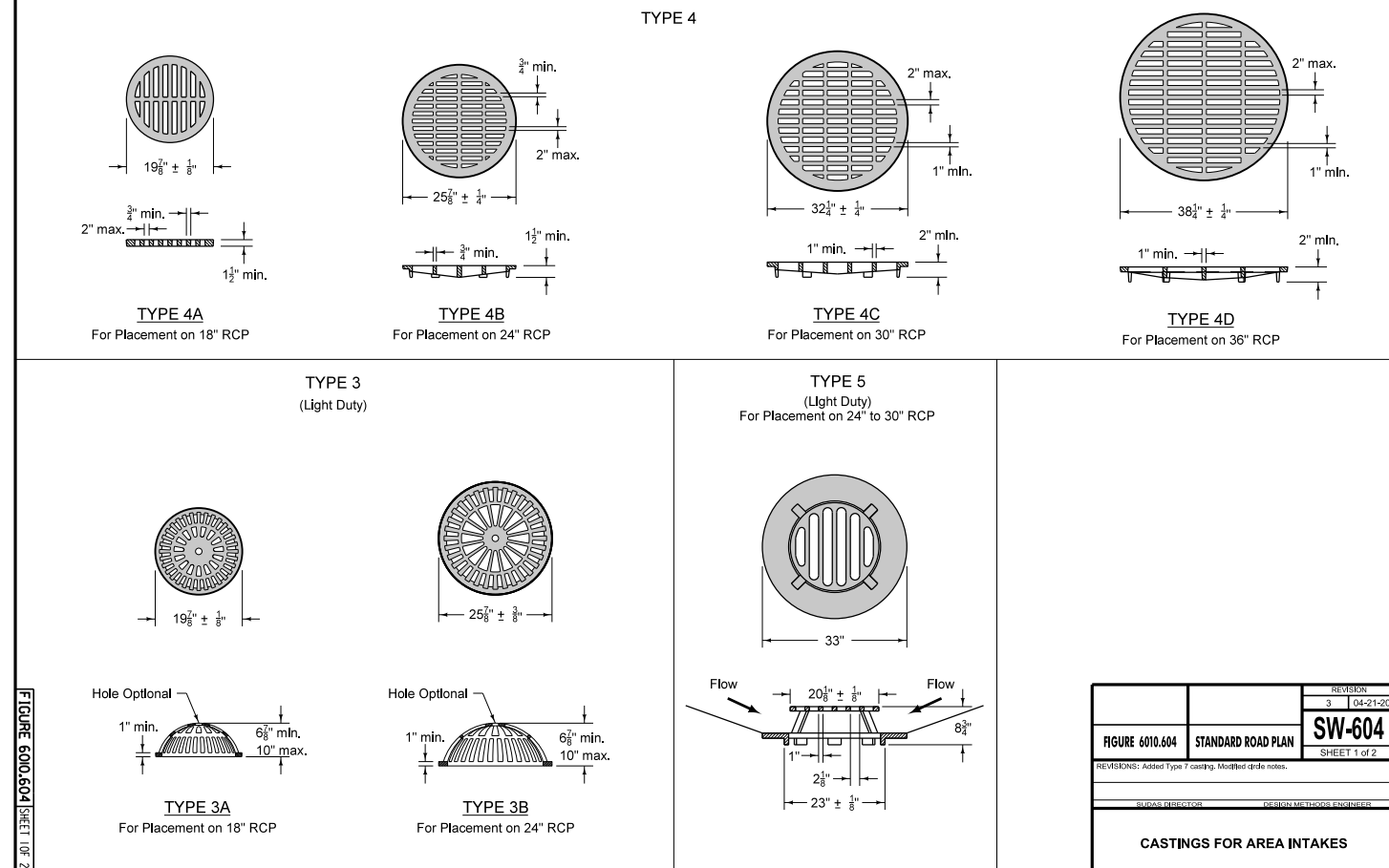
DEPARTMENT OF DEVELOPMENTAL SERVICES  
ENGINEERING DIVISION  
CITY OF CEDAR FALLS, IOWA  
220 EAST 11TH STREET, SUITE 100  
CEDAR FALLS, IOWA 52501  
PHONE: 319-279-2000  
FAX: 319-279-2005



- Use in non-traffic areas.
- Light duty casting. Label lid with "Storm" or "Storm C.O."
  - Do not allow casting to bear on top of riser pipe; provide 2 inch clearance, minimum.
  - A manufactured cleanout may be used in lieu of a Type B cleanout, if approved by the Engineer.
  - Design is intended for use in conjunction with 8 inch PVC riser pipe. Other sized caps may be used with smaller pipe, as approved by the Engineer.
  - Provide Type G casting, as required to fit pipe size.
  - PVC riser pipe; match diameter of subdrain (8 inches maximum).



REVISION	DATE	DESCRIPTION
3	2020 Edition	
<b>4040.232</b>		
SHEET 1 of 1		
SUBDRAIN CLEANOUTS		



REVISION	DATE	DESCRIPTION
3	04-21-20	
<b>FIGURE 6010.604 STANDARD ROAD PLAN SW-604</b>		
SHEET 1 of 2		
CASTINGS FOR AREA INTAKES		

PROJECT NO: 19C017.05  
PROJECT DATE: 3/11/2022  
CAD DATE: 3/6/2022 3:43:53 PM  
CAD FILE: c:\pw\_workdir\pw\_t\vt\1\0375072\0019C017.05\_B01\_SHT.DGN

DESIGNED BY: T. LeCLAIR  
CHECKED BY: A. MONIZA  
DRAWN BY: T. LeCLAIR

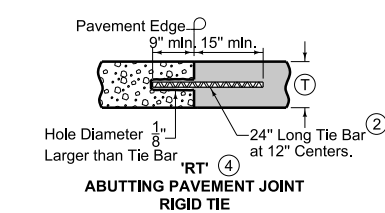
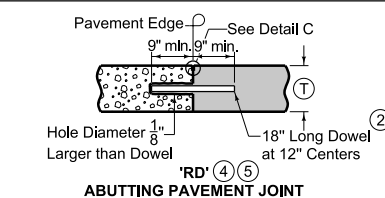
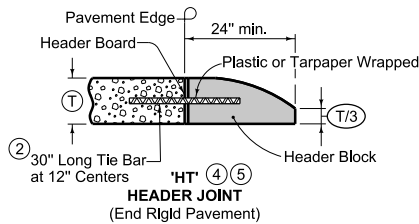
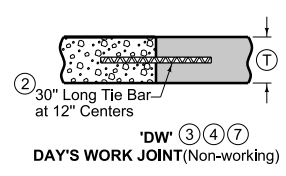
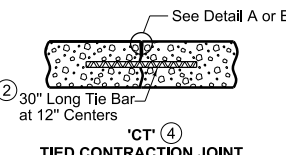
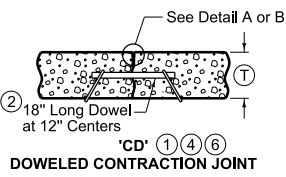
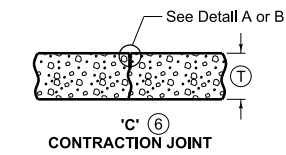
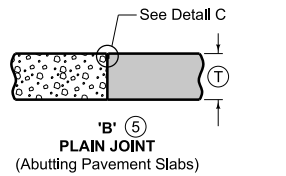
NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
**CLAIR STREET TO W LONE TREE ROAD**  
CEDAR FALLS, IA

TYPICAL CROSS SECTIONS AND DETAILS

SHEET NO. **B.05** 478



- 1 See dowel assemblies for fabrication details.
- 2 See Bar Size Table for Contraction Joints on Sheet 2.
- 3 Locate 'DW' joint at a mid-panel location between future 'C' or 'CD' joints. Place no closer than 5 feet to a 'C' or 'CD' joint.
- 4 Place bars within the limits shown under dowel assemblies.
- 5 Edge with 1/8 Inch tool for length of joint. For HT joint, remove header block and board when second slab is placed.
- 6 Unless specified otherwise, use 'CD' transverse contraction joints in mainline pavement when 'T' is greater or equal to 8 inches. Use 'C' joints when 'T' is less than 8 inches.
- 7 'RT' joint may be used in lieu of 'DW' joint at the end of the days work. Remove any pavement damaged due to the drilling at no additional cost to the Contracting Authority.

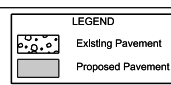
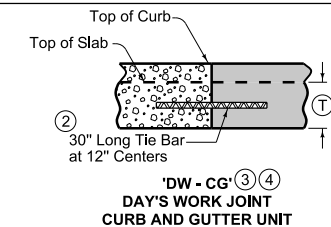
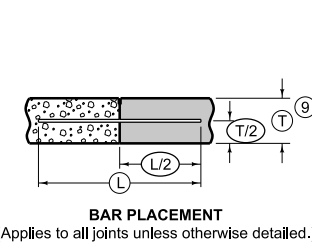
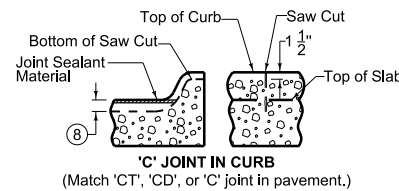


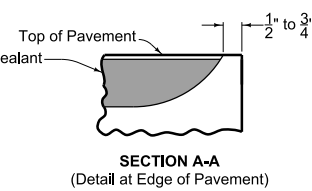
FIGURE 7010.101	STANDARD ROAD PLAN	PV-101
REVISIONS: Modified Dowel Assemblies on Sheets 6 and 7 to eliminate reference to 14 pavements.		
SUSAN HERRINGTON DESIGN METHODS ENGINEER		
<b>JOINTS</b>		



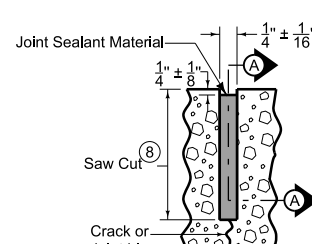
**BAR PLACEMENT**  
(Applies to all joints unless otherwise detailed.)



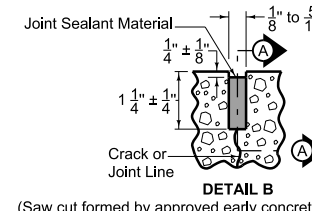
**'C' JOINT IN CURB**  
(Match 'CT', 'CD', or 'C' joint in pavement.)



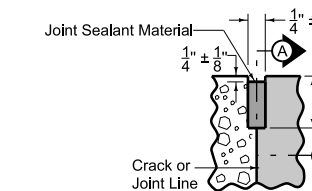
**SECTION A-A**  
(Detail at Edge of Pavement)



**DETAIL A**  
(Saw cut formed by conventional concrete sawing equipment.)



**DETAIL B**  
(Saw cut formed by approved early concrete sawing equipment.)



**DETAIL C**

- 8 Saw 'CD' joint to a depth of T/3 ± 1/4"; saw 'C' joint to a depth of T/4 ± 1/4".
- 9 When tying into old pavement, 'T' represents the depth of sound PCC.

BAR SIZE TABLE FOR CONTRACTION JOINTS			
'T'	Solid Dowel Diameter	Tubular Dowel Diameter	Tie Bar Size
< 8"	3/4"	7/8"	#6
≥ 8" but < 10"	1 1/4"	1 3/8"	#10
≥ 10"	1 1/2"	1 5/8"	#11

Tubular Dowel Bars will not be allowed for RD joints.

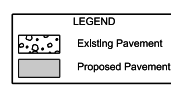
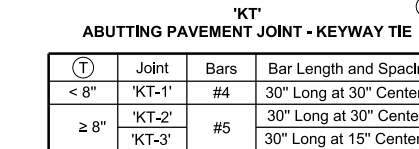
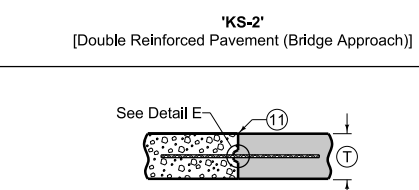
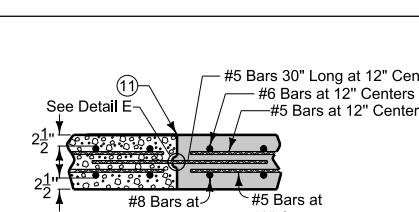
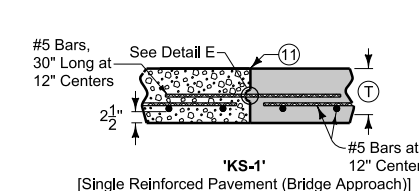
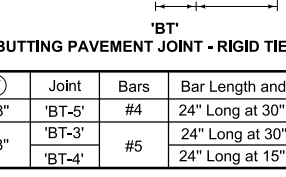
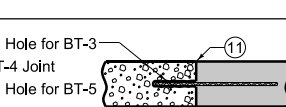
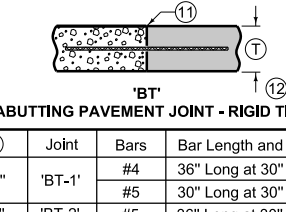
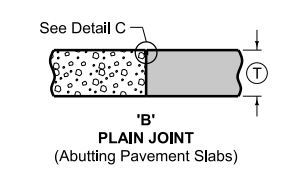
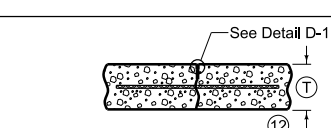


FIGURE 7010.101	STANDARD ROAD PLAN	PV-101
REVISIONS: Modified Dowel Assemblies on Sheets 6 and 7 to eliminate reference to 14 pavements.		
SUSAN HERRINGTON DESIGN METHODS ENGINEER		
<b>JOINTS</b>		



- 10 Bar supports may be necessary for fixed form paving to ensure the bar remains in a horizontal position in the plastic concrete.
- 11 Sawing or sealing of joint not required.
- 12 The following joints are interchangeable, subject to the pouring sequence: 'BT-1', 'L-1', and 'KT-1'; 'KT-2' and 'L-2'; 'KT-3' and 'L-3'.



'T'	Joint	Bars	Bar Length and Spacing
< 8"	'L-1'	#4	36" Long at 30" Centers
< 8"	'L-2'	#5	36" Long at 30" Centers
≥ 8"	'L-3'	#5	36" Long at 15" Centers

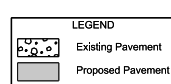
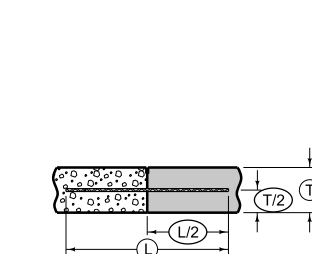
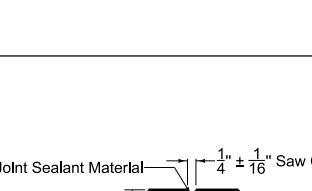


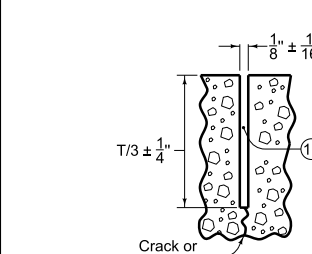
FIGURE 7010.101	STANDARD ROAD PLAN	PV-101
REVISIONS: Modified Dowel Assemblies on Sheets 6 and 7 to eliminate reference to 14 pavements.		
SUSAN HERRINGTON DESIGN METHODS ENGINEER		
<b>JOINTS</b>		



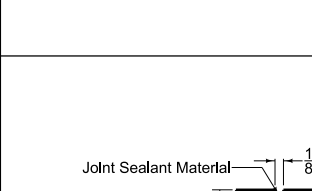
**TIE BAR PLACEMENT**  
(Applies to all joints unless otherwise detailed.)



**DETAIL D-2**  
(Required when the Department of Transportation is not the Contracting Authority, or when specified in the contract documents)

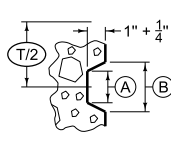


**DETAIL D-1**  
(Required when specified in the contract documents.)



**DETAIL D-3**  
(Required when the Department of Transportation is the Contracting Authority, or when specified in the contract documents)

- 9 When tying into old pavement, 'T' represents the depth of sound PCC.
- 13 Sealant or cleaning not required.



**DETAIL E**

KEYWAY DIMENSIONS			
Keyway Type	Pavement Thickness 'T'	(A)	(B)
Standard	8" or greater	1 3/4"	2 3/4"
Narrow	Less than 8"	1"	2"

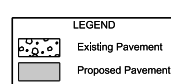


FIGURE 7010.101	STANDARD ROAD PLAN	PV-101
REVISIONS: Modified Dowel Assemblies on Sheets 6 and 7 to eliminate reference to 14 pavements.		
SUSAN HERRINGTON DESIGN METHODS ENGINEER		
<b>JOINTS</b>		

PROJECT NO: 19C017.05	DESIGNED BY: T. LeCLAIR
PROJECT DATE: 3/11/2022	CHECKED BY: A. MONIZA
CAD DATE: 3/6/2022	3:43:54 PM DRAWN BY: T. LeCLAIR
CAD FILE: c:\pw_workdir\pw\ie\11\0375072\0019C017.05_B01_SHT.DGN	

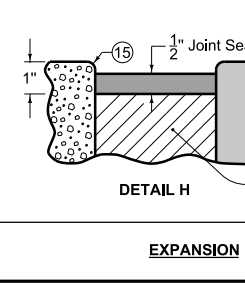
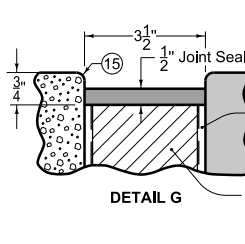
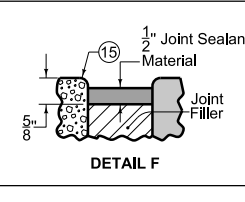
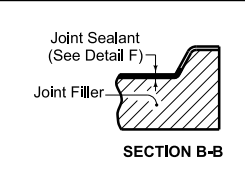
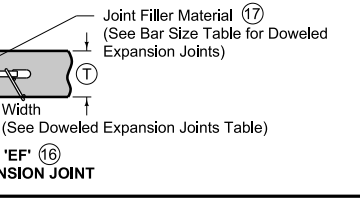
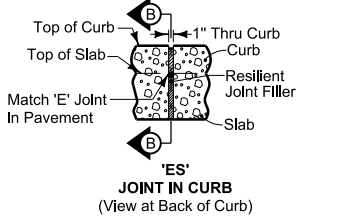
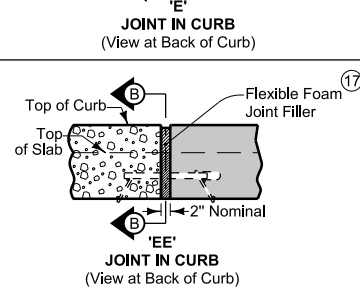
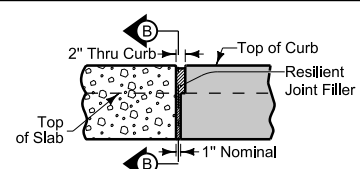
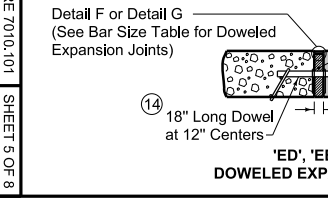
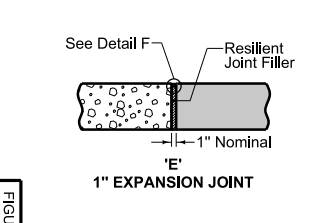
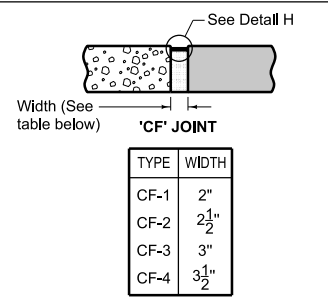
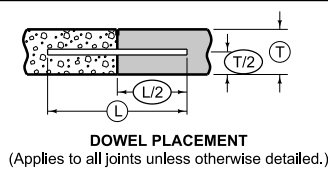
NO	DATE	BY	REVISION DESCRIPTION



CENTER STREET CORRIDOR STREETScape PROJECT  
CLAIR STREET TO W LONE TREE ROAD  
CEDAR FALLS, IA

TYPICAL CROSS SECTIONS AND DETAILS

SHEET NO.  
**B.06**



- 14 See Bar Size Table for Doweled Expansion Joints.
- 15 Edge with 1/4 inch tool for length of joint indicated if formed; edging not required when cut with diamond blade saw.
- 16 See Dowel Assemblies for fabrication details and placement limits. Coat the free end of dowel bar to prevent bond with pavement. At intake locations, dowel bars may be cast-in-place.
- 17 Pre-drill or preform holes in joint material for appropriate dowel size.
- 18 Compact tire buffings by spading with a square-nose shovel.

DOWELED EXPANSION JOINTS		
TYPE	WIDTH	FILLER MATERIAL (17)
ED	1"	Resilient (Detail F)
EE	2"	Flexible Foam (Detail F)
EF	3 1/2"	Flexible Foam (Detail G)

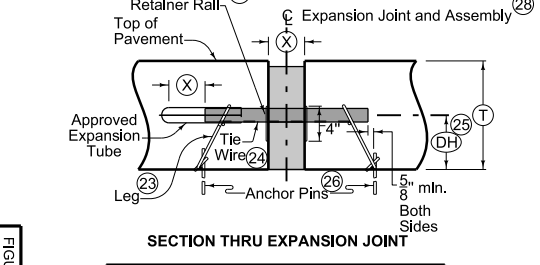
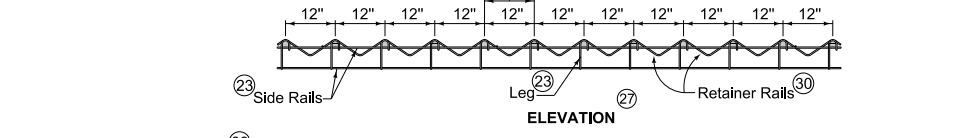
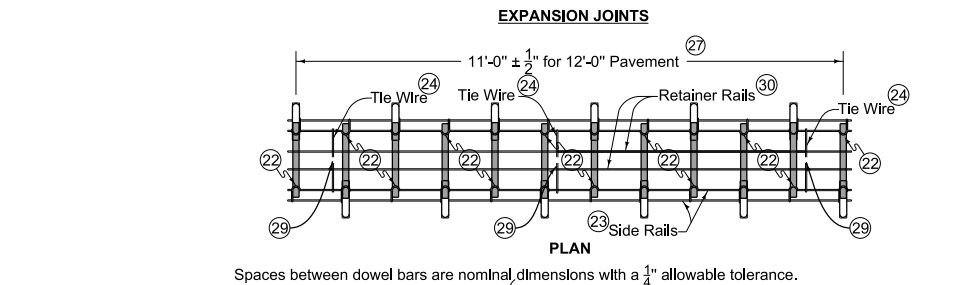
BAR SIZE TABLE FOR DOWELED EXPANSION JOINTS			
(T)	< 8"	≥ 8" but < 10"	≥ 10"
Dowel Diameter	3/4"	1 1/4"	1 1/2"

Tubular Dowel Bars will not be allowed for expansion joints.

LEGEND	
	Existing Pavement
	Proposed Pavement

FIGURE 7010.101		STANDARD ROAD PLAN		PV-101	
				SHEET 5 of 8	
REVISIONS: Modified Dowel Assemblies on Sheets 6 and 7 to eliminate reference to 14 pavements.					
SUNAS DIRECTOR		DESIGN METHOD/NO. ENGINEER			
JOINTS					

FIGURE 7010.101 SHEET 5 OF 8



JOINT OPENING AND EXPANSION TUBE EXTENSION		
Joint Type	(X)	Minimum Tube Length
"ED"	1"	6"
"EE"	2"	7"
"EF"	3 1/2"	9"

DOWEL HEIGHT AND DIAMETER FOR DOWELED EXPANSION JOINTS			
(T)	(DH) (25)	Diameter	
7" to 7 1/2"	3 1/2"	3/4"	7/8"
8" to 9 1/2"	4 1/4"	1 1/4"	1 3/8"
10" to 11 1/2"	5 1/4"	1 1/2"	1 5/8"
12" to 13"	6 1/4"	1 1/2"	1 5/8"

Tubular Dowel Bars will not be allowed for expansion joints.

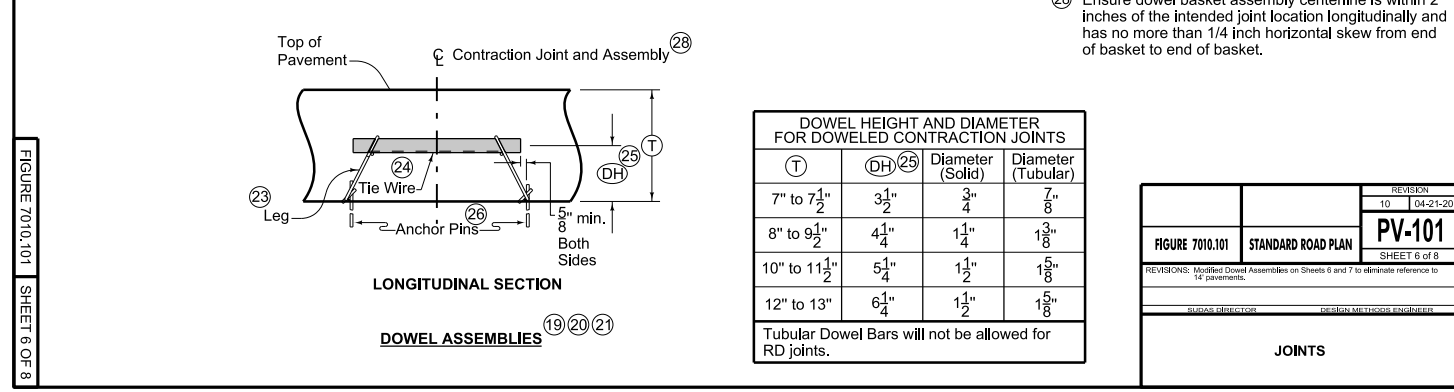
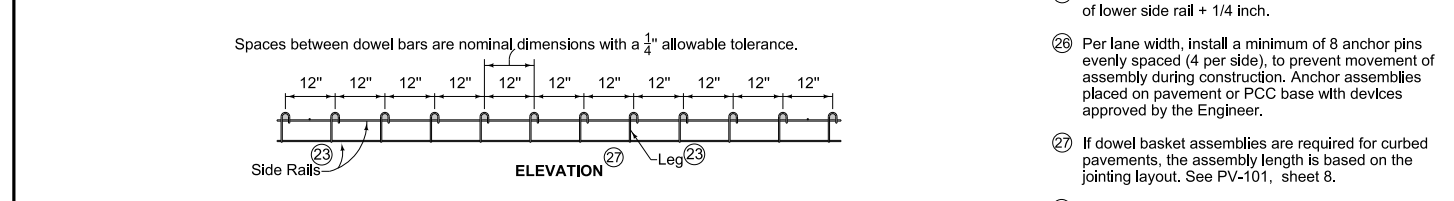
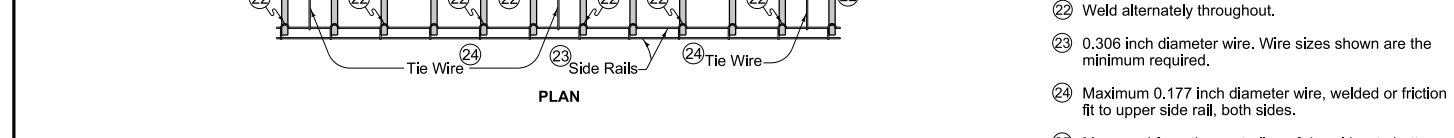
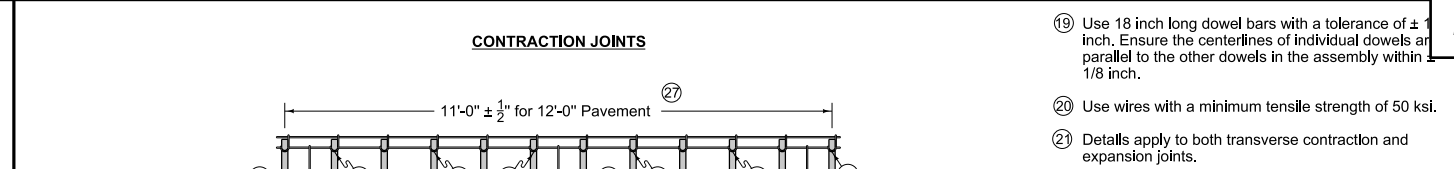
- 19 Use 18 inch long dowel bars with a tolerance of ± 1/8 inch. Ensure the centerlines of individual dowels are parallel to the other dowels in the assembly within ± 1/8 inch.
- 20 Use wires with a minimum tensile strength of 50 ksi.
- 21 Details apply to both transverse contraction and expansion joints.
- 22 Weld alternately throughout.
- 23 0.306 inch diameter wire. Wire sizes shown are the minimum required.
- 24 Maximum 0.177 inch diameter wire, welded or friction fit to upper side rail, both sides.
- 25 Measured from the centerline of dowel bar to bottom of lower side rail + 1/4 inch.
- 26 Per lane width, install a minimum of 8 anchor pins evenly spaced (4 per side), to prevent movement of assembly during construction. Anchor assemblies placed on pavement or PCC base with devices approved by the Engineer.
- 27 If dowel basket assemblies are required for curbed pavements, the assembly length is based on the jointing layout. See PV-101, sheet 8.
- 28 Ensure dowel basket assembly centerline is within 2 inches of the intended joint location longitudinally and has no more than 1/4 inch horizontal skew from end of basket to end of basket.
- 29 Clip and remove center portion of tie during field assembly.
- 30 1/4 inch diameter wire.

FIGURE 7010.101		STANDARD ROAD PLAN		PV-101	
				SHEET 7 of 8	
REVISIONS: Modified Dowel Assemblies on Sheets 6 and 7 to eliminate reference to 14 pavements.					
SUNAS DIRECTOR		DESIGN METHOD/NO. ENGINEER			
JOINTS					

FIGURE 7010.101 SHEET 7 OF 8

PROJECT NO: 19C017.05      DESIGNED BY: T. LeCLAIR  
 PROJECT DATE: 3/11/2022      CHECKED BY: A. MONIZA  
 CAD DATE: 3/6/2022      3:43:57 PM      DRAWN BY: T. LeCLAIR  
 CAD FILE: c:\pwworkdir\pwworking\19c017.05\_001\_SHT.DGN

NO	DATE	BY	REVISION DESCRIPTION



DOWEL HEIGHT AND DIAMETER FOR DOWELED CONTRACTION JOINTS			
(T)	(DH) (25)	Diameter (Solid)	Diameter (Tubular)
7" to 7 1/2"	3 1/2"	3/4"	7/8"
8" to 9 1/2"	4 1/4"	1 1/4"	1 3/8"
10" to 11 1/2"	5 1/4"	1 1/2"	1 5/8"
12" to 13"	6 1/4"	1 1/2"	1 5/8"

Tubular Dowel Bars will not be allowed for RD joints.

FIGURE 7010.101		STANDARD ROAD PLAN		PV-101	
				SHEET 6 of 8	
REVISIONS: Modified Dowel Assemblies on Sheets 6 and 7 to eliminate reference to 14 pavements.					
SUNAS DIRECTOR		DESIGN METHOD/NO. ENGINEER			
JOINTS					

FIGURE 7010.101 SHEET 6 OF 8

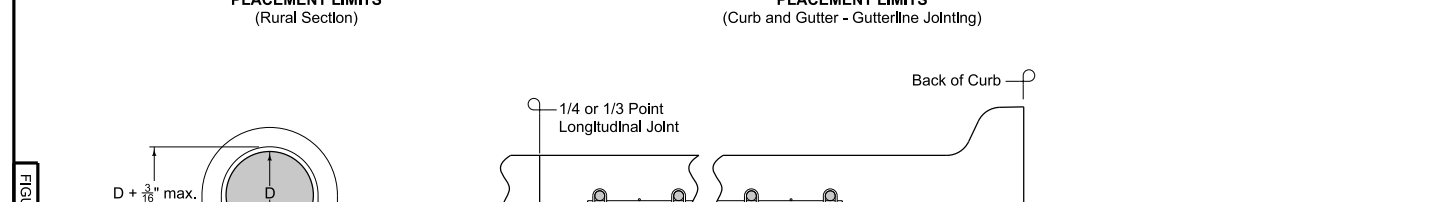
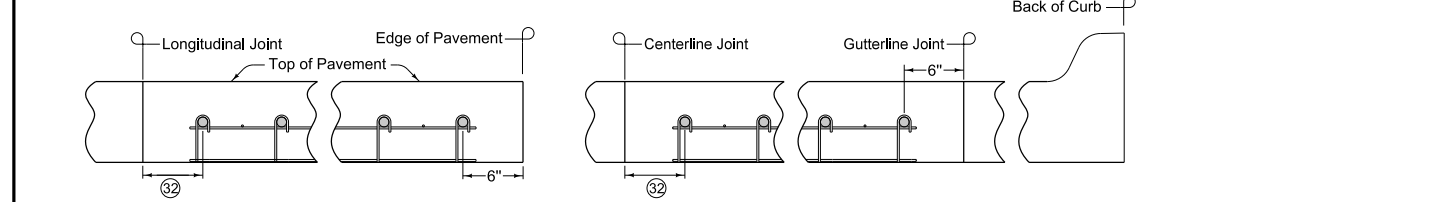
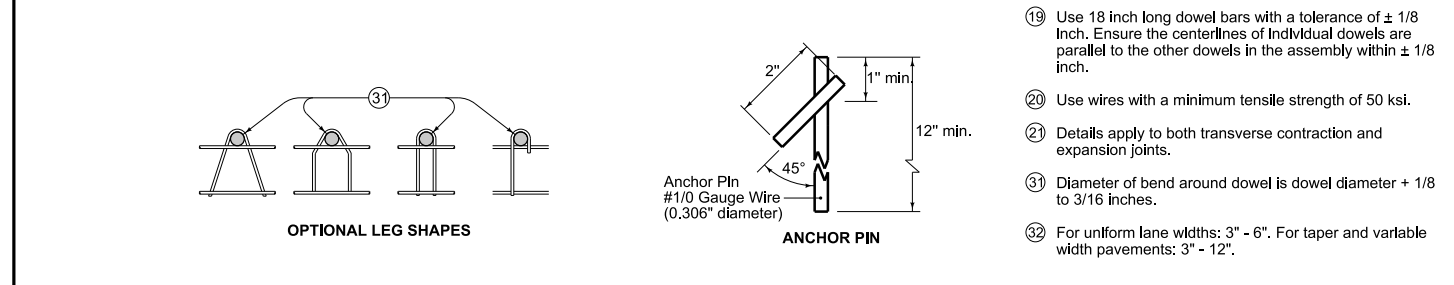


FIGURE 7010.101		STANDARD ROAD PLAN		PV-101	
				SHEET 8 of 8	
REVISIONS: Modified Dowel Assemblies on Sheets 6 and 7 to eliminate reference to 14 pavements.					
SUNAS DIRECTOR		DESIGN METHOD/NO. ENGINEER			
JOINTS					

FIGURE 7010.101 SHEET 8 OF 8

PROJECT NO: 19C017.05      DESIGNED BY: T. LeCLAIR  
 PROJECT DATE: 3/11/2022      CHECKED BY: A. MONIZA  
 CAD DATE: 3/6/2022      3:43:57 PM      DRAWN BY: T. LeCLAIR  
 CAD FILE: c:\pwworkdir\pwworking\19c017.05\_001\_SHT.DGN



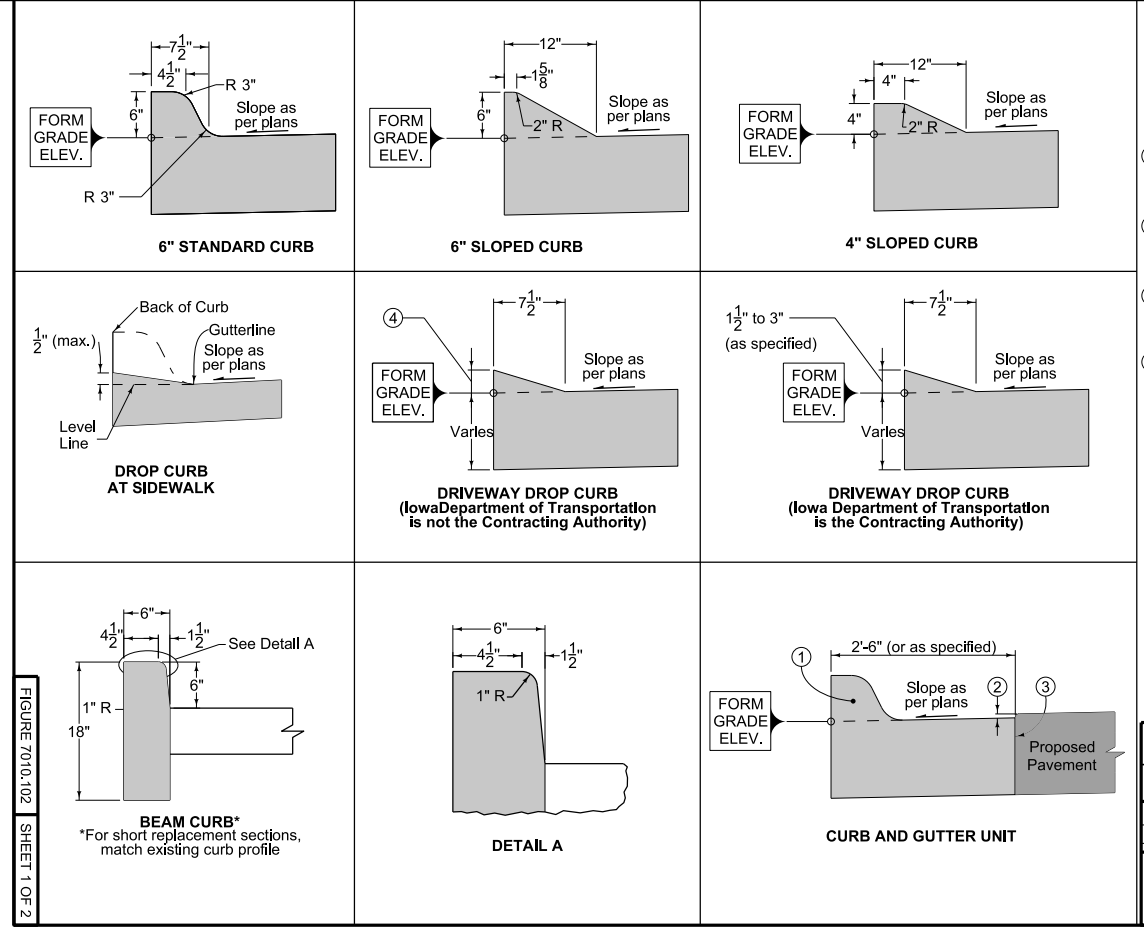
**CENTER STREET CORRIDOR STREETScape PROJECT**  
**CLAIR STREET TO W LONE TREE ROAD**  
 CEDAR FALLS, IA

TYPICAL CROSS SECTIONS AND DETAILS

Item 23.

SHEET NO. **B.07** 480

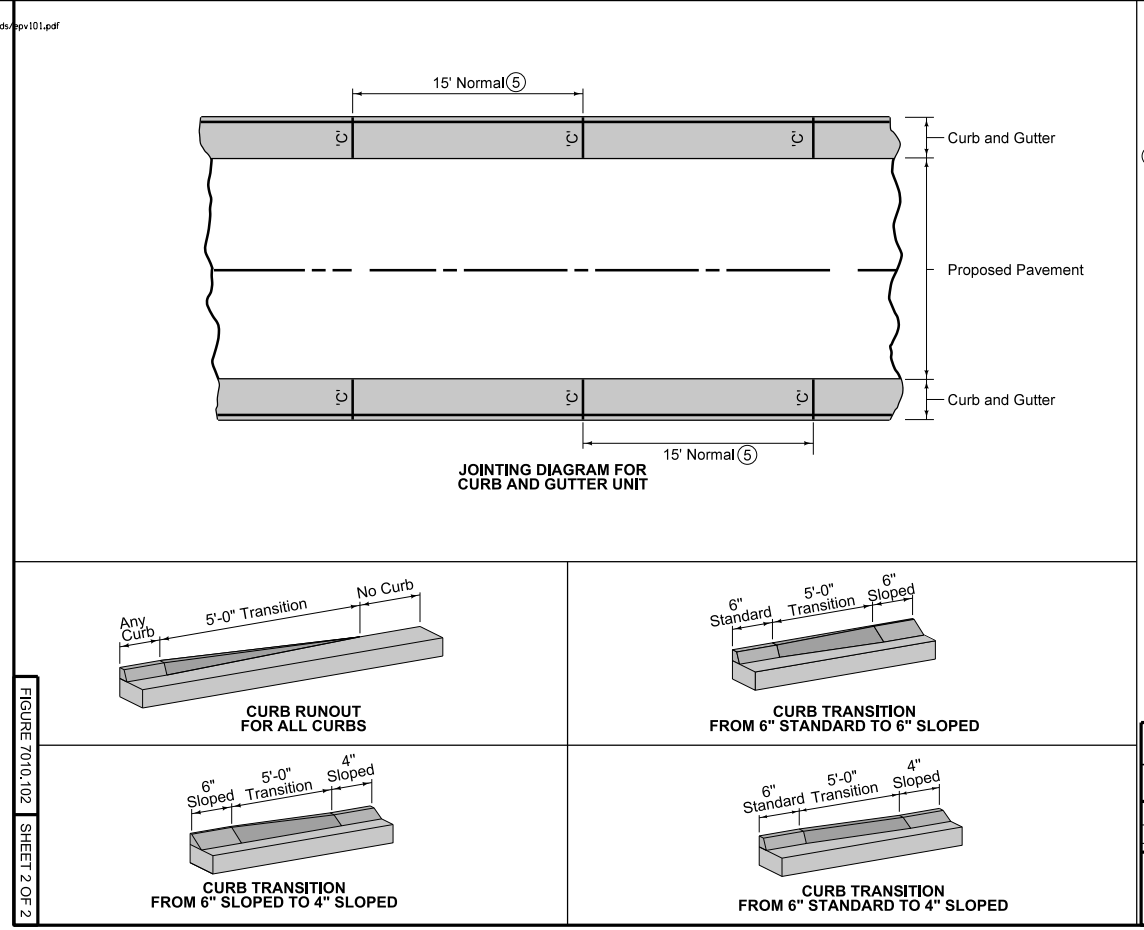




For joint details, see PV-101.

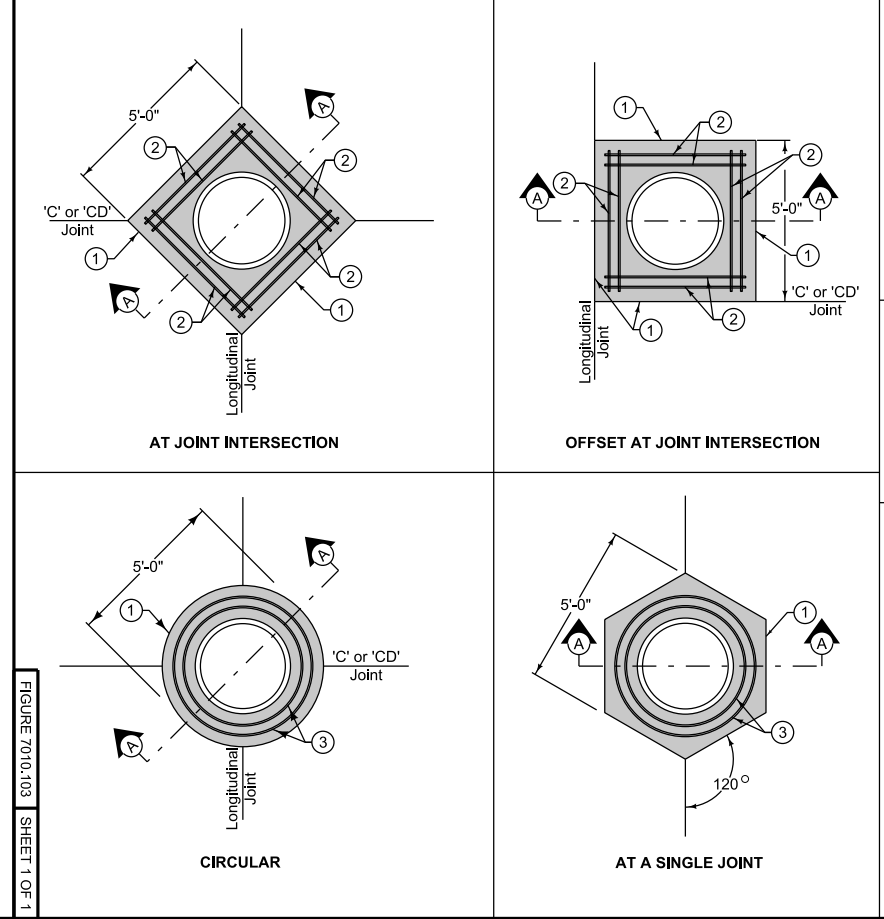
- 6 inch Standard Curb, 6 inch Sloped Curb, or 4 inch Sloped Curb as specified.
- 1/2 inch if Proposed Pavement is HMA. No elevation difference if Proposed Pavement is PCC.
- 'BT', 'KT', or 'L' joint if Proposed Pavement is PCC. 'B' joint if Proposed Pavement is HMA.
- 0 to 2 inches for residential entrances. 1 1/2 to 3 inches for industrial or commercial entrances.

REVISION	5	04-21-20
FIGURE 7010.102	STANDARD ROAD PLAN	PV-102
SHEET 1 of 2		
REVISIONS: Sub DRIVEWAY DROP CURB detail into two details. Added new circle note 4 on Sheet 1. Renumbered title note on Sheet 5.		
SUBAS DIRECTOR	DESIGN METHOD/ENGINEER	
PCC CURB DETAILS		



(5) If proposed pavement is PCC, match joint spacing for proposed pavement. Place 'E' joints in curb and gutter section where expansion joints are to be placed in proposed pavement.

REVISION	5	04-21-20
FIGURE 7010.102	STANDARD ROAD PLAN	PV-102
SHEET 2 of 2		
REVISIONS: Sub DRIVEWAY DROP CURB detail into two details. Added new circle note 4 on Sheet 1. Renumbered title note on Sheet 5.		
SUBAS DIRECTOR	DESIGN METHOD/ENGINEER	
PCC CURB DETAILS		



Construct boxout with Class C concrete or match pavement class. Minimum 2 inches clear on reinforcement. Center casting within boxout area.

- 'KT-1', 'KT-2', 'BT-1', or 'BT-2' joint if three-piece floating casting (SW 601 Type B and D or SW-602 Type F) is used. 'E' joint if two-piece fixed casting (SW 601 Type A and C or SW-602 Type E) is used.
- 4 foot 8 inch (typ.) #4 bar. Place at mid-slab.
- #4 hoops (variable length). Place at mid-slab.
- No boxout is required for three-piece floating castings (SW 601 Type B and D or SW-602 Type F). If a boxout is used with a three-piece casting, construct as detailed in Section A-A for three-piece floating casting.

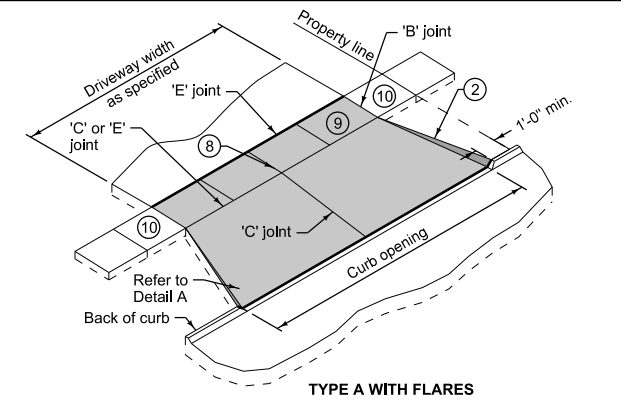
**SECTION A-A (For two-piece fixed casting)**  
5'-0" 'E' Joint Adjustment Ring 6" 'E' Joint PCC Pavement

**SECTION A-A (For three-piece floating casting)**  
5'-0" 'KT-1', 'KT-2', 'BT-1', or 'BT-2' Joint Adjustment Ring 6" 'KT-1', 'KT-2', 'BT-1', or 'BT-2' Joint PCC Pavement

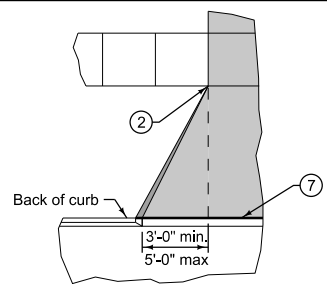
REVISION	1	04-21-20
FIGURE 7010.103	STANDARD ROAD PLAN	PV-103
SHEET 1 of 1		
REVISIONS: New Logo.		
SUBAS DIRECTOR	DESIGN METHOD/ENGINEER	
MANHOLE BOXOUTS IN PCC PAVEMENT		

NO	DATE	BY	REVISION DESCRIPTION

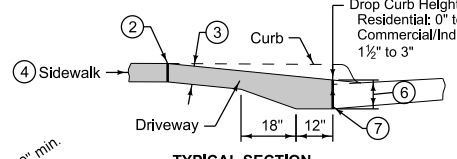




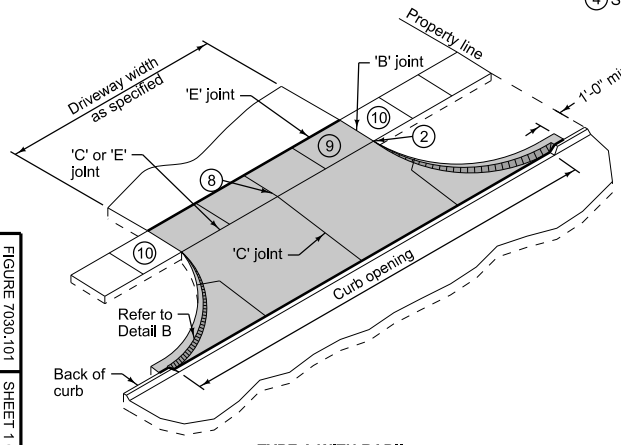
TYPE A WITH FLARES



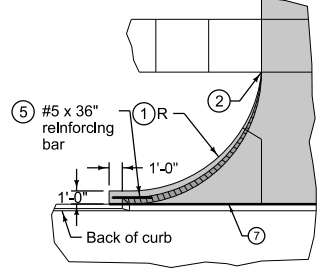
DETAIL A  
(Residential/Agricultural Only)



TYPICAL SECTION



TYPE A WITH RADII

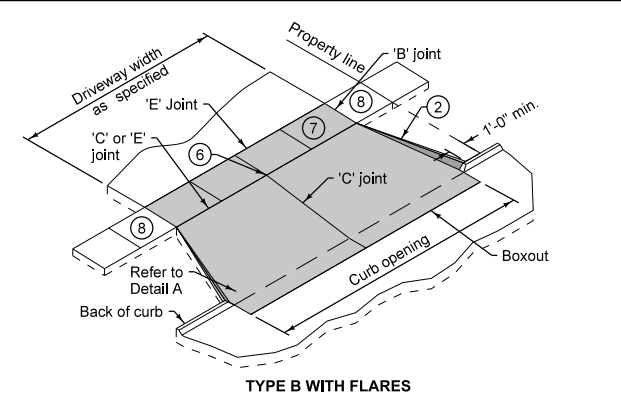


DETAIL B

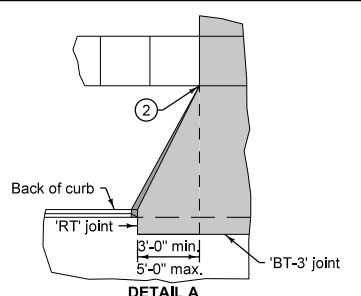
- 1 Driveway radius (R). Residential: 10 foot minimum, 15 foot maximum. Commercial and industrial: As specified in the contract documents.
- 2 Transition the curb height to 0 inches at end of taper/radius or at the front edge of sidewalk. Do not extend raised curb across sidewalk.
- 3 Pavement thickness. Residential: 6 inches minimum. Commercial and industrial: 7 inches minimum.
- 4 Sidewalk thickness through driveway to match thickness of driveway.
- 5 Center reinforcing bar vertically in the pavement.
- 6 Match thickness of adjacent roadway, 8 inches minimum.
- 7 Provide 'E' joint at back of curb unless 'B' joint is specified.
- 8 For alleys, invert the pavement crown 2% toward center of alley.
- 9 Target cross slope of 1.5% with a maximum cross slope of 2.0%. If specified in the contract documents, construct the sidewalk through the driveway 5 feet wide to serve as a passing space.
- 10 If cross slope of adjacent sidewalk panel exceeds 2.0%, remove and replace to transition from existing sidewalk to sidewalk through driveway. If elevation change requires a curb ramp, comply with Figure 7030.205; verify need for detectable warning panel with Engineer.

REVISION	3	2020 Edition
<b>7030.101</b>		
SHEET 1 of 1		
CONCRETE DRIVEWAY, TYPE A		

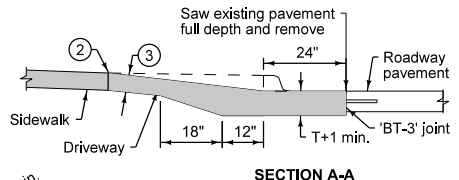
FIGURE 7030.101 SHEET 1 OF 1



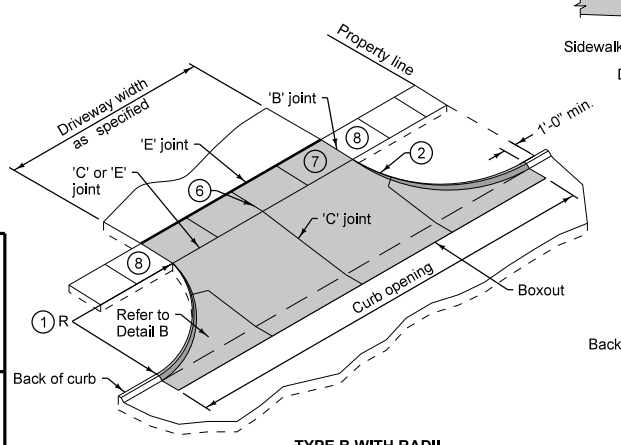
TYPE B WITH FLARES



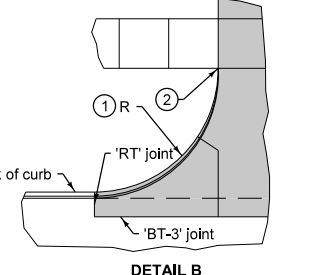
DETAIL A  
(Residential/Agricultural Only)



SECTION A-A



TYPE B WITH RADII

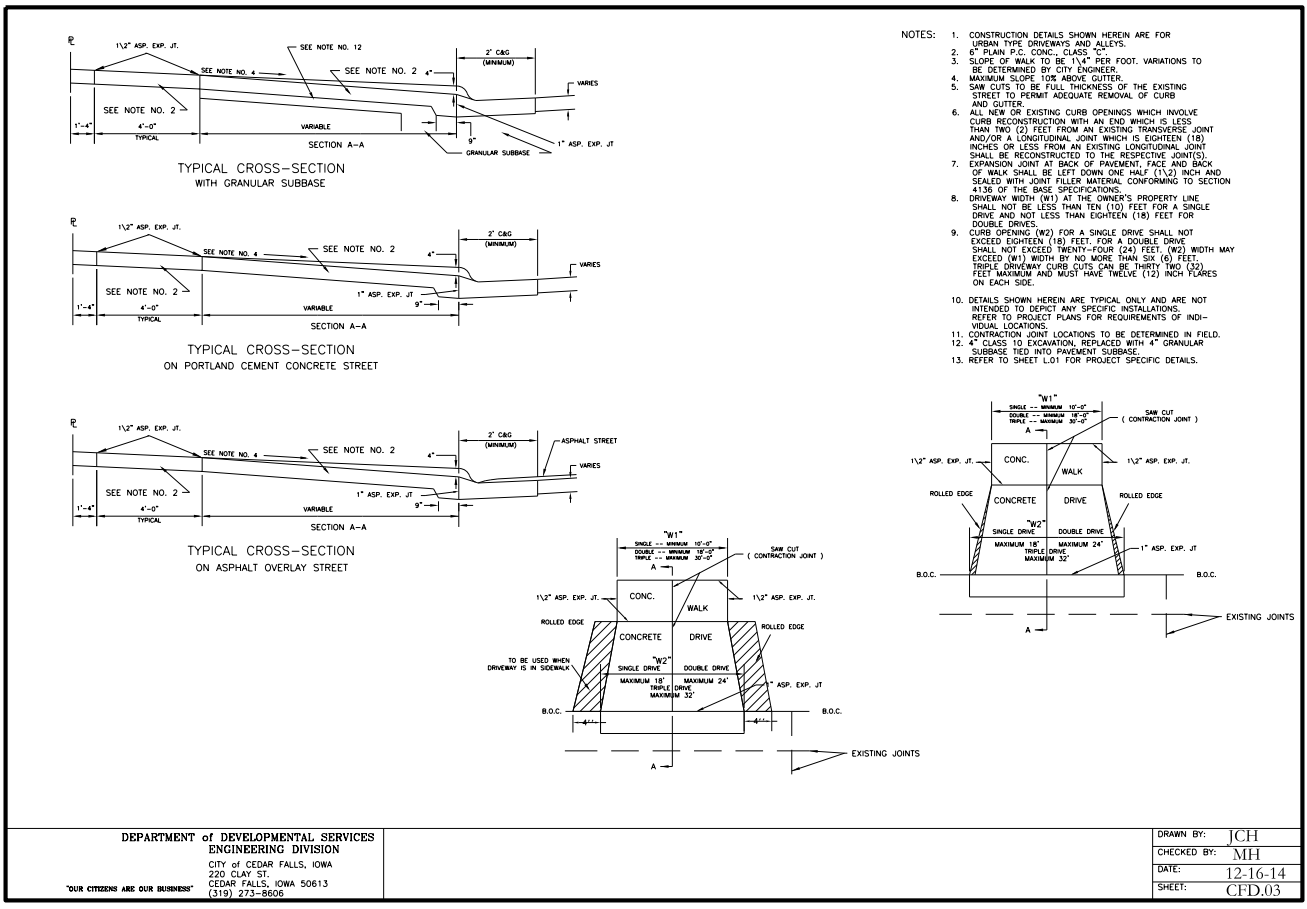


DETAIL B

- 1 Driveway radius (R). Residential: 10 foot minimum, 15 foot maximum. Commercial and industrial: As specified in the contract documents.
- 2 Transition the curb height to 0 inches at end of taper/radius or at the front edge of sidewalk. Do not extend raised curb across sidewalk.
- 3 Pavement thickness. Residential: 6 inches minimum. Commercial and industrial: 7 inches minimum.
- 4 Sidewalk thickness through driveway to match thickness of driveway.
- 5 If longitudinal joint is located 48 inches or less from the back of curb, extend boxout to joint line. Full depth saw cut is still required.
- 6 For alleys, invert the pavement crown 2% toward the center of the alley.
- 7 Target cross slope of 1.5% with a maximum cross slope of 2.0%. If specified in the contract documents, construct the sidewalk through the driveway 5 feet wide to serve as a passing space.
- 8 If cross slope of adjacent sidewalk panel exceeds 2.0%, remove and replace to transition from existing sidewalk to sidewalk through driveway. If the elevation change requires a curb ramp, comply with Figure 7030.205; verify need for detectable warning panel with Engineer.

REVISION	3	2020 Edition
<b>7030.102</b>		
SHEET 1 of 1		
CONCRETE DRIVEWAY, TYPE B		

FIGURE 7030.102 SHEET 1 OF 1



DEPARTMENT of DEVELOPMENTAL SERVICES  
ENGINEERING DIVISION  
CITY OF CEDAR FALLS, IOWA  
220 CLAY ST.  
CEDAR FALLS, IOWA 50613  
(319) 272-8606

DRAWN BY: JCH  
CHECKED BY: MH  
DATE: 12-16-14  
SHEET: CFD.03

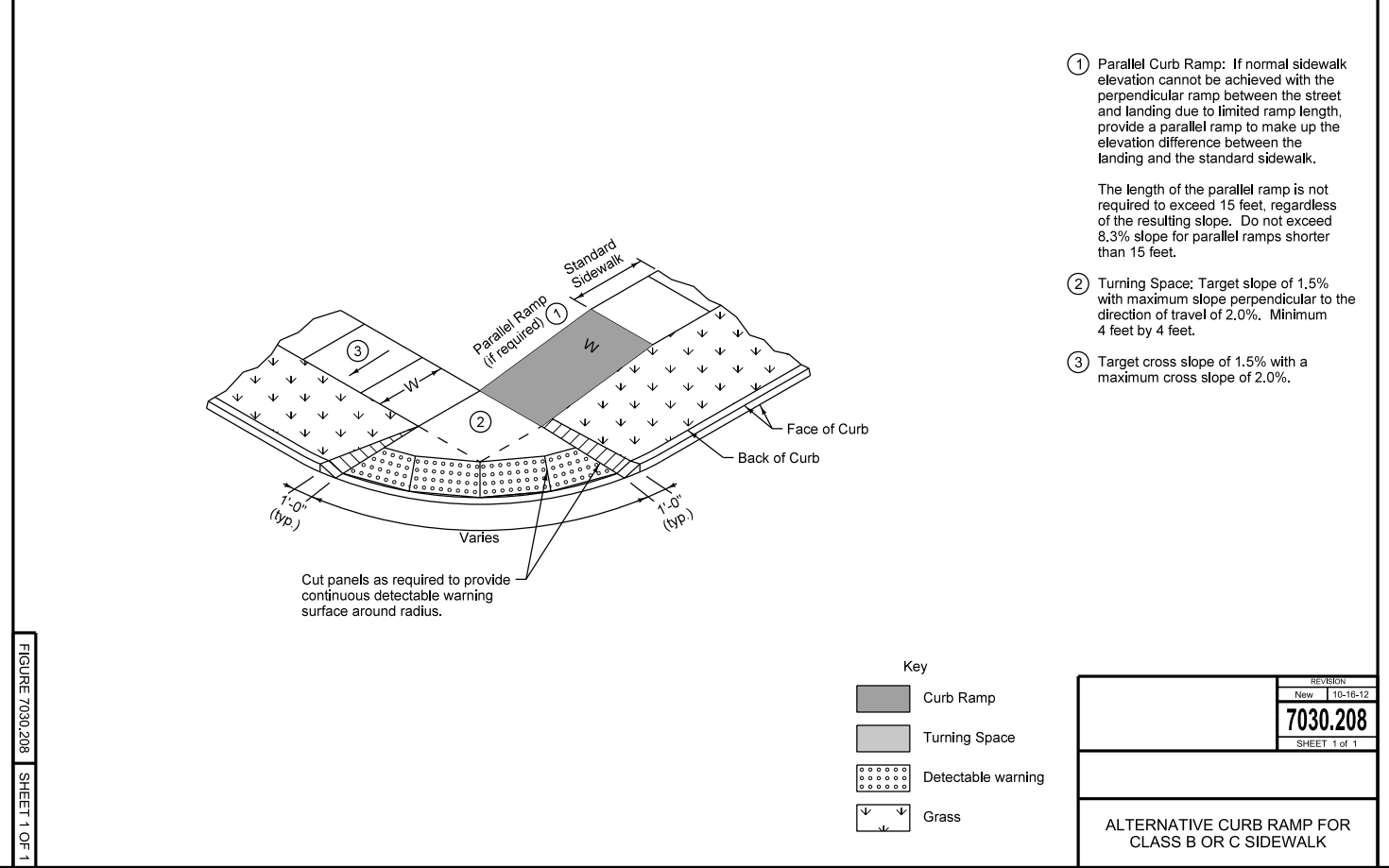
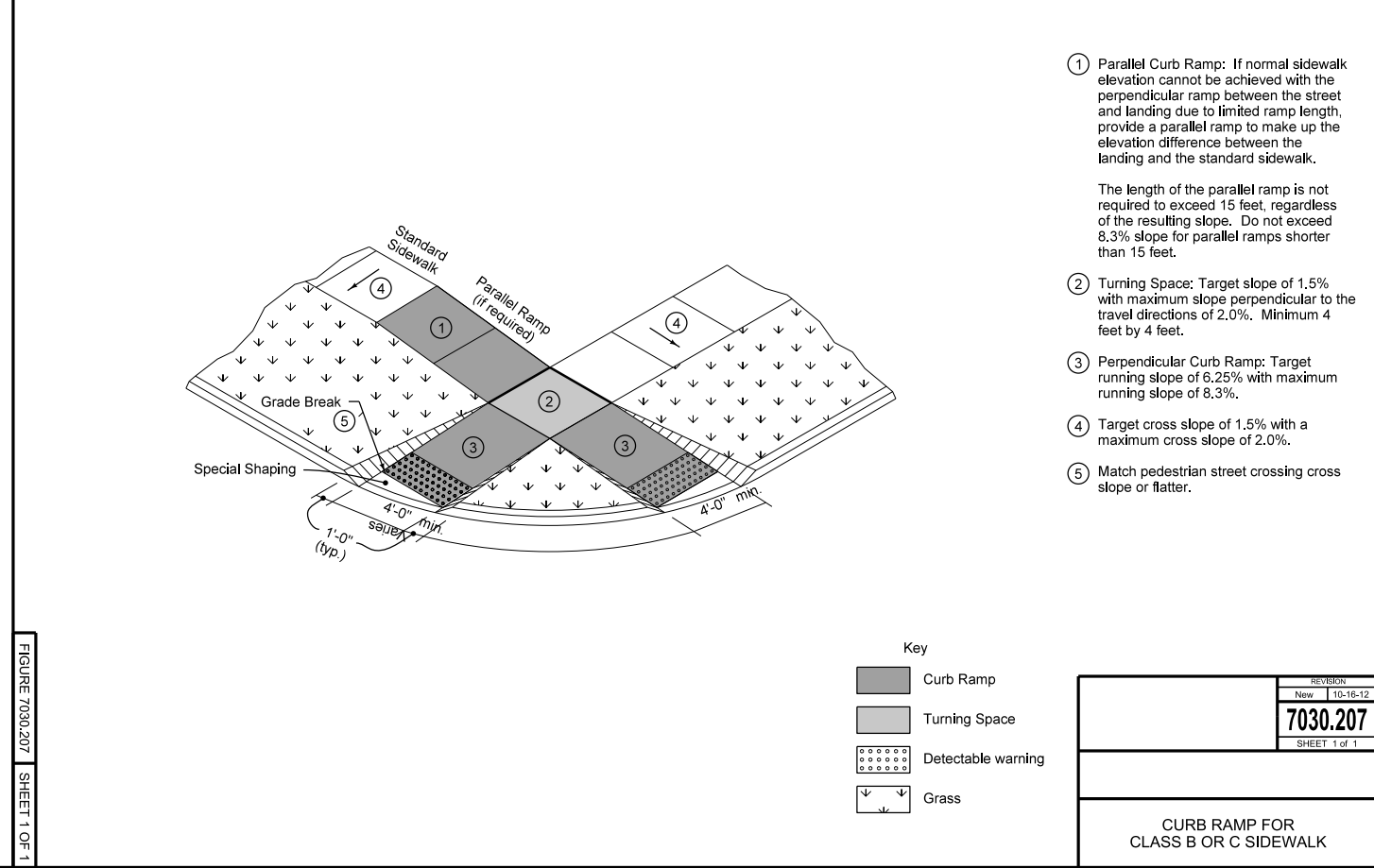
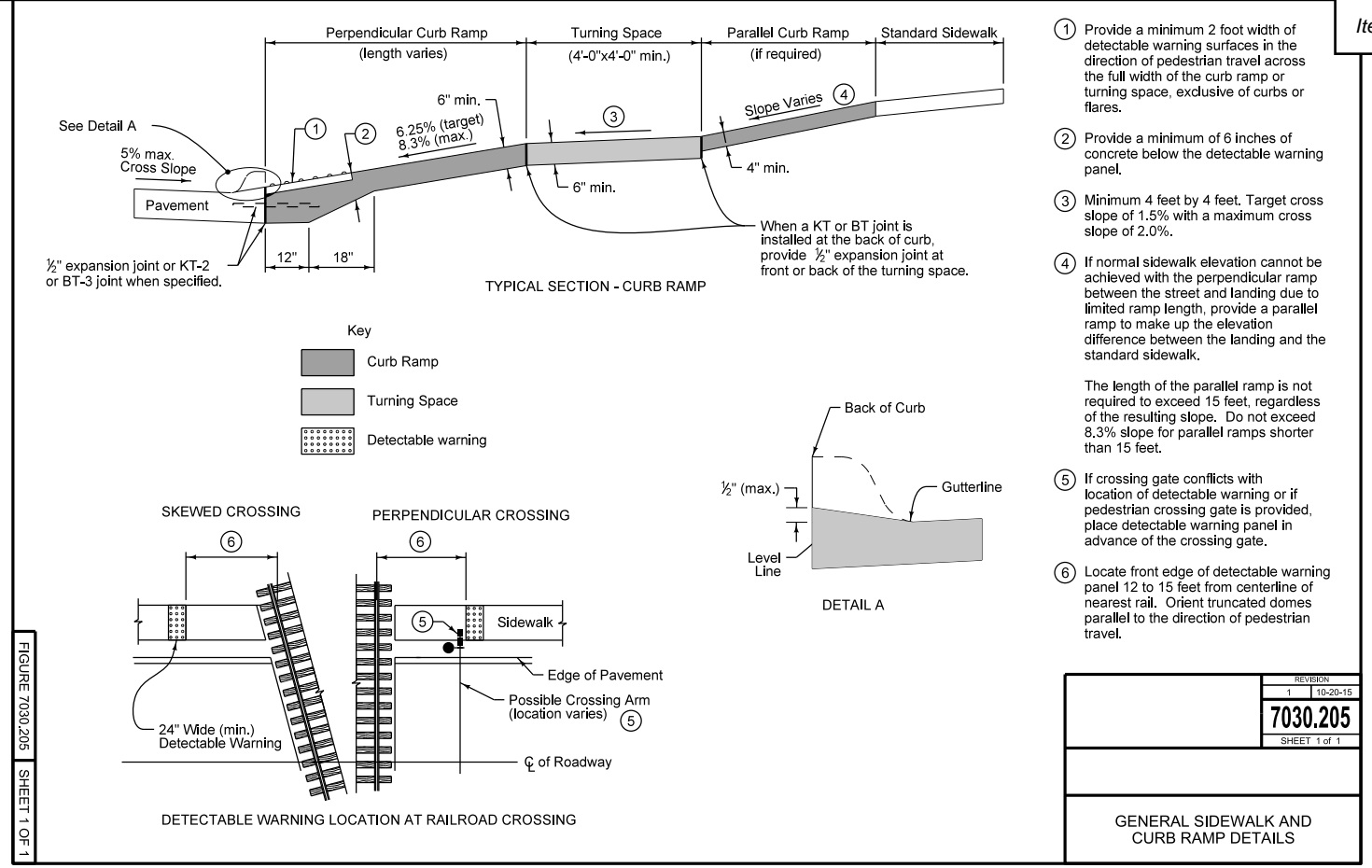
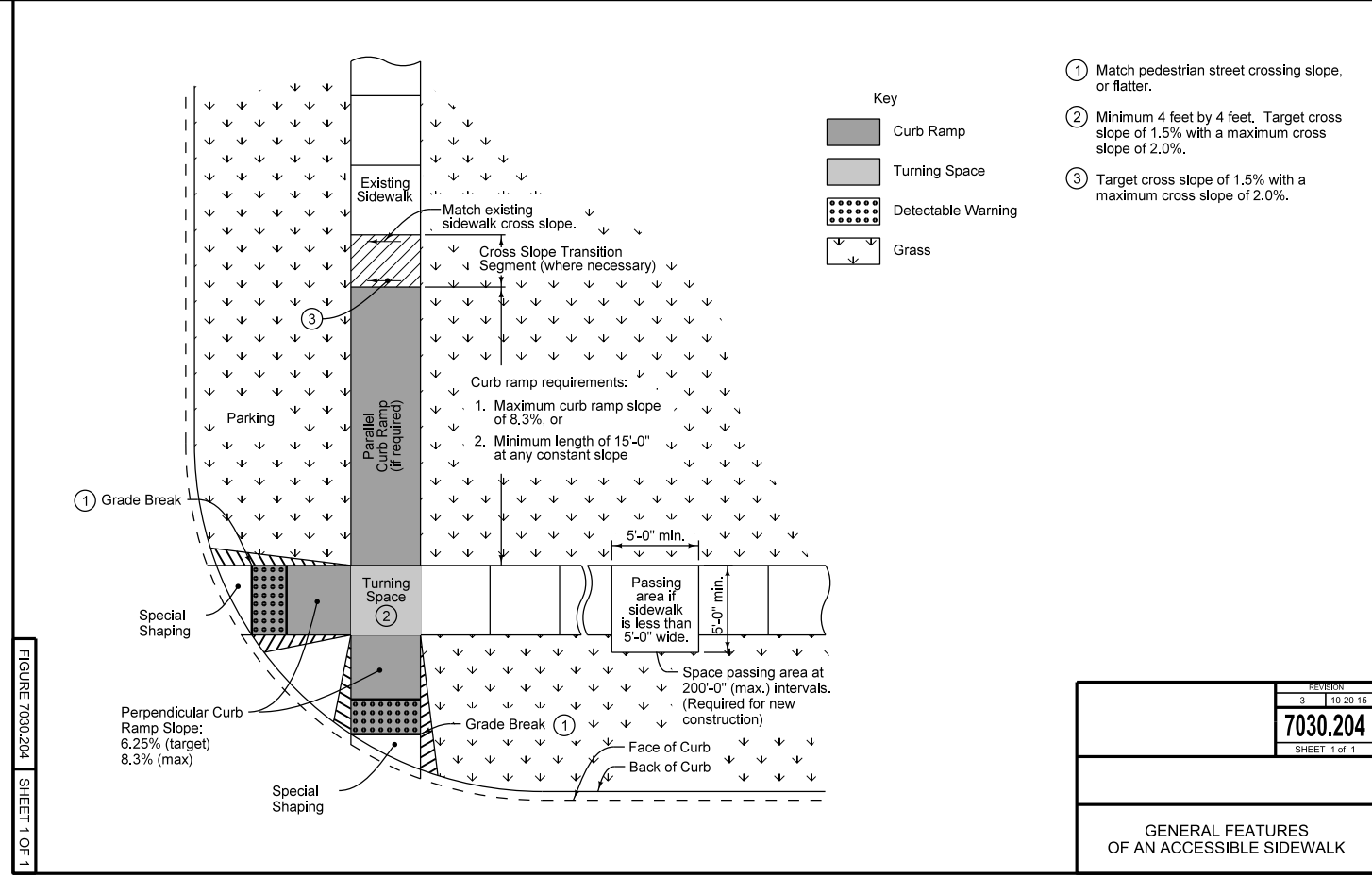
PROJECT NO: 19C017.05	DESIGNED BY: T. LeCLAIR
PROJECT DATE: 3/11/2022	CHECKED BY: A. MONIZA
CAD DATE: 3/6/2022	3:44:00 PM DRAWN BY: T. LeCLAIR
CAD FILE: c:\pwworkdir\pwworking\140375072\0019C017.05_B01_SHT.DGN	

NO	DATE	BY	REVISION DESCRIPTION



CENTER STREET CORRIDOR STREETScape PROJECT  
CLAIR STREET TO W LONE TREE ROAD  
CEDAR FALLS, IA

SHEET NO. B.09  
482  
TYPICAL CROSS SECTIONS AND DETAILS



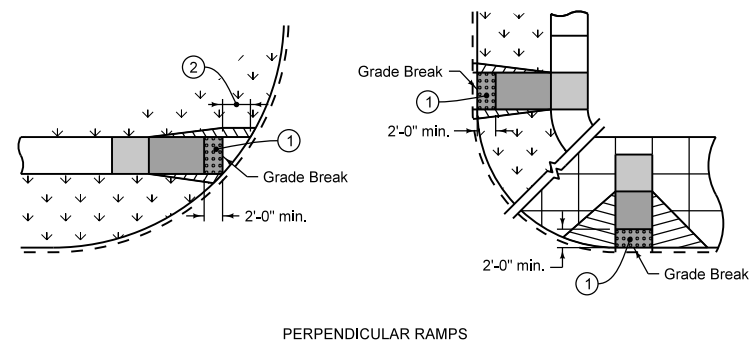
PROJECT NO: 19C017.05	DESIGNED BY: T. LeCLAIR
PROJECT DATE: 3/11/2022	CHECKED BY: A. MONIZA
CAD DATE: 3/6/2022 3:44:02 PM	DRAWN BY: T. LeCLAIR
CAD FILE: c:\pwworkdir\p_w_t\1\0375072\0019C017.05_B01_SHT.DGN	

NO	DATE	BY	REVISION DESCRIPTION

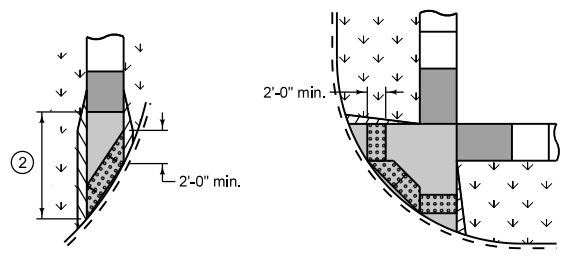
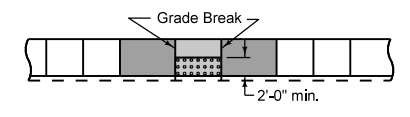


**CENTER STREET CORRIDOR STREETScape PROJECT**  
**CLAIR STREET TO W LONE TREE ROAD**  
 CEDAR FALLS, IA

**TYPICAL CROSS SECTIONS AND DETAILS**



PERPENDICULAR RAMPS



PARALLEL RAMPS

Provide a minimum 2 foot width of detectable warning surfaces in the direction of pedestrian travel across the full width of the curb ramp or turning space, exclusive of curbs or flares.

- When detectable warning is located on curb ramp surface, orient domes in the direction of pedestrian travel.
- When the distance between the grade break and the back of curb is less than 5 feet, place detectable warning surface at the bottom of the curb ramp.

Where one corner of the curb ramp is more than 5 feet from the back of curb, construct curb ramp as a parallel curb ramp. Move grade break back as required to place detectable warning on turning space at the back of curb.

Key

- Curb Ramp
- Turning Space
- Detectable Warning

<b>7030.210</b>	REVISION
	New 10-16-12
SHEET 1 of 1	
DETECTABLE WARNING PLACEMENT	

FIGURE 7030.210 SHEET 1 OF 1

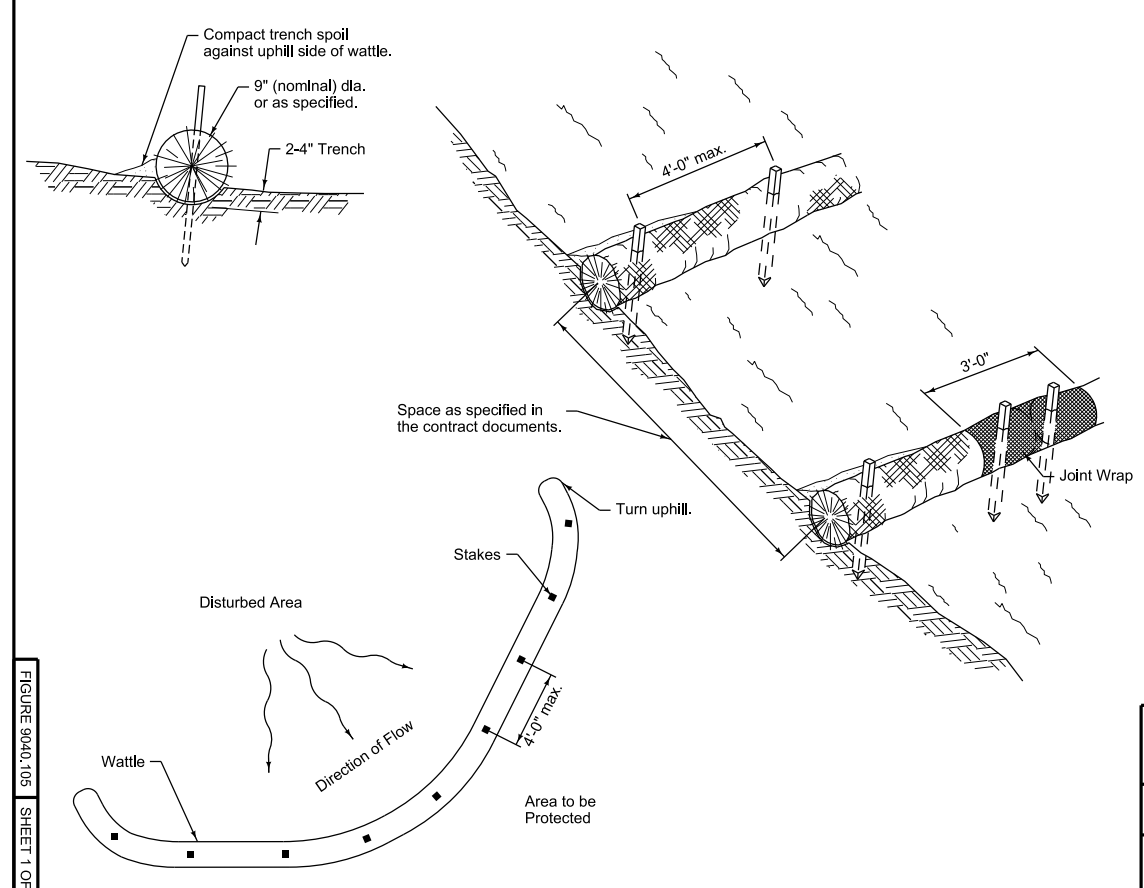


FIGURE 9040.105 SHEET 1 OF 1

<b>9040.105</b>	REVISION
	2 10-21-14
SHEET 1 of 1	
WATTLE	

PROJECT NO: 19C017.05 DESIGNED BY: T. LeCLAIR  
 PROJECT DATE: 3/11/2022 CHECKED BY: A. MONIZA  
 CAD DATE: 3/6/2022 3:44:03 PM DRAWN BY: T. LeCLAIR  
 CAD FILE: c:\pwworkdir\p\_w\_t\1\0375072\0019C017.05\_B01\_SHT.DGN

NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

TYPICAL CROSS SECTIONS AND DETAILS

SHEET NO.  
**B.11**  
484

### ESTIMATED PROJECT QUANTITIES (1 DIVISION PROJECT)

Item No.	Item Code	Item	Unit	Total	As Built Qty.
<b>DIVISION 2 - EARTHWORK</b>					
1	2010-108-D-2	TOPSOIL, COMPOST-AMENDED	CY	672	
2	2010-108-D-3	TOPSOIL, OFF-SITE	CY	315	
3	2010-108-E-0	EXCAVATION, CLASS 10	CY	910	
4	2010-108-J-0	SUBBASE, GRANULAR 6"	SY	3140	
5	SUPPLEMENTAL	BIOCELL AGGREGATE BACKFILL	CY	217	
6	SUPPLEMENTAL	SHOULDER GRAVEL REMOVAL	LS	1	
<b>DIVISION 4 - SEWERS AND DRAINS</b>					
7	4020-108-A-1	STORM SEWER, TRENCHED, RCP CLASS III, 15"	LF	250	
8	4020-108-D-0	REMOVAL OF STORM SEWER, RCP CLASS III, 12"	LF	76	
9	4040-108-A-0	SUBDRAIN, PERFORATED HDPE, 6"	LF	1295	
10	4040-108-C-0	SUBDRAIN CLEANOUT, TYPE A-2, 6", MODIFIED	EA	12	
11	4040-108-D-0	SUBDRAIN OUTLET AND CONNECTIONS, CMP, 8"	EA	7	
12	SUPPLEMENTAL	CURB OUTLETS, NEENAH R-3262-3	EA	37	
<b>DIVISION 6 - STRUCTURES FOR SANITARY AND STORM SEWERS</b>					
13	6010-108-B-0	INTAKE, SW-512, 24"	EA	3	
14	6010-108-E-0	MANHOLE ADJUSTMENT, MINOR	EA	10	
15	6010-108-E-0	INTAKE ADJUSTMENT, MINOR	EA	6	
16	6010-108-H-0	REMOVE INTAKE	EA	2	
<b>DIVISION 7 - STREETS AND RELATED WORK</b>					
17	7010-108-A-0	PAVEMENT, PCC, 8"	SY	1052	
18	7010-108-E-0	CURB AND GUTTER, 2.0', 8"	LF	1060	
19	7030-108-C-0	SHARED USE PATH, PCC, 6"	SY	484	
20	7030-108-E-0	SIDEWALK, PCC, 5 IN	SY	1212	
21	7030-108-E-0	SIDEWALK, PCC, 6 IN	SY	77	
22	7030-108-G-0	DETECTABLE WARNING	SF	473	
23	7030-108-H-1	DRIVEWAY, PAVED, PCC, 6"	SY	1160	
24	7040-108-A-0	FULL DEPTH PATCHES, HMA	TON	50	
25	7040-108-H-0	PAVEMENT REMOVAL	SY	3870	
26	SUPPLEMENTAL	ACCENT PAVERS	SF	4887	
27	SUPPLEMENTAL	EDGE RESTRAINT, PCC, 8"	LF	510	
<b>DIVISION 8 - TRAFFIC CONTROL</b>					
28	8030-108-A-0	TEMPORARY TRAFFIC CONTROL	LS	1	
29	2524-6765010	REMOVE AND REINSTALL SIGN AS PER PLAN	EA	13	
<b>DIVISION 9 - SITE WORK AND LANDSCAPING</b>					
30	9010-108-B-0	HYDRAULIC SEEDING, SEEDING, FERTILIZING AND MULCHING, TYPE 1	AC	1	
31	9010-108-B-0	HYDRAULIC SEEDING, SEEDING, FERTILIZING AND MULCHING, TEMPORARY, TYPE 4	AC	2	
32	9030-108-A-0	PLANTS WITH WARRANTY, TREES	EA	15	
33	9030-108-B-0	PLANTS WITH WARRANTY, #SPS CONTAINER (BIOCELL EDGE)	EA	1985	
34	9030-108-B-0	PLANTS WITH WARRANTY, 1 GAL. CONTAINER (BIOCELL BOTTOM)	EA	816	
35	9040-108-A-1	SWPPP PREPARATION	LS	1	
36	9040-108-A-2	SWPPP MANAGEMENT	LS	1	
37	9040-108-F-1	WATTLE, STRAW, 9"	LF	1326	
38	9040-108-F-2	WATTLE, REMOVAL	LF	1326	
39	9040-108-T-1	INLET PROTECTION DEVICE, FILTER SOCK	EA	4	
40	2523-0000100	LIGHTING POLES	EA	19	
41	2523-0000200	ELECTRICAL CIRCUITS	LF	1735	
<b>DIVISION 11 - MISCELLANEOUS</b>					
42	11010-108-A	CONSTRUCTION SURVEY	LS	1	
43	11020-108-A	MOBILIZATION	LS	1	
44	11030-108-A	MAINTENANCE OF POSTAL SERVICE	LS	1	
45	11050-108-A-0	CONCRETE WASHOUT	LS	1	
46	SUPPLEMENTAL	LANDSCAPING	LS	1	

### ESTIMATE REFERENCE INFORMATION

Item No.	Item Code	Description
<b>DIVISION 2 - EARTHWORK</b>		
1	2010-108-D-2	TOPSOIL, COMPOST-AMENDED A. Quantity includes placement in biocell section. Refer to LS-Sheets for locations and details. B. Composition consists of 60% sand, 25% compost and 15% toposil.
2	2010-108-D-3	TOPSOIL, OFF-SITE A. Quantity includes additional toposil required assuming only 6 inches is available onsite for stripping.
3	2010-108-E-0	EXCAVATION, CLASS 10 A. Quantity includes site grading and excavation for biocell installation. B. All excavated materials shall become property of the contractor and disposed of offsite.

### ESTIMATE REFERENCE INFORMATION

Item No.	Item Code	Description
4	2010-108-G-0	SUBBASE, GRANULAR 6" A. Refer to typical sections in the B-Sheets for additional information. B. Quantity includes 6 inches of granular subbase for driveways, 8" PCC pavement and curb and gutter plus 2 feet on each side not adjacent to existing pavement.
5	SUPPLEMENTAL	BIOCELL AGGREGATE BACKFILL A. Refer to LS-Sheets for details and locations. B. Quantity includes 12 inches of aggregate backfill in biocell locations. C. Material shall be washed 1 inch clean rock.
6	SUPPLEMENTAL	SHOULDER GRAVEL REMOVAL A. REFER TO R-Sheets for locations. B. Included in this bid item is removal of existing shoulder gravel, placement of topsoil, finish grading, seeding and all labor and materials necessary to complete construction activities.
7	4020-108-A-1	<b>DIVISION 4 - SEWERS AND DRAINS</b> STORM SEWER, TRENCHED, RCP CLASS III, 15" A. Refer to B-Sheets for details and M-sheets for locations. B. Wrap pipe joints with engineering fabric and backfill with granular bedding/backfill material in accordance with SUDAS detail 3010.102 Class R-2. Concrete storm sewer shall be bell and spigot joint pipe. C. Unsuitable materials encountered during installation shall become property of the contractor and disposed of offsite.
8	4020-108-D-0	REMOVAL OF STORM SEWER, RCP CLASS III, 12" A. Refer to Tab 110-14 in C-Sheets and R-Sheets for locations.
9	4040-108-A-0	SUBDRAIN, PERFORATED HDPE, 6" A. Refer to B-Sheets for details and M-sheet Tab 104-5C for quantities. B. Connections to existing subdrains shall be considered incidental to this item.
10	4040-108-C-0	SUBDRAIN CLEANOUT, TYPE A-2, 6", MODIFIED A. Refer to B-Sheets for details and M-sheet Tab 104-5C for quantities. B. Cleanouts in biocells shall be equipped with standard ADS 6" Nyloplast Drop in Grate intake or equivalent. Intake grate will be installed in place of cleanout casting and shall be considered incidental to the cleanout installation. Contractor shall submit proposed intake type to Engineer for approval.
11	4040-108-D-0	SUBDRAIN OUTLET AND CONNECTIONS, CMP, 8" A. Refer to B-Sheets for details and M-sheet Tab 104-5C for quantities.
12	SUPPLEMENTAL	CURB OUTLETS, NEENAH R-3262-3 A. Refer to B-Sheets for detail and D-Sheets for locations. B. Included in this item is Curb Outlet Casting, Casting installation, and 4" HDPE subdrain which outlets to the Biocells.
<b>DIVISION 6 - STRUCTURES FOR SANITARY AND STORM SEWERS</b>		
13	6010-108-B-0	INTAKE, SW-512, 24" A. Refer to B-Sheets for details and M-Sheets for locations.
14	6010-108-E-0	MANHOLE ADJUSTMENT, MINOR A. Refer to C-Sheet Tab 4000-01 for quantities and R-Sheets for locations.
15	6010-108-E-0	INTAKE ADJUSTMENT, MINOR A. Refer to C-Sheet Tab 4000-01 for quantities and R-Sheets for locations.
16	6010-108-H-0	REMOVE INTAKE A. Refer to C-Sheet Tab 110-15 for quantities and R-Sheets for locations.
<b>DIVISION 7 - STREETS AND RELATED WORK</b>		
17	7010-108-A-0	PAVEMENT, PCC, 8"
18	7010-108-E-0	CURB AND GUTTER, 2.0', 8" A. Refer to B-Sheets for details, C-Sheet Tab 100-24 and 112-4 for quantities and L-Sheets for locations. B. Incidental to 8" PCC and Curb and Gutter bid items is Final Subgrade Preparation.
19	7030-108-C-0	SHARED USE PATH, PCC, 6"
20	7030-108-E-0	SIDEWALK, PCC, 5"
21	7030-108-E-0	SIDEWALK, PCC, 6" A. Refer to B-Sheets for details, C-Sheet Tab 113-1 for quantities and L-Sheets for locations. B. Incidental to 6" PCC Shared Use Path, 5" PCC Sidewalk and 6" PCC Sidewalk is Final Subgrade Preparation.
22	7030-108-G-0	DETECTABLE WARNING A. Refer to C-Sheet Tab 113-1 for quantities and L-Sheets for locations.
23	7030-108-H-1	DRIVEWAY, PAVED, PCC, 6" A. Refer to B-Sheets for details and C-Sheet Tab 102-3 for quantities. B. Incidental to 6" PCC Driveway is Final Subgrade Preparation.
24	7040-108-A-0	FULL DEPTH PATCHES, HMA A. This bid item shall be used as directed by the Engineer to repair adjacent HMA pavement that is deemed to be unsound. Any adjacent pavement that is damaged by the negligence of the Contractor shall be removed and

PROJECT NO: 0019C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/28/2022 1:44:43 PM  
 CAD FILE: c:\pw\_workdir\pw\_jel\110567350\Foth C-Sheets.xlsm

DESIGNED BY: T. LECLAIR  
 CHECKED BY: A. MONIZA  
 DRAWN BY: T. LECLAIR

NO	DATE	BY	REVISION DESCRIPTION



CENTER STREET CORRIDOR STREETScape PROJECT  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

SHEET NO.  
**C.01** 485  
 ESTIMATED QUANTITIES

**ESTIMATE REFERENCE INFORMATION**

Item No.	Item Code	Description
		replaced at the Contractors expense and shall not be covered under this bid item.
25	7040-108-H-0	PAVEMENT REMOVAL A. Refer to C-Sheet Tab 110-1 for quantities and R-Sheets for locations. B. Any adjacent pavement that is damaged by the negligence of the Contractor shall be removed and replaced at the Contractors expense. C. Pavement removals shall become the property of the Contractor and properly disposed of offsite. D. Approximate sawcutting quantities are show in Tab 110-1 and shall be considered incidental to this bid item.
26	SUPPLEMENTAL	ACCENT PAVERS
27	SUPPLEMENTAL	EDGE RESTRAINT, PCC, 8" A. Refer to LS-Sheets for details, quantities and locations.
<b>DIVISION 8 - TRAFFIC CONTROL</b>		
28	8030-108-A-0	TEMPORARY TRAFFIC CONTROL A. This bid item shall include all signs and barricades as detailed heron and as required by the Engineer and all other work necessary to control traffic during construction. All traffic control shall meet the requirements of the City of Cedar Falls and latest edition of the Manual on Uniform Traffic Control Devices (MUTCD). Additional closures necessary to accommodate changes to the construction stagin shall be considered incidental to this bid item. B. Refer to J-Sheets for staging and traffic control plan.
29	2524-6765010	REMOVE AND REINSTALL SIGN AS PER PLAN A. Refer to C-Sheet Tab 8000-01 for quantities and R-Sheets for locations.
<b>DIVISION 9 - SITE WORK AND LANDSCAPING</b>		
30	9010-108-B-0	HYDRAULIC SEEDING, SEEDING, FERTILIZING AND MULCHING, TYPE 1
31	9010-108-B-0	HYDRAULIC SEEDING, SEEDING, FERTILIZING AND MULCHING, TEMPORARY, TYPE 4 A. Refer to EC and LS-Sheets for details and locations. B. Temporary seeding shall be used as directed by the Engineer and quantity double for winter, if necessary.
32	9030-108-A-0	PLANTS WITH WARRANTY, TREES
33	9030-108-B-0	PLANTS WITH WARRANTY, #SP5 CONTAINER (BIOCELL EDGE)
34	9030-108-B-0	PLANTS WITH WARRANTY, 1 GAL. CONTAINER (BIOCELL BOTTOM) A. Refer to LS-Sheets for details and locations.
35	9040-108-A-1	SWPPP PREPARATION
36	9040-108-A-2	SWPPP MANAGEMENT A. SWPPP items include all costs associated with implementation of a Storm Water Pollution Prevention Plan and pollution control measures to be constructed and maintained by the contractor for the duration of this project. The Owner or Owner's representative will make determination of Contractor's compliance with the plan and may direct additional measures to be implemented. Contractor shall have a representative present at the time of inspection. Bid item includes street cleaning and sweeping, sediment removal from intakes and any additional mobilizations for repairing erosion control items as directed by the Owner or Owner's representative.
37	9040-108-F-1	WATTLE, STRAW, 9"
38	9040-108-F-2	WATTLE, REMOVAL
39	9040-108-T-1	INLET PROTECTION DEVICE, FILTER SOCK A. For items 37-39. Refer to C-Sheet Tab 100-17 for quantities and EC-Sheets for details and location.
40	2523-0000100	LIGHTING POLES A. Refer to C-Sheet Tab 108-1 for quantities and P-Sheets for details and locations. B. Cedar Falls Utilities (CFU) will have lighting poles stockpiled and will provide poles to contractor for contractor to install poles.
41	2523-0000200	ELECTRICAL CIRCUITS A. Refer to C-Sheet Tab 108-2 for quantities and P-Sheets for details and locations.
<b>DIVISION 11 - MISCELLANEOUS</b>		
42	11010-108-A	CONSTRUCTION SURVEY
43	11020-108-A	MOBILIZATION
44	11030-108-A	MAINTENANCE OF POSTAL SERVICE A. Refer to R-Sheets for locations. B. Included in this item is removal of existing mailbox, maintenance of service, and re-installation of mailbox at completion of the project. Coordinate with USPS throughout project.
45	11050-108-A-0	CONCRETE WASHOUT
46	SUPPLEMENTAL	LANDSCAPING A. Refer to LS-Sheets for details and locations. B. Item is for the following site furnishings to be placed at each of the pedestrian "HUBS": Bicycle Racks, Qty = 3 Trash Receptacles, Qty = 3 Benches, Qty = 3

**PCC PAVEMENT TABULATION**

Location		Route	Side (RT/LT)	Length (ft)	Width (ft)	Area (sy)	Subbase (sy)	
Station to Station								
18+82.90	19+48.96	CENTER ST AT LONGVIEW ST		66.06	15.50	113.77	135.70	
19+17.44	19+49.46	CENTER ST AT LONGVIEW ST		32.02	8.65	30.77	41.30	
19+69.01	20+01.68	CENTER ST AT LONGVIEW ST		32.67	11.15	40.47	57.00	
19+69.41	20+02.75	CENTER ST AT LONGVIEW ST		33.34	8.90	32.97	43.70	
22+11.81	23+02.74	CENTER ST AT CEDAR ST		90.93	17.20	173.78	202.90	
22+12.87	22+45.49	CENTER ST AT CEDAR ST		32.62	8.71	31.57	42.10	
22+65.50	23+02.74	CENTER ST AT CEDAR ST		37.24	8.18	33.85	45.30	
28+98.00	29+31.68	CENTER ST AT WESTERN ST		33.68	9.90	37.05	49.30	
29+55.86	29+84.41	CENTER ST AT WESTERN ST		28.55	12.20	38.70	48.00	
30+54.44	30+82.21	CENTER ST AT GREEN ST		27.77	9.50	29.31	37.80	
31+07.68	31+35.92	CENTER ST AT GREEN ST		28.24	9.52	29.87	38.30	
31+83.05	32+11.24	CENTER ST AT BERTCHWOOD		28.19	10.05	31.48	41.00	
32+31.24	32+59.05	CENTER ST AT BERTCHWOOD		27.81	9.96	30.78	40.20	
34+47.71	34+75.96	CENTER ST AT LANTZ AVE		28.25	10.06	31.58	41.10	
34+55.76	34+83.40	CENTER ST AT LANTZ AVE		27.64	10.80	33.17	41.50	
34+95.96	35+23.71	CENTER ST AT LANTZ AVE		27.75	9.95	30.68	40.10	
35+07.58	35+36.67	CENTER ST AT LANTZ AVE		29.09	9.80	31.68	40.10	
37+29.67	37+57.84	CENTER ST AT THOMAS ST		28.17	10.02	31.36	41.00	
37+77.84	38+05.67	CENTER ST AT THOMAS ST		27.83	9.97	30.83	47.80	
41+90.10	42+23.07	CENTER ST AT DOUGLAS ST		32.97	8.80	32.24	42.80	
41+96.06	42+70.06	CENTER ST AT DOUGLAS ST		74.00	13.10	107.71	126.40	
42+43.07	42+76.10	CENTER ST AT DOUGLAS ST		33.03	8.75	32.11	42.90	
46+16.48	46+50.17	CENTER ST AT W LONE TREE		33.69	9.73	36.42	55.30	
						<b>TOTAL =</b>	<b>1052.15</b>	<b>1341.60</b>

**TABULATION OF EXISTING SIGNS TO BE REMOVED AND REPLACED**

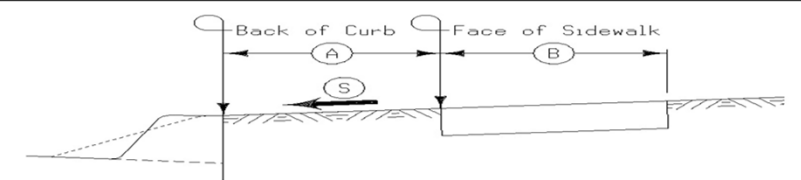
Road Identification	Begin Station	Direction of Travel	Sign # or Description	Removal Quantity (EA.)	See Signing Notes	Remarks
CENTER ST	22+28	SB	W1-2L	1		
CENTER ST	26+85	NB	S1-1	1		
CENTER ST	27+38	NB	W3-5	1		
CENTER ST	28+80	SB	R2-1	1		
CENTER ST	28+87	NB	R2-1	1		
CENTER ST	30+49	NB	R1-5	1		
CENTER ST	31+37	SB	R1-5	1		
CENTER ST	35+80	SB	S1-1	1		
CENTER ST	36+97	SB	R2-1	1		
CENTER ST	37+05	NB	R2-1	1		
CENTER ST	38+82	SB	W3-5	1		
CENTER ST	41+59	NB	W11-8	1		
CENTER ST	44+84	NB	HILLSIDE CENETERY	1		
<b>TOTAL =</b>				<b>13</b>		

NO	DATE	BY	REVISION DESCRIPTION



### SIDEWALKS

See MI-220 and S Sheets



### TABULATION OF WATTLES

Refer to 9040.105

Intersection/Road	Quadrant/Side	Length	(A)	(B)	(S)	4" PCC Sidewalk SY	5" PCC Sidewalk SY	6" PCC Path SY	6" PCC Ped Ramp SY	Detectable Warnings SF	Remarks
			FT	FT	%						
CENTER ST AND LONGVIEW ST	SE	12	VARIES	4.00	VARIES		5.3				
CENTER ST AND LONGVIEW ST	SE	7	VARIES	4.00	VARIES				3.1	8	
CENTER ST AND LONGVIEW ST	SW	19.2	10.80	8.00	VARIES			16.0		16	INCLUDES PED RAMP
CENTER ST AND LONGVIEW ST	NE	46.9	VARIES	VARIES	VARIES		27.5				
CENTER ST AND LONGVIEW ST	NE	19.4	VARIES	VARIES	VARIES				9.5	18	
CENTER ST AND LONGVIEW ST	NW	25.8	11.20	8.00	VARIES			21.7		16	INCLUDES PED RAMP
CENTER ST AND LONGVIEW ST	NW	9.5	VARIES	5.00	VARIES				5.3	10	
CENTER ST	EAST	220.7	14.00	5.00	VARIES		122.6				LONGVIEW TO CEDAR
CENTER ST AND CEDAR ST	SE	8.1	13.00	5.00	VARIES				4.0	10	
CENTER ST AND CEDAR ST	SW	21	11.50	8.00	VARIES			17.6		16	INCLUDES RAMP
CENTER ST AND CEDAR ST	NE	32.4	13.00	5.00	VARIES		15.2				
CENTER ST AND CEDAR ST	NE	14.6	VARIES	5.00	VARIES				7.6	20	
CENTER ST AND CEDAR ST	NW	5	VARIES	5.00	VARIES		2.8				
CENTER ST AND CEDAR ST	NW	6	VARIES	5.00	VARIES				3.3	10	
CENTER ST AND CEDAR ST	NW	122.8	11.00	10.00	VARIES			150.5		20	INCLUDES PED RAMP
CENTER ST	EAST	714.4	13.00	5.00	VARIES		396.9				CEDAR TO GREEN
CENTER ST AND WESTERN AVE	SW	29.8	11.40	10.00	VARIES			31.4		20	INCLUDES PED RAMP
CENTER ST AND WESTERN AVE	NW	30.8	11.40	10.00	VARIES			32.6		20	INCLUDES PED RAMP
CENTER ST AND WESTERN AVE	NW	10	VARIES	5.00	VARIES			5.6			
CENTER ST AND GREEN AVE	SE	7.5	13.00	5.00	VARIES				3.7	10	
CENTER ST AND GREEN AVE	NE	12	VARIES	VARIES	VARIES				7.0	27	
CENTER ST AND GREEN AVE	NE	13.5	4.00	5.00	VARIES			6.0			
CENTER ST	EAST	264.8	13.00	5.00	VARIES		146.3				GREEN TO LANTZ
CENTER ST AND BERTCHWOOD ST	SW	18.3	11.20	10.00	VARIES			18.7		20	INCLUDES PED RAMP
CENTER ST AND BERTCHWOOD ST	NW	17.4	11.20	10.00	VARIES			17.7		20	INCLUDES PED RAMP
CENTER ST AND LANTZ AVE	SE	46.9	VARIES	VARIES	VARIES		21.0				
CENTER ST AND LANTZ AVE	SE	15.1	VARIES	5.00	VARIES				7.8	20	
CENTER ST AND LANTZ AVE	SW	24.7	11.00	10.00	VARIES			25.7		20	INCLUDES PED RAMP
CENTER ST AND LANTZ AVE	SW	9.7	VARIES	5.00	VARIES				4.8	10	
CENTER ST AND LANTZ AVE	NE	8.1	13.00	5.00	VARIES				4.0	10	
CENTER ST AND LANTZ AVE	NW	17.4	11.00	10.00	VARIES			17.7		20	INCLUDES PED RAMP
CENTER ST	EAST	545.3	13.00	5.00	VARIES		303.0				LANTZ TO DOUGLAS
CENTER ST AND THOMAS ST	SW	22	11.00	10.00	VARIES			22.8		20	INCLUDES PED RAMP
CENTER ST AND THOMAS ST	NW	20.6	11.00	10.00	VARIES			21.2		20	INCLUDES PED RAMP
CENTER ST AND DOUGLAS ST	SE	24.2	VARIES	5.00	VARIES		10.7				
CENTER ST AND DOUGLAS ST	SE	13.7	VARIES	5.00	VARIES				7.2	20	
CENTER ST AND DOUGLAS ST	SW	26.4	11.10	10.00	VARIES			27.6		20	INCLUDES PED RAMP
CENTER ST AND DOUGLAS ST	SW	10.4	VARIES	5.00	VARIES				5.3	10	
CENTER ST AND DOUGLAS ST	NE	7.2	13.00	5.00	VARIES				3.7	10	
CENTER ST AND DOUGLAS ST	NW	21.1	11.00	10.00	VARIES			21.7		20	INCLUDES PED RAMP
CENTER ST	EAST	264.9	VARIES	5.00	VARIES		148.2				DOUGLAS TO W LONE TREE
CENTER ST AND W LONE TREE RD	SE	41.1	VARIES	8.00	VARIES			40.4		12	INCLUDES PED RAMP
					<b>TOTAL =</b>		<b>1212.0</b>	<b>484.0</b>	<b>77.0</b>	<b>473</b>	

Location		Side	Length LF	Remarks
Begin Station	End Station			
18+83.49	19+25.23	RT	60.0	
18+90.31	19+34.14	RT	67.0	
20+19.70	20+28.56	RT	18.0	
20+60.00	20+67.51	RT	18.0	
21+20.82	21+28.26	RT	18.0	
21+80.45	21+85.85	RT	18.0	
22+06.44	22+11.44	LT	15.0	INLET PROTECTION
22+16.55	22+41.77	RT	25.0	
22+21.23	22+41.64	RT	25.0	
22+67.61	22+80.65	RT	15.0	
22+67.75	22+90.94	RT	25.0	
22+72.40	22+77.40	LT	15.0	INLET PROTECTION
22+97.81	23+05.31	LT	15.0	
23+14.97	23+22.47	LT	15.0	
23+18.43	23+26.80	RT	18.0	
23+32.12	23+39.62	LT	15.0	INCLUDES PED RAMP
23+44.53	23+54.78	RT	18.0	
23+49.27	23+56.77	LT	15.0	
23+74.52	23+82.76	RT	18.0	
24+02.39	24+11.20	RT	18.0	
24+07.07	24+12.07	LT	15.0	INLET PROTECTION
24+22.69	24+27.69	RT	15.0	INLET PROTECTION
24+29.73	24+39.18	RT	18.0	
24+55.56	24+67.15	RT	18.0	
24+81.03	24+88.14	RT	18.0	
25+06.46	25+16.11	RT	18.0	
25+31.88	25+37.10	RT	18.0	
25+72.75	25+77.75	RT	15.0	INLET PROTECTION
25+77.84	25+82.84	LT	15.0	INLET PROTECTION
26+88.31	26+93.31	LT	15.0	INLET PROTECTION
27+93.94	27+96.44	LT	15.0	INLET PROTECTION
28+24.75	28+29.75	RT	15.0	INLET PROTECTION
28+37.60	28+45.42	RT	18.0	
28+82.75	28+87.75	RT	15.0	INLET PROTECTION
29+85.07	30+53.78	LT	68.0	
29+97.75	30+02.75	RT	15.0	INLET PROTECTION
30+23.28	30+28.28	LT	15.0	INLET PROTECTION
30+51.07	30+56.07	RT	15.0	INLET PROTECTION
31+45.90	31+50.90	RT	15.0	INLET PROTECTION
31+92.75	31+97.75	RT	15.0	INLET PROTECTION
32+46.88	32+51.88	RT	15.0	INLET PROTECTION
32+59.72	32+91.71	LT	32.0	
32+62.63	32+67.62	LT	15.0	INLET PROTECTION
33+23.69	33+70.87	LT	47.0	
33+23.75	33+28.75	RT	15.0	INLET PROTECTION
33+42.83	33+47.83	LT	15.0	INLET PROTECTION
33+88.11	34+03.34	LT	15.0	
33+95.73	34+00.73	LT	15.0	INLET PROTECTION
34+27.58	34+47.04	LT	20.0	
34+35.16	34+40.16	LT	15.0	INLET PROTECTION
34+37.75	34+42.75	RT	15.0	INLET PROTECTION
34+59.03	34+64.02	RT	15.0	INLET PROTECTION
35+23.05	35+28.05	RT	15.0	INLET PROTECTION
35+31.82	35+36.82	LT	15.0	INLET PROTECTION
35+44.75	35+49.75	RT	15.0	INLET PROTECTION
35+92.75	35+97.75	RT	15.0	INLET PROTECTION
36+64.28	36+69.28	LT	15.0	INLET PROTECTION
37+17.75	37+22.75	RT	15.0	INLET PROTECTION
37+55.69	37+60.69	RT	15.0	INLET PROTECTION
38+25.17	38+30.17	LT	15.0	INLET PROTECTION
38+25.63	38+30.62	RT	15.0	INLET PROTECTION
39+41.83	39+46.83	RT	15.0	INLET PROTECTION
39+74.72	39+79.72	LT	15.0	INLET PROTECTION
40+58.22	40+63.22	RT	15.0	INLET PROTECTION
41+72.20	41+78.59	RT	15.0	INLET PROTECTION
42+80.56	42+85.56	LT	15.0	INLET PROTECTION
42+83.88	42+90.26	RT	15.0	INLET PROTECTION
43+52.75	43+57.75	RT	15.0	INLET PROTECTION
44+22.06	44+28.44	RT	15.0	INLET PROTECTION
44+41.00	44+45.99	LT	15.0	INLET PROTECTION
	<b>TOTAL =</b>		<b>1326.0</b>	

PROJECT NO: 0019C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/28/2022 1:44:43 PM  
 CAD FILE: c:\pw\_workdir\pw\_jel\11d0567350\Foth C-Sheets.xlsm

DESIGNED BY: T. LECLAIR  
 CHECKED BY: A. MONIZA  
 DRAWN BY: T. LECLAIR

NO	DATE	BY	REVISION DESCRIPTION



CENTER STREET CORRIDOR STREETScape PROJECT  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

ESTIMATED QUANTITIES

### ACCESS POINTS AND SAFETY RAMPS

102-3  
Modified

Refer to E-Sheets and L-sheets for details.  
Refer to SUDAS section 7030 for more information.

Station	Side	Type	Length of Opening		Width at Sidewalk	Pipe Culvert				Driveway Surface Area		Driveway Granular Material	Remarks
			Flare or Raddi	Curb Opening		Size	Pipe Length	Lt.	Rt.	HMA	PCC		
20+99.73	RT	A	3	17.0	11.0							28.1	2027 CENTER STREET
21+57.68	RT	A	3	16.0	10.0							26.7	2027 CENTER STREET
25+58.18	RT	A	3	18.0	12.0							30.3	2221 CENTER STREET
28+09.79	RT	A	3	17.0	11.0							28.6	2301 CENTER STREET
28+65.31	RT	A	3	18.0	12.0							30.7	2307 CENTER STREET
29+84.01	RT	B	3	31.0	25.0							61.2	818 GREEN AVE
31+68.40	RT	B	13	40.0	14.0							44.9	2405 CENTER STREET
32+33.77	RT	B	13	46.0	20.0							58.3	2411 CENTER STREET
32+94.63	RT	B	13	62.0	36.0							93.8	2425 CENTER STREET
36+58.23	RT	B	13	50.0	24.0							68.2	2513 CENTER STREET
37+47.53	RT	B	13	50.0	24.0							68.2	2607 CENTER STREET
37+95.03	RT	B	13	45.0	19.0							56.3	2607 CENTER STREET
38+64.37	RT	A	5	22.0	12.0							34.4	PARCEL 26
40+23.38	RT	A	12	54.0	30.0							85.6	2627 CENTER STREET
41+00.78	RT	A	12	34.0	16.0							47.2	2627 CENTER STREET
41+25.78	RT	A	4.5	19.0	10.0							29.8	2707 CENTER STREET
43+12.35	RT	A	12	48.0	24.0							67.6	2719 CENTER STREET
43+97.17	RT	A	12	52.0	28.0							73.3	2811 CENTER STREET
45+42.99	RT	A	12	69.0	45.0							227.3	2811 CENTER STREET
<b>TOTAL =</b>											<b>1160.5</b>		

### REMOVAL OF PAVEMENT

Refer to Tabulation 102-5

\* Not a Bid Item

Begin Station	End Station	Side	Pavement Type	Area		Saw Cut*	Remarks
				SY	LF		
18+82.90	19+48.96	RIGHT	PCC	165.8	135.2		ROADWAY PAVEMENT
19+17.44	19+49.46	LEFT	PCC	34.9	68.4		ROADWAY PAVEMENT
19+25.21	19+42.24	RIGHT	PCC	7.3	4.0		SIDEWALK PAVEMENT
19+26.74	19+45.96	LEFT	PCC	14.4	8.1		SIDEWALK PAVEMENT
19+69.01	20+01.68	RIGHT	PCC	59.5	97.3		ROADWAY PAVEMENT
19+69.41	20+02.75	LEFT	PCC	55.4	73.1		ROADWAY PAVEMENT
19+73.02	22+31.35	RIGHT	PCC	110.8	0.0		SIDEWALK PAVEMENT
19+78.82	19+99.28	LEFT	PCC	16.2	8.0		SIDEWALK PAVEMENT
22+11.81	23+02.74	RIGHT	PCC	170.5	120.9		ROADWAY PAVEMENT
22+12.87	22+45.49	LEFT	PCC	22.3	69.2		ROADWAY PAVEMENT
22+21.27	22+45.27	LEFT	PCC	20.4	8.1		SIDEWALK PAVEMENT
22+65.50	23+02.74	LEFT	PCC	31.7	74.6		ROADWAY PAVEMENT
22+67.32	23+91.83	LEFT	PCC	151.8	20.9		SIDEWALK PAVEMENT
22+67.76	30+78.92	RIGHT	PCC	355.3	47.4		SIDEWALK PAVEMENT
28+73.15	29+31.68	LEFT	PCC	87.2	103.4		ROADWAY PAVEMENT
28+97.95	29+22.42	LEFT	PCC	20.7	10.0		SIDEWALK PAVEMENT
29+31.55	30+82.21	RIGHT	PCC	73.3	216.7		ROADWAY PAVEMENT
29+55.86	32+11.24	LEFT	PCC	140.8	375.9		ROADWAY PAVEMENT
29+58.51	29+90.46	LEFT	PCC	28.9	13.9		SIDEWALK PAVEMENT
31+07.68	34+88.24	RIGHT	PCC	416.1	439.5		ROADWAY AND PARKING LOT PAVEMENT
31+10.91	34+79.92	RIGHT	PCC	179.7	44.2		SIDEWALK PAVEMENT
31+89.44	32+08.16	LEFT	PCC	18.8	10.0		SIDEWALK PAVEMENT
32+31.24	34+75.96	LEFT	PCC	96.6	404.4		ROADWAY PAVEMENT
32+32.72	32+51.62	LEFT	PCC	19.4	10.0		SIDEWALK PAVEMENT
34+47.71	34+74.55	LEFT	PCC	27.4	10.0		SIDEWALK PAVEMENT
34+95.96	37+57.84	LEFT	PCC	112.3	354.1		ROADWAY PAVEMENT
34+98.14	35+16.46	LEFT	PCC	19.4	10.0		SIDEWALK PAVEMENT
35+07.58	38+22.53	RIGHT	PCC	262.2	347.3		ROADWAY AND DRIVEWAY PAVEMENT
35+12.29	38+52.87	RIGHT	PCC	144.7	73.6		SIDEWALK PAVEMENT
37+32.30	37+52.53	LEFT	PCC	18.8	10.0		SIDEWALK PAVEMENT
37+77.84	38+22.53	LEFT	PCC	31.9	81.5		ROADWAY PAVEMENT
37+78.50	38+01.61	LEFT	PCC	23.2	10.0		SIDEWALK PAVEMENT
40+03.10	40+43.21	RIGHT	PCC	85.0	29.6		DRIVEWAY PAVEMENT
40+92.22	41+08.62	RIGHT	PCC	35.9	0.0		DRIVEWAY PAVEMENT
41+87.04	42+23.07	LEFT	PCC	58.8	69.9		ROADWAY PAVEMENT
41+93.38	42+16.21	LEFT	PCC	21.4	10.1		SIDEWALK PAVEMENT
41+96.06	42+70.06	RIGHT	PCC	140.8	123.2		ROADWAY AND DRIVEWAY PAVEMENT
42+43.07	42+76.10	LEFT	PCC	36.7	70.1		ROADWAY PAVEMENT
42+47.12	42+67.55	LEFT	PCC	20.3	10.0		SIDEWALK PAVEMENT
42+95.32	43+28.35	RIGHT	PCC	65.5	24.0		DRIVEWAY PAVEMENT
44+94.95	45+71.44	RIGHT	PCC	260.2	103.7		DRIVEWAY AND PARKING LOT PAVEMENT
45+95.33	46+26.14	RIGHT	PCC	61.7	60.0		PARKING LOT PAVEMENT
46+16.48	46+50.17	RIGHT	PCC	50.7	109.7		ROADWAY PAVEMENT
<b>TOTAL =</b>				<b>3775.0</b>	<b>3870.0</b>		

### CURBS AND RAISED ISLANDS

Refer to , , and Detail Series.

112-4  
10-21-14

① Item

Point No.	Station	Offset	Island Interior Area (1) SY	Curb and Gutter			Remarks
				Curb Type	Gutter Width FT	Length (1) LF	
28+98.00	29+68.51	13		6" Standard PCC	2.0	70.5	CENTER STREET
29+84.41	31+83.05	-13		6" Standard PCC	2.0	198.6	CENTER STREET
29+99.51	30+54.19	13		6" Standard PCC	2.0	54.7	CENTER STREET
31+35.92	31+48.40	13		6" Standard PCC	2.0	12.7	CENTER STREET
31+88.40	32+10.70	13		6" Standard PCC	2.0	22.4	CENTER STREET
32+47.32	32+63.63	13		6" Standard PCC	2.0	16.3	CENTER STREET
32+59.05	34+47.71	-13		6" Standard PCC	2.0	188.7	CENTER STREET
33+25.63	34+55.76	13		6" Standard PCC	2.0	130.1	CENTER STREET
35+23.71	37+29.67	-13		6" Standard PCC	2.0	206.0	CENTER STREET
35+36.67	36+33.23	13		6" Standard PCC	2.0	96.6	CENTER STREET
36+88.23	37+22.53	13		6" Standard PCC	2.0	39.3	CENTER STREET
38+05.67	38+22.53	-13		6" Standard PCC	2.0	16.9	CENTER STREET
38+17.53	38+22.53	13		6" Standard PCC	2.0	5.0	CENTER STREET
<b>TOTAL =</b>						<b>1060.0</b>	

### ADJUSTMENT OF STRUCTURES

4000-01  
01-01-16

No.	Location	Existing Rim Elevation	Proposed Rim Elevation	Description	Notes
1	19+37.11, 26.45	863.46	863.60	MINOR ADJUSTMENT	R101, SANITARY MANHOLE
2	19+85.54, -25.38	863.66	863.76	MINOR ADJUSTMENT	R102, STORM MANHOLE
3	22+57.97, 26.82	864.17	864.28	MINOR ADJUSTMENT	R201, SANITARY MANHOLE
4	24+09.32, -19.53	865.73	866.10	MINOR ADJUSTMENT	R204, STORM INTAKE
5	24+24.83, 22.57	866.05	866.19	MINOR ADJUSTMENT	R205, STORM INTAKE
6	25+39.23, 26.77	868.29	868.18	MINOR ADJUSTMENT	R208, SANITARY MANHOLE
7	28+24.23, 26.04	871.43	871.52	MINOR ADJUSTMENT	R305, SANITARY MANHOLE
8	29+26.33, -19.5	872.16	872.10	MINOR ADJUSTMENT	R309, STORM MANHOLE
9	30+53.32, 24.13	872.32	872.22	MINOR ADJUSTMENT	R314, STORM INTAKE
10	32+49.13, 21.53	872.73	873.00	MINOR ADJUSTMENT	R402, STORM INTAKE
11	35+25.30, 24.37	873.99	874.43	MINOR ADJUSTMENT	R408, STORM INTAKE
12	37+57.91, 23.91	874.04	874.49	MINOR ADJUSTMENT	R503, STORM INTAKE
13	38+61.04, 26.83	874.79	874.70	MINOR ADJUSTMENT	R507, SANITARY MANHOLE
14	39+44.16, 24.18	874.06	874.28	MINOR ADJUSTMENT	R509, STORM MANHOLE
15	42+34.44, 26.34	874.51	874.62	MINOR ADJUSTMENT	R601, SANITARY MANHOLE
16	43+85.95, 26.04	874.75	874.58	MINOR ADJUSTMENT	R601, SANITARY MANHOLE
<b>TOTAL:</b>					<b>MANHOLE ADJUSTMENT = 10 EA</b> <b>INTAKE ADJUSTMENT = 6 EA</b>

### REMOVAL OF INTAKES AND UTILITY ACCESSES

110-15  
04-16-13

No.	Location/Description	Type	Remarks
1	42+06.81, 22.52	Intakes	REMOVE STORM SEWER STRUCTURE
2	42+50.28, 21.78	Intakes	REMOVE STORM SEWER STRUCTURE
<b>TOTAL STRUCTURE REMOVAL = 2</b>			



104-10  
08-01-08

**ADJUSTMENT OF FIXTURES**

No.	Location Station	Type of Fixture	Adjustment
1	STA 16+94.59, -31.57	CLEAN OUT	ADJUST FROM 863.90 TO 864.4
2	STA 19+92.20, -18.43	WATER VALVE	ADJUST FROM 863.95 TO 864.2 WITHIN BRICK PAVERS
3	STA 20+05.16, -20.07	CLEAN OUT	ADJUST FROM 863.52 TO 863.83 AND MATCH CLEAN OUT TYPE A-2 MODIFIED CASTING
4	STA 20+70.77, -19.63	CLEAN OUT	ADJUST FROM 863.30 TO 863.75 AND MATCH CLEAN OUT TYPE A-2 MODIFIED CASTING
5	STA 22+67.16, -31.83	WATER VALVE	ADJUST FROM 864.06 TO 864.18
6	STA 22+90.21, -19.41	CLEAN OUT	ADJUST FROM 864.89 TO 864.99 WITHIN BRICK PAVERS
7	STA 25+27.35, -19.94	CLEAN OUT	ADJUST FROM 868.23 TO 863.14 AND MATCH CLEAN OUT TYPE A-2 MODIFIED CASTING
8	STA 26+87.94, -22.31	WATER VALVE	ADJUST FROM 870.66 TO 870.66
9	STA 29+61.51, -33.61	WATER VALVE	ADJUST FROM 871.81 TO 871.89
10	STA 29+72.17, -19.86	WATER VALVE	ADJUST FROM 872.23 TO 872.50 WITHIN BRICK PAVERS AND MATCH A-2 MODIFIED CASTING
11	STA 30+81.07, -20.13	CLEAN OUT	ADJUST FROM 872.35 TO 872.35 WITHIN BRICK PAVERS AND MATCH A-2 MODIFIED CASTING
12	STA 30+92.31, -20.78	CLEAN OUT	ADJUST FROM 872.27 TO 872.30 WITHIN BRICK PAVERS AND MATCH A-2 MODIFIED CASTING
13	STA 31+11.33, -20.95	CLEAN OUT	ADJUST FROM 872.39 TO 872.40 WITHIN BRICK PAVERS AND MATCH A-2 MODIFIED CASTING
14	STA 31+29.31, -20.89	CLEAN OUT	ADJUST FROM 872.24 TO 872.25 WITHIN BRICK PAVERS AND MATCH A-2 MODIFIED CASTING
15	STA 31+71.29, -21.24	CLEAN OUT	ADJUST FROM 872.04 TO 872.05 WITHIN BRICK PAVERS AND MATCH A-2 MODIFIED CASTING
16	STA 32+43.60, -23.97	WATER VALVE	ADJUST FROM 872.83 TO 872.82 WITHIN BRICK PAVERS
17	STA 34+96.21, -34.12	WATER VALVE	ADJUST FROM 874.00 TO 873.94
18	STA 35+03.12, -24.33	WATER VALVE	ADJUST FROM 873.93 TO 873.88
19	STA 35+23.16, -21.07	CLEAN OUT	ADJUST FROM 873.78 TO 874.06 WITHIN BRICK PAVERS
20	STA 35+75.28, -21.05	CLEAN OUT	ADJUST FROM 873.28 TO 873.77 AND MATCH CLEAN OUT TYPE A-2 MODIFIED CASTING
21	STA 36+29.79, -20.70	CLEAN OUT	ADJUST FROM 873.79 TO 874.00 AND MATCH CLEAN OUT TYPE A-2 MODIFIED CASTING
22	STA 36+89.78, -21.11	CLEAN OUT	ADJUST FROM 873.41 TO 873.82 AND MATCH CLEAN OUT TYPE A-2 MODIFIED CASTING
23	STA 38+00.36, -24.42	WATER VALVE	ADJUST FROM 874.32 TO 874.52
24	STA 40+07.29, -20.93	CLEAN OUT	ADJUST FROM 873.86 TO 873.75 AND MATCH CLEAN OUT TYPE A-2 MODIFIED CASTING
25	STA 42+51.95, -32.47	WATER VALVE	ADJUST FROM 874.00 TO 874.20
26	STA 42+59.09, -24.75	WATER VALVE	ADJUST FROM 874.02 TO 873.83
27	STA 42+81.03, -20.30	CLEAN OUT	ADJUST FROM 873.29 TO 873.85 AND MATCH CLEAN OUT TYPE A-2 MODIFIED CASTING
28	STA 45+59.54, -20.81	CLEAN OUT	ADJUST FROM 874.43 TO 874.94
<b>TOTALS:</b>			CLEAN OUT = 17 EA WATER VALVE = 11 EA CLEAN OUT INCIDENTAL TO BIOCELL ITEMS WATER VALVE INCIDENTAL TO PAVEMENT ITEMS

108  
08-01-08

**ELECTRICAL DUCTS**

Location	Conduit Type	Dia. IN	Length FT	Remarks
3A-1 TO PP	PE	1.0	175.0	
3B-1 TO PP	PE	1.0	19.0	
3C-1 TO PP	PE	1.0	72.5	
3D-1 TO PP	PE	1.0	55.5	
3E-1 TO PP	PE	1.0	77.0	
2A-7 TO 2A-6	PE	1.0	100.0	
2A-6 TO 2A-5	PE	1.0	146.0	
2A-5 TO 2A-4	PE	1.0	97.0	
2A-4 TO 2A-3	PE	1.0	110.0	
2A-3 TO 2A-2	PE	1.0	138.0	
2A-2 TO 2A-1	PE	1.0	122.0	
2A-1 TO PP	PE	1.0	28.0	
2B-3 TO 2B-2	PE	1.0	118.0	
2B-2 TO 2B-1	PE	1.0	112.0	
2B-1 TO PP	PE	1.0	52.0	
1A-1 TO PP	PE	1.0	122.0	
1B-1 TO PP	PE	1.0	65.0	
1C-1 TO PP	PE	1.0	48.0	
1D-1 TO PP	PE	1.0	78.0	
<b>TOTALS =</b>			<b>1735.0</b>	

108-1  
10-21-14

**LIGHTING INSTALLATIONS**

No.	Station	Offset	Type		Remarks
			COBRA	DÉCOR	
3A-1	19+08.00	22.5' RT	1		
3B-1	21+16.00	19.0' LT	1		
3C-1	23+40.00	19.0' RT	1		
3D-1	25+65.00	19.0' LT	1		
3E-1	27+80.00	19.0' RT	1		
2A-7	29+97.00	19.0' LT		1	
2A-6	30+58.00	19.0' RT		1	
2A-5	31+32.00	19.0' LT		1	
2A-4	31+92.00	19.0' RT		1	
2A-3	32+66.00	19.0' LT		1	
2A-2	33+66.00	19.0' RT		1	
2A-1	34+50.00	19.0' LT		1	
2B-3	35+30.00	19.0' RT		1	
2B-2	36+10.00	19.0' LT		1	
2B-1	36+85.00	19.0' RT		1	
1A-1	38+30.00	19.0' LT	1		
1B-1	40+50.00	19.0' RT	1		
1C-1	42+70.00	19.0' LT	1		
1D-1	44+87.00	19.0' LT	1		
<b>TOTALS =</b>			<b>9</b>	<b>10</b>	

110-14  
04-16-13

**SANITARY OR STORM SEWER ABANDONMENT OR REMOVAL**

\* Not a bid item

Location/Description	Sanitary or Storm Sewer	Abandonment, Plug Only or Abandonment, Plug and Fill or Removal	Length of Pipe		Fill Material*	Remarks
			≤ 36 inch diameter	> 36 inch diameter	Flowable Mortar or CLSM	
			LF	LF	CY	
41+75.40, 22.72	Storm Sewer	Removal	32			12" RCP STORM SEWER, SEE R-SHEETS
42+06.81, 22.52	Storm Sewer	Removal	44			12" RCP STORM SEWER, SEE R-SHEETS
<b>TOTAL STORM PIPE REMOVAL =</b>			<b>76</b>			

NO	DATE	BY	REVISION DESCRIPTION



### POLLUTION PREVENTION PLAN

This project is regulated by the requirements of the Iowa Department of Natural Resources (DNR) National Pollutant Discharge Elimination System (NPDES) General Permit No. 2 OR an Iowa Department of Natural Resources (DNR) National Pollutant Discharge Elimination System (NPDES) individual storm water permit. The Contractor shall carry out the terms and conditions of this permit and the Pollution Prevention Plan (PPP).

This Base PPP includes information on Roles and Responsibilities, Project Site Description, Controls, Maintenance Procedures, Inspection Requirements, Non-Storm Water Controls, Potential Sources of Off Right-of-Way Pollution, and Definitions. This plan references other documents rather than repeating the information contained in the documents. A copy of this Base Pollution Prevention Plan, amended as needed during construction, will be readily available for review.

All contractors shall conduct their operations in a manner that controls pollutants, minimizes erosion, and prevents sediments from entering waters of the state and leaving the highway right-of-way. The Contractor shall be responsible for compliance and implementation of the PPP for their entire contract. This responsibility shall be further shared with subcontractors whose work is a source of potential pollution as defined in this PPP.

#### I. ROLES AND RESPONSIBILITIES

- A. Designer:
  1. Prepares Base PPP included in the project plan.
  2. Prepares Notice of Intent (NOI) submitted to Iowa DNR.
  3. Is signature authority on the Base PPP. If consultant designed, signature from Contracting Authority is also required.
- B. Contractor:
  1. Signs a co-permittee certification statement adhering to the requirements of the NPDES permit and this PPP. All co-permittees are legally required under the Clean Water Act and the Iowa Administrative Code to ensure compliance with the terms and conditions of this PPP.
  2. Designates a Water Pollution Control Manager (WPCM), who has the duties and responsibilities as defined in Section 2602 of the Standard Specifications.
  3. Submits an Erosion Control Implementation Plan (ECIP) and ECIP updates according to Section 2602 of the Standard Specifications.
  4. Installs and maintains appropriate controls. This work may be subcontracted as documented through Subcontractor Request Forms (Form 830231).
  5. Supervises and implements good housekeeping practices according to Paragraph III, C, 2.
  6. Conducts joint required inspections of the site with inspection staff. When Contractor is not mobilized on site, Contractor may delegate this responsibility to a trained or certified subcontractor. Contracting Authority also may waive joint inspection requirement during winter shutdown. In both circumstances, WPCM (or trained or certified delegate from the Contractor) is still responsible to review and sign inspection reports.
  7. Complies with training and certification requirements of Section 2602 of the Standard Specifications.
  8. Submits amended PPP site map according to Section 2602 of the Standard Specifications.
- C. Subcontractors:
  1. Sign a co-permittee certification statement adhering to the requirements of the NPDES permit and this PPP if: responsible for sediment or erosion controls; involved in land disturbing activities; or performing work that is a source of potential pollution as defined in this PPP. Subcontracted work items are identified in Subcontractor Request Forms (Form 830231). All co-permittees are legally required under the Clean Water Act and the Iowa Administrative Code to ensure compliance with the terms and conditions of this PPP.
  2. Implement good housekeeping practices according to Paragraph III, C, 2.
- D. RCE/Project Engineer:
  1. Is Project Storm Water Manager.
  2. Takes actions necessary to ensure compliance with storm water requirements including, where appropriate, issuing stop work orders, and directing additional inspections at construction project sites that are experiencing problems with achieving permit compliance.
  3. Orders the taking of measures to cease, correct, prevent, or minimize the consequences of non-compliance with the storm water requirements of the Applicable Permit.
  4. Supervises all work necessary to meet storm water requirements at the Project, including work performed by contractors and subcontractors.
  5. Requires employees, contractors, and subcontractors to take appropriate responsive action to comply with storm water requirements, including requiring any such person to cease or correct a violation of storm water requirements, and to order or recommend such other actions as necessary to meet storm water requirements.
  6. Is familiar with the Project PPP and storm water site map.
  7. Is the point of contact for the Project for regulatory officials, Inspector, contractors, and subcontractors regarding storm water requirements.
  8. Is signature authority on Notice of Discontinuation.
  9. Maintains an up-to-date record of contractors, subcontractors, and subcontracted work items through Subcontractor Request Forms (Form 830231).
  10. Makes information to determine permit compliance available to the DNR upon their request.
- E. Inspector:
  1. Updates PPP through fieldbook entries and storm water site inspection reports if there is a change in design, construction, operation, or maintenance which has a significant effect on the discharge of pollutants from the project.
  2. Makes information to determine permit compliance available to the DNR upon their request.
  3. Conducts joint required inspections of the site with the contractor/subcontractor.
  4. Completes an inspection report after each inspection.
  5. Is signature authority on storm water inspection reports.

#### II. PROJECT SITE DESCRIPTION

- A. This Pollution Prevention Plan (PPP) is for the construction of Center Street Corridor Streetscape Project.
- B. This PPP covers approximately 14 acres with an estimated 4.2 acres being disturbed. The portion of the PPP covered by this contract has 4.2 acres disturbed.
- C. The PPP is located in an area of Kenyon - Clyde - Floyd soil association (Type B-B). The estimated weighted average runoff coefficient number for this PPP after completion will be 0.58.
- D. Storm Water Site Map - Multiple sources of information comprise the base storm water site map including:
  1. Drainage Patterns - Plan and Profile sheets and Situation plans.
  2. Proposed Slopes - Cross Sections.
  3. Areas of Soil Disturbance - Construction limits shown on Plan and Profile sheets.
  4. Location of Structural Controls - Tabulations in C sheets.
  5. Locations of Non-structural Controls - Tabulations in C sheets.

### POLLUTION PREVENTION PLAN

- 6. Locations of Stabilization Practices - Generally within construction limits shown on Plan and Profile sheets.
- 7. Surface Waters (including wetlands) - Project Location Map and Plan and Profile sheets.
- 8. Locations where Storm Water is Discharged - Plan and Profile sheets.
- E. The base storm water site map is amended by contract modifications and progress payments (fieldbook entries) of completed erosion control work. Also, due to project phasing, erosion and sediment controls shown on project plans may not be installed until needed, based on site conditions. For example, silt fence ditch checks will typically not be installed until the ditch has been installed. Installed locations may also be modified from tabulation locations by field staff. Installed locations will be documented by fieldbook entries and amended PPP site map.
- F. Runoff from this work will flow into unnamed tributaries of the Cedar River, Snag Creek and the Cedar River.

#### III. CONTROLS

- A. The Contractor's ECIP specified in Article 2602.03 of the Standard Specifications for accomplishment of storm water controls should clearly describe the intended sequence of major activities, and for each activity define the control measure and the timing during the construction process that the measure will be implemented.
- B. Preserve vegetation in areas not needed for construction.
- C. Sections 2601 and 2602 of the Standard Specifications define requirements to implement erosion and sediment control measures. Actual quantities used and installed locations may vary from the Base PPP and amendment of the plan will be documented via fieldbook entries, amended PPP site map, or by contract modification. Additional erosion and sediment control items may be required as determined by the inspector and/or contractor during storm water site inspections. If the work involved is not applicable to any contract items, the work will be paid for according to Article 1109.03 paragraph B of the Standard Specifications.
- 1. EROSION AND SEDIMENT CONTROLS
  - a. Stabilization Practices
    - 1) Site plans will ensure that existing vegetation or natural buffers are preserved where attainable and disturbed portions of the site will be stabilized.
    - 2) Initialize stabilization of disturbed areas immediately after clearing, grading, excavating, or other earth disturbing activities have:
      - a) Permanently ceased on any portion of the site, or
      - b) Temporarily ceased on any portion of the site and will not resume for a period exceeding 14 calendar days.
    - 3) Staged permanent and/or temporary stabilizing seeding and mulching shall be completed as the disturbed areas are completed. Incomplete areas shall be stabilized according to paragraph III, C, 1, a, 2, b above.
    - 4) Permanent and Temporary Stabilization practices to be used for this project are located in the Estimated Project Quantities (100-0A, 100-1A, or 100-1C) and Estimate Reference Information (100-4A) located in the C sheets. Typical drawings detailing construction of the practices to be used on this project are referenced in the Standard Road Plans Tabulation (105-4) in the C sheets.
    - 5) Preservation of existing vegetation within right-of-way or easements will act as vegetative buffer strips.
    - 6) Preservation of topsoil: Bid items to be used for this project are located in the Estimated Project Quantities (100-0A, 100-1A, or 100-1C) and Estimate Reference Information (100-4A) located in the C sheets. Additional information may be found in Tabulations in the C or T sheets or is referenced in Section 2105 of Standard Specifications.
  - b. Structural Practices
    - 1) Structural practices will be implemented to divert flows from exposed soils and detain or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Additionally, structural practices may include: silt basins that provide 3600 cubic feet of storage per acre drained or equivalent sediment controls, outlet structures that withdraw water from surface when discharging basins, and controls to direct storm water to vegetated areas.
    - 2) Structural practices to be used for this project are located in the Estimated Project Quantities (100-0A, 100-1A, or 100-1C) and Estimate Reference Information (100-4A) located in the C sheets, as well as all other item specific Tabulations. Typical drawings detailing construction of the devices to be used on this project can be found in the B sheets or are referenced in the Standard Road Plans Tabulation (105-4) located in the C sheets.
  - c. Storm Water Management
 Measures shall be installed during the construction process to control pollutants in storm water discharges that will occur after construction operations have been completed. This may include velocity dissipation devices at discharge locations and along length of outfall channel as necessary to provide a non-erosion velocity flow from structure to water course. If included with this project, these items are located in the Estimated Project Quantities (100-0A, 100-1A, or 100-1C) and Estimate Reference Information (100-4A) located in the C sheets, as well as all other item specific Tabulations. Typical drawings detailing construction of the practices to be used on this project are referenced in the Standard Road Plans Tabulation (105-4) in the C sheets. The installation of these devices may be subject to Section 404 of the Clean Water Act.
- 2. OTHER CONTROLS
 Contractor disposal of unused construction materials and construction material wastes shall comply with applicable state and local waste disposal, sanitary sewer, or septic system regulations. In the event of a conflict with other governmental laws, rules and regulations, the more restrictive applicable laws, rules or regulations shall apply.
  - a. Vehicle Entrances and Exits - Construct and maintain entrances and exits to prevent tracking of sediments onto roadways.
  - b. Material Delivery, Storage and Use - Implement practices to prevent discharge of construction materials during delivery, storage, and use.
  - c. Stockpile Management - Install controls to reduce or eliminate pollution of storm water from stockpiles of soil and paving.
  - d. Waste Disposal - Do not discharge any materials, including building materials, into waters of the state, except as authorized by a Section 404 permit.
  - e. Spill Prevention and Control - Implement chemical spill and leak prevention and response procedures to contain and clean up spills and prevent material discharges to the storm drain system and waters of the state.
  - f. Concrete Residuals and Washout Wastes - Waste shall not be discharged to a surface water and is not allowed to adversely affect a water of the state. Designate temporary concrete washout facilities for rinsing out concrete trucks. Provide directions to truck drivers where designated washout facilities are located. Designated washout areas should be located at least 50 feet away from storm drains, streams or other water bodies. Care should be taken to ensure these facilities do not overflow during storm events.
  - g. Concrete Grooving/Grinding Slurry - Do not discharge slurry to a waterbody or storm drain. Slurry may be applied on foreslopes or removed from the project.
  - h. Vehicle and Equipment Storage and Maintenance Areas - Perform on site fueling and maintenance in accordance with all environment laws such as proper storage of onsite fuels and proper disposal of used engine oil or other fluids on site. Employ washing practices that prevent contamination of surface and ground water from wash water. Wash waters must be treated in a sediment basin or alternative control that provides equivalent or better treatment prior to discharge.
  - i. Litter Management - Ensure employees properly dispose of litter. Minimize exposure of trash if exposure to precipitation or storm water would result in a discharge of pollutants.
  - j. Dewatering - Properly treat water to remove suspended sediment before it re-enters a waterbody or discharges off-site.

PROJECT NO:	0019C017.05	DESIGNED BY:	T. LECLAIR
PROJECT DATE:	3/11/2022	CHECKED BY:	A. MONIZA
CAD DATE:	3/28/2022 1:44:44 PM	DRAWN BY:	T. LECLAIR
CAD FILE:	c:\pw_workdir\pw_jel\11010567350\Foth C-Sheets.xlsm		

NO	DATE	BY	REVISION DESCRIPTION



CENTER STREET CORRIDOR STREETScape PROJECT  
CLAIR STREET TO W LONE TREE ROAD  
CEDAR FALLS, IA

ESTIMATED QUANTITIES

SHEET NO.  
**C.06** 490

### POLLUTION PREVENTION PLAN

Measures are also to be taken to prevent scour erosion at dewatering discharge point.

#### 3. APPROVED STATE OR LOCAL PLANS

During the course of this construction, it is possible that situations will arise where unknown materials will be encountered. When such situations are encountered, they will be handled according to all federal, state, and local regulations in effect at the time.

#### IV. MAINTENANCE PROCEDURES

The Contractor is required to maintain all temporary erosion and sediment control measures in proper working order, including cleaning, repairing, or replacing them throughout the contract period. This shall begin when the features have lost 50% of their capacity.

#### V. INSPECTION REQUIREMENTS

- A. Inspections shall be made jointly by the Contractor and the Contracting Authority's inspector at least once every seven calendar days. Storm water site inspections will include:
  1. Date of the inspection.
  2. Summary of the scope of the inspection.
  3. Name and qualifications of the personnel making the inspection.
  5. Review of erosion and sediment control measures within disturbed areas for the effectiveness in preventing impacts to receiving waters.
  6. Major observations related to the implementation of the PPP.
  7. Identification of corrective actions required to maintain or modify erosion and sediment control measures.
- B. Include storm water site inspection reports in the amended PPP. Incorporate any additional erosion and sediment control measures determined as a result of the inspection. Immediately begin corrective actions on all deficiencies found within 3 calendar days of the inspection and complete within 7 calendar days following the inspection. If it is determined that making the corrections less than 72 hours after the inspection is impracticable, it should be documented why it is impracticable and indicate an estimated date by which the corrections will be made.

#### VI. NON-STORM WATER DISCHARGES

This includes subsurface drains (i.e. longitudinal and standard subdrains) and slope drains. The velocity of the discharge from these features may be controlled by the use of headwalls or blocks, Class A stone, erosion stone or other appropriate materials. This also includes uncontaminated groundwater from dewatering operations, which will be controlled as discussed in Section III of the PPP.

#### VII. POTENTIAL SOURCES OF OFF RIGHT-OF-WAY (ROW) POLLUTION

Silts, sediment, and other forms of pollution may be transported onto highway right-of-way (ROW) as a result of a storm event. Potential sources of pollution located outside highway ROW are beyond the control of this PPP. Pollution within highway ROW will be conveyed and controlled per this PPP.

#### VIII. DEFINITIONS

- A. Base PPP - Initial Pollution Prevention Plan.
- B. Amended PPP - Base PPP amended during construction. May include Plan Revisions or Contract Modifications for new items, storm water site inspection reports, fieldbook entries made by the inspector, amended PPP site map by the Contractor, ECIP, NOI, co-permittee certifications, and Subcontractor Request Forms. Items amending the PPP are stored electronically and are readily available upon request.
- C. Fieldbook Entries - This contains the inspector's daily diary and bid item postings.
- D. Controls - Methods, practices, or measures to minimize or prevent erosion, control sedimentation, control storm water, or minimize contaminants from other types of waste or materials. Also called Best Management Practices (BMPs).
- E. Signature Authority - Representative authorized to sign various storm water documents.

#### CERTIFICATION STATEMENT

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed or Typed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed or Typed Name

PROJECT NO:	0019C017.05	DESIGNED BY:	T. LECLAIR
PROJECT DATE:	3/11/2022	CHECKED BY:	A. MONIZA
CAD DATE:	3/28/2022 1:44:44 PM	DRAWN BY:	T. LECLAIR
CAD FILE:	c:\pw_workdir\pw_jel\11010567350\Foth C-Sheets.xlsm		

NO	DATE	BY	REVISION DESCRIPTION



CENTER STREET CORRIDOR STREETScape PROJECT  
CLAIR STREET TO W LONE TREE ROAD  
CEDAR FALLS, IA








ESTIMATED QUANTITIES

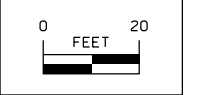
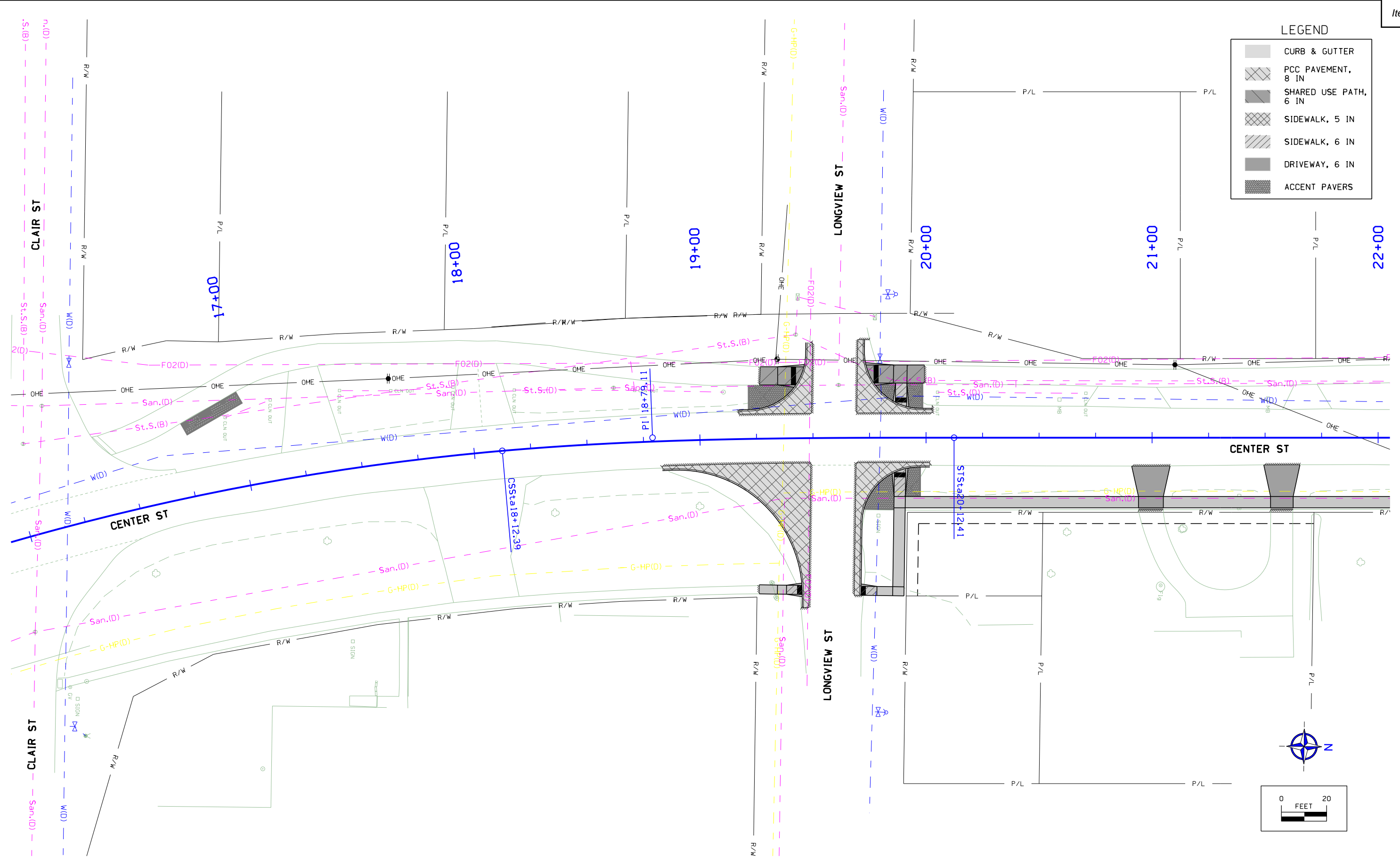
SHEET NO.

C.07

491

LEGEND

-  CURB & GUTTER
-  PCC PAVEMENT, 8 IN
-  SHARED USE PATH, 6 IN
-  SIDEWALK, 5 IN
-  SIDEWALK, 6 IN
-  DRIVEWAY, 6 IN
-  ACCENT PAVERS



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 2/2/2022 12:35:49 PM  
 CAD FILE: c:\pworkdir\pw\te\td\0375072\0019C017.05\_001\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION










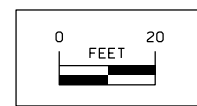
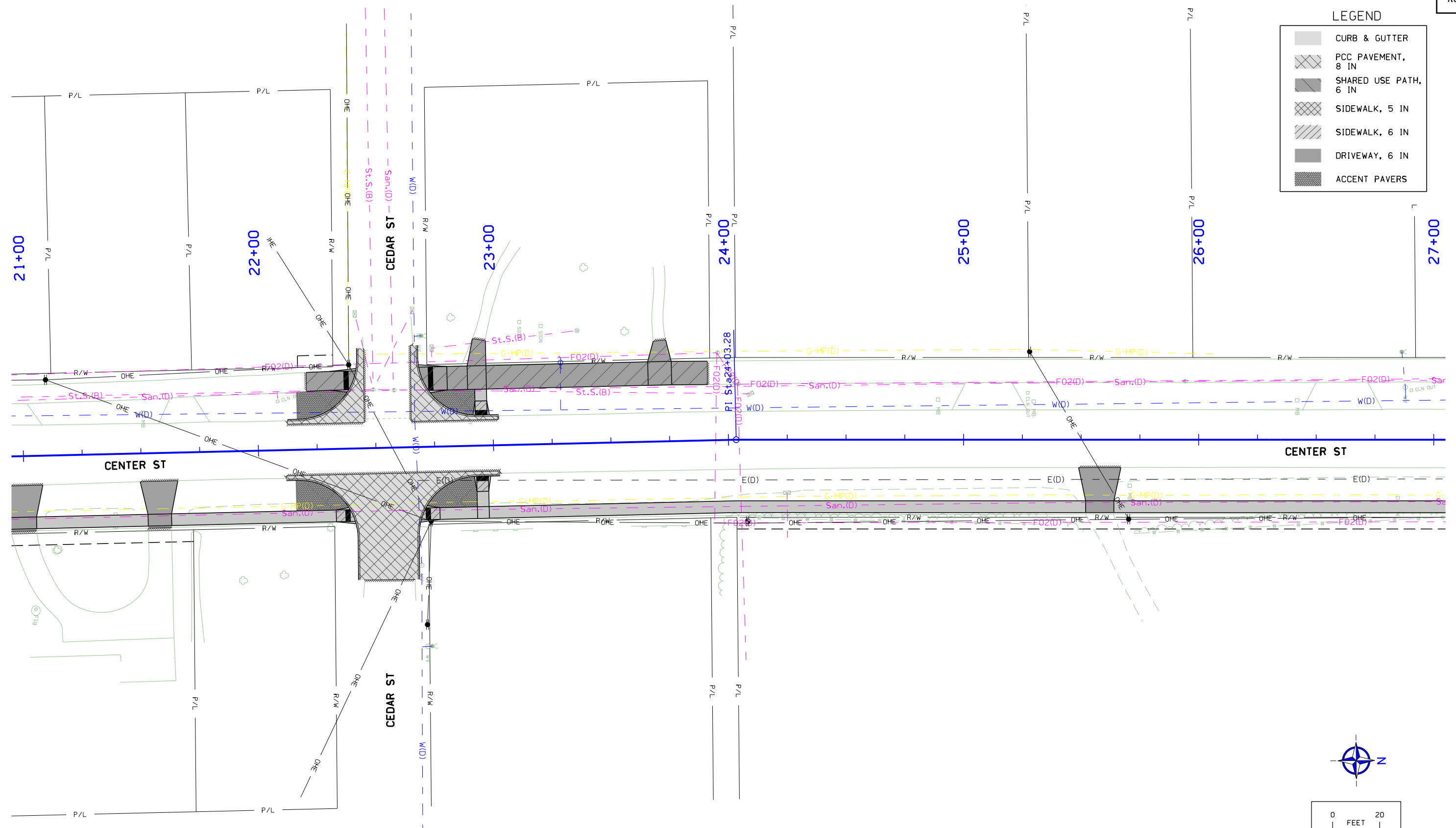
CENTER STREET CORRIDOR STREETScape PROJECT  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

CENTER STREET  
 PLAN AND PROFILE

SHEET NO.  
**D.01** 492

LEGEND

-  CURB & GUTTER
-  PCC PAVEMENT, 8 IN
-  SHARED USE PATH, 6 IN
-  SIDEWALK, 5 IN
-  SIDEWALK, 6 IN
-  DRIVEWAY, 6 IN
-  ACCENT PAVERS



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 2/2/2022 12:35:55 PM  
 CAD FILE: c:\pworkdir\pw\ie\td0375072\0019C017.05\_002\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION










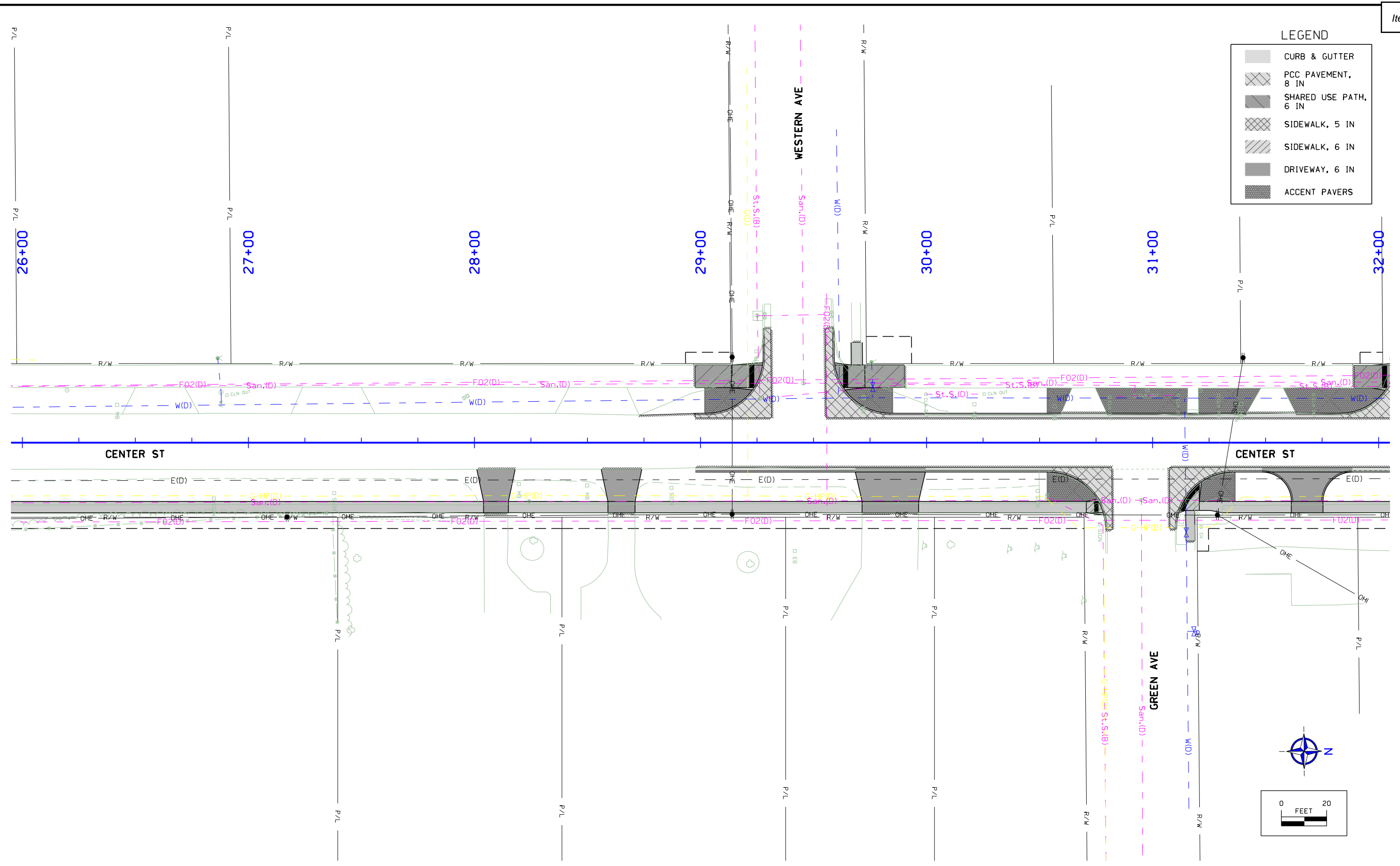
CENTER STREET CORRIDOR STREETScape PROJECT  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

CENTER STREET  
 PLAN AND PROFILE

SHEET NO.  
**D.02**  
 493

LEGEND

-  CURB & GUTTER
-  PCC PAVEMENT, 8 IN
-  SHARED USE PATH, 6 IN
-  SIDEWALK, 5 IN
-  SIDEWALK, 6 IN
-  DRIVEWAY, 6 IN
-  ACCENT PAVERS



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/21/2022 2:00:23 PM  
 CAD FILE: c:\pworkdir\pw\ie\1\1\0375072\0019C017.05\_003\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR








NO	DATE	BY	REVISION DESCRIPTION

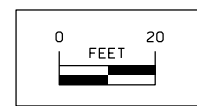
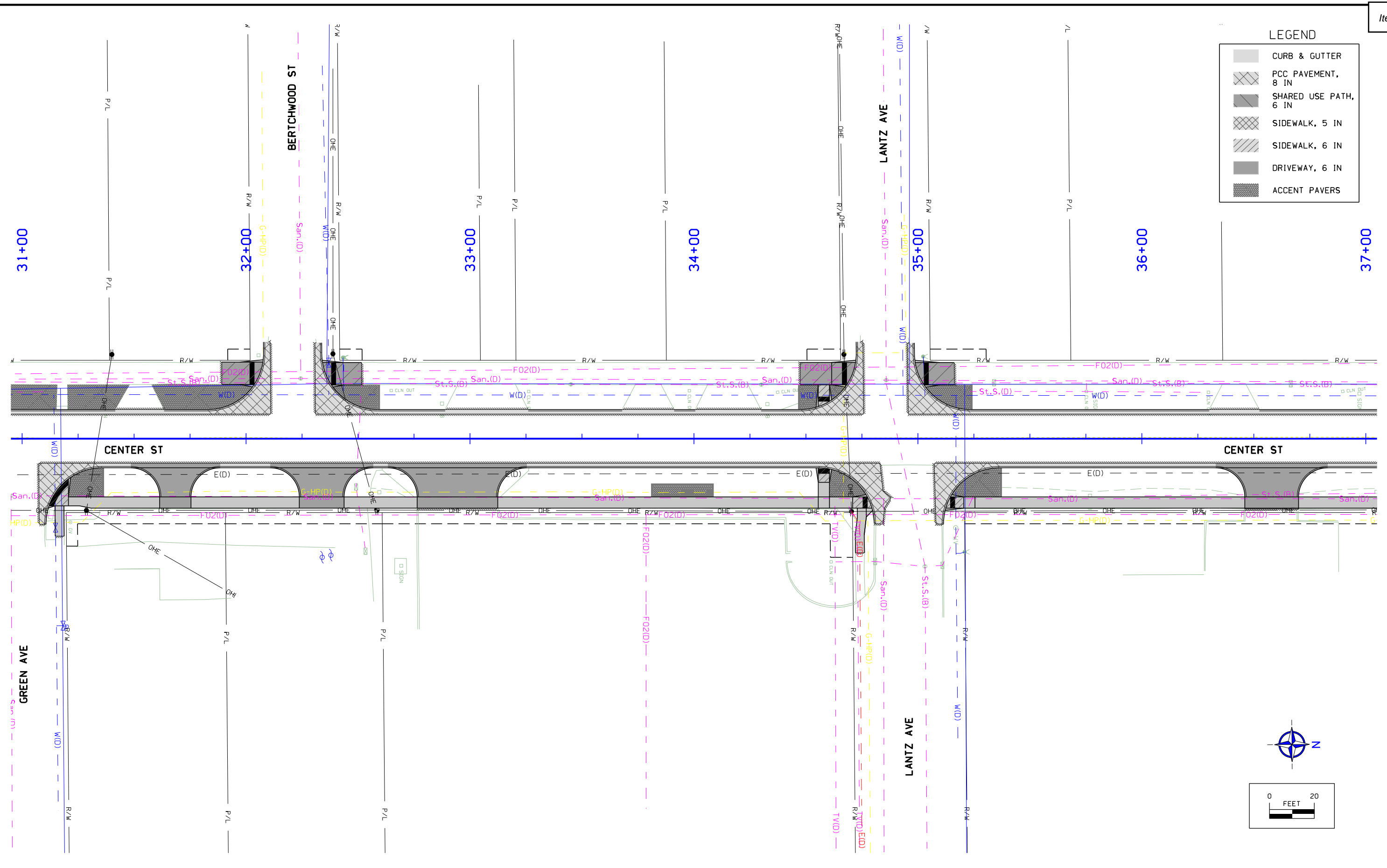


CENTER STREET CORRIDOR STREETScape PROJECT  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

CENTER STREET  
 PLAN AND PROFILE

LEGEND

-  CURB & GUTTER
-  PCC PAVEMENT, 8 IN
-  SHARED USE PATH, 6 IN
-  SIDEWALK, 5 IN
-  SIDEWALK, 6 IN
-  DRIVEWAY, 6 IN
-  ACCENT PAVERS



PROJECT NO: 19C017.05	DESIGNED BY: T.LECLAIR
PROJECT DATE: 3/11/2022	CHECKED BY: A.MONIZA
CAD DATE: 3/21/2022 2:00:28 PM	DRAWN BY: T.LECLAIR
CAD FILE: c:\pwworkdir\pwrte\1\0375072\0019C017.05_004_SHT.dgn	

NO	DATE	BY	REVISION DESCRIPTION










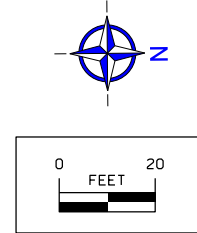
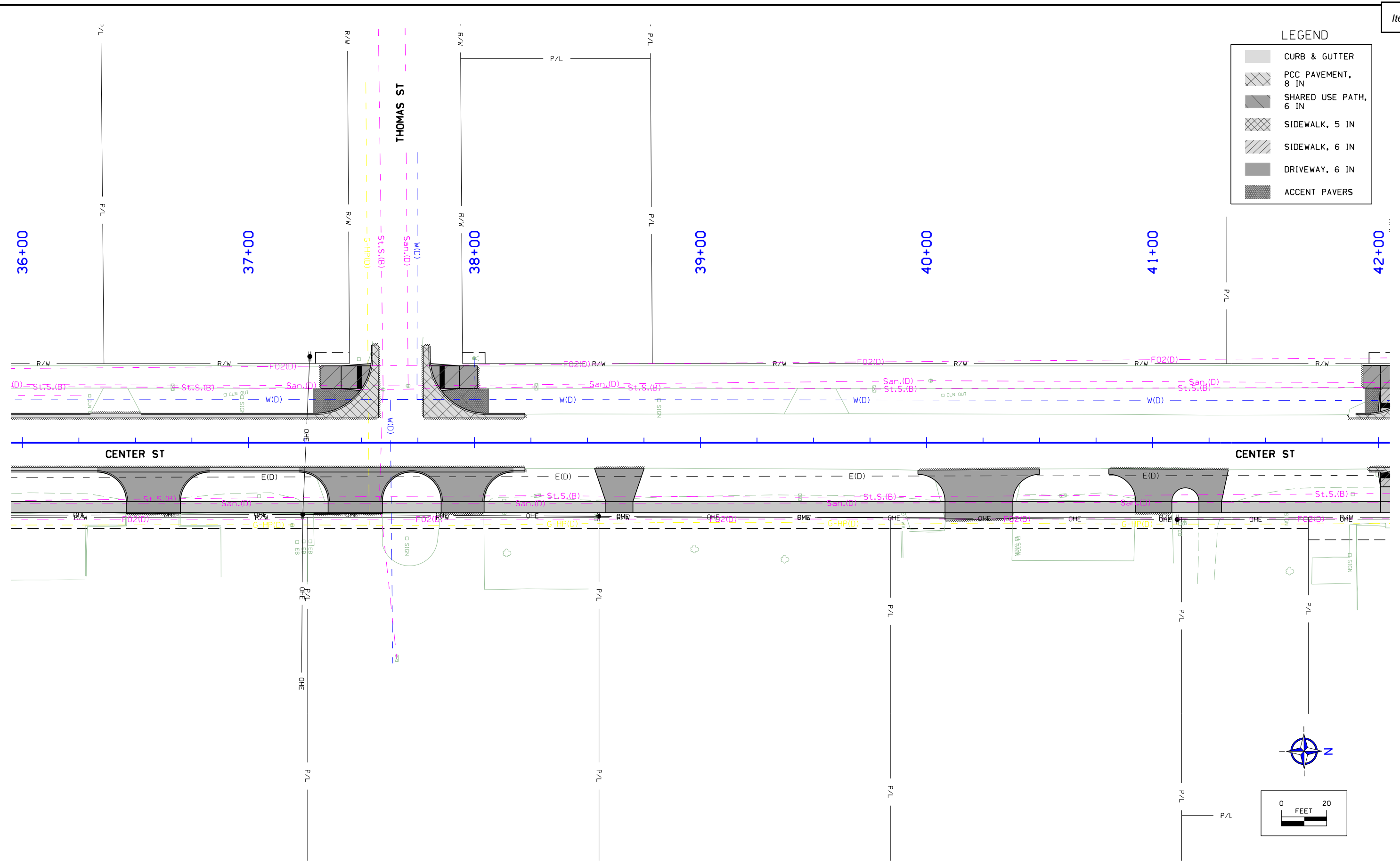
**CENTER STREET CORRIDOR STREETScape PROJECT**  
**CLAIR STREET TO W LONE TREE ROAD**  
 CEDAR FALLS, IA

**CENTER STREET**  
**PLAN AND PROFILE**

SHEET NO.  
**D.04**  
 495

LEGEND

-  CURB & GUTTER
-  PCC PAVEMENT, 8 IN
-  SHARED USE PATH, 6 IN
-  SIDEWALK, 5 IN
-  SIDEWALK, 6 IN
-  DRIVEWAY, 6 IN
-  ACCENT PAVERS



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 2/2/2022 12:36:15 PM  
 CAD FILE: c:\pworkdir\pw\ie\td\0375072\0019C017.05\_005\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION










CENTER STREET CORRIDOR STREETScape PROJECT  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

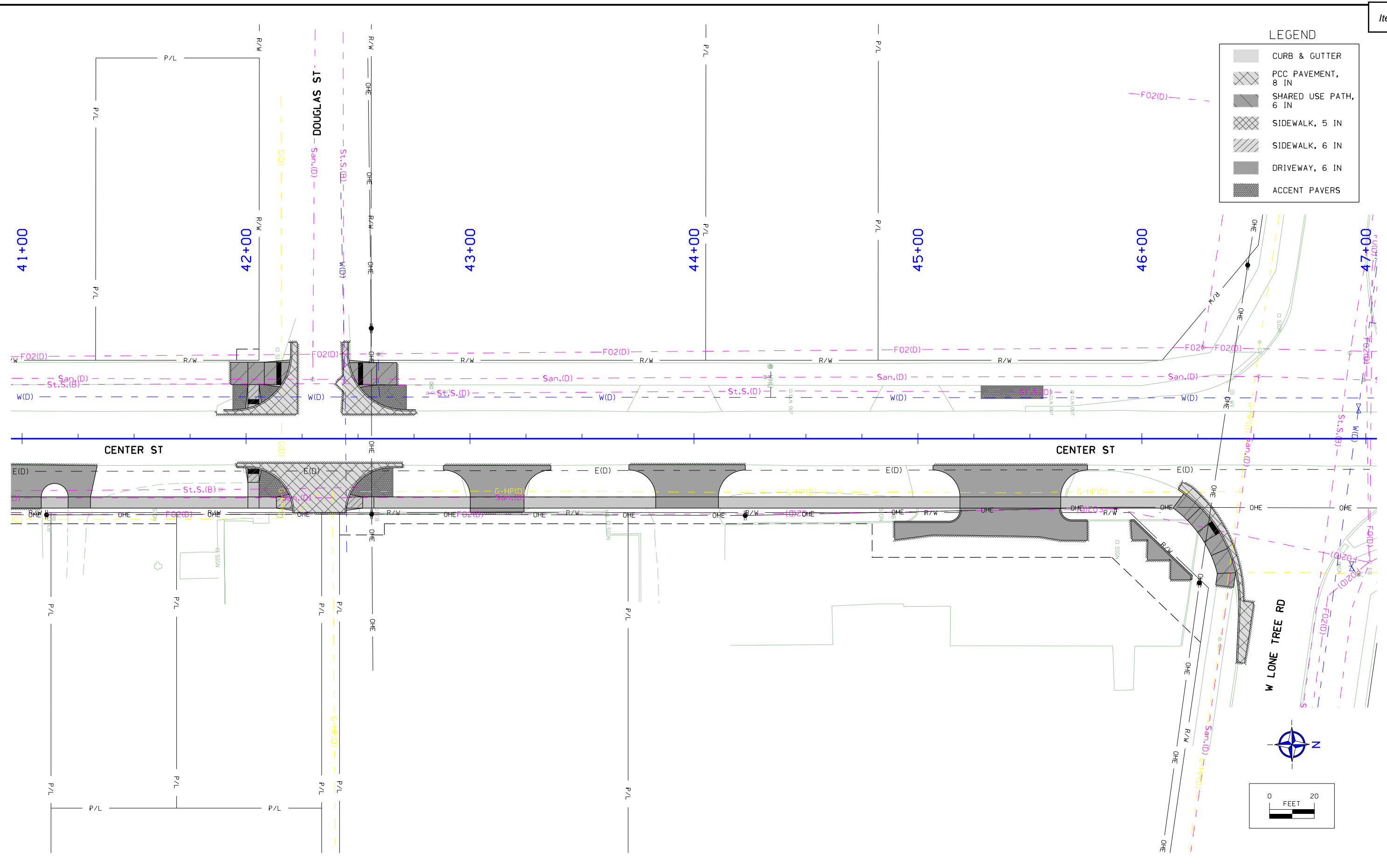
CENTER STREET  
 PLAN AND PROFILE

SHEET NO.  
**D.05**  
 496



LEGEND

-  CURB & GUTTER
-  PCC PAVEMENT, 8 IN
-  SHARED USE PATH, 6 IN
-  SIDEWALK, 5 IN
-  SIDEWALK, 6 IN
-  DRIVEWAY, 6 IN
-  ACCENT PAVERS



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 5/3/2022  
 CAD FILE: c:\pwworkdir\pwworking\19C017.05\_006\_SHT.dgn

DESIGNED BY: T. LECLAIR  
 CHECKED BY: A. MONIZA  
 DRAWN BY: T. LECLAIR

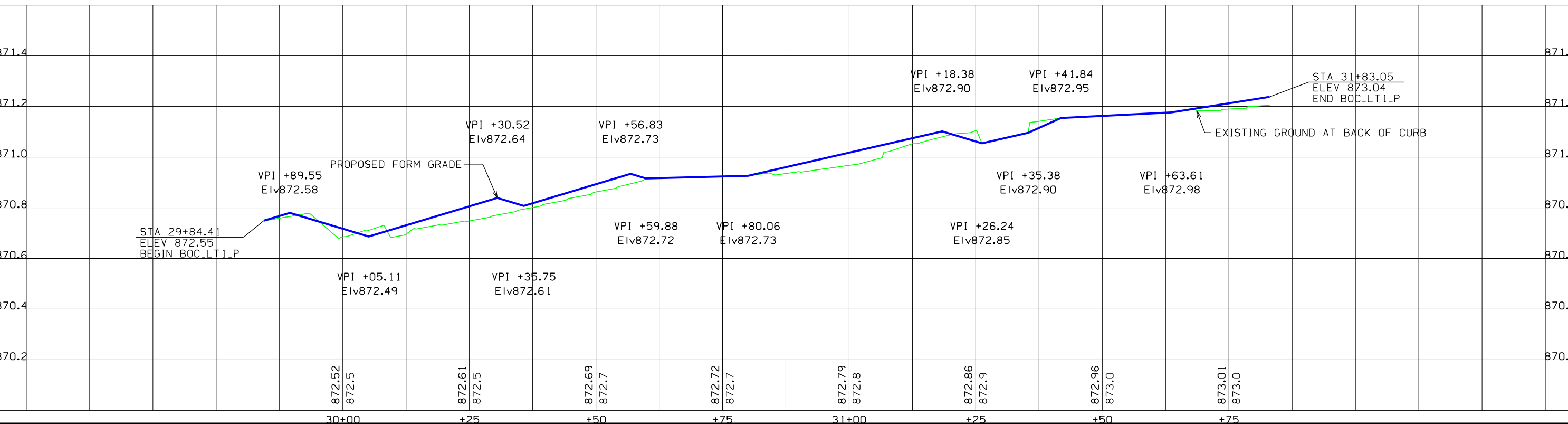
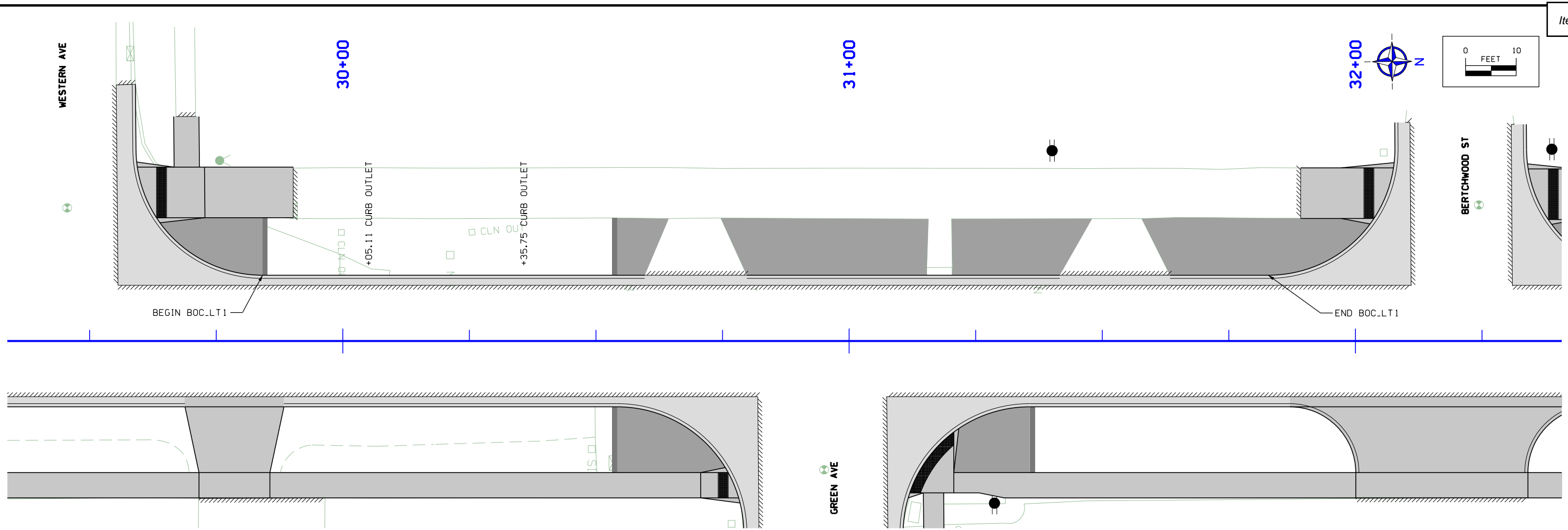
NO	DATE	BY	REVISION DESCRIPTION



CENTER STREET CORRIDOR STREETScape PROJECT  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

CENTER STREET  
 PLAN AND PROFILE

SHEET NO.  
**D.06**  
 497



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 2/2/2022 12:36:28 PM  
 CAD FILE: c:\pworkdir\pw.ie\td\0375072\0019C017.05\_D07\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

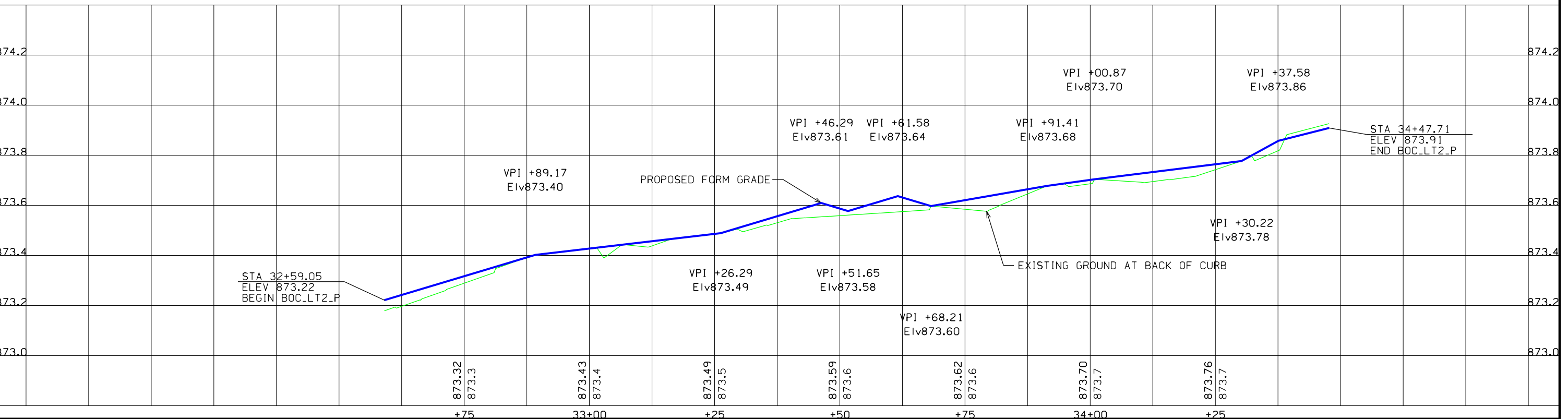
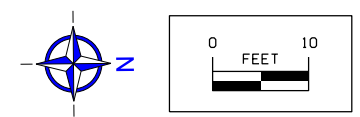
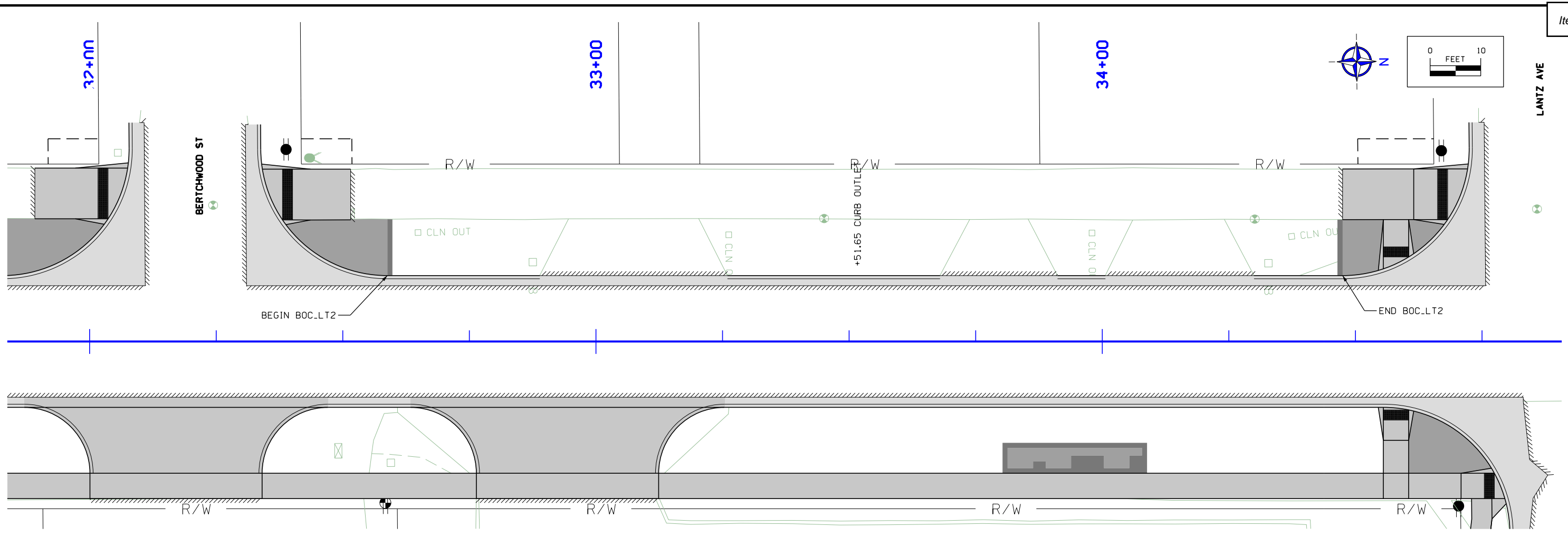
NO	DATE	BY	REVISION DESCRIPTION



CENTER STREET CORRIDOR STREETScape PROJECT  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

CENTER STREET  
 PLAN AND PROFILE

SHEET NO.  
**D.07**  
 498



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 2/2/2022 12:36:33 PM  
 CAD FILE: c:\pworkdir\pw.ie\td\0375072\0019C017.05\_D08\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION

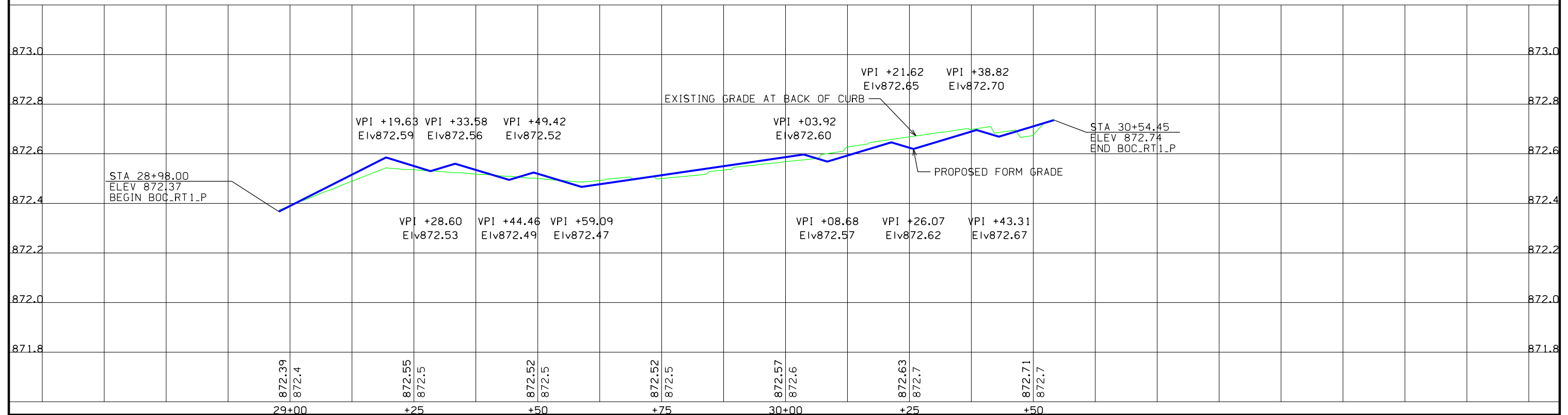
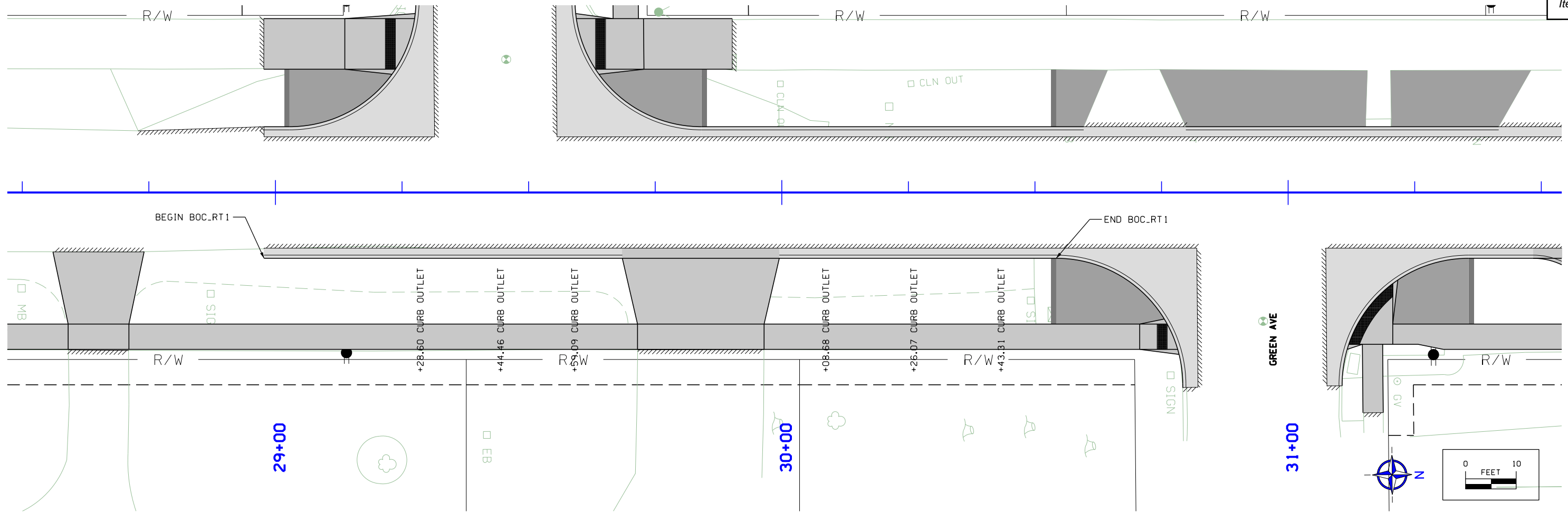


CENTER STREET CORRIDOR STREETScape PROJECT  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

CENTER STREET  
 PLAN AND PROFILE

SHEET NO.  
**D.08**  
 499





PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/21/2022 2:07:39 PM  
 CAD FILE: c:\pwworkdir\pwworking\19C017.05\_D10\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

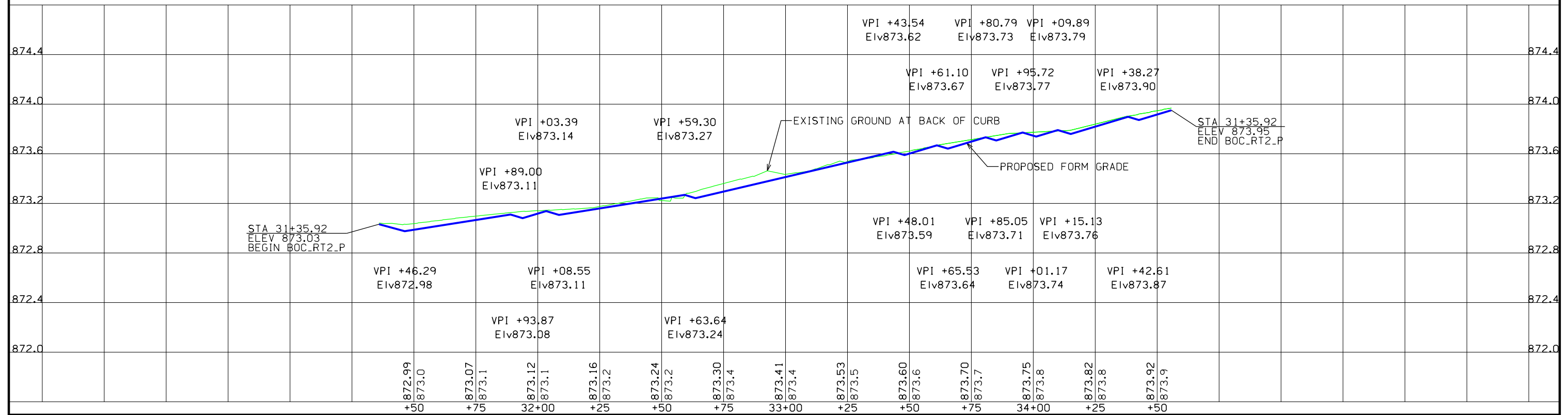
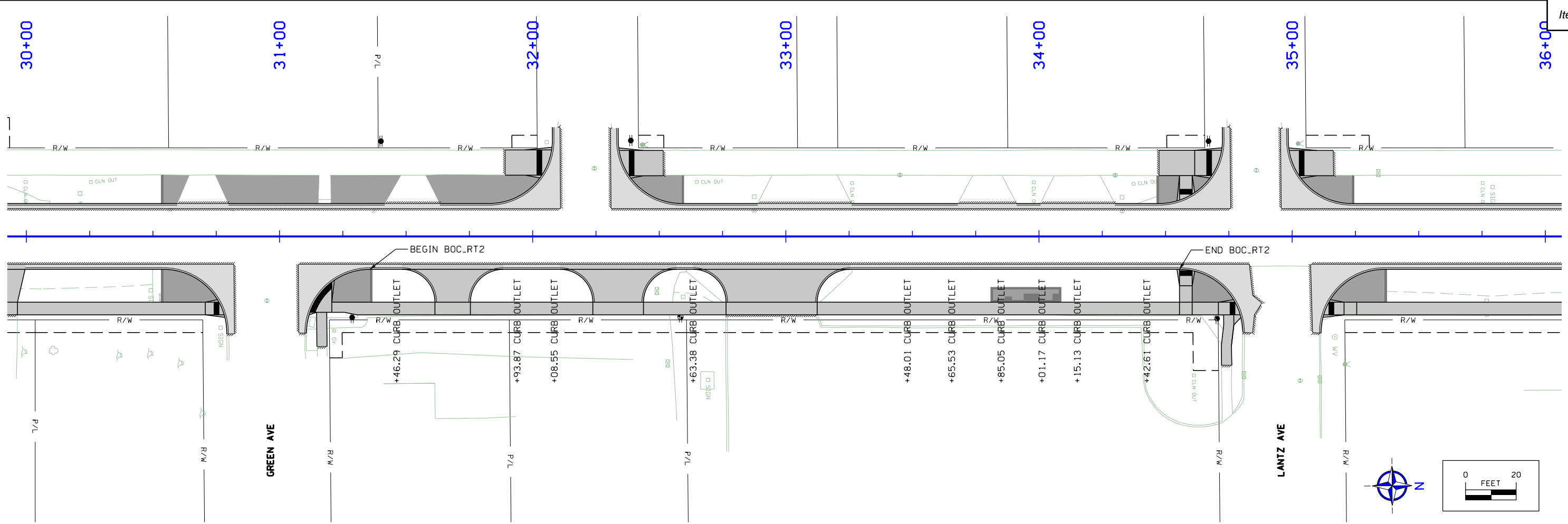
NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

**CENTER STREET**  
 PLAN AND PROFILE

SHEET NO.  
**D.10**  
 501



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/21/2022 2:07:43 PM  
 CAD FILE: c:\pworkdir\pw\te\1\0375072\0019C017.05\_011\_SHT.dgn

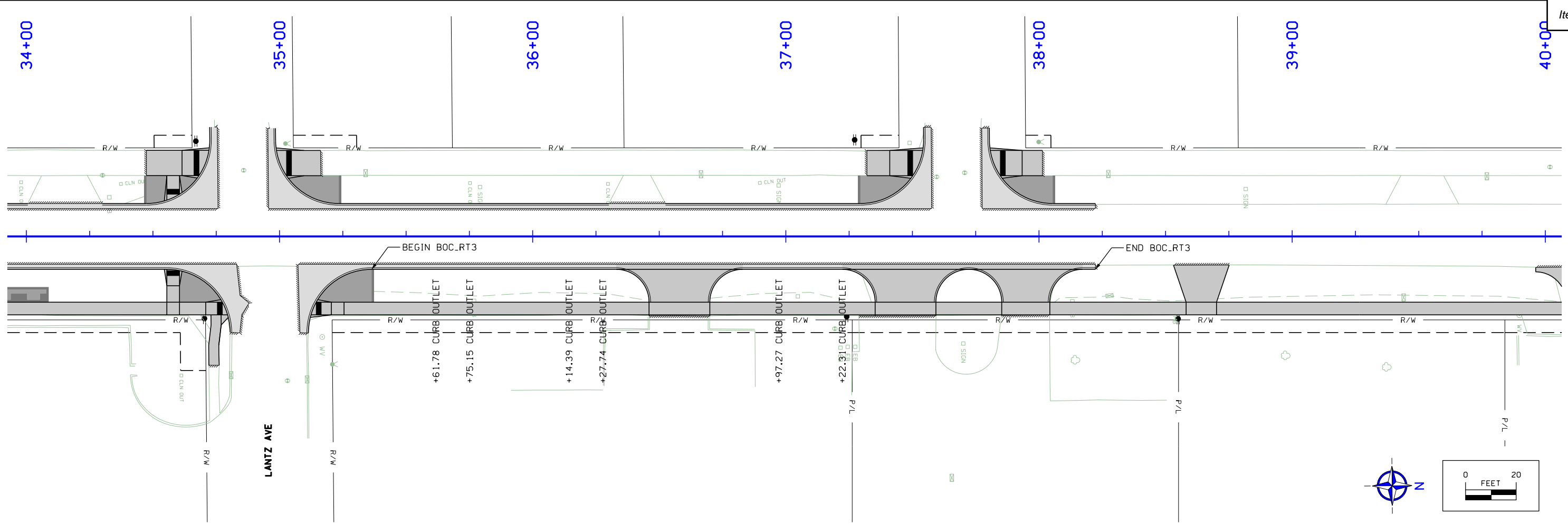
DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

**CENTER STREET PLAN AND PROFILE**



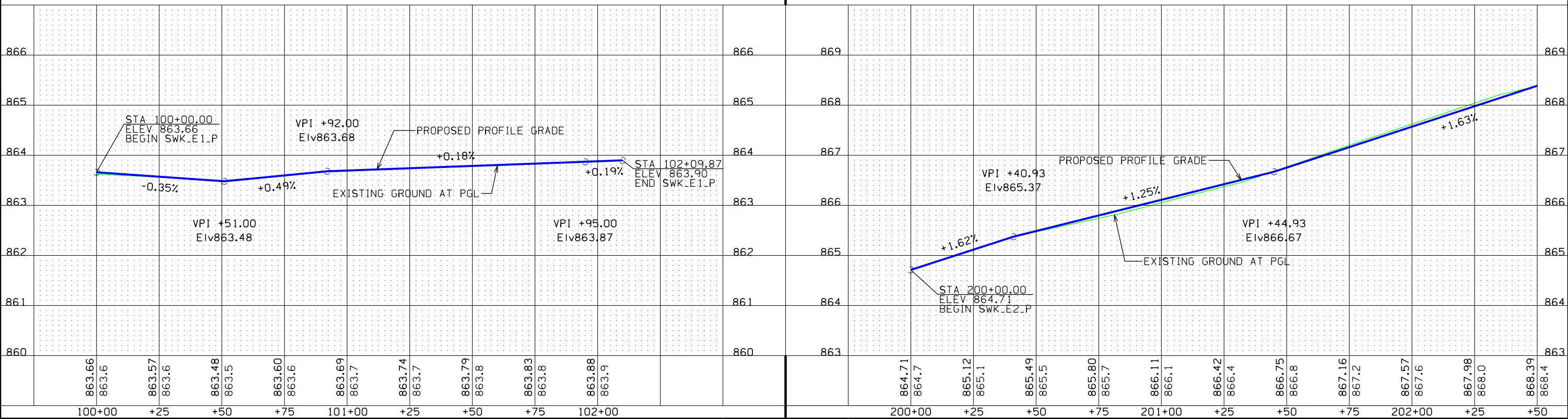
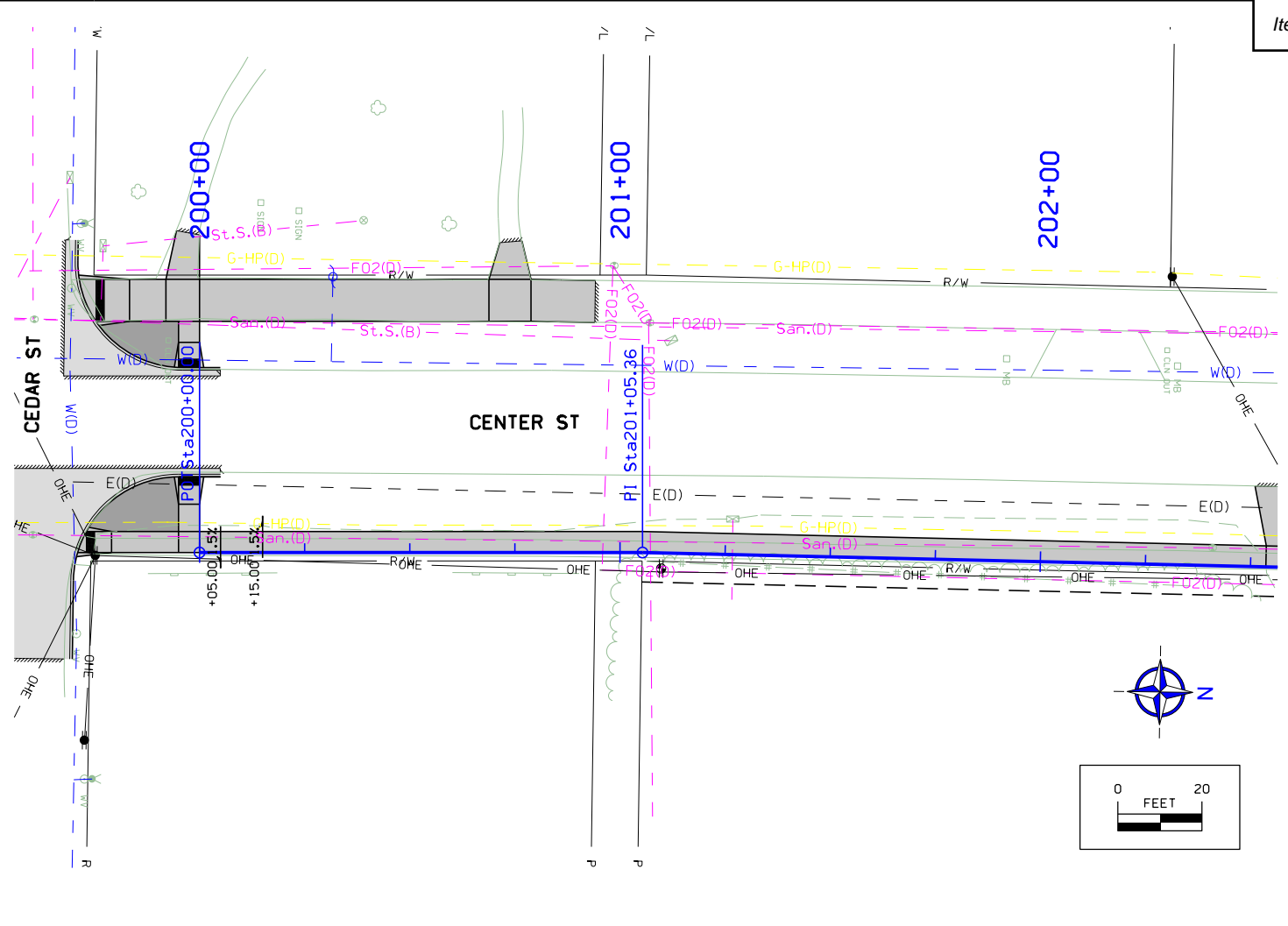
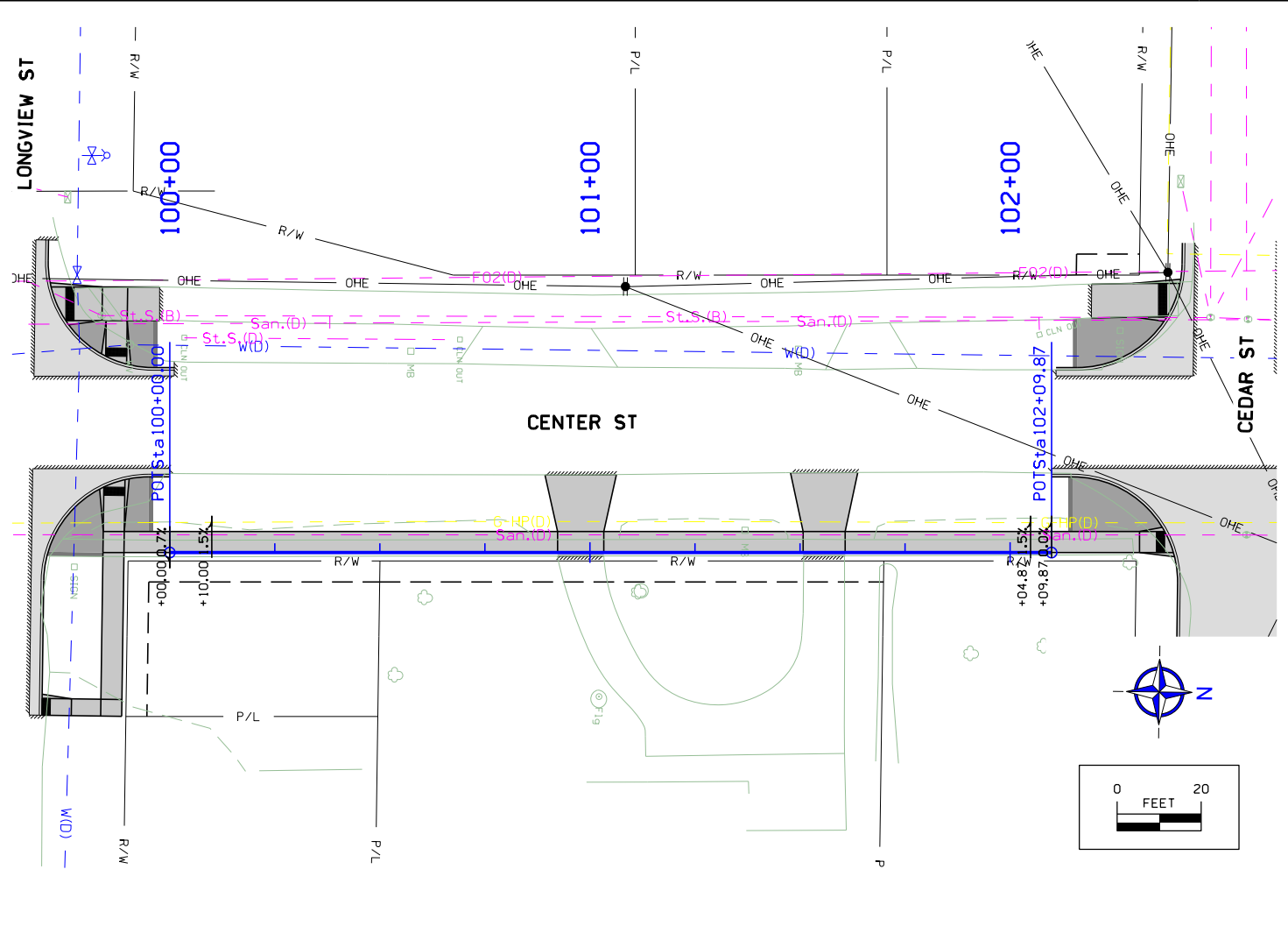
NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

**CENTER STREET PLAN AND PROFILE**

SHEET NO.  
**D.12**  
 503



PROJECT NO: 19C017.05	DESIGNED BY: T.LECLAIR
PROJECT DATE: 3/11/2022	CHECKED BY: A.MONIZA
CAD DATE: 2/2/2022 12:59:16 PM	DRAWN BY: T.LECLAIR
CAD FILE: c:\pworkdir\pw.ie\td\0375072\0019C017.05.E01.SHT.dgn	

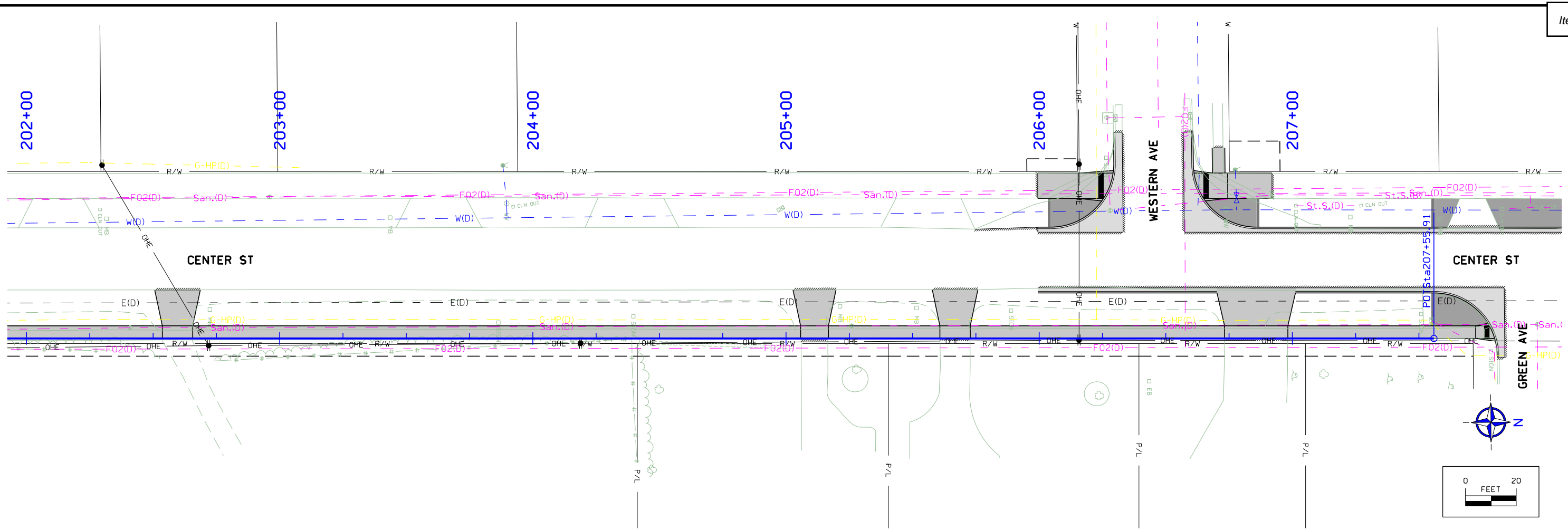
NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
**CLAIR STREET TO W LONE TREE ROAD**  
 CEDAR FALLS, IA

**SWK\_E1 & SWK\_E2**  
**PLAN AND PROFILE**





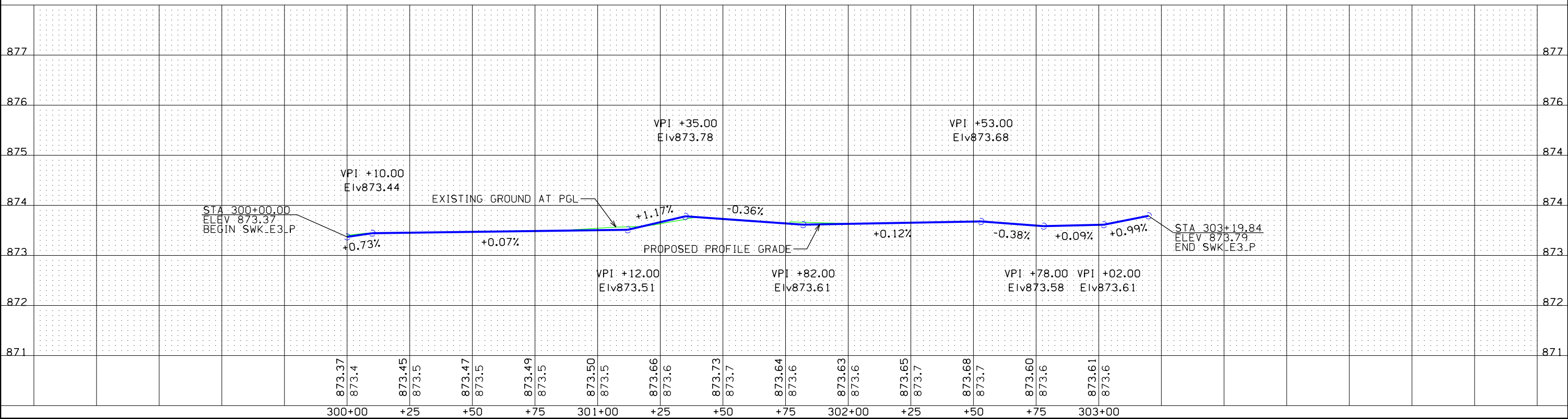
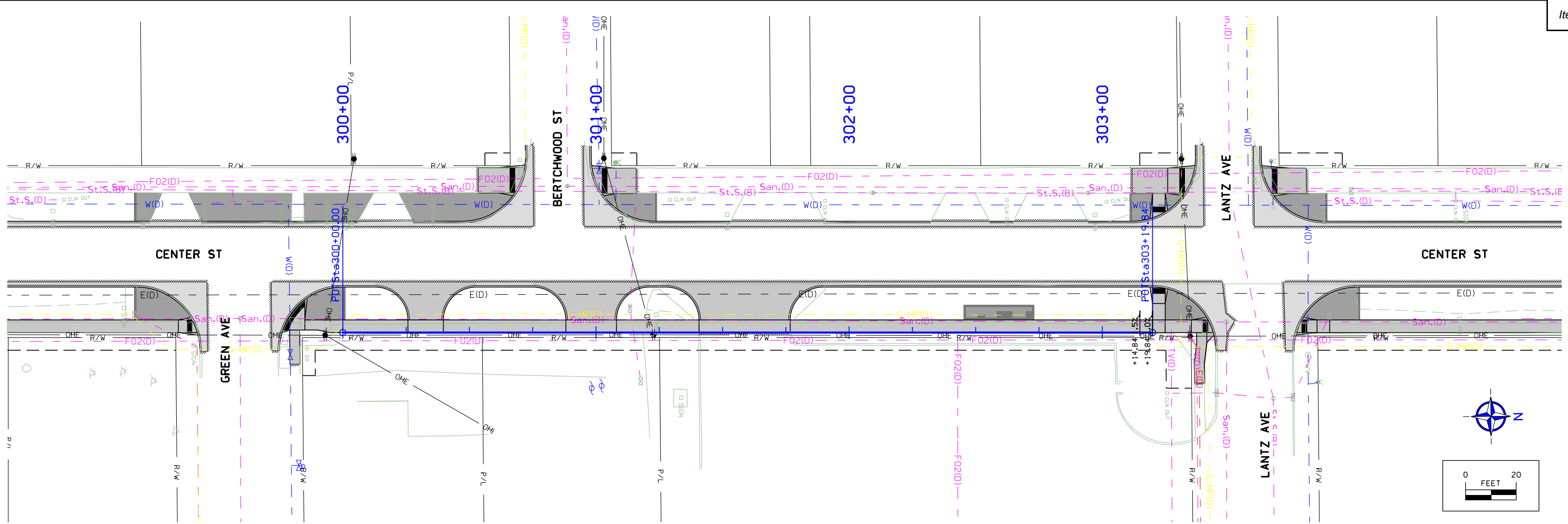
NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

SWK\_E2  
 PLAN AND PROFILE

SHEET NO.  
**E.02**  
 505



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/21/2022 2:16:20 PM  
 CAD FILE: c:\pworkdir\pw\te\1\0375072\0019C017.05\_E03\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

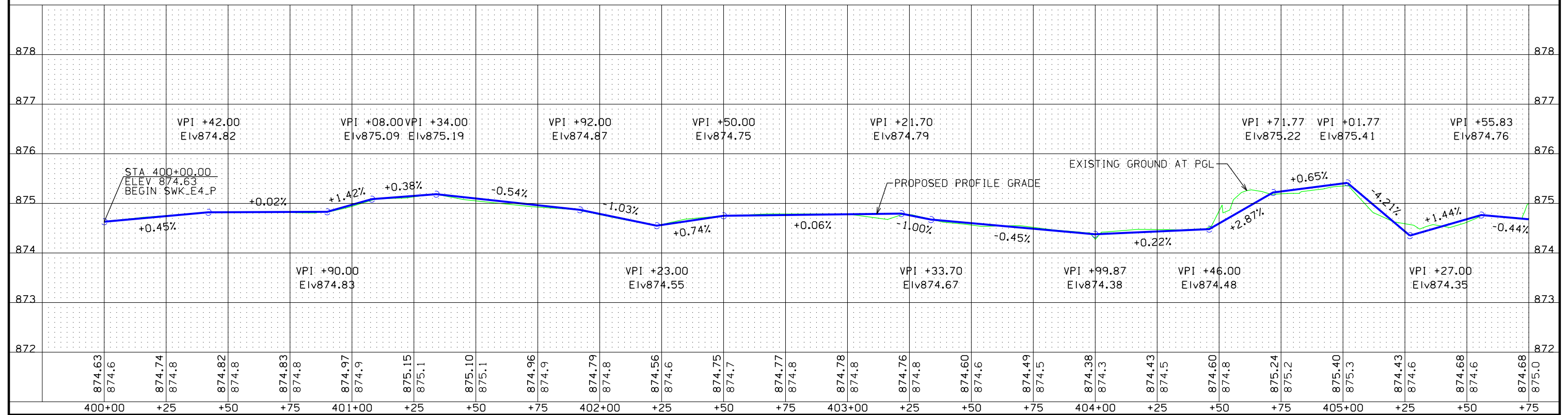
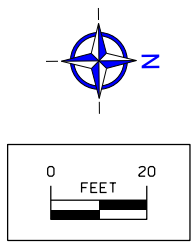
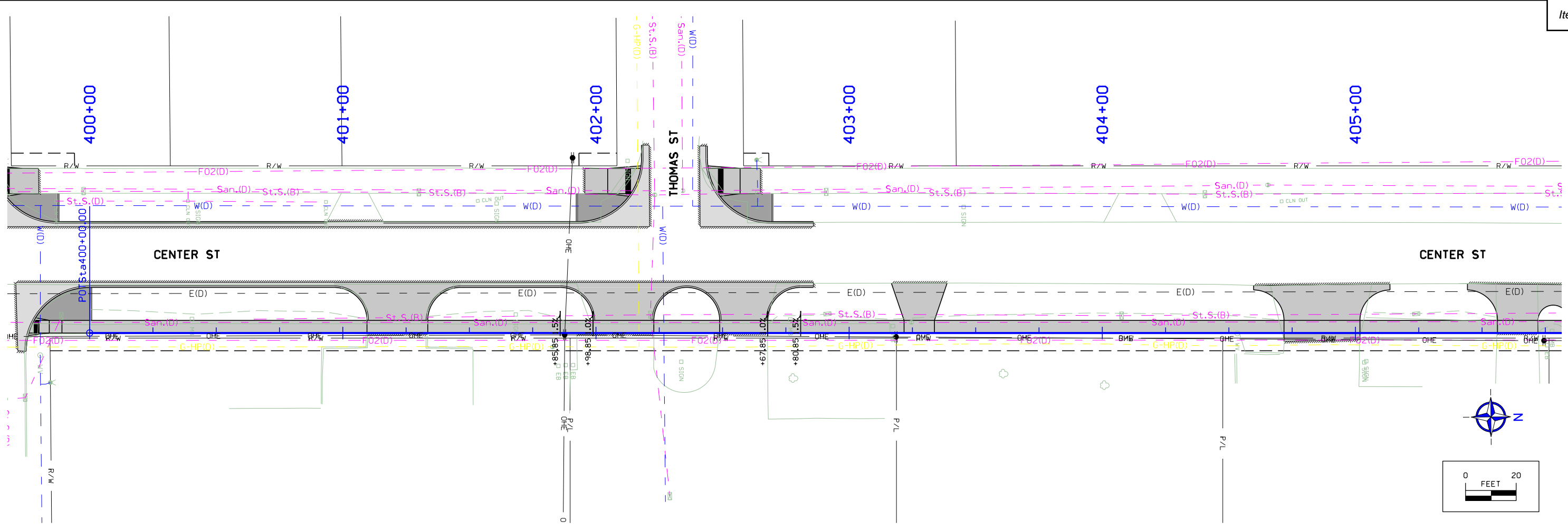
NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

SWK\_E3  
 PLAN AND PROFILE

SHEET NO.  
**E.03**  
 506



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 2/2/2022 12:59:32 PM  
 CAD FILE: c:\pworkdir\pw\te\1\0375072\0019C017.05\_E04\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

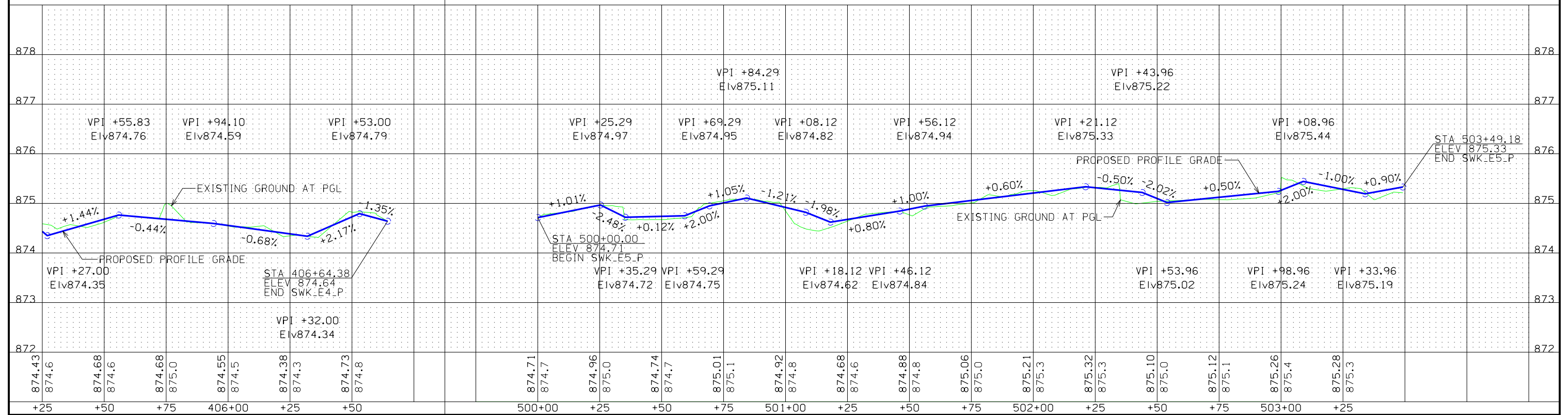
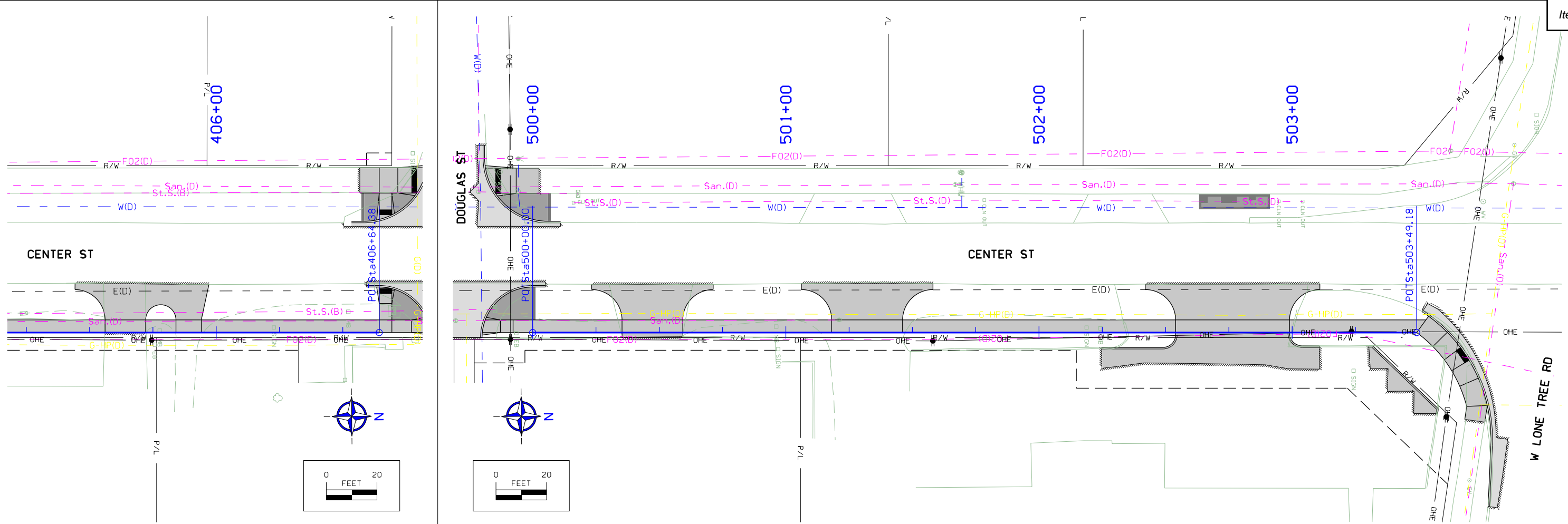
NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETSCAPE PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

SWK\_E4  
 PLAN AND PROFILE

SHEET NO.  
**E.04**  
 507



PROJECT NO: 19C017.05	DESIGNED BY: T.LECLAIR
PROJECT DATE: 3/11/2022	CHECKED BY: A.MONIZA
CAD DATE: 5/3/2022 3:31:53 PM	DRAWN BY: T.LECLAIR
CAD FILE: c:\pworkdir\pw\te\td0375072\0019C017.05.E05_SHT.dgn	





NO	DATE	BY	REVISION DESCRIPTION



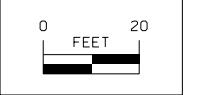
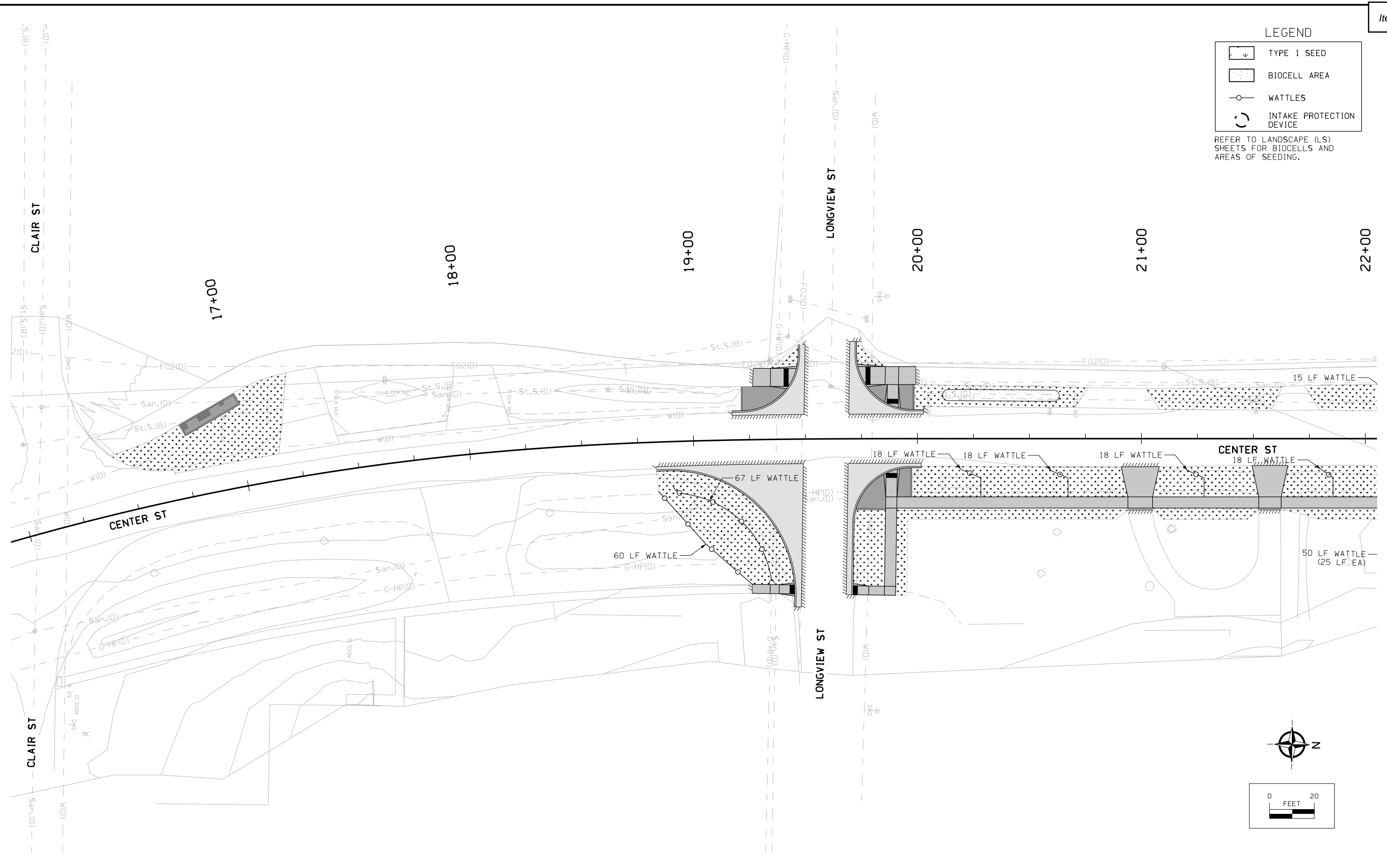
**CENTER STREET CORRIDOR STREETSCAPE PROJECT**  
**CLAIR STREET TO W LONE TREE ROAD**  
 CEDAR FALLS, IA

**SWK\_E4 & SWK\_E5**  
**PLAN AND PROFILE**

LEGEND

-  TYPE 1 SEED
-  BIOCELL AREA
-  WATTLES
-  INTAKE PROTECTION DEVICE

REFER TO LANDSCAPE (LS) SHEETS FOR BIOCELLS AND AREAS OF SEEDING.



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 2/2/2022 1:18:22 PM  
 CAD FILE: c:\pwworkdir\pwc\te\1\1\0375072\0019C017.05.EC01\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION







**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

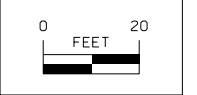
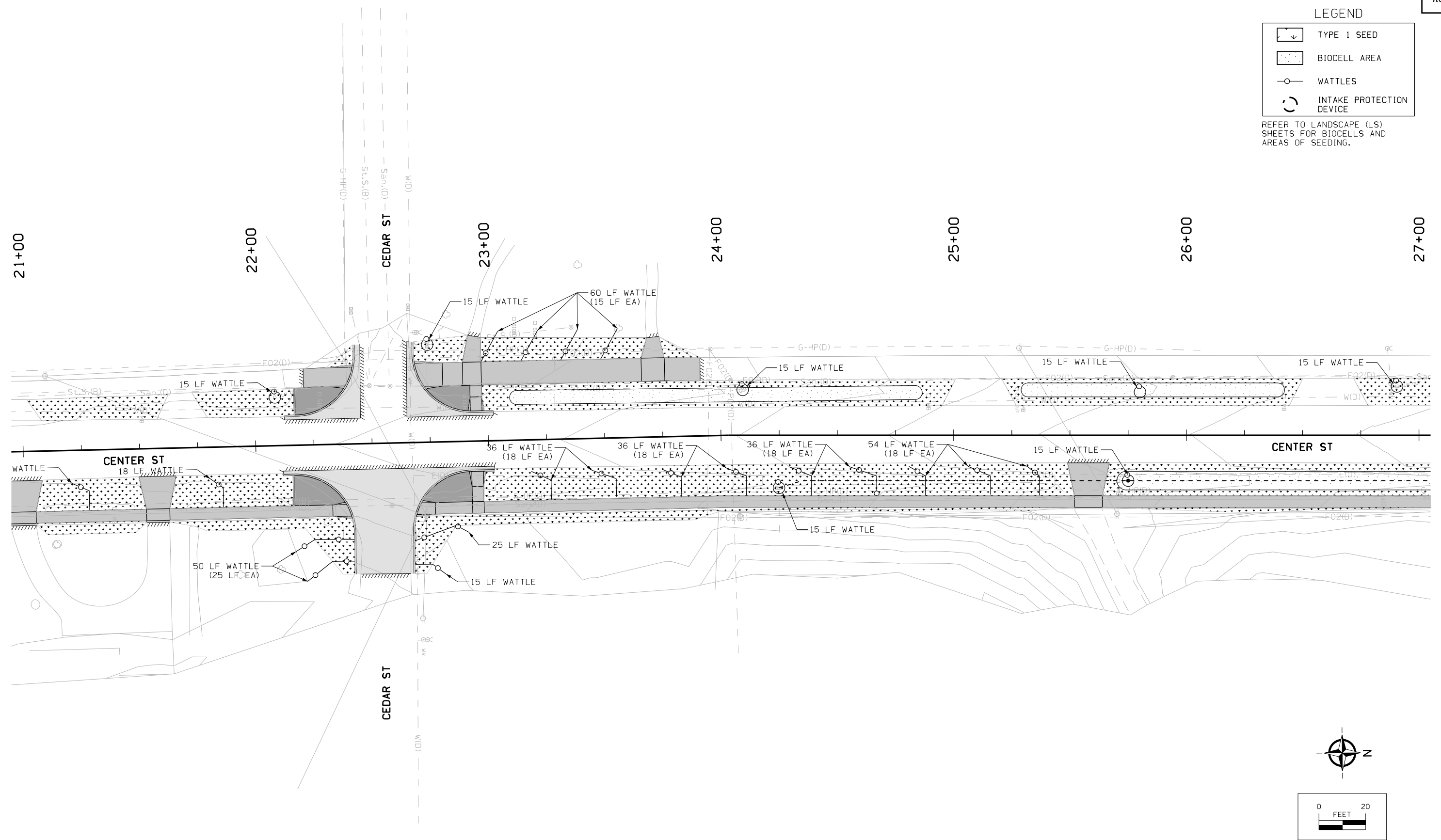
**CENTER STREET**  
 EROSION CONTROL SHEETS

SHEET NO.  
**EC.01**  
 509

LEGEND

-  TYPE 1 SEED
-  BIOCELL AREA
-  WATTLES
-  INTAKE PROTECTION DEVICE

REFER TO LANDSCAPE (LS) SHEETS FOR BIOCELLS AND AREAS OF SEEDING.



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 2/2/2022 1:18:27 PM  
 CAD FILE: c:\pwworkdir\pwc\external\0375072\0019C017.05\_EC02\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION







CENTER STREET CORRIDOR STREETScape PROJECT  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

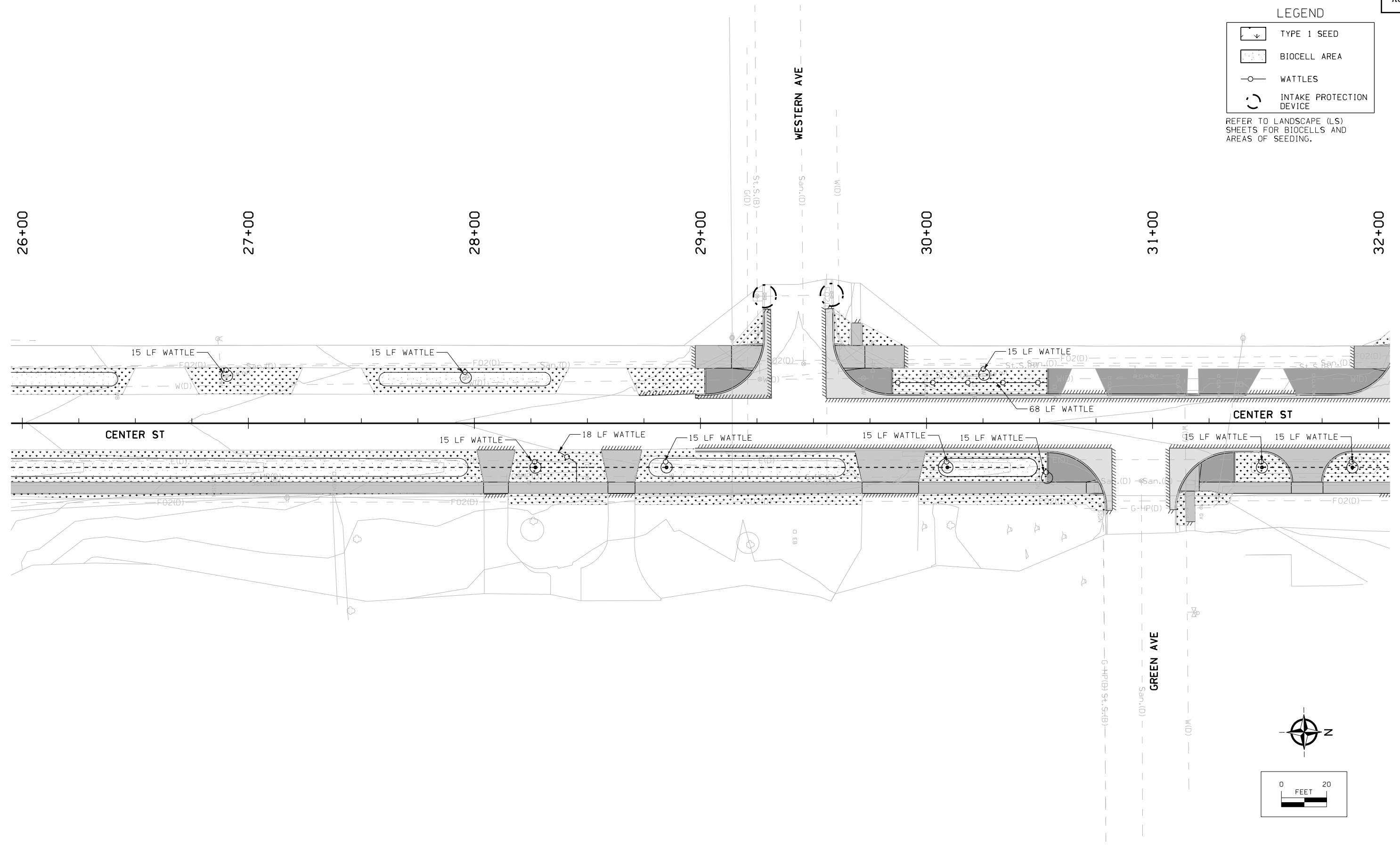
CENTER STREET  
 EROSION CONTROL SHEETS

SHEET NO.  
**EC.02** 510

LEGEND

-  TYPE 1 SEED
-  BIOCELL AREA
-  WATTLES
-  INTAKE PROTECTION DEVICE

REFER TO LANDSCAPE (LS) SHEETS FOR BIOCELLS AND AREAS OF SEEDING.



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/21/2022 12:37:38 PM  
 CAD FILE: c:\pworkdir\pw\ie\td0375072\0019C017.05\_EC03\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION







CENTER STREET CORRIDOR STREETScape PROJECT  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

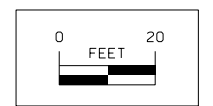
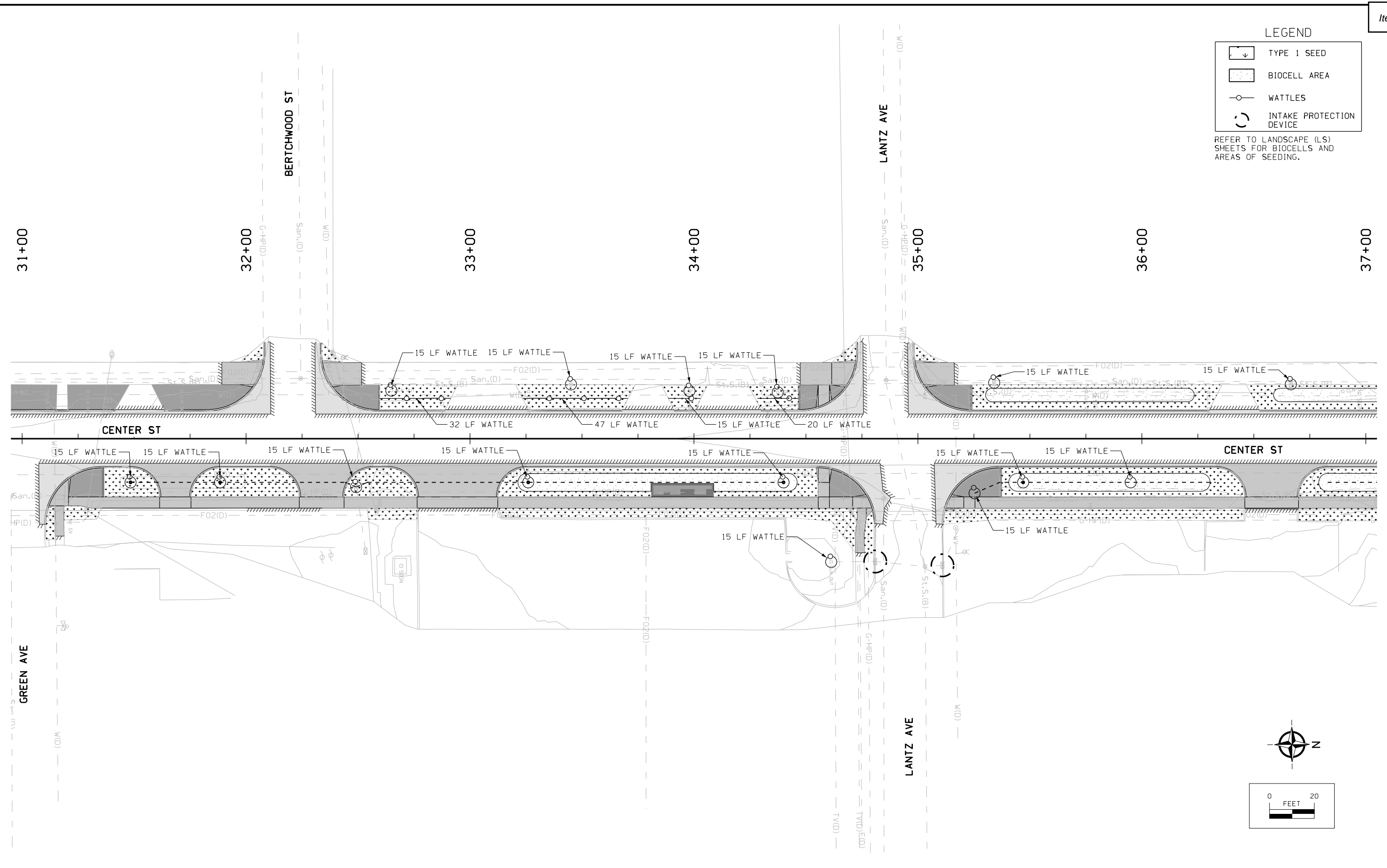
CENTER STREET  
 EROSION CONTROL SHEETS

SHEET NO.  
**EC.03**  
 511

LEGEND

-  TYPE 1 SEED
-  BIOCELL AREA
-  WATTLES
-  INTAKE PROTECTION DEVICE

REFER TO LANDSCAPE (LS) SHEETS FOR BIOCELLS AND AREAS OF SEEDING.



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/21/2022 12:37:43 PM  
 CAD FILE: c:\pwworkdir\pwrte\td0375072\0019C017.05\_EC04\_SHT.dgn

DESIGNED BY: T. LECLAIR  
 CHECKED BY: A. MONIZA  
 DRAWN BY: T. LECLAIR

NO	DATE	BY	REVISION DESCRIPTION







CENTER STREET CORRIDOR STREETScape PROJECT  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

CENTER STREET  
 EROSION CONTROL SHEETS

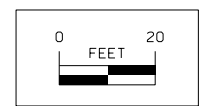
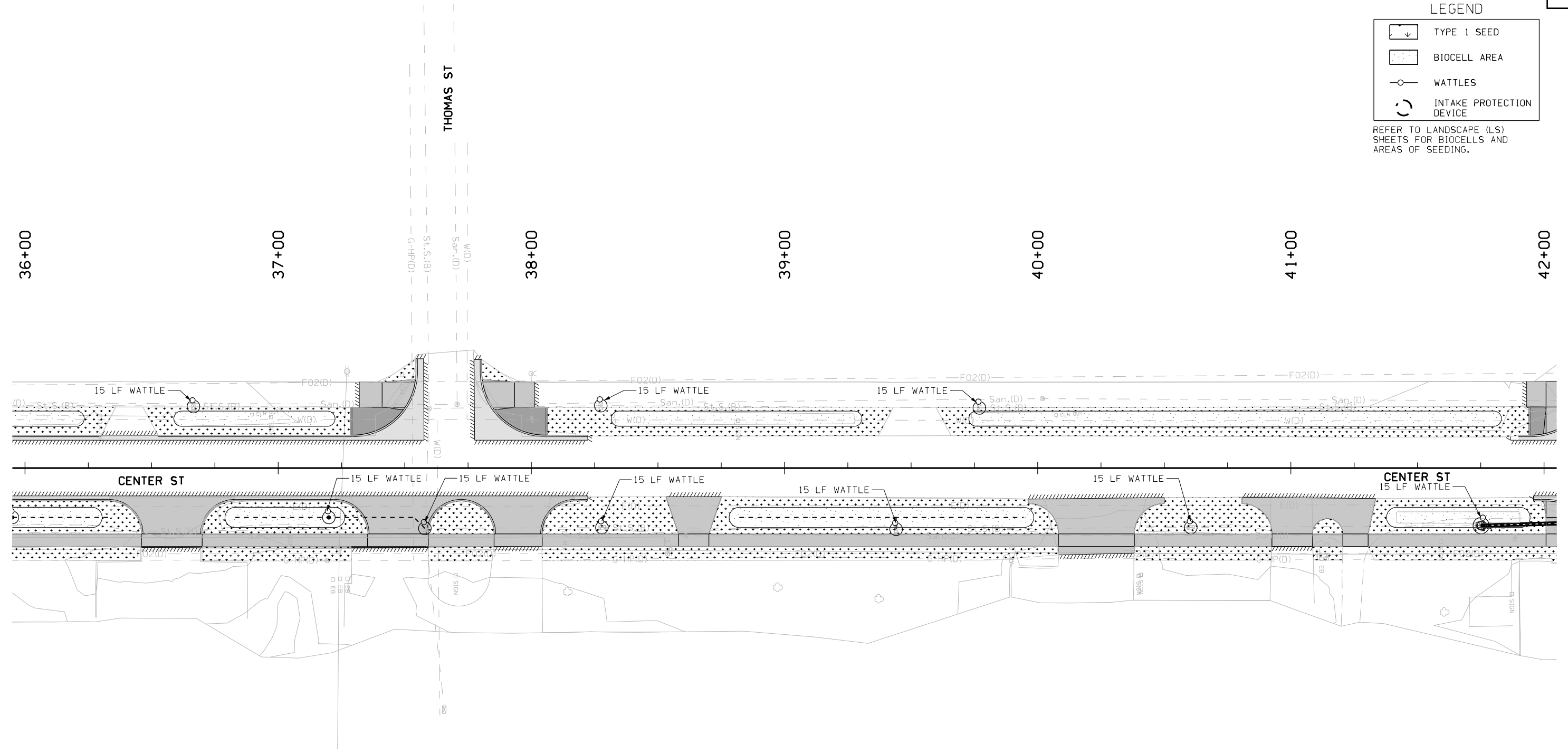
SHEET NO.  
**EC.04**  
 512



LEGEND

-  TYPE 1 SEED
-  BIOCELL AREA
-  WATTLES
-  INTAKE PROTECTION DEVICE

REFER TO LANDSCAPE (LS) SHEETS FOR BIOCELLS AND AREAS OF SEEDING.



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 2/2/2022 1:18:43 PM  
 CAD FILE: c:\pworkdir\pw.ie\td\0375072\0019C017.05\_EC05\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION







CENTER STREET CORRIDOR STREETScape PROJECT  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

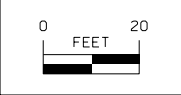
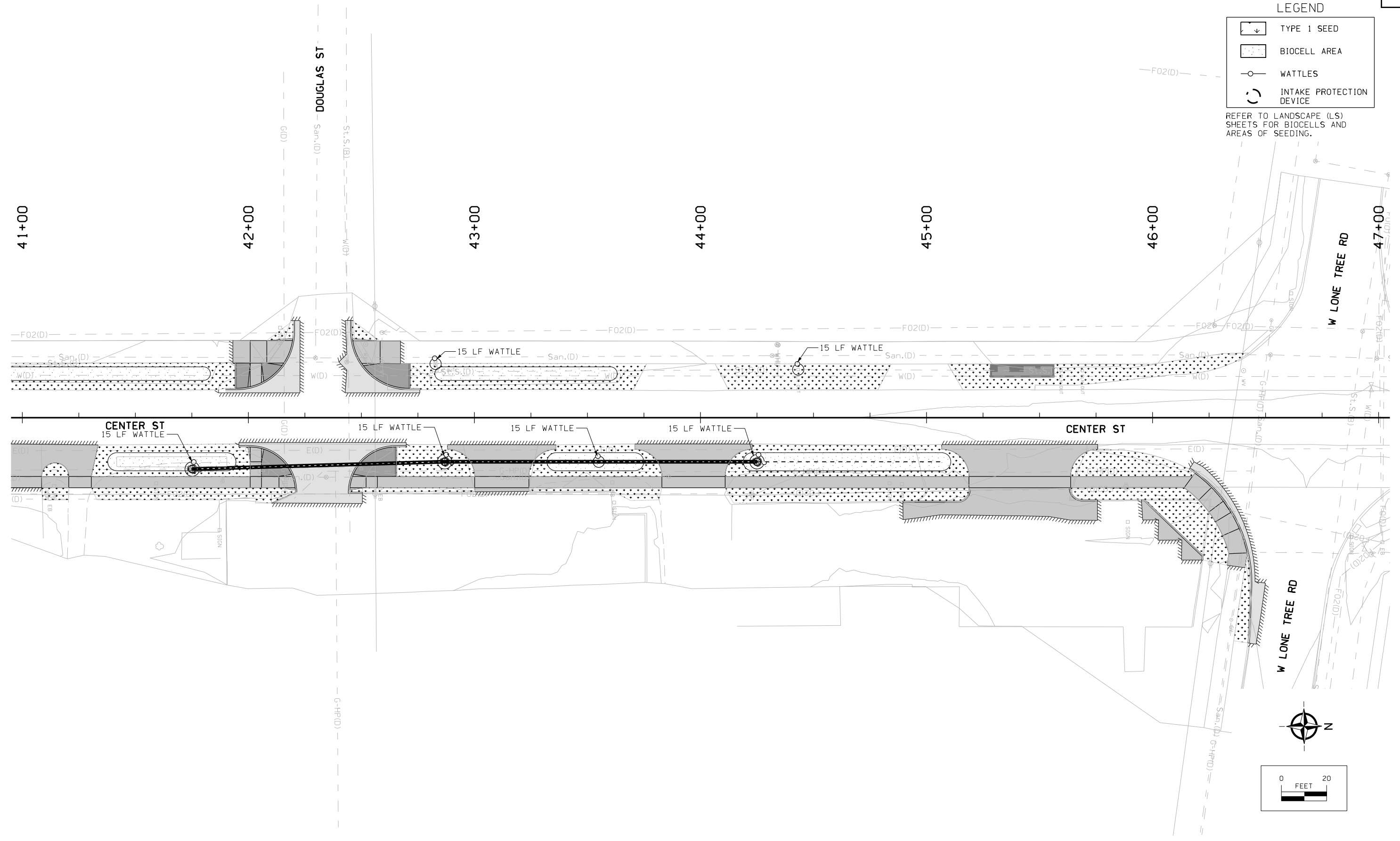
CENTER STREET  
 EROSION CONTROL SHEETS

SHEET NO.  
**EC.05**  
 513

LEGEND

-  TYPE 1 SEED
-  BIOCELL AREA
-  WATTLES
-  INTAKE PROTECTION DEVICE

REFER TO LANDSCAPE (LS) SHEETS FOR BIOCELLS AND AREAS OF SEEDING.



PROJECT NO: 19C017.05	DESIGNED BY: T.LECLAIR
PROJECT DATE: 3/11/2022	CHECKED BY: A.MONIZA
CAD DATE: 2/2/2022 1:18:48 PM	DRAWN BY: T.LECLAIR
CAD FILE: c:\pwworkdir\pwrte\td0375072\0019C017.05_EC06_SHT.dgn	

NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
**CLAIR STREET TO W LONE TREE ROAD**  
 CEDAR FALLS, IA

**CENTER STREET**  
**EROSION CONTROL SHEETS**

SHEET NO.  
**EC.06** 514

## Survey Information Center Street Corridor Streetscape Project Cedar Falls, Iowa

General Information

Measurement units for this survey are US survey feet.  
This survey is for a proposed streetscape project on Center Street in Cedar Falls, Iowa.

Vertical Control

Black Hawk County Control monument 2016-15R was held.

Horizontal Control

Iowa Regional Coordinate System - Zone 5  
Horz. Datum: NAD83  
Vert. Datum: NAVD 1988  
US Survey Feet

### BENCHMARKS

Point	Elevation	Description
-------	-----------	-------------

### HORIZONTAL CONTROL

Point	North	East	Elevation	Station	Offset	Feature	Description
102	8864850.59	15444588.47	863.570	15+16.18	21.58' RT.	CP	SET 5/8' IRON ROD
103	8865348.26	15444473.07	863.105	20+30.54	19.12' LT.	CP	SET 5/8' IRON ROD
104	8865694.16	15444513.76	865.858	23+75.87	26.22' RT.	CP	SET 5/8' IRON ROD
105	8866651.86	15444528.15	873.702	33+34.28	32.05' RT.	CP	SET 5/8' IRON ROD
106	8867202.59	15444527.89	874.905	38+84.98	26.51' RT.	CP	SET 5/8' IRON ROD
107	8867935.76	15444469.59	875.020	46+17.55	38.82' LT.	CP	SET 5/8' IRON ROD

PROJECT NO: 19C017.05      DESIGNED BY: T.LECLAIR  
 PROJECT DATE: 3/11/2022      CHECKED BY: A.MONIZA  
 CAD DATE: 1/28/2022 9:58:02 AM      DRAWN BY: T.LECLAIR  
 CAD FILE: c:\pworkdir\pw.te\td0375072\0019C017.05\_G01.DGN.dgn

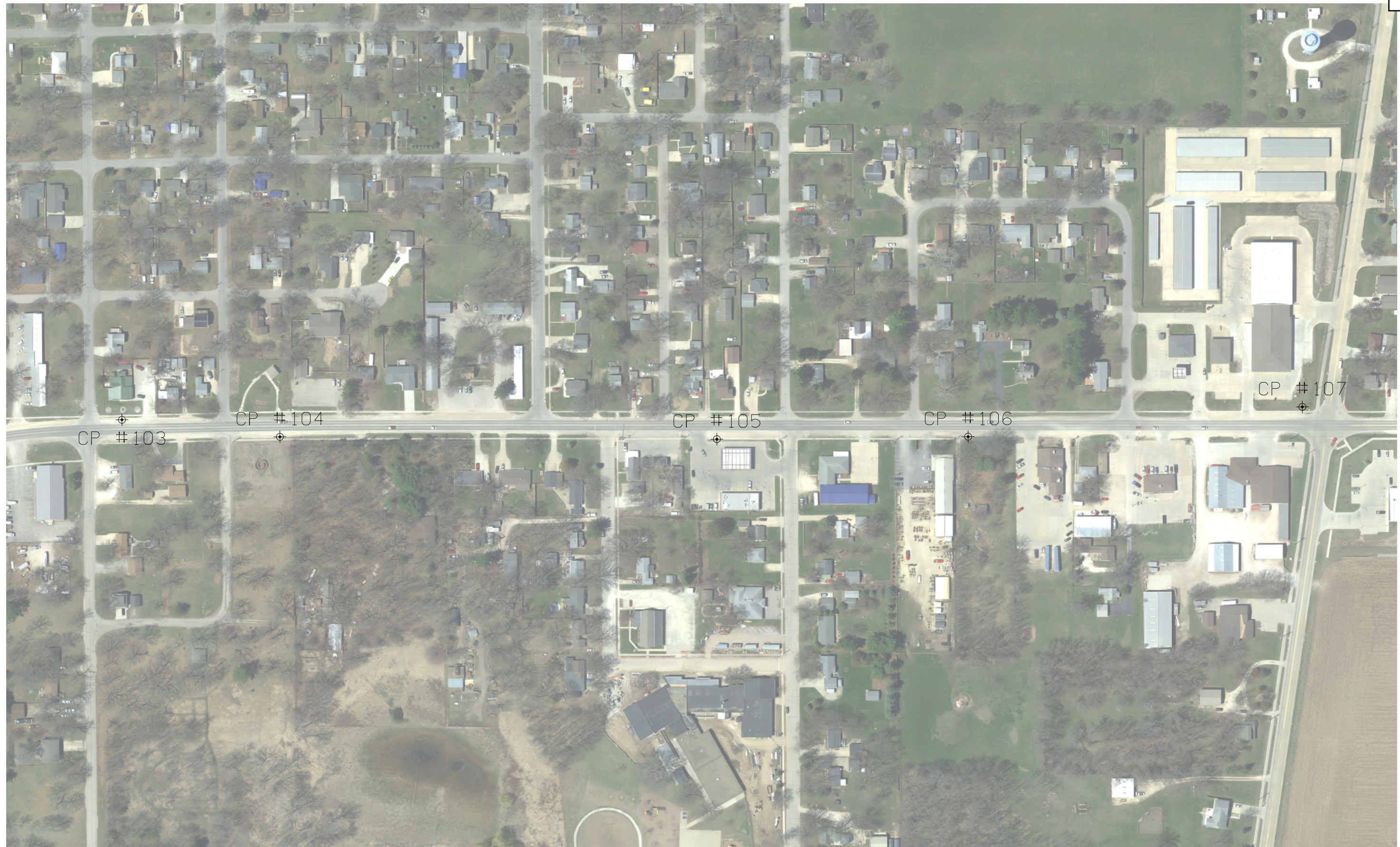
NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
**CLAIR STREET TO W LONE TREE ROAD**  
 CEDAR FALLS, IA

**CENTER STREET**  
**REFERENCE TIES AND BENCHMARKS**

SHEET NO.  
**G.01**      515



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 1/28/2022  
 CAD FILE: c:\pwworkdir\pwworking\td0375072\0019C017.05\_G01.DGN

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

CENTER STREET  
 REFERENCE TIES AND BENCHMARKS

SHEET NO.  
**G.02**  
 516

ALIGNMENT COORDINATES

Name	Location	Point on Tangent			Begin Spiral			Begin Curve			Simple Curve PI or Master PI of SCS			End Curve			End Spiral			
		Station	Coordinates		Station	Coordinates		Station	Coordinates		Station	Coordinates		Station	Coordinates		Station	Coordinates		
			Y (Northing)	X (Easting)		Y (Northing)	X (Easting)		Y (Northing)	X (Easting)		Y (Northing)	X (Easting)		Y (Northing)	X (Easting)		Y (Northing)	X (Easting)	
ML_CENT	ML_CENT_1																			
	ML_CENT_2				18+12.39	8,865,130.6135	15,444,500.9320	10+00.00	8,864,416.1153	15,444,850.6393	14+24.11	8,864,708.6552	15,444,543.5761	18+12.39	8,865,130.6136	15,444,500.9320				
	16	24+03.28	8,865,721.2180	15,444,487.1700							18+79.11	8,865,196.9954	15,444,494.2233				20+12.66	8,865,330.3798	15,444,492.4286	
	17	50+50.53	8,868,368.3490	15,444,512.5600																
SWK_E1																				
	51	100+00.00	8,865,320.0729	15,444,523.5701																
	52	102+09.87	8,865,529.9272	15,444,520.7466																
SWK_E2																				
	53	200+00.00	8,865,615.9269	15,444,519.5895																
	54	201+05.36	8,865,721.2779	15,444,518.1720																
	55	207+55.91	8,866,371.8009	15,444,524.4115																
SWK_E3																				
	56	300+00.00	8,866,453.2726	15,444,525.1929																
	57	303+19.84	8,866,773.0983	15,444,528.2606																
SWK_E4																				
	58	400+00.00	8,866,854.0111	15,444,529.0366																
	59	406+64.38	8,867,518.3631	15,444,535.4088																
SWK_E5																				
	60	500+00.00	8,867,582.3601	15,444,536.0226																
	61	503+49.18	8,867,931.5247	15,444,539.3716																

PROJECT NO: 19C017.05      DESIGNED BY: T.LECLAIR  
 PROJECT DATE: 3/11/2022      CHECKED BY: A.MONIZA  
 CAD DATE: 1/28/2022 10:00:31 AM      DRAWN BY: T.LECLAIR  
 CAD FILE: c:\pwworkdir\pwr.ie\ttl\0375072\0019C017.05\_001.DGN.dgn

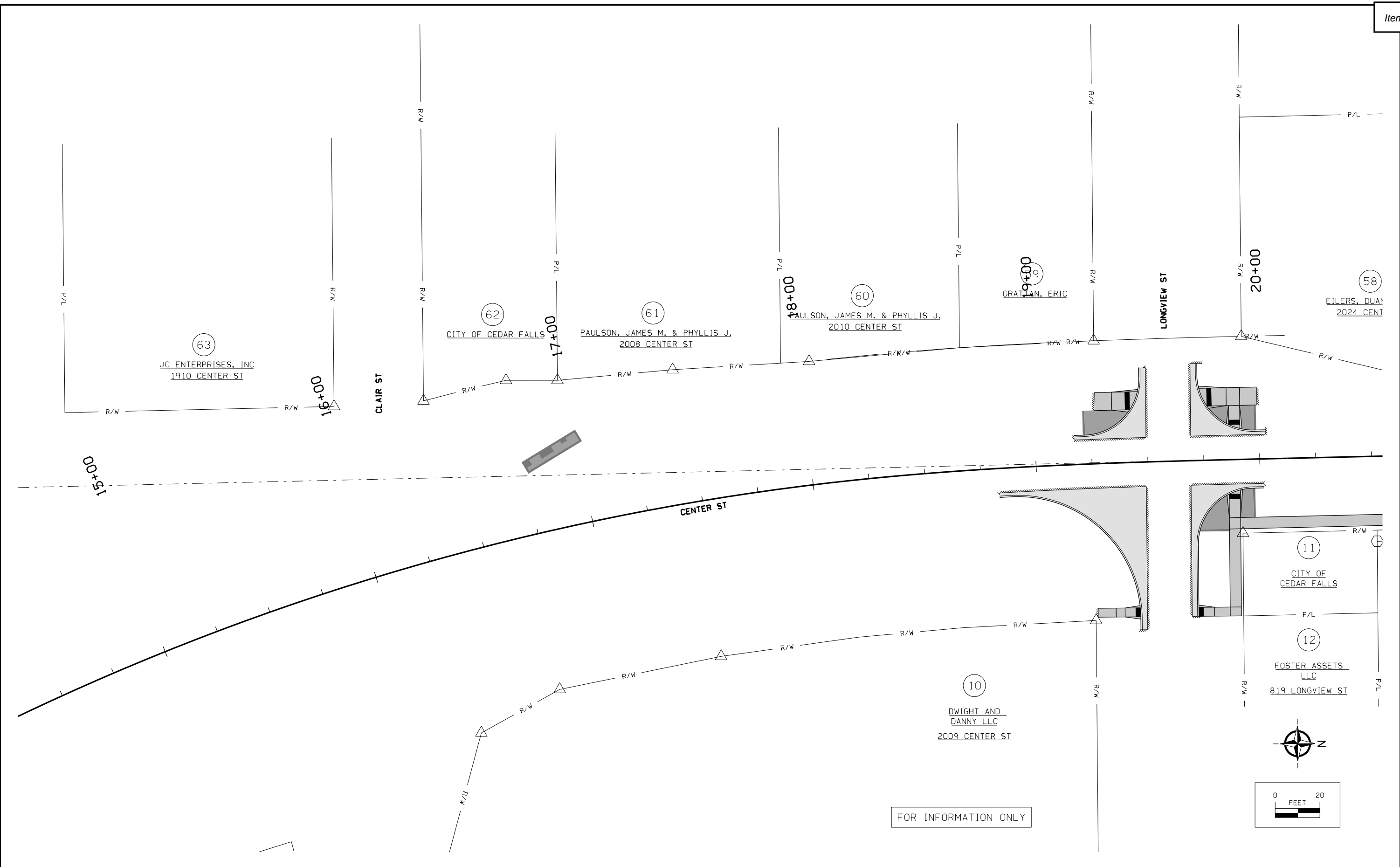
NO	DATE	BY	REVISION DESCRIPTION



CENTER STREET CORRIDOR STREETScape PROJECT  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

ALIGNMENT DATA





PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/21/2022 12:05:00 PM  
 CAD FILE: c:\pwworkdir\pwworking\19C017.05\_H01.SHT.dgn

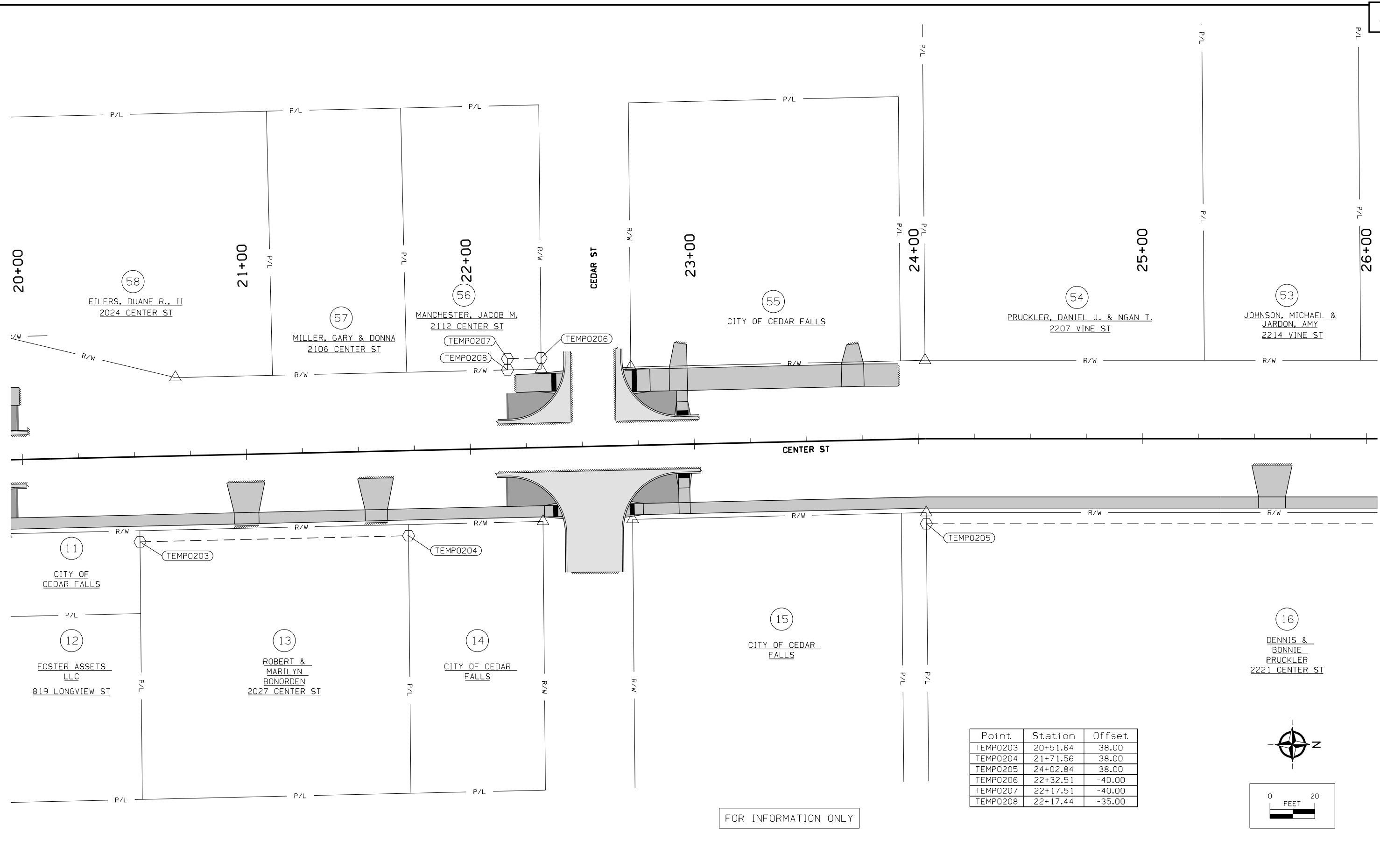
DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION

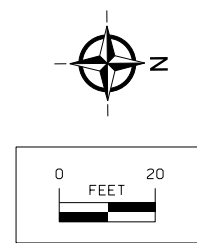


**CENTER STREET CORRIDOR STREETScape PROJECT**  
**CLAIR STREET TO W LONE TREE ROAD**  
 CEDAR FALLS, IA

**CENTER STREET**  
**RIGHT-OF-WAY SHEETS**



Point	Station	Offset
TEMPO203	20+51.64	38.00
TEMPO204	21+71.56	38.00
TEMPO205	24+02.84	38.00
TEMPO206	22+32.51	-40.00
TEMPO207	22+17.51	-40.00
TEMPO208	22+17.44	-35.00



FOR INFORMATION ONLY

PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/21/2022 12:05:05 PM  
 CAD FILE: c:\pwworkdir\pwworking\19C017.05\_H02\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION

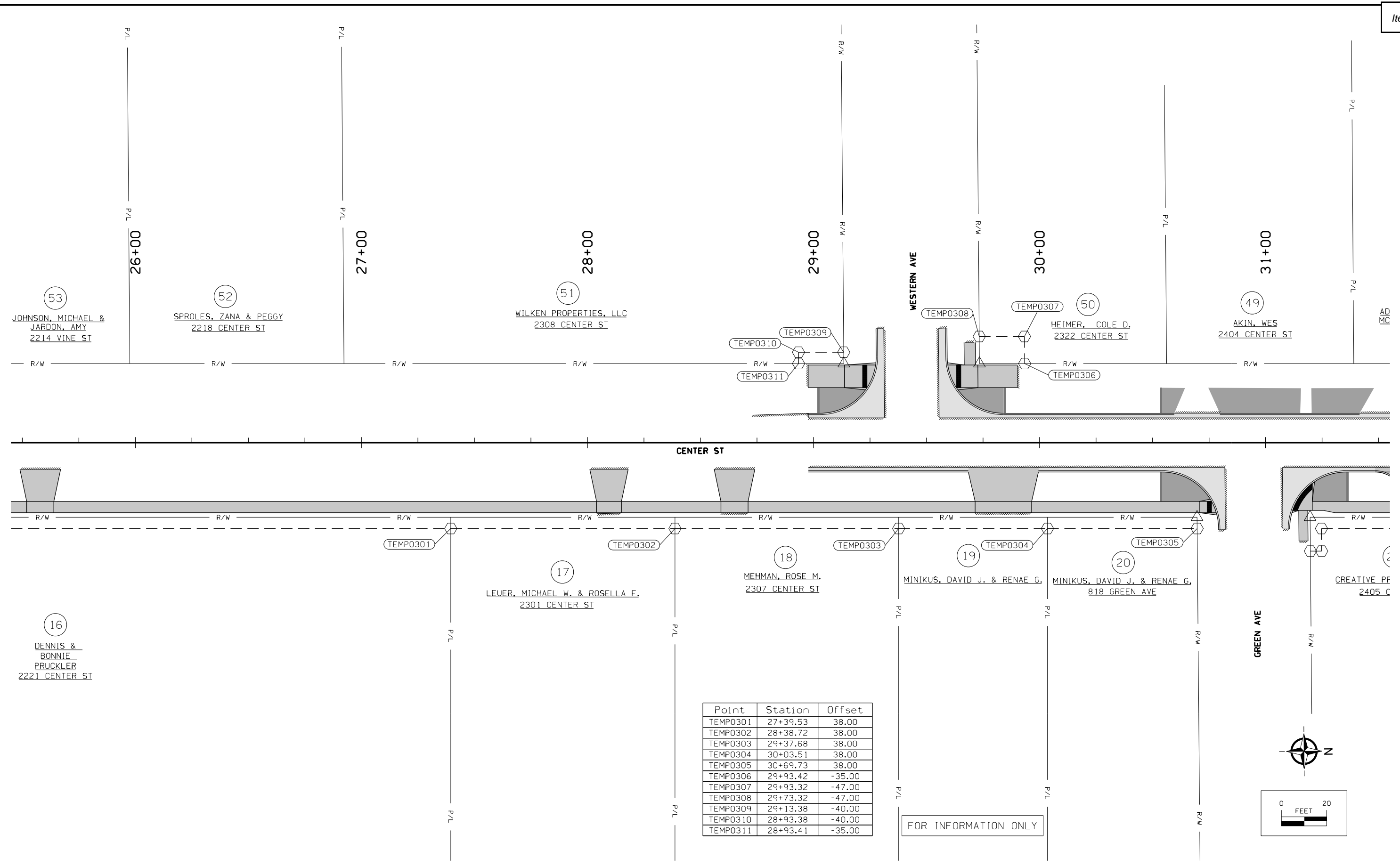


**CENTER STREET CORRIDOR STREETSCAPE PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

**CENTER STREET**  
 RIGHT-OF-WAY SHEETS

SHEET NO.  
**H.02**  
 520





Point	Station	Offset
TEMP0301	27+39.53	38.00
TEMP0302	28+38.72	38.00
TEMP0303	29+37.68	38.00
TEMP0304	30+03.51	38.00
TEMP0305	30+69.73	38.00
TEMP0306	29+93.42	-35.00
TEMP0307	29+93.32	-47.00
TEMP0308	29+73.32	-47.00
TEMP0309	29+13.38	-40.00
TEMP0310	28+93.38	-40.00
TEMP0311	28+93.41	-35.00

FOR INFORMATION ONLY

PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/21/2022 12:05:10 PM  
 CAD FILE: c:\pworkdir\pw.ie\td\0375072\0019C017.05\_H03\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

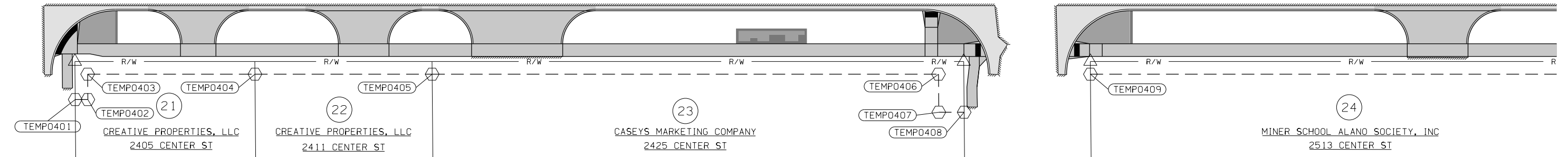
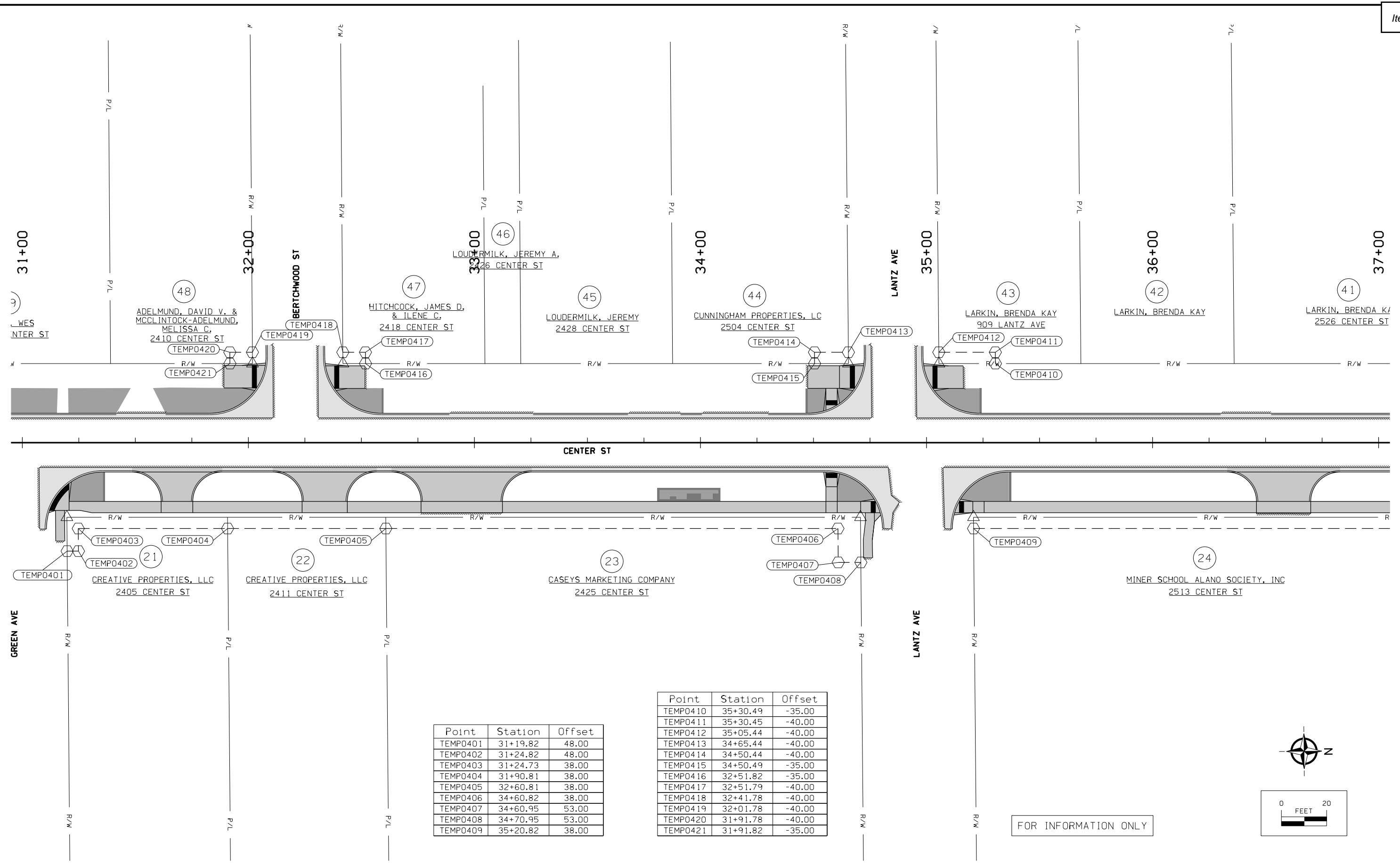
NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

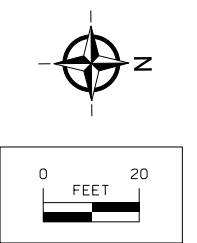
**CENTER STREET**  
 RIGHT-OF-WAY SHEETS

SHEET NO.  
**H.03**  
 521



Point	Station	Offset
TEMPO401	31+19.82	48.00
TEMPO402	31+24.82	48.00
TEMPO403	31+24.73	38.00
TEMPO404	31+90.81	38.00
TEMPO405	32+60.81	38.00
TEMPO406	34+60.82	38.00
TEMPO407	34+60.95	53.00
TEMPO408	34+70.95	53.00
TEMPO409	35+20.82	38.00

Point	Station	Offset
TEMPO410	35+30.49	-35.00
TEMPO411	35+30.45	-40.00
TEMPO412	35+05.44	-40.00
TEMPO413	34+65.44	-40.00
TEMPO414	34+50.44	-40.00
TEMPO415	34+50.49	-35.00
TEMPO416	32+51.82	-35.00
TEMPO417	32+51.79	-40.00
TEMPO418	32+41.78	-40.00
TEMPO419	32+01.78	-40.00
TEMPO420	31+91.78	-40.00
TEMPO421	31+91.82	-35.00



FOR INFORMATION ONLY

PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/21/2022 12:05:15 PM  
 CAD FILE: c:\pwworkdir\pwworking\19c017.05\_H04\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

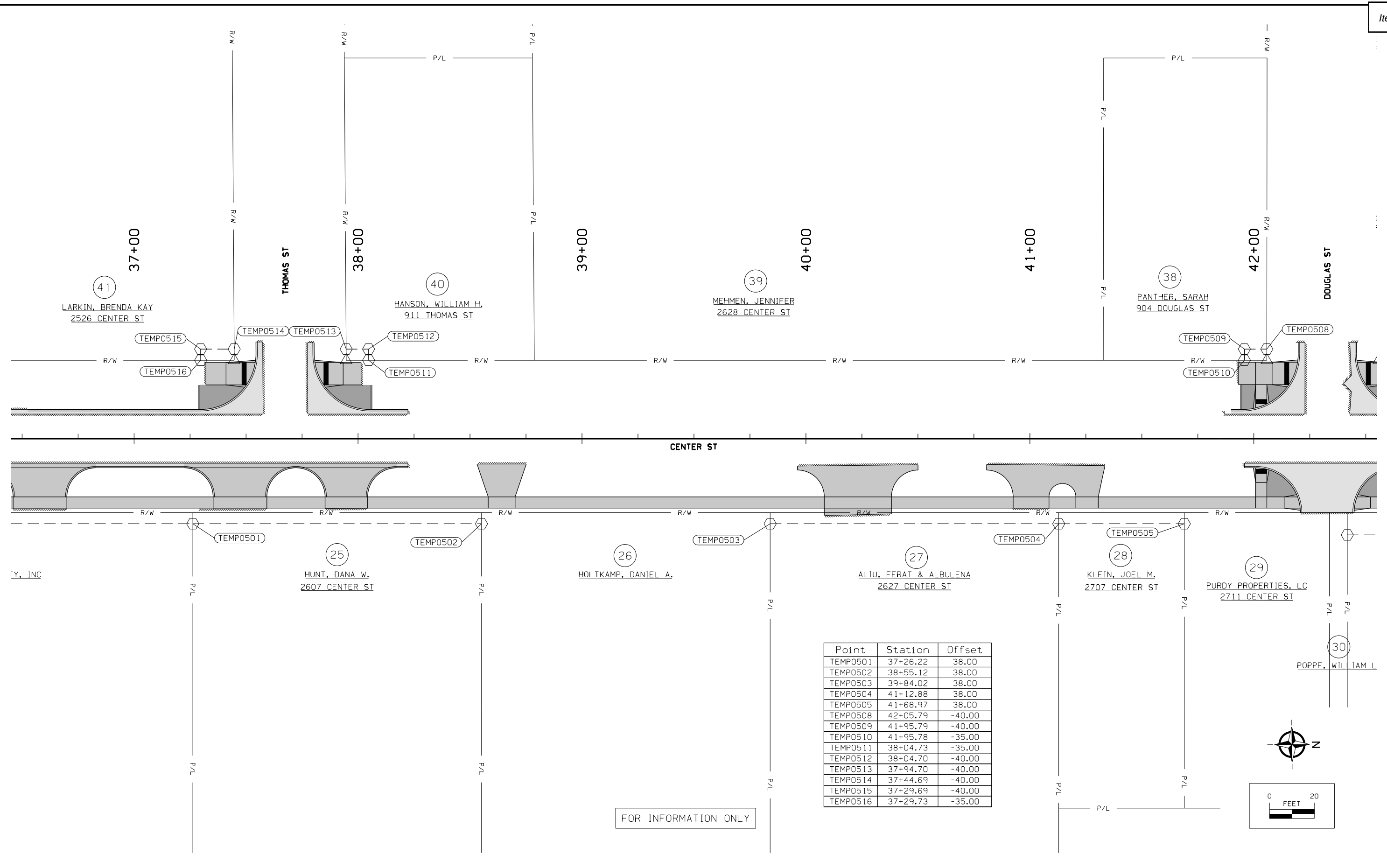
NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

**CENTER STREET**  
 RIGHT-OF-WAY SHEETS

SHEET NO.  
**H.04**  
 522



FOR INFORMATION ONLY

Point	Station	Offset
TEMP0501	37+26.22	38.00
TEMP0502	38+55.12	38.00
TEMP0503	39+84.02	38.00
TEMP0504	41+12.88	38.00
TEMP0505	41+68.97	38.00
TEMP0508	42+05.79	-40.00
TEMP0509	41+95.79	-40.00
TEMP0510	41+95.78	-35.00
TEMP0511	38+04.73	-35.00
TEMP0512	38+04.70	-40.00
TEMP0513	37+94.70	-40.00
TEMP0514	37+44.69	-40.00
TEMP0515	37+29.69	-40.00
TEMP0516	37+29.73	-35.00

PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 5/3/2022 3:47:02 PM  
 CAD FILE: c:\pwworkdir\pwworking\19C017.05\_H05\_SHT.dgn

DESIGNED BY: T. LECLAIR  
 CHECKED BY: A. MONIZA  
 DRAWN BY: T. LECLAIR

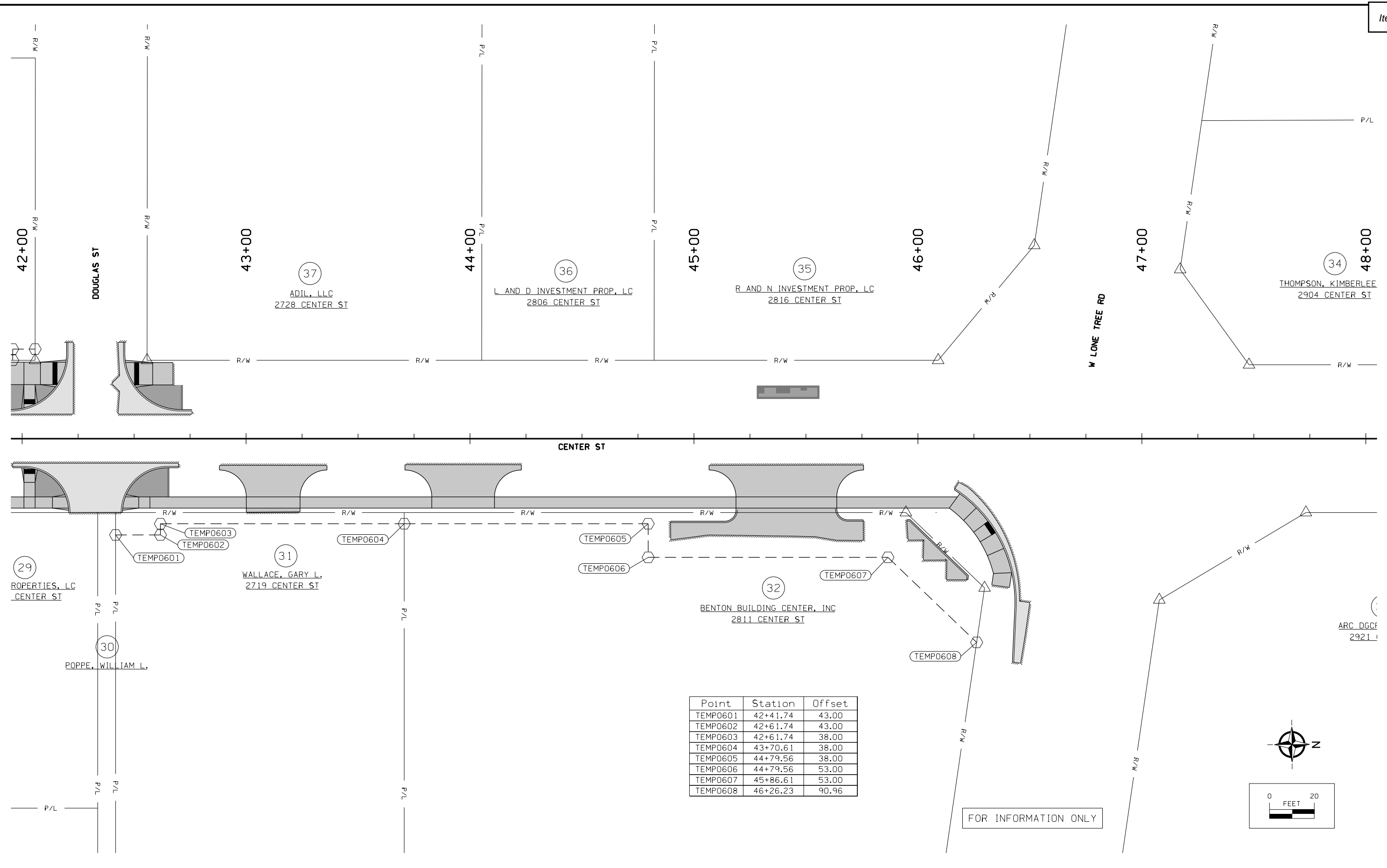
NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

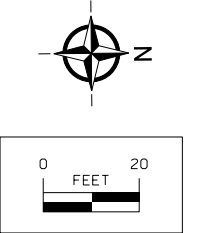
**CENTER STREET**  
 RIGHT-OF-WAY SHEETS

SHEET NO.  
**H.05**  
 523



Point	Station	Offset
TEMPO601	42+41.74	43.00
TEMPO602	42+61.74	43.00
TEMPO603	42+61.74	38.00
TEMPO604	43+70.61	38.00
TEMPO605	44+79.56	38.00
TEMPO606	44+79.56	53.00
TEMPO607	45+86.61	53.00
TEMPO608	46+26.23	90.96

FOR INFORMATION ONLY



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 5/3/2022  
 CAD FILE: c:\pwworkdir\pwworking\19C017.05\_H06\_SHT.dgn

DESIGNED BY: T. LECLAIR  
 CHECKED BY: A. MONIZA  
 DRAWN BY: T. LECLAIR

NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
**CLAIR STREET TO W LONE TREE ROAD**  
 CEDAR FALLS, IA

**CENTER STREET**  
**RIGHT-OF-WAY SHEETS**

SHEET NO.  
**H.06**  
 524

### TRAFFIC CONTROL PLAN

### STAGING NOTES

The Contractor shall employ sound practices of safety and traffic control. These methods and practices shall include, but not be limited to, the following:

1. The Contractor shall coordinate traffic control with other projects in the area.
2. Traffic control on this project shall be in accordance with specific layouts shown on these plans. Traffic control devices, procedures, and layouts shall be as per current Part 6 of the Manual on Uniform Traffic Control Devices (MUTCD).
3. All traffic control devices shall be furnished, erected, maintained and removed by the contractor. Contractor to verify traffic control devices at a minimum of once a week or immediately after any weather event. Correct as necessary.
4. All traffic control signs shall be placed at a minimum of 2 feet clear of the back of curb or outside edge of shoulder where possible.
5. Portable mountings for warning signs may be used for temporary installations of 3 days or less.
6. The proposed signing may be modified to meet field conditions, prevent obstructions and to accommodate construction scheduling upon approval of the project engineer.
7. Orange safety fence shall be placed entirely across the traveled portion of the roadway at all locations where Type III Barricades with "Road Closed" signs are used.
8. All Type III Barricades shall have Type 'A' low intensity flashing warning lights. The back side of the Type III Barricades shall be reflectorized by a minimum of six yellow reflectors, one at each end of each rail, or at least one rail on each barricade shall have reflectorized stripes properly sloped at each end. At full closure locations, Contractor shall provide enough Type III Barricades to completely cross the road.
9. Long term or permanent traffic control signs that conflict with specific layouts shown on these plans are to be covered as directed by the project engineer.
10. Sign washing shall be considered incidental to traffic control and required as directed by the project engineer.
11. All construction signs shall be Diamond Grade Fluorescent Orange or White V.I.P. Sheeting or equivalent (Iowa DOT Type VII Sheeting). Refer to Iowa DOT Standard Specification 4186.03.
12. The Contractor shall contact the City to remove all permanent street signs conflicting with proposed improvements. The Contractor shall remove all other signs as determined by the engineer and they shall remain the property of the respective owners. This work shall be considered incidental to other work.
13. The Contractor shall furnish and install all permanent road signs before the roadway is reopened to traffic. The Contractor shall notify the City two (2) weeks prior to changes in traffic patterns.
14. The Contractor shall place painted pavement markings as indicated by the staging and traffic control plan. The Contractor shall also remove existing and temporary markings as necessary for the proposed traffic control plan. The removal method shall be approved by the project engineer and shall not permanently damage or scar the pavement.
15. At the time of initial setup or at the time of major stage changes, 100 percent of each type of device (signs, cones, tubular markers, drums, barricades, vertical panels, changeable message signs, and pavement markings) shall be classified as acceptable by the requirements of the American Traffic Safety Services Association (ATSSA), "Quality Guidelines for Temporary Traffic Control Devices and Features -2014" throughout the duration of the project. Unacceptable devices or situations that are found on the jobsite as determined by before mentioned publication shall be replaced or the situation corrected within 12 hours of initial notification by the project engineer.
16. The location for storage of equipment by the contractor during nonworking hours shall be as approved by the engineer. The Contractor shall provide a written agreement with the property owner(s) if private property is used to store equipment.
17. Contractor shall install Type II Barricades with "Sidewalk Closed" for all sidewalk closures on an as needed basis.

- Project Engineer:  
 Tyler LeClair (319)297.2091 (office)  
 Foth Infrastructure & Environment  
 411 6th Avenue SE, Suite 400  
 Cedar Rapids, IA 52401

Construction activity in this area will disrupt traffic on Center Street between Clair Street and Lone Tree Road. Work that directly affects traffic movement and flow, such as staging changes, traffic control installation, etc. shall be completed during off-peak hours.

It is recognized that as the various activities related to construction progress, certain situations may arise which will preclude adhering to the original construction sequence or which would readily lend themselves to more efficient staging operations. Should the Contractor desire to deviate from the original plan, a written alternative plan shall be submitted to the Project Engineer for approval a minimum of two (2) weeks prior to the proposed changes. Coordinate with all public and private projects in the area at all times.

Coordinate with the City of Cedar Falls a minimum of two (2) weeks prior to changes in the proposed traffic patterns.

**UTILITIES:**  
 The Contractor shall work with each utility company to resolve any unknown conflict that may exist. Refer to sheet A.02 for utility contact information.

- TRAFFIC CONTROL:**
1. Maintain one lane in the Northbound direction on Center St at all times.
  2. Detour signage shall be present prior and during the closure of Southbound traffic on Center St.
  3. Contractor shall use a Portable Dynamic Message Sign (PDMS) to inform the public a minimum of three (3) days prior to minor changes in traffic patterns and five (5) days prior to major traffic pattern changes. Locations of PDMS will be determined by the Engineer in the field. Refer to detailed staging notes for additional information.
  4. Maintain access to businesses and residents at all times.
  5. Contractor shall confine its equipment, storage of materials, and operation of work to the limits indicated by laws, ordinances, permits, or direction of the Engineer and shall not unreasonably encumber the premises with it's materials. The Contractor shall comply with the Engineer's instructions regarding signs and advertisements.
  6. Contractor shall not use the temporary easements in parking lots for storage of equipment or materials at any time. If Contractor plans to store equipment or materials on private property they need to provide a copy of the agreement to the City.
  7. Contractor to verify and correct traffic control devices at a minimum of once a week or immediately after any weather event.

**GENERAL STAGING COMMENTS AND PROJECT INTENT:**  
 Contractor shall work in a continuous manner to complete the project. This may require multiple mobilizations to perform work tasks when a portion of the site is available. Longview St, Cedar St, Western Ave, Bertchwood, Thomas St and Douglas St may be reduced to one lane or closed during the construction of the roadway pavement. Two lanes of traffic shall be restored immediately after roadway pavement allows public traffic. Side roads that are immediately adjacent shall not be reduce to one lane during the same time period. Green Ave and Lantz Ave shall only be reduced to one lane during the construction of the roadway pavement. Two lanes of traffic shall be restored immediately after roadway pavement allows public traffic.

Contractor is approved to work 7 days a week. Night work will be limited to tasks approved by the Engineer.

Contractor to maintain storm water flow throughout the duration of the project.

**STAGE 1 - EAST SIDE**

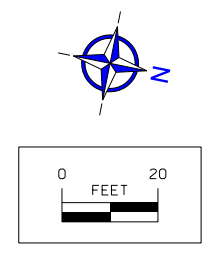
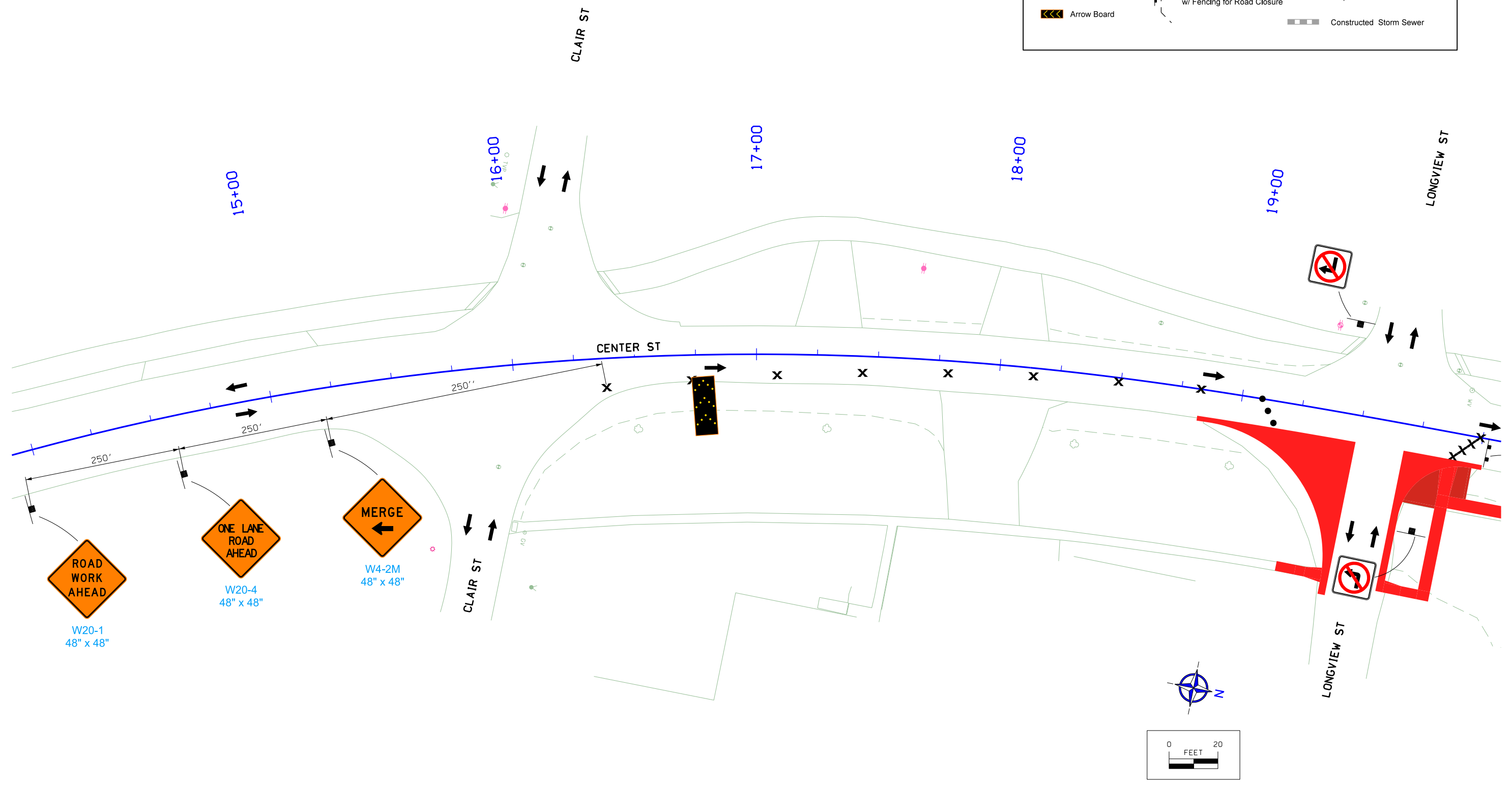
1. **ROADWAY:**
  - A. Refer to sheets J.14 - J.15. Install detour traffic control and signing in accordance with the most recent verison of the Manual on Uniform Traffic Control Devices (MUTCD) and the Traffic Control Plan.
  - B. Refer to sheets J.02 - J.07. Complete construction of the curb and gutter, roadway pavement, driveways and sidewalk on the East side of Center St.
2. **STORM SEWER:**  
 Refer to sheets M.01-M.08. Construct P-1 and P-2 as well as structures S-1 through S-3. Complete installation of subdrain and risers on the East side of Center St. Subdrain Risers may require final adjustments during plantings within biocells.
3. **LANDSCAPING:**  
 Refer to sheets U.01 - U.06 and LS.01 - LS.12. Complete construction of biocells and pavers on the East side of Center St. Biocell plantings will occur at a later date within the required specification date range.

**STAGE 2 - WEST SIDE**

1. **ROADWAY:**  
 Refer to sheets J.08 - J.13. Complete construction of the curb and gutter, roadway pavement, sidewalk and trial on the West side of Center St.
2. **LANDSCAPING:**  
 Refer to sheets U.01 - U.06 and LS.01 - LS.12. Complete construction of biocells and pavers on the West side of Center St. Complete all plantings and seeding within required specification date range. Planting activities shall not impact traffic and shall

**TRAFFIC CONTROL LEGEND**

- Traffic Sign
- Type III Barricade
- Drum
- 42" Channelizer
- Arrow Board
- Direction of Traffic
- Type III Traffic Barricade w/ Fencing for Road Closure
- Proposed Permanent Pavement
- Constructed Permanent Pavement
- Proposed Storm Sewer
- Constructed Storm Sewer



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 2/3/2022 10:26:48 AM  
 CAD FILE: c:\pworkdir\pw\_tet\td0375072\0019C017.05\_J02\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION














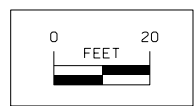
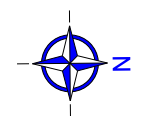
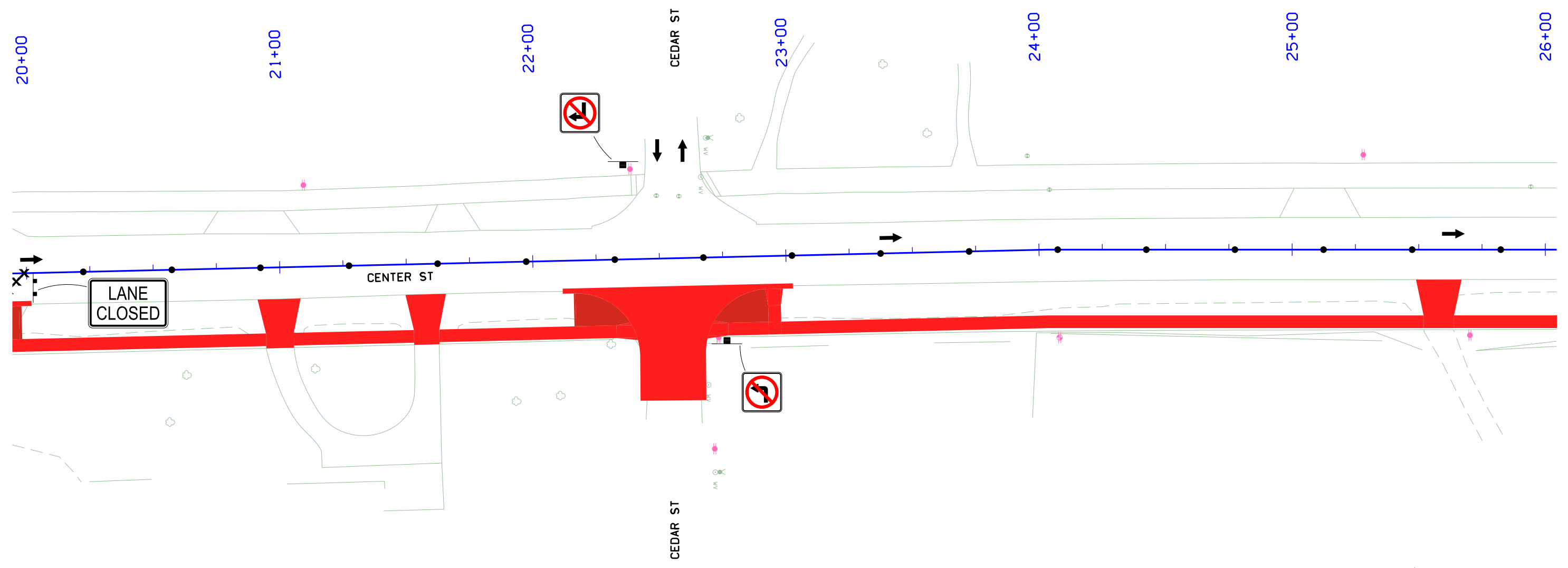
**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

**CENTER STREET STAGING AND TRAFFIC CONTROL - STAGE 1**

SHEET NO. **J.02**  
 526

**TRAFFIC CONTROL LEGEND**

-  Traffic Sign
-  Type III Barricade
-  Drum
-  42" Channelizer
-  Arrow Board
-  Direction of Traffic
-  Type III Traffic Barricade w/ Fencing for Road Closure
-  Proposed Permanent Pavement
-  Constructed Permanent Pavement
-  Proposed Storm Sewer
-  Constructed Storm Sewer



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 2/3/2022 10:26:54 AM  
 CAD FILE: c:\pwworkdir\pwrte\td0375072\0019C017.05\_J03\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION



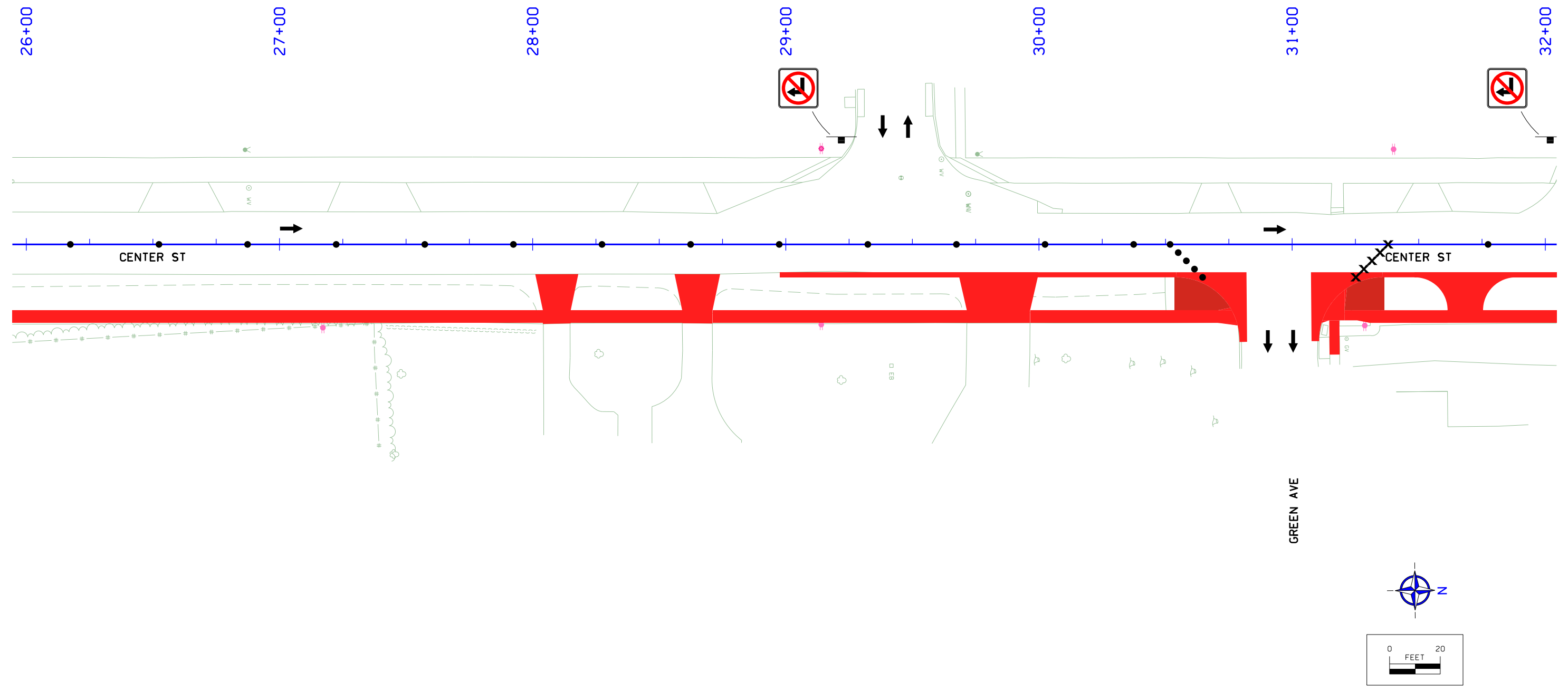
**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

**CENTER STREET STAGING AND TRAFFIC CONTROL - STAGE 1**

SHEET NO. **J.03**  
 527

**TRAFFIC CONTROL LEGEND**

	Traffic Sign		Direction of Traffic		Proposed Permanent Pavement
	Type III Barricade		Constructed Permanent Pavement		Proposed Storm Sewer
	Drum		Constructed Storm Sewer		
	42" Channelizer		Type III Traffic Barricade w/ Fencing for Road Closure		
	Arrow Board				



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/21/2022 1:52:16 PM  
 CAD FILE: c:\pwworkdir\pwworking\19C017.05\19C017.05\_J04\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

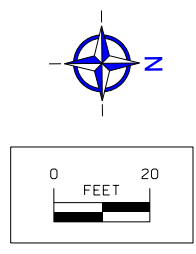
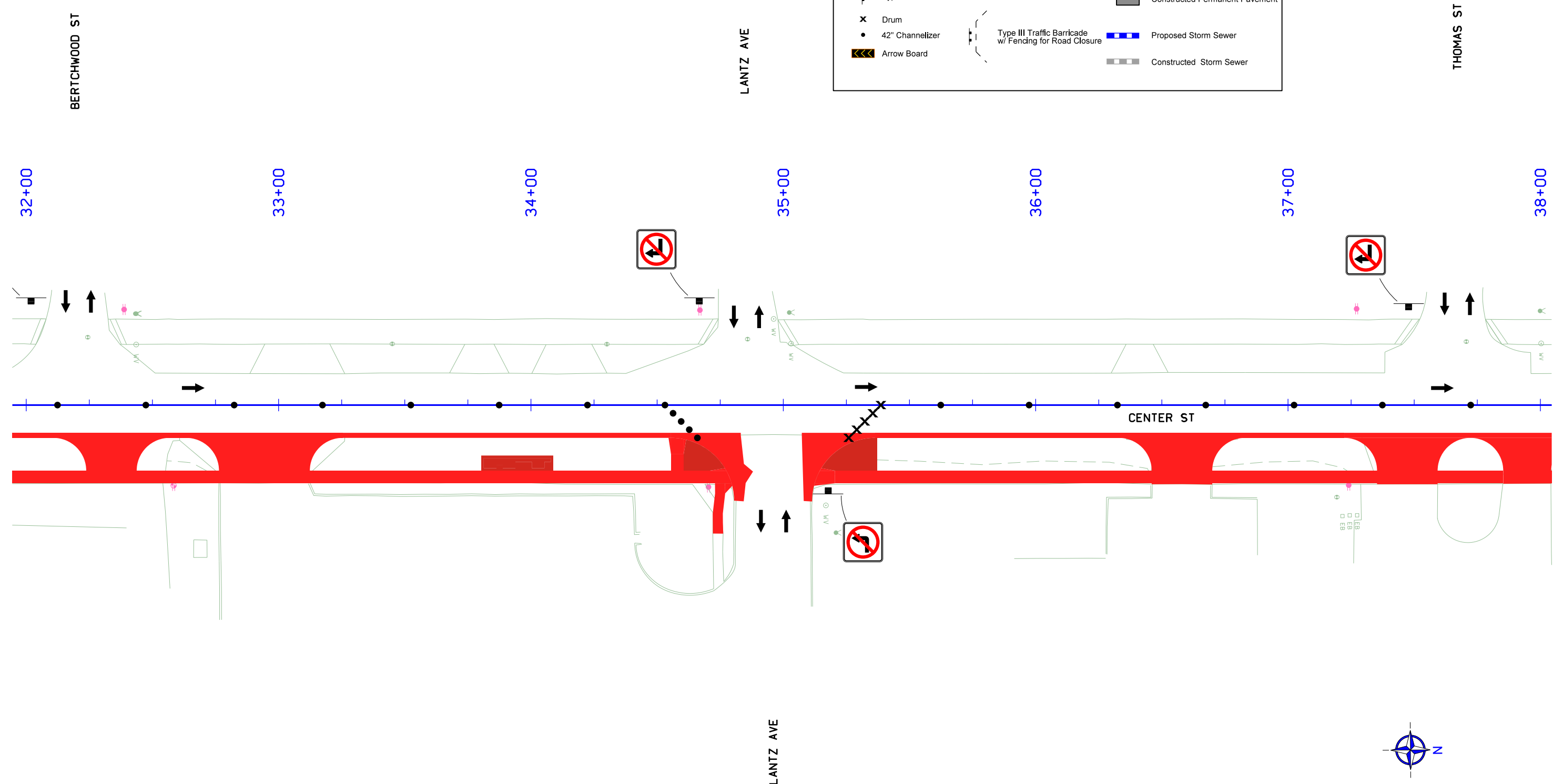
**CENTER STREET STAGING AND TRAFFIC CONTROL - STAGE 1**

SHEET NO. **J.04**  
 528



**TRAFFIC CONTROL LEGEND**

- Traffic Sign
- Type III Barricade
- Drum
- 42" Channelizer
- Arrow Board
- Direction of Traffic
- Proposed Permanent Pavement
- Constructed Permanent Pavement
- Proposed Storm Sewer
- Constructed Storm Sewer
- Type III Traffic Barricade w/ Fencing for Road Closure



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/21/2022 1:53:24 PM  
 CAD FILE: c:\pworkdir\pw.ie\td\0375072\0019C017.05\_J05\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION



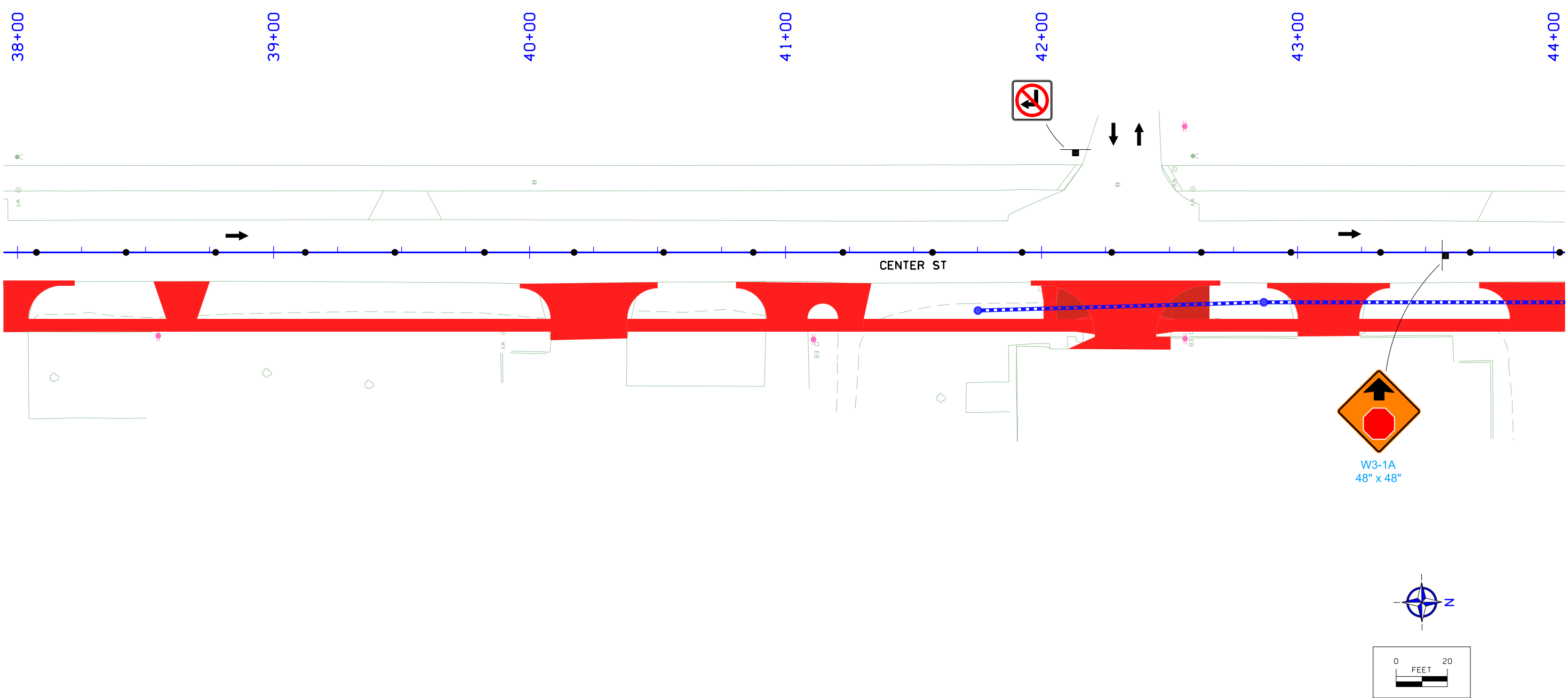
**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

**CENTER STREET STAGING AND TRAFFIC CONTROL - STAGE 1**

SHEET NO. **J.05**  
 529

**TRAFFIC CONTROL LEGEND**

	Traffic Sign		Direction of Traffic		Proposed Permanent Pavement
	Type III Barricade		Constructed Permanent Pavement		Proposed Storm Sewer
	Drum		Constructed Storm Sewer		Type III Traffic Barricade w/ Fencing for Road Closure
	42" Channelizer				
	Arrow Board				



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 2/3/2022 10:27:09 AM  
 CAD FILE: c:\pwworkdir\pwrte\td0375072\0019C017.05\_J06\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION



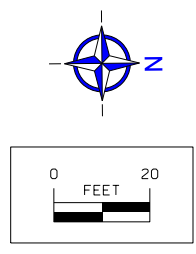
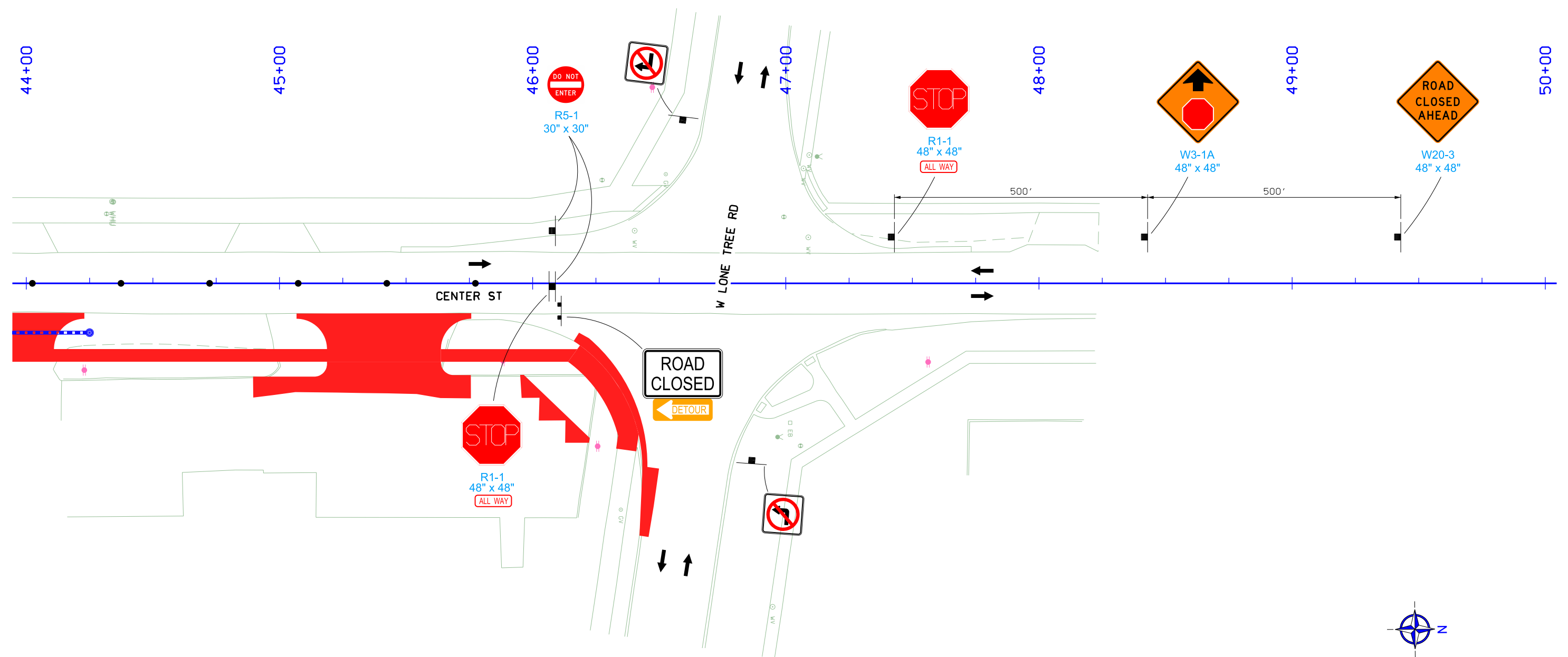
**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

**CENTER STREET STAGING AND TRAFFIC CONTROL - STAGE 1**

SHEET NO. **J.06**  
 530

**TRAFFIC CONTROL LEGEND**

- Traffic Sign
- Type III Barricade
- Drum
- 42" Channelizer
- Arrow Board
- Direction of Traffic
- Type III Traffic Barricade w/ Fencing for Road Closure
- Proposed Permanent Pavement
- Constructed Permanent Pavement
- Proposed Storm Sewer
- Constructed Storm Sewer



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 2/3/2022 10:27:14 AM  
 CAD FILE: c:\pwworkdir\pwrte\td0375072\0019C017.05\_J07\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION



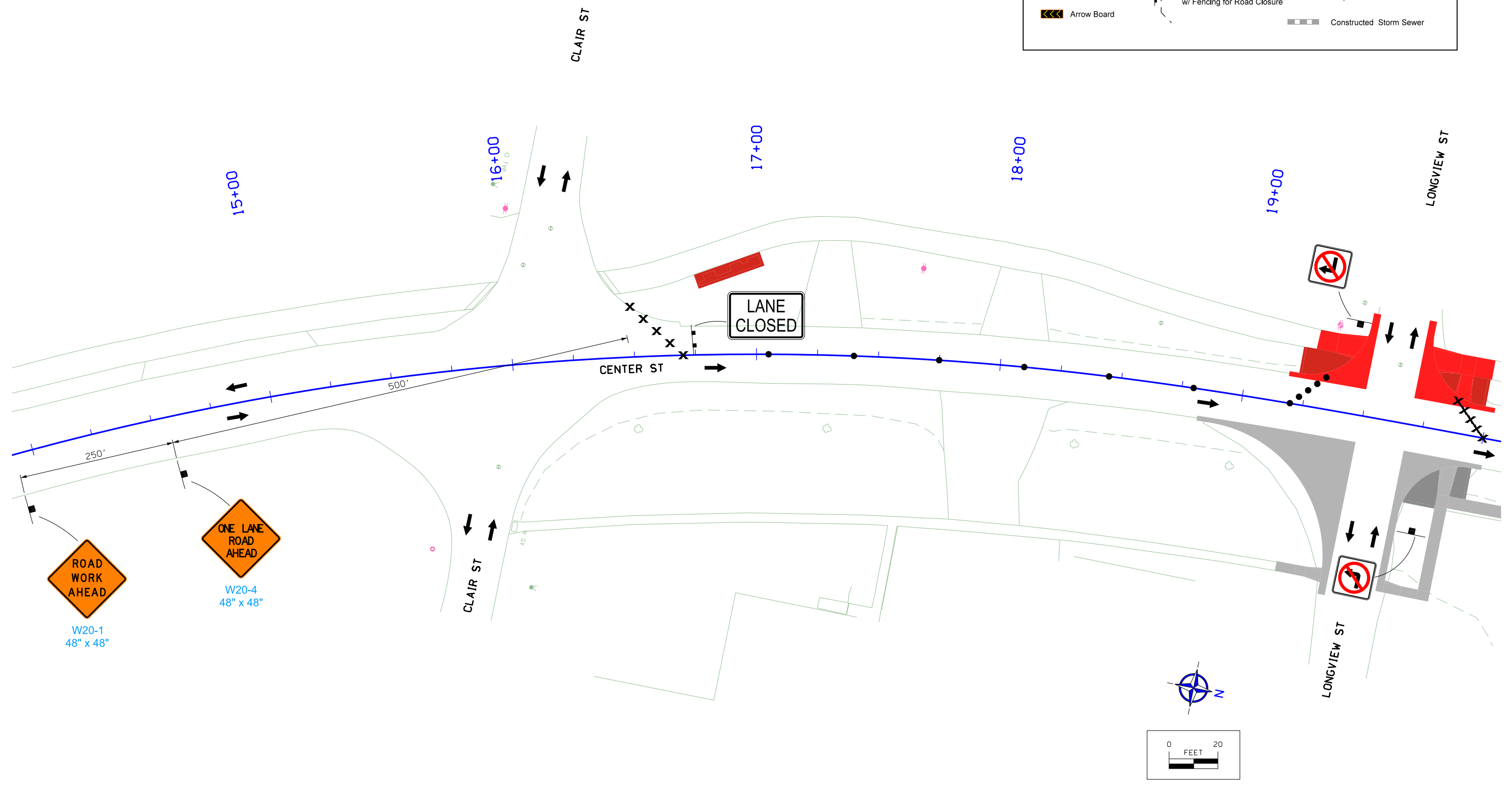
**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

**CENTER STREET STAGING AND TRAFFIC CONTROL - STAGE 1**

SHEET NO. **J.07**  
 531

**TRAFFIC CONTROL LEGEND**

- Traffic Sign
- Type III Barricade
- Drum
- 42" Channelizer
- Arrow Board
- Direction of Traffic
- Type III Traffic Barricade w/ Fencing for Road Closure
- Proposed Permanent Pavement
- Constructed Permanent Pavement
- Proposed Storm Sewer
- Constructed Storm Sewer



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 2/3/2022 10:27:19 AM  
 CAD FILE: c:\pworkdir\pw\ie\td0375072\0019C017.05\_J08\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION














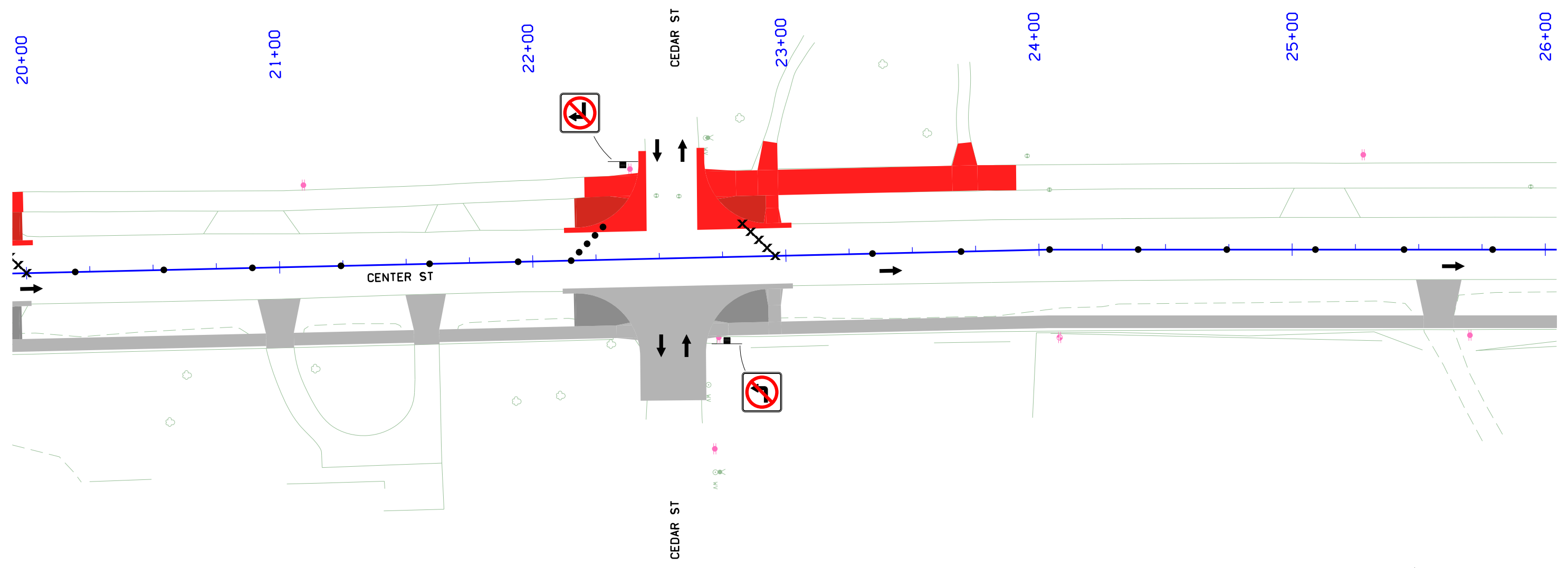
**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

**CENTER STREET STAGING AND TRAFFIC CONTROL - STAGE 2**

SHEET NO. **J.08**  
 532

**TRAFFIC CONTROL LEGEND**

-  Traffic Sign
-  Type III Barricade
-  Drum
-  42" Channelizer
-  Arrow Board
-  Direction of Traffic
-  Type III Traffic Barricade w/ Fencing for Road Closure
-  Proposed Permanent Pavement
-  Constructed Permanent Pavement
-  Proposed Storm Sewer
-  Constructed Storm Sewer



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 2/3/2022 10:27:24 AM  
 CAD FILE: c:\pworkdir\pw\te\ttl\d0375072\0019C017.05\_J09\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION














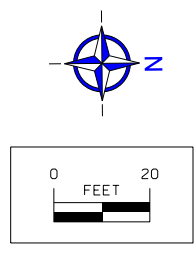
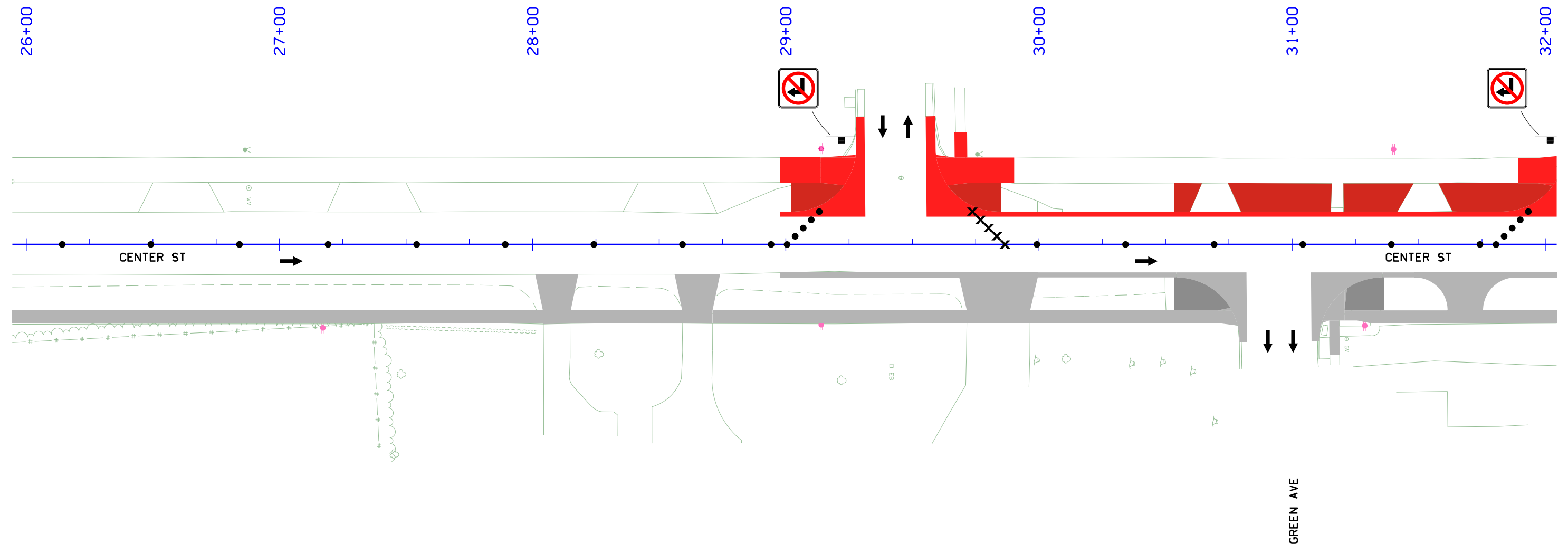
**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

**CENTER STREET STAGING AND TRAFFIC CONTROL - STAGE 2**

SHEET NO. **J.09**  
 533

**TRAFFIC CONTROL LEGEND**

-  Traffic Sign
-  Type III Barricade
-  Drum
-  42" Channelizer
-  Arrow Board
-  Direction of Traffic
-  Type III Traffic Barricade w/ Fencing for Road Closure
-  Proposed Permanent Pavement
-  Constructed Permanent Pavement
-  Proposed Storm Sewer
-  Constructed Storm Sewer



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/21/2022 1:45:22 PM  
 CAD FILE: c:\pwworkdir\pwrte\td0375072\0019C017.05\_J10\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION



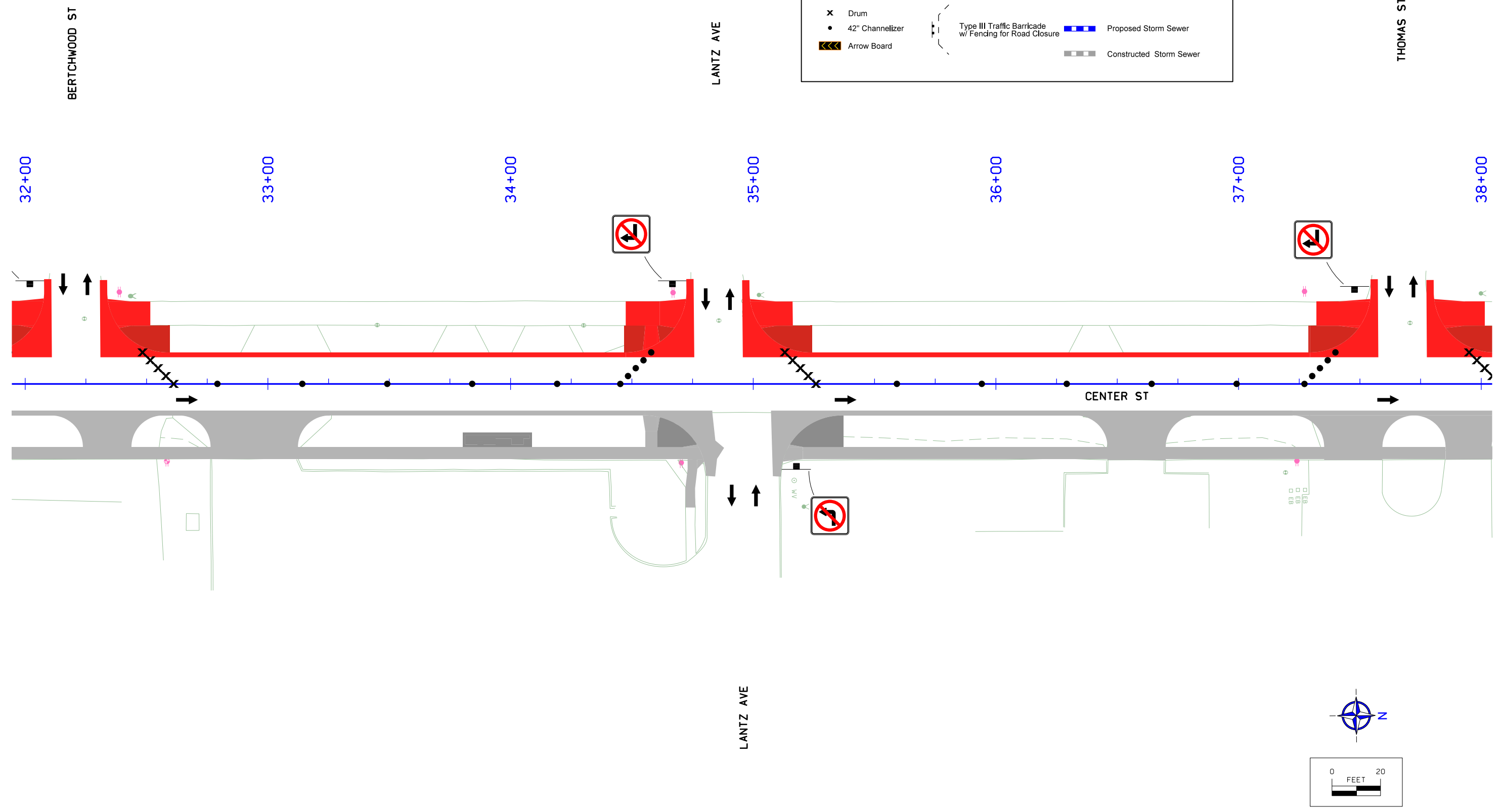
**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

**CENTER STREET STAGING AND TRAFFIC CONTROL - STAGE 2**

SHEET NO. **J.10**  
 534

**TRAFFIC CONTROL LEGEND**

- Traffic Sign
- Type III Barricade
- Drum
- 42" Channelizer
- Arrow Board
- Direction of Traffic
- Proposed Permanent Pavement
- Constructed Permanent Pavement
- Proposed Storm Sewer
- Constructed Storm Sewer
- Type III Traffic Barricade w/ Fencing for Road Closure



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/21/2022 1:46:28 PM  
 CAD FILE: c:\pworkdir\pw.ie\td\0375072\0019C017.05\_J11\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

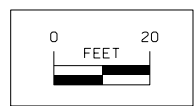
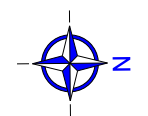
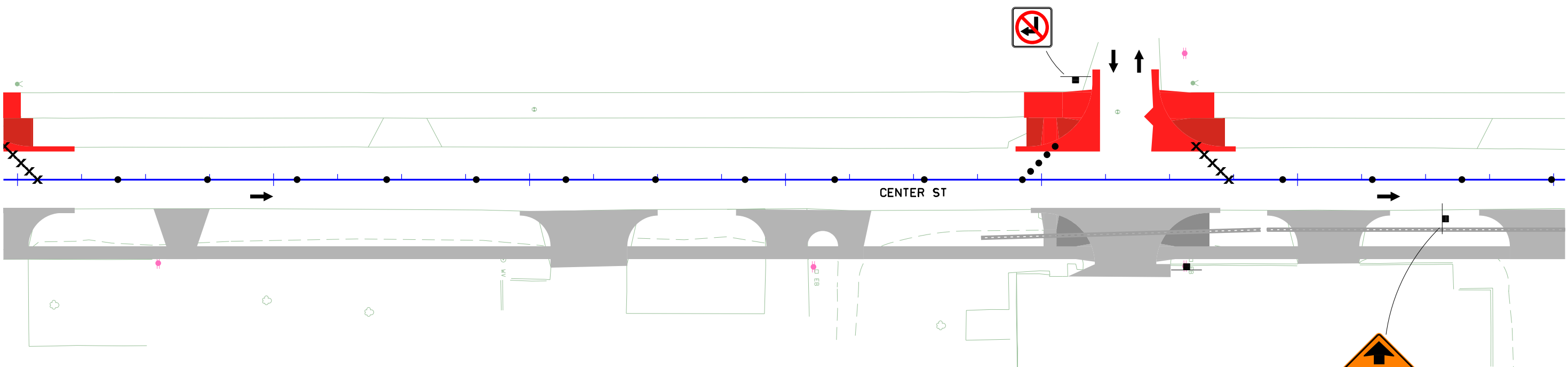
**CENTER STREET STAGING AND TRAFFIC CONTROL - STAGE 2**

SHEET NO. **J.11**  
 535

**TRAFFIC CONTROL LEGEND**

	Traffic Sign		Direction of Traffic		Proposed Permanent Pavement
	Type III Barricade		Constructed Permanent Pavement		Proposed Storm Sewer
	Drum		Constructed Storm Sewer		Type III Traffic Barricade w/ Fencing for Road Closure
	42" Channelizer				
	Arrow Board				

38+00                      39+00                      40+00                      41+00                      42+00                      43+00                      44+00



PROJECT NO: 19C017.05      DESIGNED BY: T.LECLAIR  
 PROJECT DATE: 3/11/2022      CHECKED BY: A.MONIZA  
 CAD DATE: 2/3/2022 10:27:39 AM      DRAWN BY: T.LECLAIR  
 CAD FILE: c:\pworkdir\pw.ie\td0375072\0019C017.05\_J12\_SHT.dgn

NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

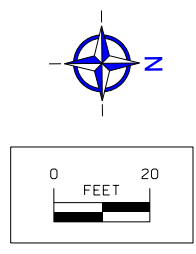
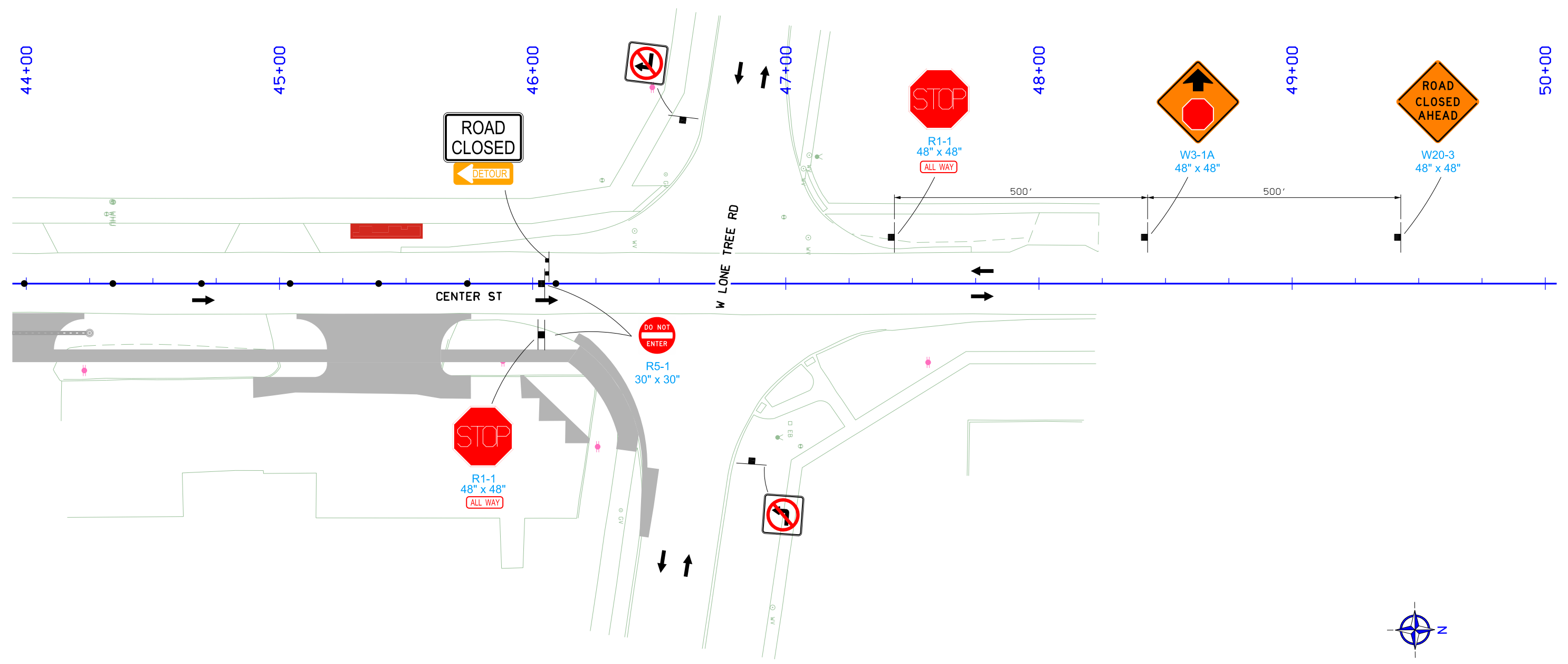
**CENTER STREET STAGING AND TRAFFIC CONTROL - STAGE 2**

SHEET NO. **J.12**  
 536



**TRAFFIC CONTROL LEGEND**

- Traffic Sign
- Type III Barricade
- Drum
- 42" Channelizer
- Arrow Board
- Direction of Traffic
- Type III Traffic Barricade w/ Fencing for Road Closure
- Proposed Permanent Pavement
- Constructed Permanent Pavement
- Proposed Storm Sewer
- Constructed Storm Sewer



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 2/3/2022 10:27:45 AM  
 CAD FILE: c:\pwworkdir\pwworking\td0375072\0019C017.05\_J13\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

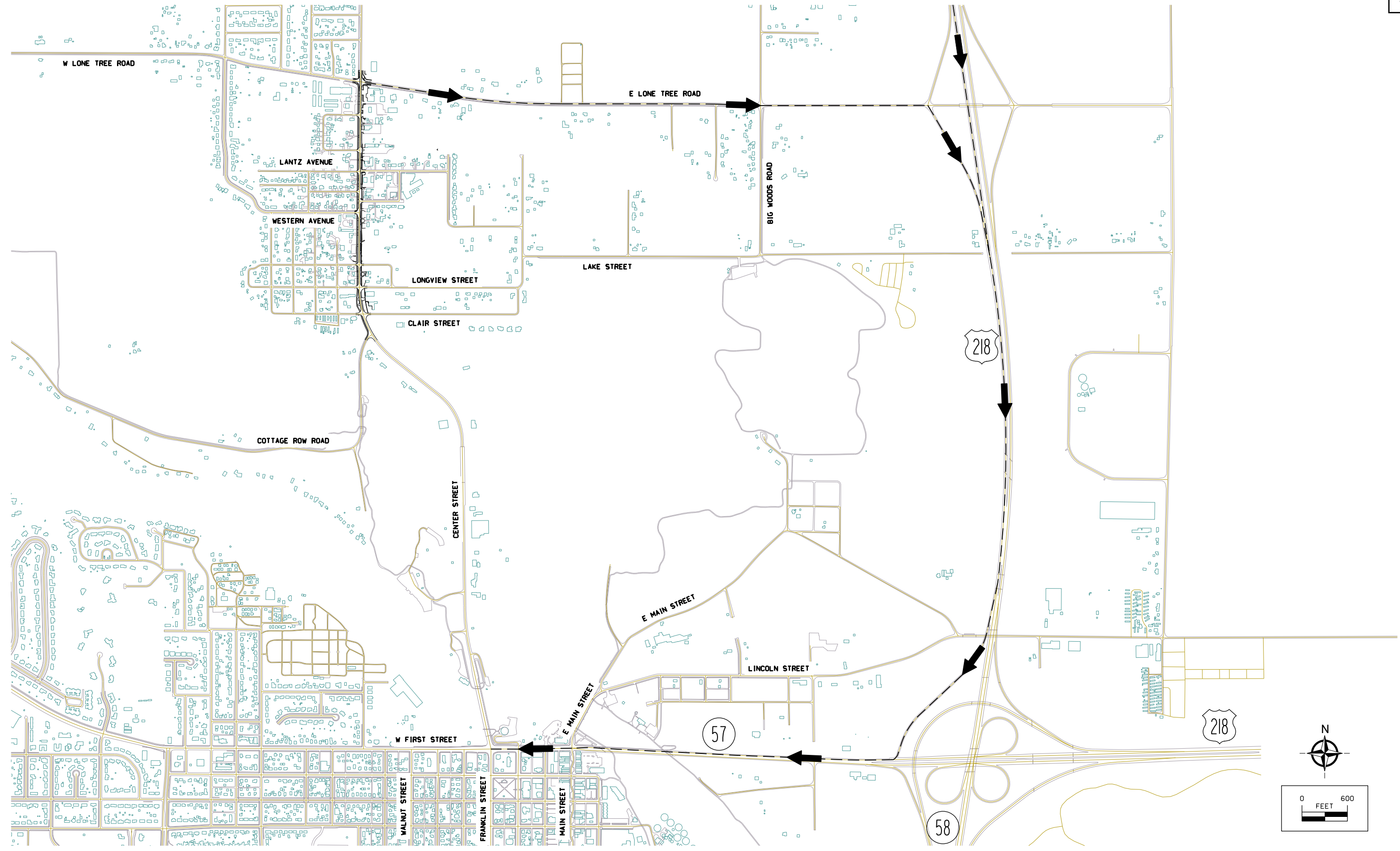
NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

**CENTER STREET STAGING AND TRAFFIC CONTROL - STAGE 2**

SHEET NO. **J.13**  
 537



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 1/28/2022 4:38:47 PM  
 CAD FILE: c:\pwworkdir\pwworking\19C017.05\19C017.05\_J14\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

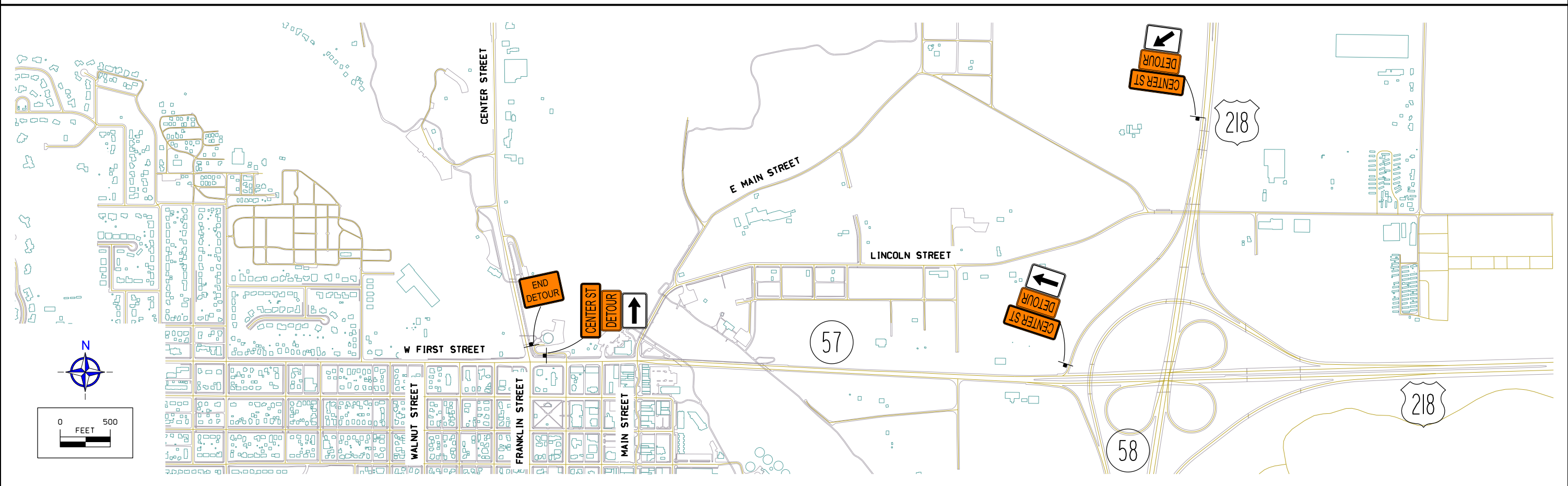
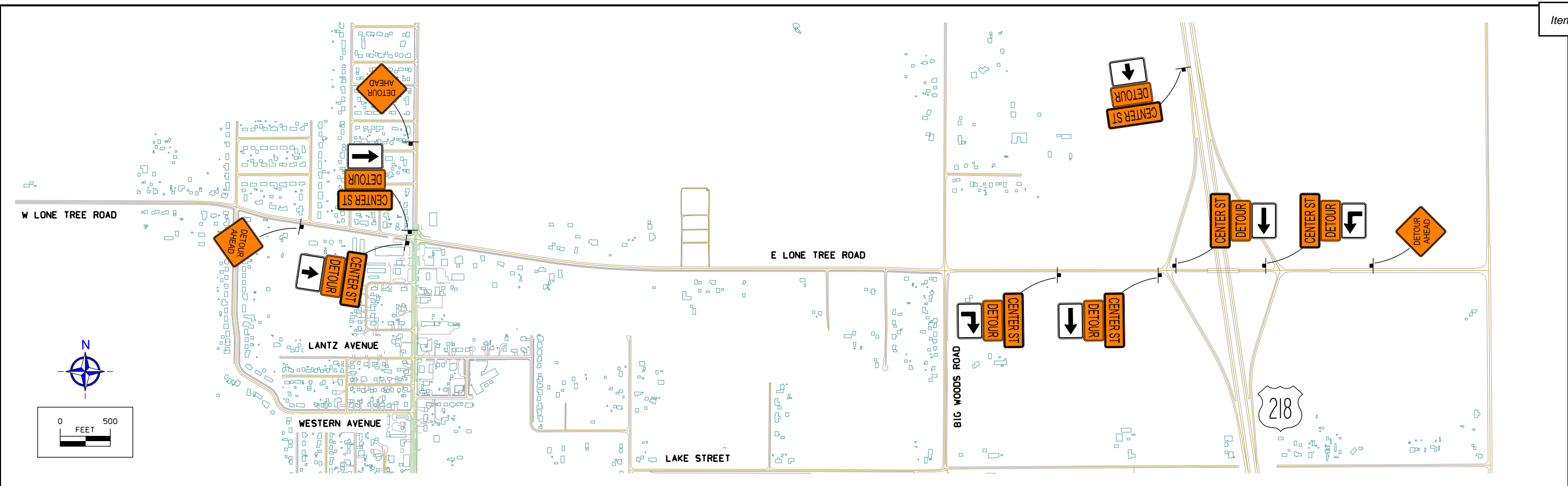
NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
**CLAIR STREET TO W LONE TREE ROAD**  
 CEDAR FALLS, IA

**CENTER STREET**  
**DETOUR ROUTE**

SHEET NO.  
**J.14**  
 538



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 1/28/2022 4:39:40 PM  
 CAD FILE: c:\pwworkdir\pwworking\19c017.05\19c017.05\_J15\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

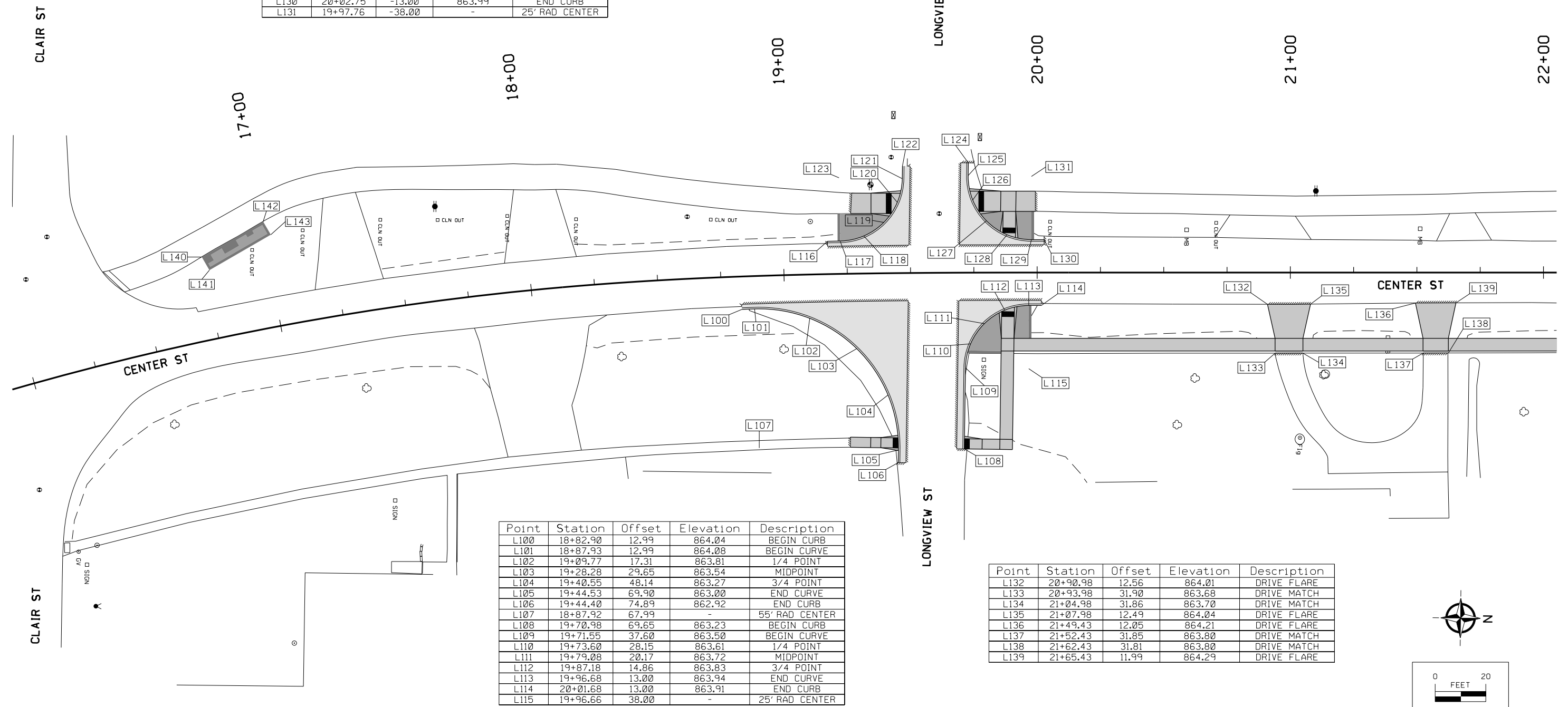
**CENTER STREET**  
 DETOUR SIGNAGE

SHEET NO.  
**J.15**  
 539

Point	Station	Offset	Elevation	Description
L116	19+17.43	-12.99	864.40	BEGIN CURB
L117	19+22.41	-12.99	864.36	BEGIN CURVE
L118	19+31.74	-14.83	864.15	1/4 POINT
L119	19+39.67	-20.09	863.96	MIDPOINT
L120	19+45.05	-27.97	863.86	3/4 POINT
L121	19+47.08	-37.31	863.73	END CURVE
L122	19+47.19	-42.31	863.65	END CURB
L123	19+22.40	-37.99	-	25' RAD CENTER
L124	19+72.97	-43.39	863.43	BEGIN CURB
L125	19+72.88	-38.39	863.50	BEGIN CURVE
L126	19+74.64	-28.72	863.66	1/4 POINT
L127	19+79.99	-20.47	863.83	MIDPOINT
L128	19+88.12	-14.95	863.94	3/4 POINT
L129	19+97.75	-13.00	864.04	END CURVE
L130	20+02.75	-13.00	863.99	END CURB
L131	19+97.76	-38.00	-	25' RAD CENTER

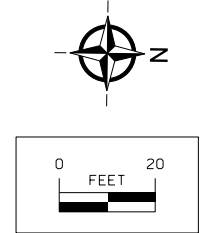
Point	Station	Offset	Elevation	Description
L140	16+75.06	-32.78	864.76	HUB EDGE
L141	16+76.89	-27.08	864.67	HUB EDGE
L142	17+00.73	-41.80	864.56	HUB EDGE
L143	17+02.67	-36.15	864.47	HUB EDGE

NOTES:  
 ALL ELEVATIONS ARE FORM GRADE OR TOP OF SLAB UNLESS OTHERWISE NOTED.  
 CONTRACTOR TO VERIFY ALL TIE-IN ELEVATIONS. NOTIFY ENGINEER IF ELEVATIONS ARE DIFFERENT THAN SHOWN.



Point	Station	Offset	Elevation	Description
L100	18+82.90	12.99	864.04	BEGIN CURB
L101	18+87.93	12.99	864.08	BEGIN CURVE
L102	19+09.77	17.31	863.81	1/4 POINT
L103	19+28.28	29.65	863.54	MIDPOINT
L104	19+40.55	48.14	863.27	3/4 POINT
L105	19+44.53	69.90	863.00	END CURVE
L106	19+44.40	74.89	862.92	END CURB
L107	18+87.92	67.99	-	55' RAD CENTER
L108	19+70.98	69.65	863.23	BEGIN CURB
L109	19+71.55	37.60	863.50	BEGIN CURVE
L110	19+73.60	28.15	863.61	1/4 POINT
L111	19+79.08	20.17	863.72	MIDPOINT
L112	19+87.18	14.86	863.83	3/4 POINT
L113	19+96.68	13.00	863.94	END CURVE
L114	20+01.68	13.00	863.91	END CURB
L115	19+96.66	38.00	-	25' RAD CENTER

Point	Station	Offset	Elevation	Description
L132	20+90.98	12.56	864.01	DRIVE FLARE
L133	20+93.98	31.90	863.68	DRIVE MATCH
L134	21+04.98	31.86	863.70	DRIVE MATCH
L135	21+07.98	12.49	864.04	DRIVE FLARE
L136	21+49.43	12.05	864.21	DRIVE FLARE
L137	21+52.43	31.85	863.80	DRIVE MATCH
L138	21+62.43	31.81	863.80	DRIVE MATCH
L139	21+65.43	11.99	864.29	DRIVE FLARE



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/21/2022 3:15:34 PM  
 CAD FILE: c:\pwworkdir\pwt\l\1\0375072\0019C017.05.L01\_SHT.dgn

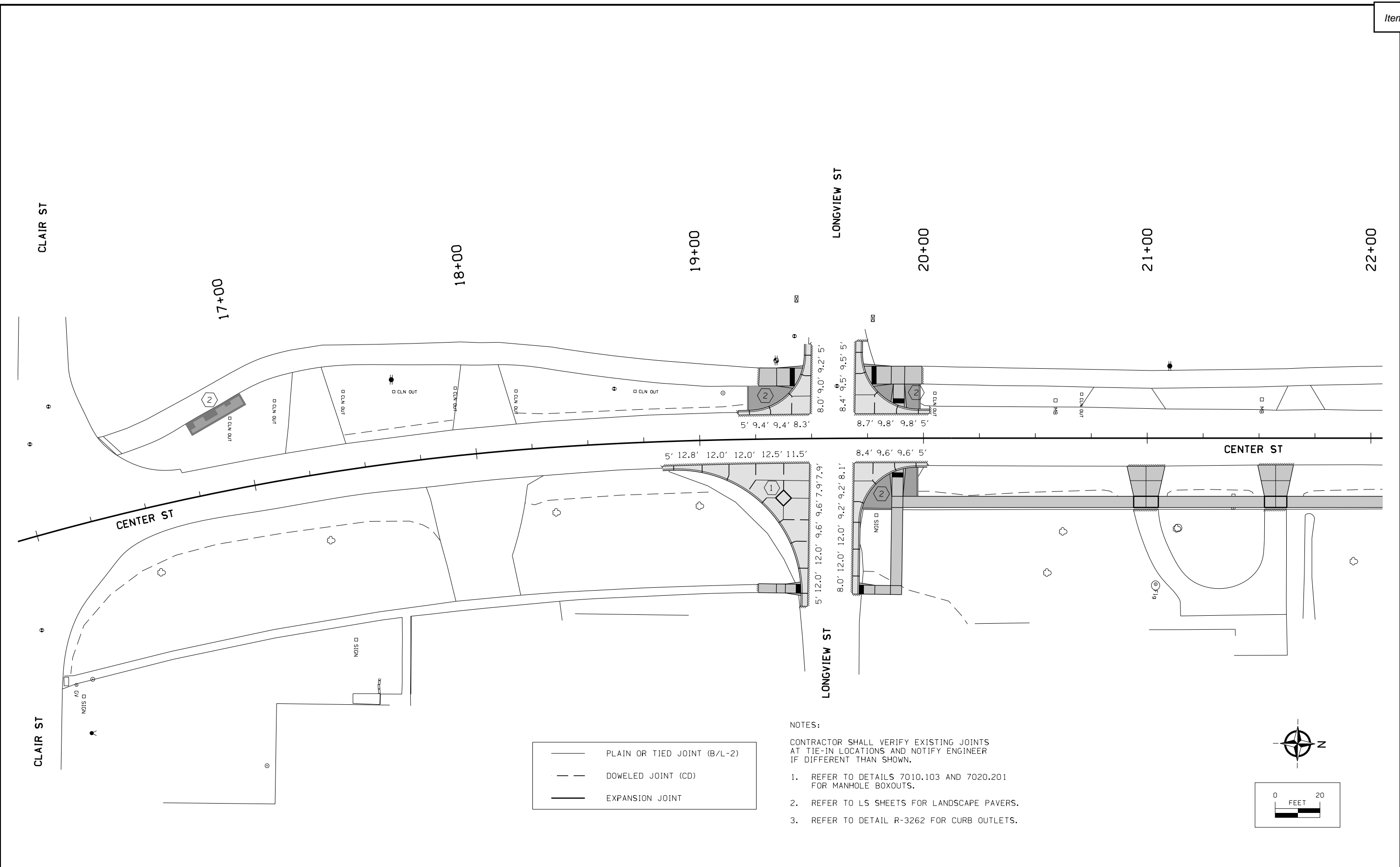
DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION



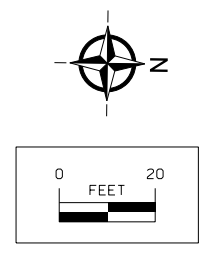
CENTER STREET CORRIDOR STREETScape PROJECT  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

CENTER STREET  
 GEOMETRICS, STAKING & JOINTING SHEETS



	PLAIN OR TIED JOINT (B/L-2)
	DOWELED JOINT (CD)
	EXPANSION JOINT

- NOTES:
- CONTRACTOR SHALL VERIFY EXISTING JOINTS AT TIE-IN LOCATIONS AND NOTIFY ENGINEER IF DIFFERENT THAN SHOWN.
- REFER TO DETAILS 7010.103 AND 7020.201 FOR MANHOLE BOXOUTS.
  - REFER TO LS SHEETS FOR LANDSCAPE PAVERS.
  - REFER TO DETAIL R-3262 FOR CURB OUTLETS.



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 2/3/2022 12:54:57 PM  
 CAD FILE: c:\pwworkdir\pwrte\td0375072\0019C017.05.L02\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION



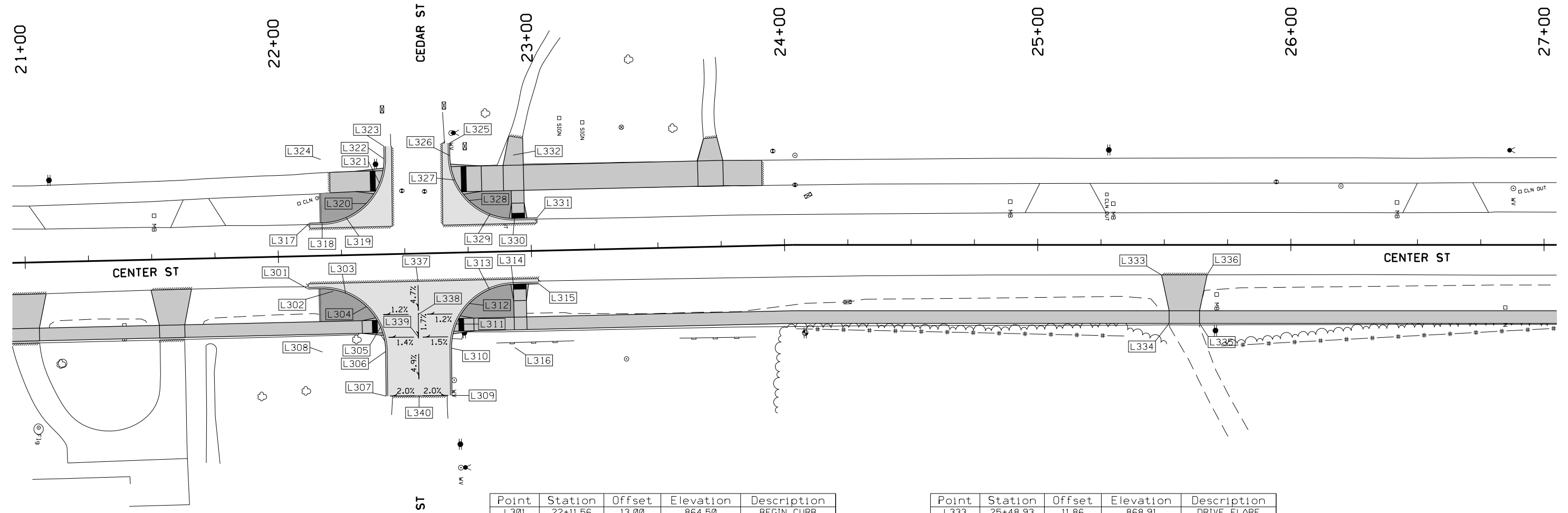
**CENTER STREET CORRIDOR STREETScape PROJECT**  
**CLAIR STREET TO W LONE TREE ROAD**  
 CEDAR FALLS, IA

**CENTER STREET**  
**GEOMETRICS, STAKING & JOINTING SHEETS**

SHEET NO.  
**L.02**  
 541

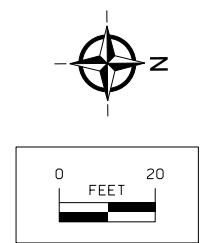
Point	Station	Offset	Elevation	Description
L317	22+12.62	-13.00	864.54	BEGIN CURB
L318	22+17.62	-13.00	864.58	BEGIN CURB
L319	22+27.11	-14.87	864.60	1/4 POINT
L320	22+35.17	-20.20	864.52	MIDPOINT
L321	22+40.61	-28.19	864.31	3/4 POINT
L322	22+42.62	-37.65	863.99	END CURVE
L323	22+42.69	-42.65	863.80	END CURB
L324	22+17.62	-38.00	-	25' RAD CENTER
L325	22+68.70	-43.35	863.92	BEGIN CURB
L326	22+68.63	-38.35	864.07	BEGIN CURVE
L327	22+70.43	-28.68	864.35	1/4 POINT
L328	22+75.83	-20.45	864.64	MIDPOINT
L329	22+83.98	-14.94	864.93	3/4 POINT
L330	22+93.63	-13.00	865.23	END CURVE
L331	23+02.49	-13.00	865.34	END CURB
L332	22+93.63	-38.00	-	25' RAD CENTER

NOTES:  
 ALL ELEVATIONS ARE FORM GRADE OR TOP OF SLAB UNLESS OTHERWISE NOTED.  
 CONTRACTOR TO VERIFY ALL TIE-IN ELEVATIONS. NOTIFY ENGINEER IF ELEVATIONS ARE DIFFERENT THAN SHOWN.



Point	Station	Offset	Elevation	Description
L301	22+11.56	13.00	864.50	BEGIN CURB
L302	22+16.56	13.00	864.54	BEGIN CURVE
L303	22+26.20	14.94	864.60	1/4 POINT
L304	22+34.36	20.45	864.15	MIDPOINT
L305	22+39.75	28.68	864.03	3/4 POINT
L306	22+41.55	38.35	863.63	END CURVE
L307	22+41.31	55.98	862.75	END CURB
L308	22+16.56	38.00	-	25' RAD CENTER
L309	22+67.30	56.34	863.27	BEGIN CURB
L310	22+67.57	37.65	864.13	BEGIN CURVE
L311	22+69.57	28.19	864.43	1/4 POINT
L312	22+75.01	20.20	864.70	MIDPOINT
L313	22+83.08	14.87	865.07	3/4 POINT
L314	22+92.56	13.00	865.23	END CURVE
L315	23+02.56	13.00	865.33	END CURB
L316	22+92.56	38.00	-	25' RAD CENTER

Point	Station	Offset	Elevation	Description
L333	25+48.93	11.86	868.91	DRIVE FLARE
L334	25+51.93	31.00	868.43	DRIVE MATCH
L335	25+63.93	31.00	868.66	DRIVE MATCH
L336	25+66.93	11.84	869.20	DRIVE FLARE
L337	22+54.94	11.00	864.92	BEGIN CL
L338	22+54.76	24.00	864.31	GRADE BREAK
L339	22+54.63	33.00	864.15	GRADE BREAK
L340	22+54.31	56.16	863.01	END CL



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 2/3/2022 12:55:02 PM  
 CAD FILE: c:\pwworkdir\pwworking\19C017.05.L03\_SHT.dgn

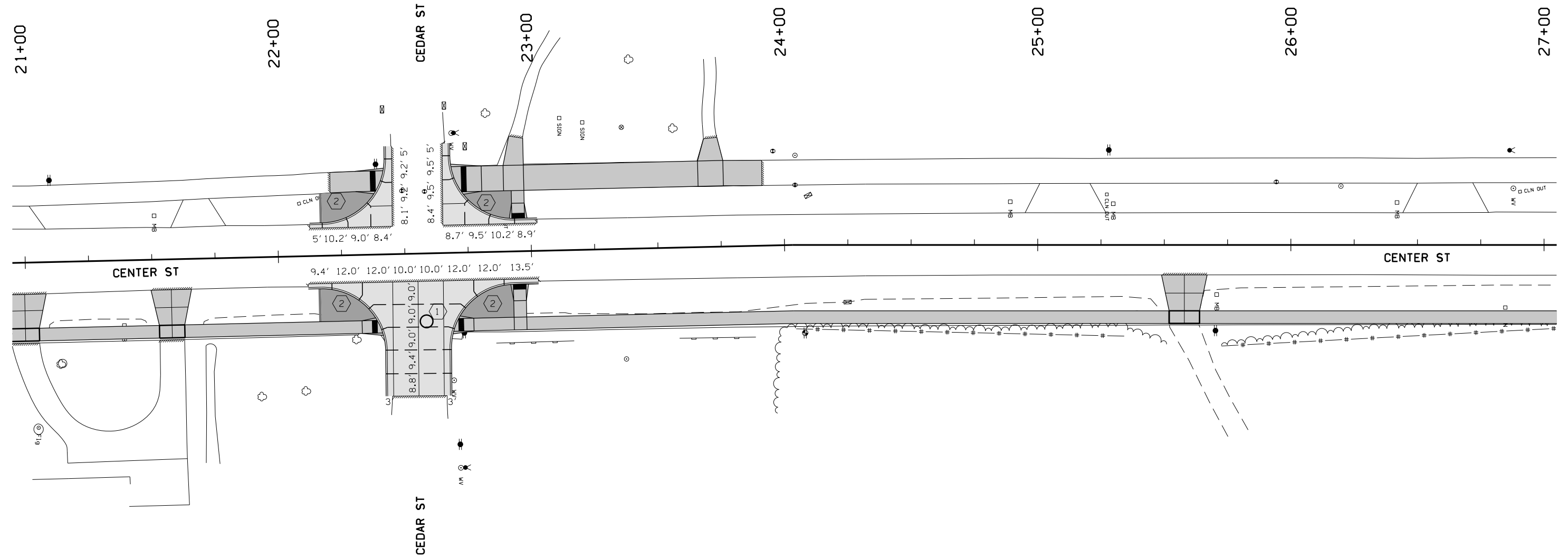
DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION



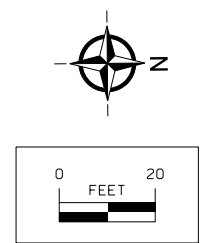
CENTER STREET CORRIDOR STREETScape PROJECT  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

CENTER STREET  
 GEOMETRICS, STAKING & JOINTING SHEETS



—	PLAIN OR TIED JOINT (B/L-2)
- - -	DOWELED JOINT (CD)
—	EXPANSION JOINT

- NOTES:
- CONTRACTOR SHALL VERIFY EXISTING JOINTS AT TIE-IN LOCATIONS AND NOTIFY ENGINEER IF DIFFERENT THAN SHOWN.
- REFER TO DETAILS 7010.103 AND 7020.201 FOR MANHOLE BOXOUTS.
  - REFER TO LS SHEETS FOR LANDSCAPE PAVERS.
  - REFER TO DETAIL R-3262 FOR CURB OUTLETS.



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 2/3/2022 12:55:08 PM  
 CAD FILE: c:\pwworkdir\pwrte\td0375072\0019C017.05.L04\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION



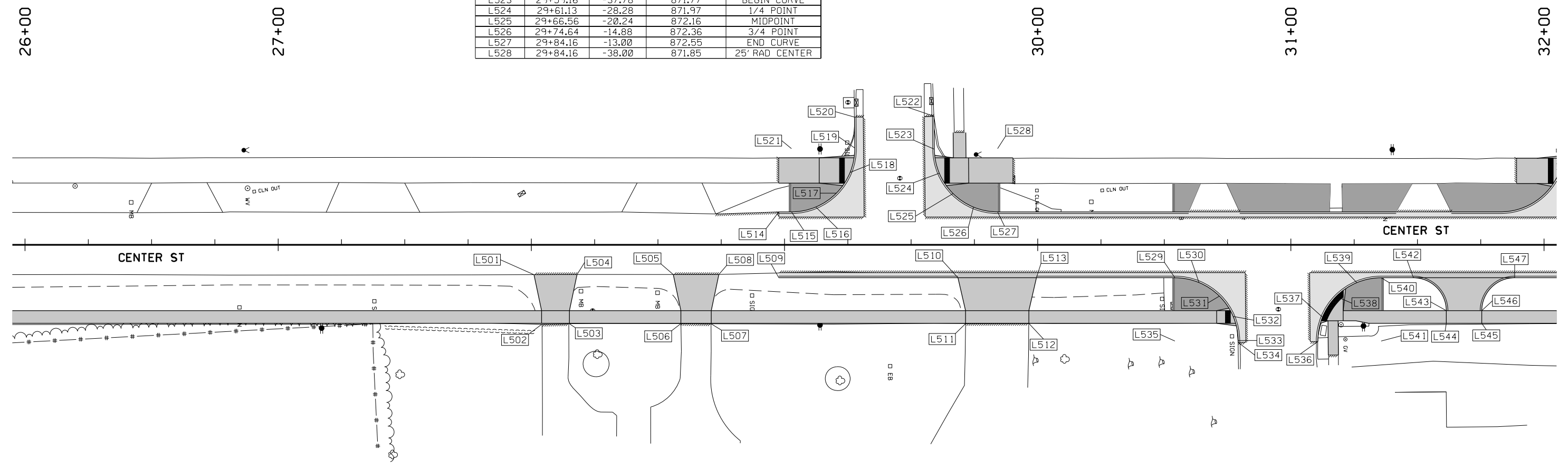
CENTER STREET CORRIDOR STREETScape PROJECT  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

CENTER STREET  
 GEOMETRICS, STAKING & JOINTING SHEETS

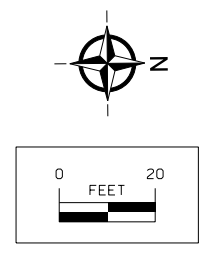
SHEET NO.  
**L.04**  
 543

NOTES:  
 ALL ELEVATIONS ARE FORM GRADE OR TOP OF SLAB UNLESS OTHERWISE NOTED.  
 CONTRACTOR TO VERIFY ALL TIE-IN ELEVATIONS. NOTIFY ENGINEER IF ELEVATIONS ARE DIFFERENT THAN SHOWN.

Point	Station	Offset	Elevation	Description
L514	28+97.74	-13.00	872.37	BEGIN CURB
L515	29+02.74	-13.00	872.34	BEGIN CURVE
L516	29+12.36	-14.92	872.19	1/4 POINT
L517	29+20.50	-20.40	872.03	MIDPOINT
L518	29+25.91	-28.59	871.88	3/4 POINT
L519	29+27.74	-38.22	871.72	END CURVE
L520	29+27.63	-50.45	871.35	END CURB
L521	29+02.74	-38.00	0.0000	25' RAD CENTER
L522	29+59.04	-50.73	871.46	BEGIN CURB
L523	29+59.16	-37.78	871.77	BEGIN CURVE
L524	29+61.13	-28.28	871.97	1/4 POINT
L525	29+66.56	-20.24	872.16	MIDPOINT
L526	29+74.64	-14.88	872.36	3/4 POINT
L527	29+84.16	-13.00	872.55	END CURVE
L528	29+84.16	-38.00	871.85	25' RAD CENTER



Point	Station	Offset	Elevation	Description	Point	Station	Offset	Elevation	Description
L501	28+01.04	11.80	871.80	DRIVE FLARE	L529	30+54.19	13.00	872.74	BEGIN CURVE
L502	28+04.04	31.43	871.50	DRIVE MATCH	L530	30+63.71	14.88	872.73	1/4 POINT
L503	28+15.04	31.19	871.55	DRIVE MATCH	L531	30+71.79	20.25	872.64	MIDPOINT
L504	28+18.04	11.75	871.90	DRIVE FLARE	L532	30+77.23	28.28	872.54	3/4 POINT
L505	28+56.06	11.74	872.11	DRIVE FLARE	L533	30+79.19	37.79	872.54	END CURVE
L506	28+59.06	31.12	871.75	DRIVE MATCH	L534	30+79.20	38.56	872.55	END CURB
L507	28+71.06	31.23	871.82	DRIVE MATCH	L535	30+54.19	38.00	-	25' RAD CENTER
L508	28+74.06	11.72	872.22	DRIVE FLARE	L536	31+10.67	38.21	872.85	BEGIN CURVE
L509	28+97.74	13.00	872.41	BEGIN CURB	L537	31+12.51	28.58	872.83	1/4 POINT
L510	29+68.51	13.00	872.49	DRIVE FLARE	L538	31+17.91	20.40	872.90	MIDPOINT
L511	29+71.55	31.10	872.04	DRIVE MATCH	L539	31+26.05	14.92	872.99	3/4 POINT
L512	29+96.50	31.03	872.09	DRIVE MATCH	L540	31+35.67	13.00	873.03	END CURVE
L513	29+99.51	13.00	872.59	DRIVE FLARE	L541	31+35.67	38.00	-	25' RAD CENTER
					L542	31+48.40	13.00	872.98	BEGIN DRIVE RAD
					L543	31+61.40	26.00	873.38	END DRIVE RAD
					L544	31+61.40	31.00	873.45	DRIVE MATCH
					L545	31+75.40	31.00	873.46	DRIVE MATCH
					L546	31+75.40	26.00	873.39	BEGIN DRIVE RAD
					L547	31+88.40	13.00	873.11	END DRIVE RAD



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/21/2022  
 CAD FILE: c:\pwworkdir\pwworking\0375072\0019C017.05\_L05\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION

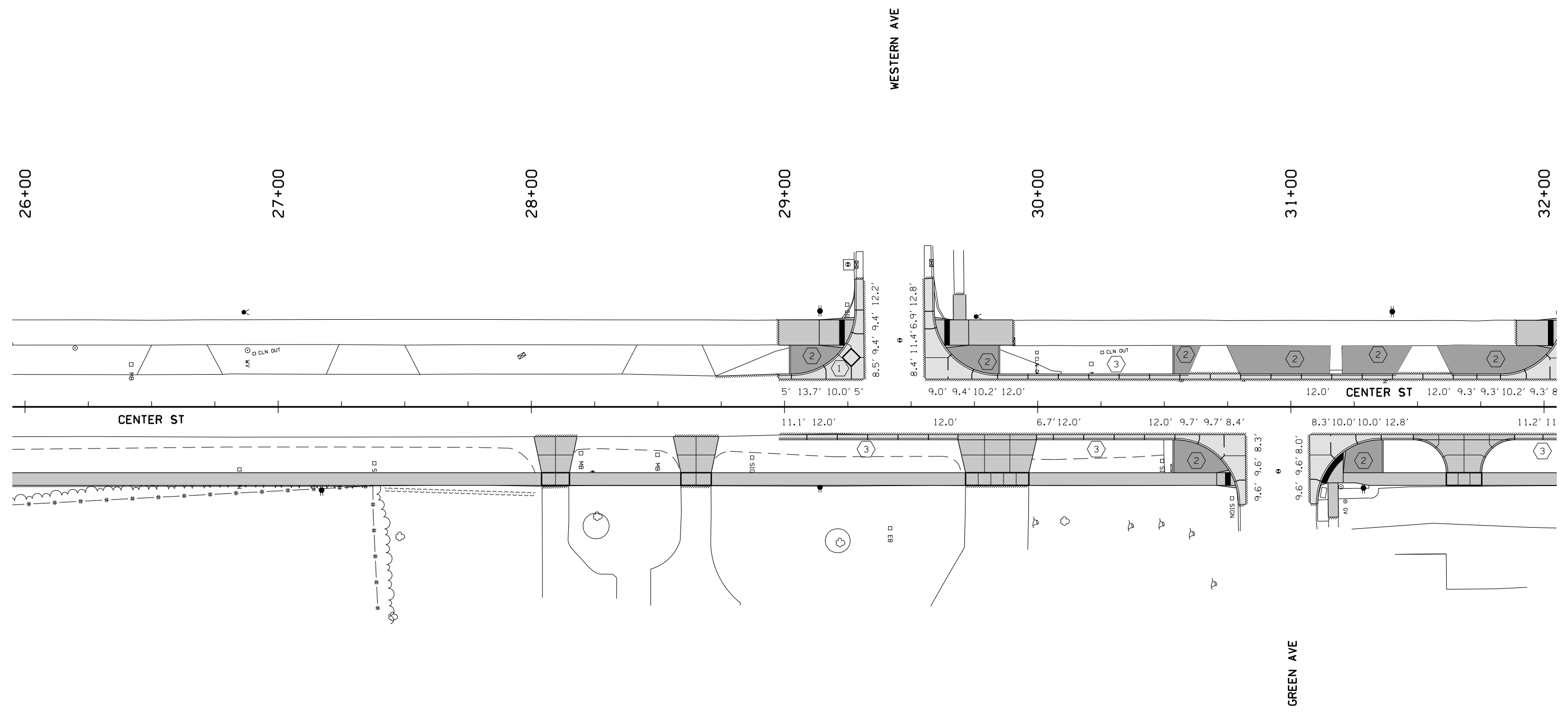


CENTER STREET CORRIDOR STREETScape PROJECT  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

CENTER STREET  
 GEOMETRICS, STAKING & JOINTING SHEETS

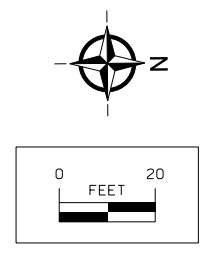
SHEET NO.  
**L.05**  
 544





	PLAIN OR TIED JOINT (B/L-2)
	DOWELED JOINT (CD)
	EXPANSION JOINT

- NOTES:
- CONTRACTOR SHALL VERIFY EXISTING JOINTS AT TIE-IN LOCATIONS AND NOTIFY ENGINEER IF DIFFERENT THAN SHOWN.
- REFER TO DETAILS 7010.103 AND 7020.201 FOR MANHOLE BOXOUTS.
  - REFER TO LS SHEETS FOR LANDSCAPE PAVERS.
  - REFER TO DETAIL R-3262 FOR CURB OUTLETS.



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/21/2022 3:19:08 PM  
 CAD FILE: c:\pwworkdir\pwworking\td0375072\0019C017.05\_L06\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION



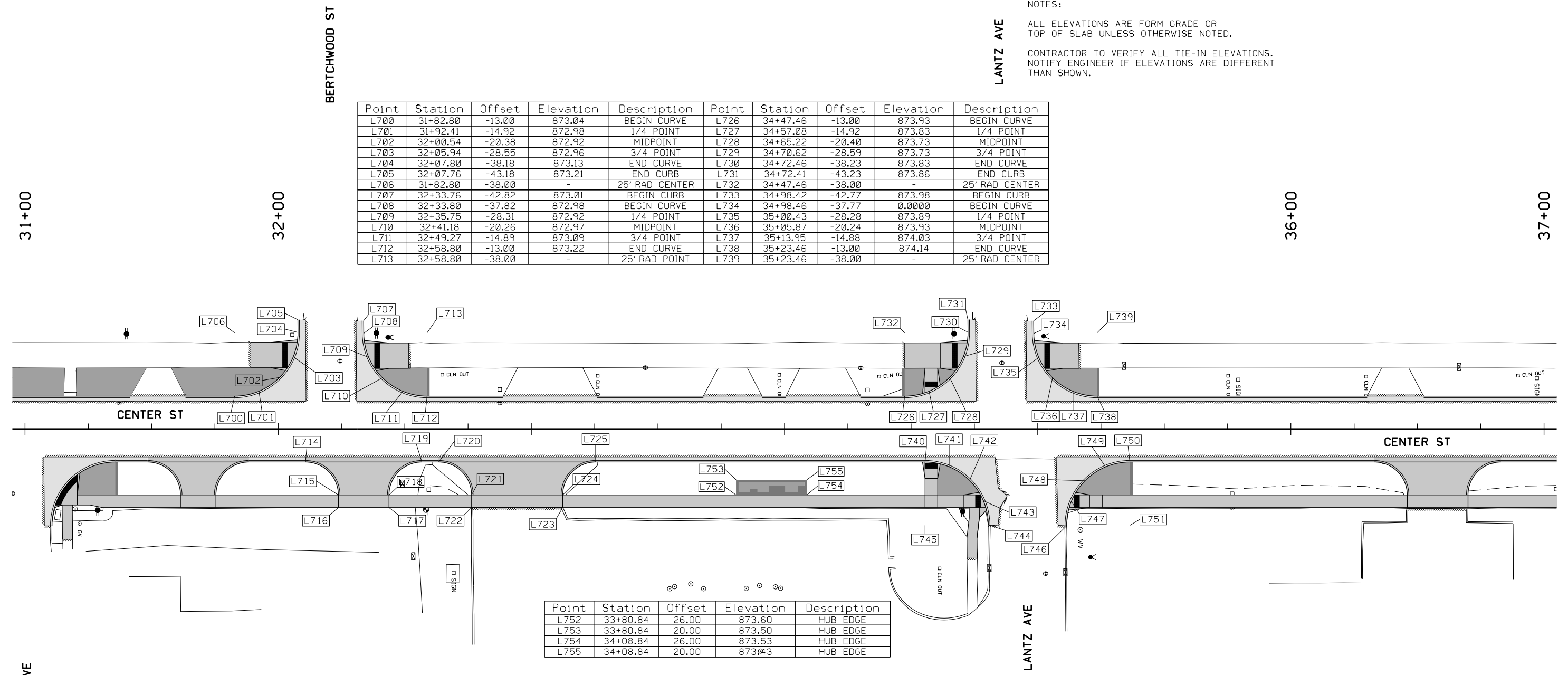
**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

**CENTER STREET**  
 GEOMETRICS, STAKING & JOINTING SHEETS

SHEET NO.  
**L.06**  
 545

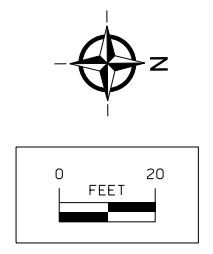
NOTES:  
 ALL ELEVATIONS ARE FORM GRADE OR TOP OF SLAB UNLESS OTHERWISE NOTED.  
 CONTRACTOR TO VERIFY ALL TIE-IN ELEVATIONS. NOTIFY ENGINEER IF ELEVATIONS ARE DIFFERENT THAN SHOWN.

Point	Station	Offset	Elevation	Description	Point	Station	Offset	Elevation	Description
L700	31+82.80	-13.00	873.04	BEGIN CURVE	L726	34+47.46	-13.00	873.93	BEGIN CURVE
L701	31+92.41	-14.92	872.98	1/4 POINT	L727	34+57.08	-14.92	873.83	1/4 POINT
L702	32+00.54	-20.38	872.92	MIDPOINT	L728	34+65.22	-20.40	873.73	MIDPOINT
L703	32+05.94	-28.55	872.96	3/4 POINT	L729	34+70.62	-28.59	873.73	3/4 POINT
L704	32+07.80	-38.18	873.13	END CURVE	L730	34+72.46	-38.23	873.83	END CURVE
L705	32+07.76	-43.18	873.21	END CURB	L731	34+72.41	-43.23	873.86	END CURB
L706	31+82.80	-38.00	-	25' RAD CENTER	L732	34+47.46	-38.00	-	25' RAD CENTER
L707	32+33.76	-42.82	873.01	BEGIN CURB	L733	34+98.42	-42.77	873.98	BEGIN CURB
L708	32+33.80	-37.82	872.98	BEGIN CURVE	L734	34+98.46	-37.77	0.0000	BEGIN CURVE
L709	32+35.75	-28.31	872.92	1/4 POINT	L735	35+00.43	-28.28	873.89	1/4 POINT
L710	32+41.18	-20.26	872.97	MIDPOINT	L736	35+05.87	-20.24	873.93	MIDPOINT
L711	32+49.27	-14.89	873.09	3/4 POINT	L737	35+13.95	-14.88	874.03	3/4 POINT
L712	32+58.80	-13.00	873.22	END CURVE	L738	35+23.46	-13.00	874.14	END CURVE
L713	32+58.80	-38.00	-	25' RAD POINT	L739	35+23.46	-38.00	-	25' RAD CENTER



Point	Station	Offset	Elevation	Description
L752	33+80.84	26.00	873.60	HUB EDGE
L753	33+80.84	20.00	873.50	HUB EDGE
L754	34+08.84	26.00	873.53	HUB EDGE
L755	34+08.84	20.00	873.43	HUB EDGE

Point	Station	Offset	Elevation	Description	Point	Station	Offset	Elevation	Description
L714	32+10.77	13.00	873.11	BEGIN DRIVE RAD	L740	34+55.51	13.00	873.95	BEGIN CURVE
L715	32+23.77	26.00	873.40	END DRIVE RAD	L741	34+65.03	14.88	874.00	1/4 POINT
L716	32+23.77	31.00	873.50	DRIVE MATCH	L742	34+73.11	20.25	873.95	MIDPOINT
L717	32+43.77	31.00	873.51	DRIVE MATCH	L743	34+78.54	28.28	873.87	3/4 POINT
L718	32+43.77	26.00	873.43	BEGIN DRIVE MATCH	L744	34+80.51	37.79	873.80	END CURVE/CURB
L719	32+56.77	13.00	873.26	END DRIVE MATCH	L745	34+55.51	38.00	-	25' RAD CENTER
L720	32+63.38	13.00	873.25	BEGIN DRIVE RAD	L746	35+11.43	38.21	873.95	BEGIN CURVE/CURB
L721	32+76.38	26.00	873.69	END DRIVE RAD	L747	35+13.27	28.58	874.01	1/4 POINT
L722	32+76.38	31.00	873.76	DRIVE MATCH	L748	35+18.67	20.40	874.06	MIDPOINT
L723	33+12.38	31.00	873.63	DRIVE MATCH	L749	35+26.81	14.92	874.12	3/4 POINT
L724	33+12.38	26.00	873.56	BEGIN DRIVE RAD	L750	35+36.42	13.00	874.17	END CURVE
L725	33+25.38	13.00	873.53	END DRIVE RAD	L751	35+36.42	38.00	-	25' RAD CENTER



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/21/2022 3:19:12 PM  
 CAD FILE: c:\pwworkdir\pwrte\1\1\037502\0019C017.05.L07\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

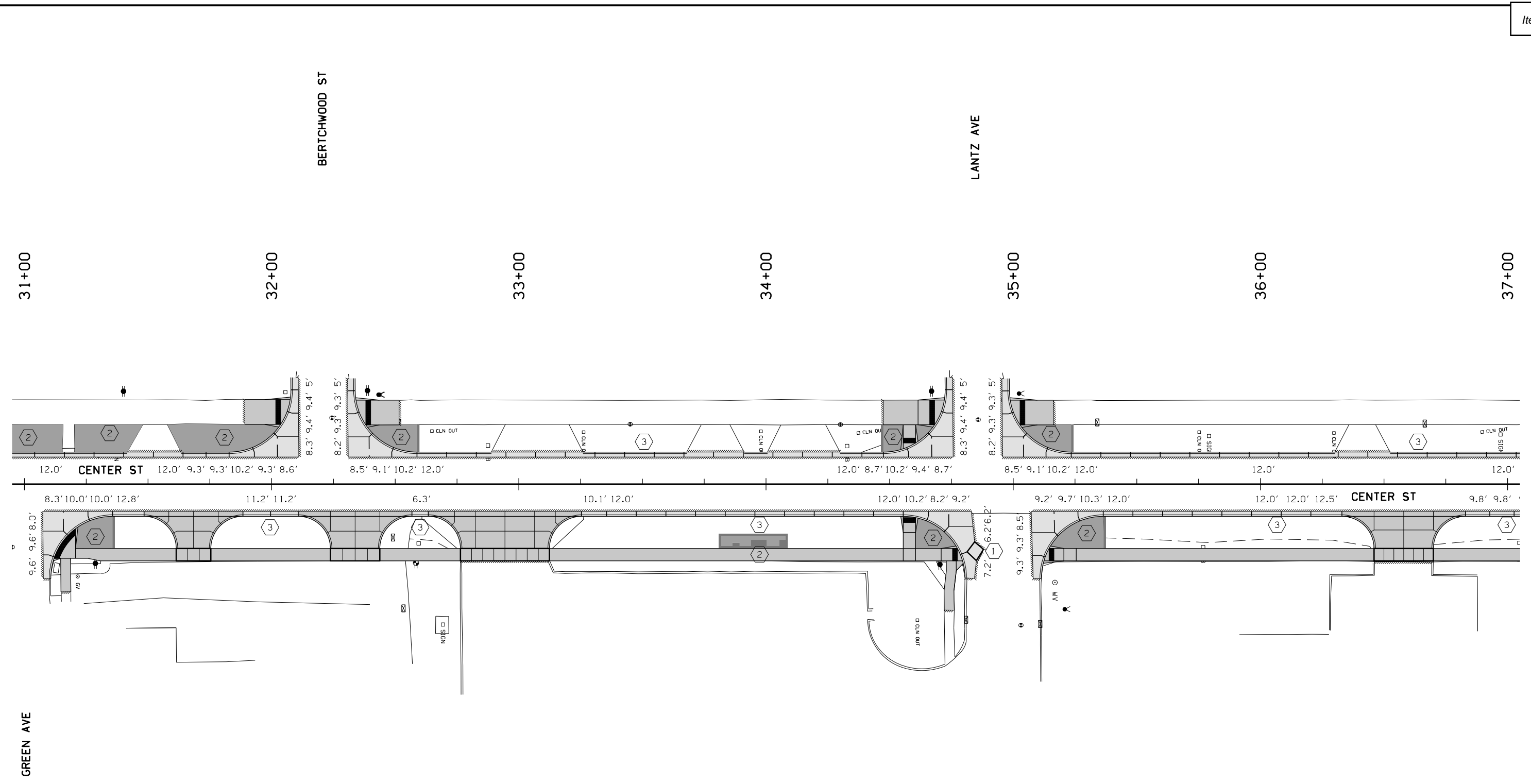
NO	DATE	BY	REVISION DESCRIPTION



CENTER STREET CORRIDOR STREETScape PROJECT  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

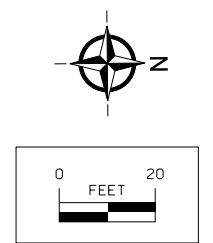
CENTER STREET  
 GEOMETRICS, STAKING & JOINTING SHEETS

SHEET NO.  
**L.07**  
 546



	PLAIN OR TIED JOINT (B/L-2)
	DOWELED JOINT (CD)
	EXPANSION JOINT

- NOTES:
- CONTRACTOR SHALL VERIFY EXISTING JOINTS AT TIE-IN LOCATIONS AND NOTIFY ENGINEER IF DIFFERENT THAN SHOWN.
- REFER TO DETAILS 7010.103 AND 7020.201 FOR MANHOLE BOXOUTS.
  - REFER TO LS SHEETS FOR LANDSCAPE PAVERS.
  - REFER TO DETAIL R-3262 FOR CURB OUTLETS.



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/21/2022 3:19:17 PM  
 CAD FILE: c:\pwworkdir\pwworking\19C017.05\_L08\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION



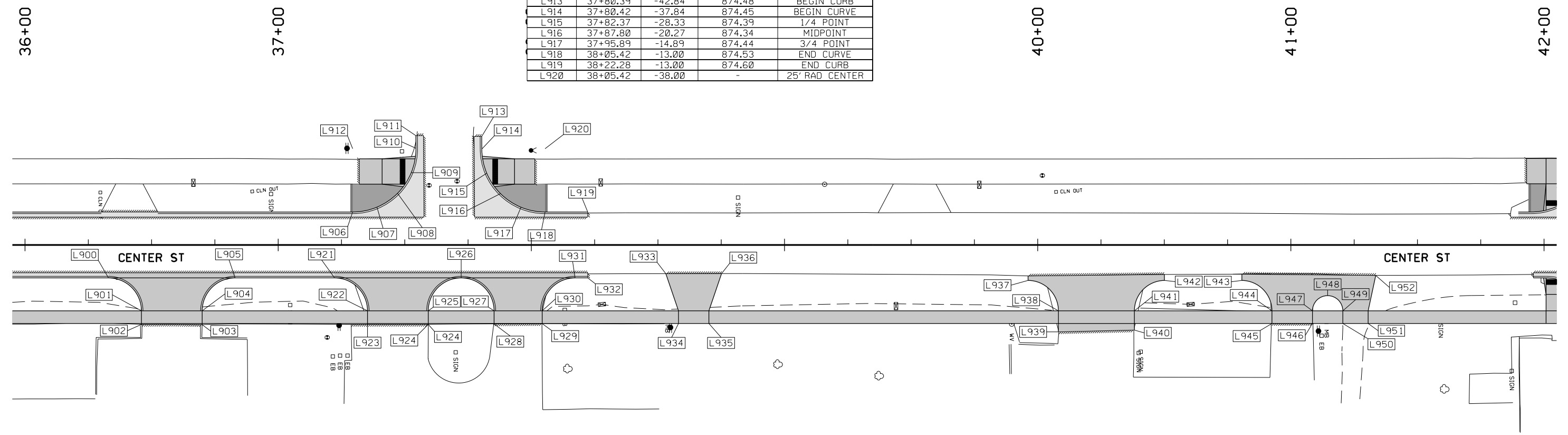
**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

**CENTER STREET**  
 GEOMETRICS, STAKING & JOINTING SHEETS

SHEET NO.  
**L.08**  
 547

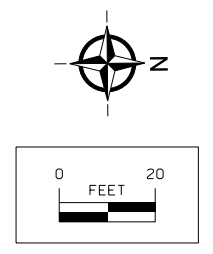
NOTES:  
 ALL ELEVATIONS ARE FORM GRADE OR TOP OF SLAB UNLESS OTHERWISE NOTED.  
 CONTRACTOR TO VERIFY ALL TIE-IN ELEVATIONS. NOTIFY ENGINEER IF ELEVATIONS ARE DIFFERENT THAN SHOWN.

Point	Station	Offset	Elevation	Description
L906	37+29.42	-13.00	874.40	BEGIN CURVE
L907	37+39.02	-14.92	874.36	1/4 POINT
L908	37+47.15	-20.38	874.42	MIDPOINT
L909	37+52.56	-28.54	874.41	3/4 POINT
L910	37+54.42	-38.16	874.32	END CURVE
L911	37+54.39	-43.16	874.27	END CURB
L912	37+29.42	-38.00	-	25' RAD CENTER
L913	37+80.39	-42.84	874.48	BEGIN CURB
L914	37+80.42	-37.84	874.45	BEGIN CURVE
L915	37+82.37	-28.33	874.39	1/4 POINT
L916	37+87.80	-20.27	874.34	MIDPOINT
L917	37+95.89	-14.89	874.44	3/4 POINT
L918	38+05.42	-13.00	874.53	END CURVE
L919	38+22.28	-13.00	874.60	END CURB
L920	38+05.42	-38.00	-	25' RAD CENTER



Point	Station	Offset	Elevation	Description
L900	36+32.98	13.00	874.41	BEGIN DRIVE RAD
L901	36+45.98	26.00	875.01	END DRIVE RAD
L902	36+45.98	31.38	0.0000	DRIVE MATCH
L903	36+69.98	31.47	0.0000	DRIVE MATCH
L904	36+69.98	26.00	875.11	BEGIN DRIVE RAD
L905	36+82.98	13.00	874.53	END DRIVE RAD

Point	Station	Offset	Elevation	Description	Point	Station	Offset	Elevation	Description
L921	37+22.28	13.00	874.35	BEGIN DRIVE RAD	L937	39+96.19	14.00	874.73	BEGIN DRIVE RAD
L922	37+35.28	26.00	874.73	END DRIVE RAD	L938	40+08.19	26.00	875.14	END DRIVE RAD
L923	37+35.28	31.38	0.0000	DRIVE MATCH	L939	40+08.19	34.31	875.27	DRIVE MATCH
L924	37+59.28	31.36	0.0000	DRIVE MATCH	L940	40+38.19	33.60	875.45	DRIVE MATCH
L925	37+59.28	26.00	874.50	BEGIN DRIVE RAD	L941	40+38.19	26.00	875.34	BEGIN DRIVE RAD
L926	37+72.28	13.00	874.52	MIDPOINT DRIVE RAD	L942	40+50.06	14.00	874.71	END DRIVE RAD
L927	37+85.28	26.00	874.70	END DRIVE RAD	L943	40+80.64	14.00	874.66	BEGIN DRIVE RAD
L928	37+85.28	31.18	0.0000	DRIVE MATCH	L944	40+92.53	26.00	874.68	END DRIVE RAD
L929	38+04.28	31.06	0.0000	DRIVE MATCH	L945	40+92.53	31.00	874.76	DRIVE MATCH
L930	38+04.28	26.00	874.74	BEGIN DRIVE RAD	L946	41+08.53	31.00	874.69	DRIVE MATCH
L931	38+17.28	13.00	874.68	END DRIVE RAD	L947	41+08.53	26.00	874.63	BEGIN DRIVE RAD
L932	38+22.28	13.00	874.70	END CURB	L948	41+14.53	20.00	874.74	MIDPOINT DRIVE RAD
L933	38+53.12	11.35	874.78	DRIVE FLARE	L949	41+20.53	26.00	874.55	END DRIVE RAD
L934	38+58.12	31.00	874.78	DRIVE MATCH	L950	41+20.53	31.00	874.64	DRIVE MATCH
L935	38+70.12	31.00	874.70	DRIVE MATCH	L951	41+30.53	31.00	874.60	DRIVE MATCH
L936	38+75.12	11.32	874.81	DRIVE FLARE	L952	41+33.53	12.04	874.71	DRIVE FLARE



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 2/3/2022 12:55:37 PM  
 CAD FILE: c:\pwworkdir\pwworking\19C017.05\_L09\_SHT.dgn

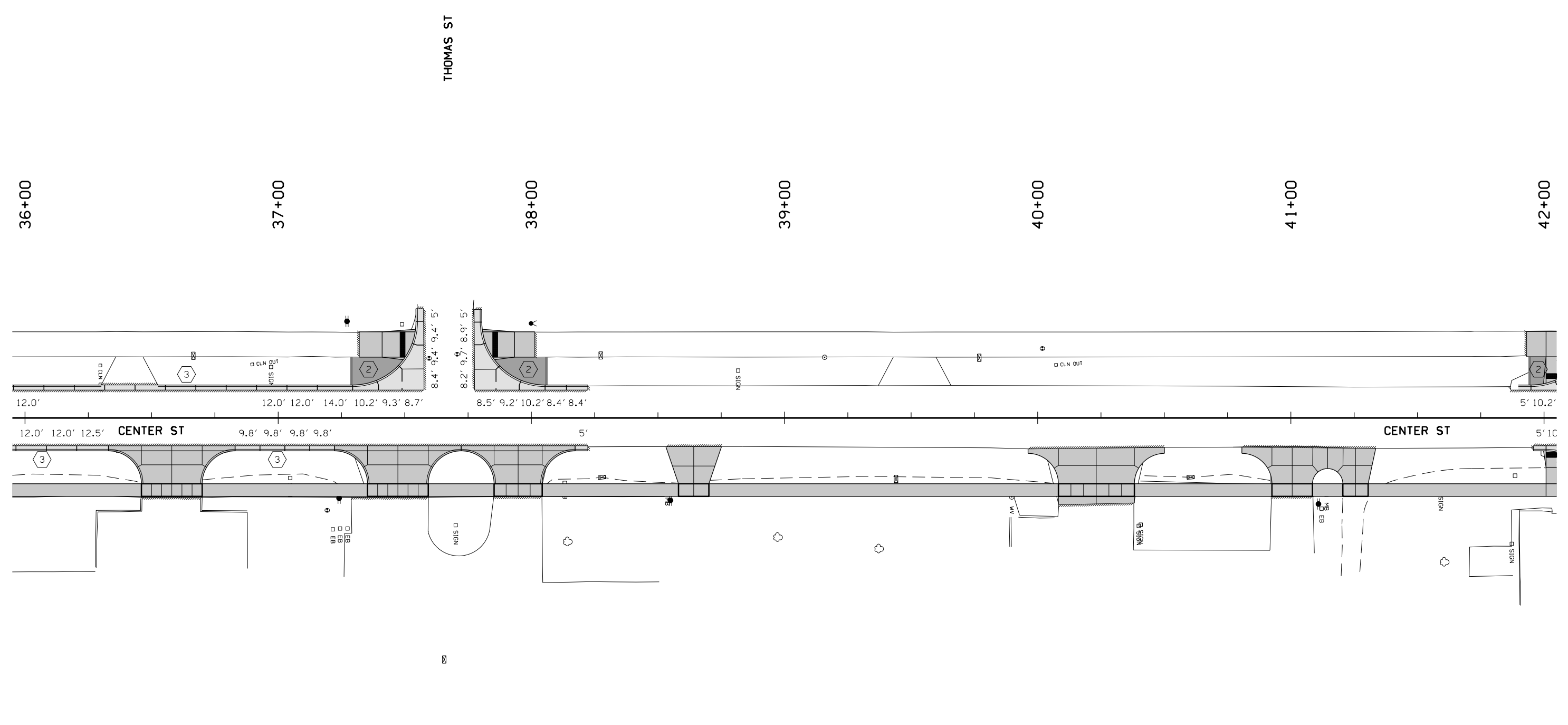
DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION



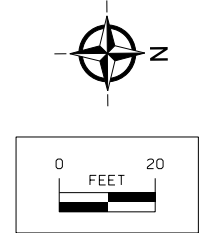
CENTER STREET CORRIDOR STREETScape PROJECT  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

CENTER STREET  
 GEOMETRICS, STAKING & JOINTING SHEETS



	PLAIN OR TIED JOINT (B/L-2)
	DOWELED JOINT (CD)
	EXPANSION JOINT

- NOTES:
- CONTRACTOR SHALL VERIFY EXISTING JOINTS AT TIE-IN LOCATIONS AND NOTIFY ENGINEER IF DIFFERENT THAN SHOWN.
- REFER TO DETAILS 7010.103 AND 7020.201 FOR MANHOLE BOXOUTS.
  - REFER TO LS SHEETS FOR LANDSCAPE PAVERS.
  - REFER TO DETAIL R-3262 FOR CURB OUTLETS.



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 2/3/2022 12:55:43 PM  
 CAD FILE: c:\pworkdir\pw\_te\td0375072\0019C017.05.L10\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETSCAPE PROJECT**  
**CLAIR STREET TO W LONE TREE ROAD**  
 CEDAR FALLS, IA

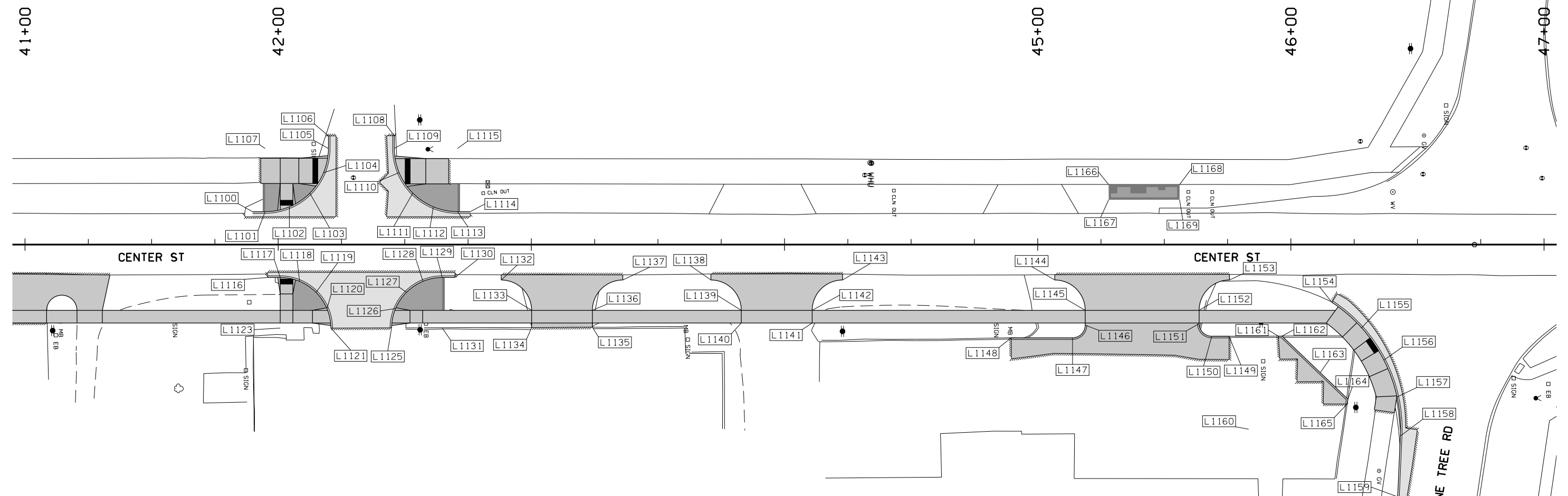
**CENTER STREET**  
**GEOMETRICS, STAKING & JOINTING SHEETS**

SHEET NO.  
**L.10**  
 549

Point	Station	Offset	Elevation	Description
L1100	41+89.85	-13.00	874.41	BEGIN CURB
L1101	41+94.85	-13.00	874.44	BEGIN CURVE
L1102	42+04.41	-14.90	874.36	1/4 POINT
L1103	42+12.51	-20.31	874.29	MIDPOINT
L1104	42+17.94	-28.42	874.21	3/4 POINT
L1105	42+19.85	-37.97	874.14	END CURVE
L1106	42+19.85	-42.97	874.10	END CURB
L1107	41+94.85	-38.00	0.0000	25' RAD CENTER
L1108	42+45.85	-43.03	874.07	BEGIN CURB
L1109	42+45.85	-38.03	874.10	BEGIN CURVE
L1110	42+47.74	-28.45	874.16	1/4 POINT
L1111	42+53.16	-20.33	874.22	MIDPOINT
L1112	42+61.27	-14.91	874.28	3/4 POINT
L1113	42+70.85	-13.00	874.34	END CURVE
L1114	42+75.85	-13.00	874.31	END CURB
L1115	42+70.85	-38.00	0.0000	25' RAD CENTER

Point	Station	Offset	Elevation	Description
L1166	45+28.04	-23.72	874.98	HUB EDGE
L1167	45+28.04	-17.72	874.89	HUB EDGE
L1168	45+56.04	-23.73	875.24	HUB EDGE
L1169	45+56.04	-17.73	875.15	HUB EDGE

NOTES:  
 ALL ELEVATIONS ARE FORM GRADE OR TOP OF SLAB UNLESS OTHERWISE NOTED.  
 CONTRACTOR TO VERIFY ALL TIE-IN ELEVATIONS. NOTIFY ENGINEER IF ELEVATIONS ARE DIFFERENT THAN SHOWN.



Point	Station	Offset	Elevation	Description	Point	Station	Offset	Elevation	Description	Point	Station	Offset	Elevation	Description
L1116	41+95.81	13.00	874.49	BEGIN CURB	L1133	43+00.10	26.00	874.59	END DRIVE RAD	L1150	45+68.77	36.26	875.11	BEGIN 5' RAD
L1117	42+00.81	13.00	874.44	BEGIN CURVE	L1134	43+00.10	32.84	874.75	DRIVE MATCH	L1151	45+63.77	31.26	875.25	END 5' RAD
L1118	42+08.46	14.52	874.37	1/4 POINT	L1135	43+24.10	32.65	874.78	DRIVE MATCH	L1152	45+63.77	26.00	875.17	BEGIN DRIVE RAD
L1119	42+14.95	18.86	874.29	MIDPOINT	L1136	43+24.10	26.00	874.63	BEGIN DRIVE RAD	L1153	45+75.75	14.00	874.97	END DRIVE RAD
L1120	42+19.28	25.35	874.48	3/4 POINT	L1137	43+36.11	14.00	874.49	END DRIVE RAD	L1154	46+16.23	22.83	874.74	BEGIN CURVE/CURB
L1121	42+20.81	33.00	874.56	END CURVE	L1138	43+70.93	14.00	874.63	BEGIN DRIVE RAD	L1155	46+27.97	32.91	874.59	1/4 POINT
L1123	42+00.81	33.00	874.61	25' RAD CENTER	L1139	43+82.92	26.00	874.55	END DRIVE RAD	L1156	46+36.74	45.67	874.43	MIDPOINT
L1125	42+44.81	32.91	874.47	BEGIN CURVE	L1140	43+82.92	31.00	874.62	DRIVE MATCH	L1157	46+41.96	60.25	874.27	3/4 POINT
L1126	42+46.36	25.28	874.47	1/4 POINT	L1141	44+10.92	31.00	874.85	DRIVE MATCH	L1158	46+43.27	75.67	874.12	END CURVE
L1127	42+50.70	18.83	874.26	MIDPOINT	L1142	44+10.92	26.00	874.77	BEGIN DRIVE RAD	L1159	46+42.20	99.70	873.88	END CURB
L1128	42+57.17	14.51	874.34	3/4 POINT	L1143	44+22.93	14.00	874.74	END DRIVE RAD	L1160	45+83.33	73.00	0.0000	60' RAD CENTER
L1129	42+64.81	13.00	874.41	END CURVE	L1144	45+06.75	14.00	874.88	BEGIN DRIVE RAD	L1161	45+95.08	36.20	874.65	LOT MATCH
L1130	42+69.81	13.00	874.46	END CURB	L1145	45+18.77	26.00	874.94	END DRIVE RAD	L1162	45+96.52	36.18	874.64	LOT CORNER
L1131	42+64.81	33.00	874.35	25' RAD CENTER	L1146	45+18.77	31.87	875.03	BEGIN 5' RAD	L1163	46+11.60	50.63	874.45	LOT BREAK
L1132	42+88.11	14.00	874.42	BEGIN DRIVE RAD	L1147	45+13.77	36.87	874.95	END 5' RAD	L1164	46+22.55	61.12	874.32	LOT CORNER
					L1148	44+89.56	36.87	875.52	DRIVE MATCH	L1165	46+22.29	63.00	874.30	LOT MATCH
					L1149	45+75.58	36.26	875.54	DRIVE MATCH					

PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 5/3/2022  
 CAD FILE: c:\pwworkdir\pwc\te\1\1\0375072\0019C017.05.L11.SHT.dgn

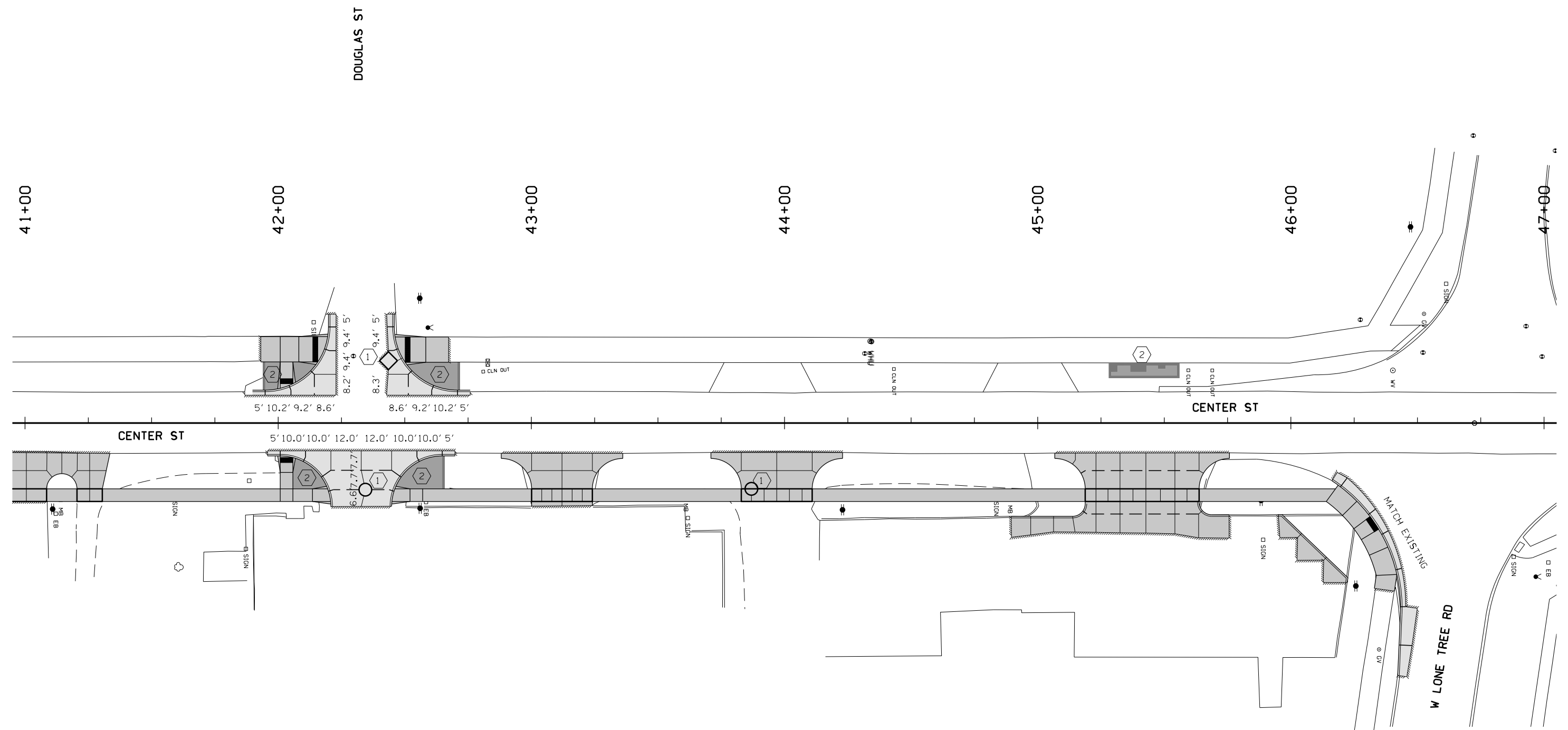
DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION



CENTER STREET CORRIDOR STREETScape PROJECT  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

CENTER STREET  
 GEOMETRICS, STAKING & JOINTING SHEETS



	PLAIN OR TIED JOINT (B/L-2)
	DOWELED JOINT (CD)
	EXPANSION JOINT

- NOTES:
- CONTRACTOR SHALL VERIFY EXISTING JOINTS AT TIE-IN LOCATIONS AND NOTIFY ENGINEER IF DIFFERENT THAN SHOWN.
1. REFER TO DETAILS 7010.103 AND 7020.201 FOR MANHOLE BOXOUTS.
  2. REFER TO LS SHEETS FOR LANDSCAPE PAVERS.
  3. REFER TO DETAIL R-3262 FOR CURB OUTLETS.

PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 5/3/2022  
 CAD FILE: c:\pwworkdir\pwworking\td0375072\0019C017.05.L12\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

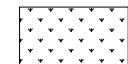
**CENTER STREET**  
 GEOMETRICS, STAKING & JOINTING SHEETS

SHEET NO.  
**L.12**  
 551

PLANT SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING & REMARKS
<b>OVERSTORY TREES</b>						
T-CO	2	<i>Celtis occidentalis</i>	HACKBERRY	2" CAL.	B&B	SPECIMEN QUALITY
T-GB	2	<i>Ginkgo biloba</i>	GINKGO	2" CAL.	B&B	SPECIMEN QUALITY
T-GT	2	<i>Gleditsia triacanthos f. inermis</i> 'Skyline'	SKYLINE HONEY LOCUST	2" CAL.	B&B	SPECIMEN QUALITY
T-GD	2	<i>Gymmodiurus dioica</i>	KENTUCKY COFFEE TREE	2" CAL.	B&B	SPECIMEN QUALITY
T-LL	2	<i>Larix laricina</i>	TAMARACK	2" CAL.	B&B	SPECIMEN QUALITY
T-NS	2	<i>Nyssa sylvatica</i>	TUPELO	2" CAL.	B&B	SPECIMEN QUALITY
T-TD	3	<i>Taxodium distichum</i>	BALD CYPRESS	2" CAL.	B&B	SPECIMEN QUALITY
<b>GROUND COVERS</b>						
	31120	SUDAS Type 1 - R.O.W. Seeding	TURF SEED MIX			HYDROSEED
<b>TYPE 1 BIOCELL EDGE PLANTINGS - ON SLOPES, 12-24" TALL</b>						
BE-AM	412	<i>Achillea</i> 'Moonshine'	YARROW		#SP5	1'-0" O.C.
BE-RL	108	<i>Hemerocallis</i> 'Lavender Stardust'	DAYLILY		#SP5	2'-0" O.C.
BE-HP	168	<i>Hemerocallis</i> 'Northbrook Star'	DAYLILY		#SP5	2'-0" O.C.
BE-IV	176	<i>Iris versicolor</i> 'Whodunnit'	BLUE FLAG IRIS		#SP5	2'-0" O.C.
BE-LK	391	<i>Liatris spicata</i> 'Kobold'	BLAZING STAR		#SP5	1'-0" O.C.
BE-LS	225	<i>Lobelia siphilitica</i>	BLUE CARDINAL FLOWER		#SP5	1'-8" O.C.
BE-MB	224	<i>Monarda bradburiana</i>	EASTERN BERGAMOT		#SP5	1'-8" O.C.
BE-SS	279	<i>Sedum spectabile</i>	SEDUM 'AUTUMN JOY'		#SP5	2'-0" O.C.
<b>TYPE 2 BIOCELL PLANTINGS - CENTER BOTTOM, 24"+ TALL</b>						
B-AP	98	<i>Asclepias incarnata</i>	SWAMP MILKWEED		#1 CONT.	2'-6" O.C.
B-EP	117	<i>Echinacea purpurea</i>	PURPLE CONEFLOWER		#1 CONT.	2'-0" O.C.
B-LC	75	<i>Lobelia cardinalis</i>	CARDINAL FLOWER		#1 CONT.	2'-0" O.C.
B-MF	75	<i>Monarda fistulosa</i> 'Claire Grace'	WILD BERGAMOT		#1 CONT.	2'-6" O.C.
B-PA	53	<i>Pennisetum alopecuroides</i> 'Hameln'	FOUNTAIN GRASS		#1 CONT.	2'-6" O.C.
B-PD	38	<i>Penstemon digitalis</i> 'Blackbeard'	BEARDTONGUE		#1 CONT.	2'-0" O.C.
B-RP	104	<i>Ratibida pinnata</i>	GRAY-HEADED CONEFLOWER		#1 CONT.	2'-0" O.C.
B-RH	133	<i>Rudbeckia hirta</i> 'Prairie Sun'	BLACK-EYED SUSAN		#1 CONT.	2'-0" O.C.
B-SS	69	<i>Schizachyrium scoparium</i> 'Minnblue'	LITTLE BLUESTEM		#1 CONT.	2'-6" O.C.
B-SN	54	<i>Symphoricarpon novae-angliae</i>	NEW ENGLAND ASTER		#1 CONT.	2'-0" O.C.

**Legend**

 **ACCENT PAVERS - COLOR: RUSTIC RED, SERIES: HOLLANDSTONE PREMIER FINISH, SIZE: 20cm x 10cm x 8cm, PATTERN: HOLLANDSTONE 'C' (HERRINGBONE), MANUFACTURER: UNI-LOCK**









 **TYPICAL TURF - SUDAS Type 1 - TO MATCH ENGINEER'S SPECIFICATION FOR R.O.W. SEEDING, QUANTITY = 31,195 SF**

 **SLOPED EDGES OF BIOCELL**

**PLANTING NOTES:**

- SEED ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
- PLANT QUANTITIES ARE FOR INFORMATION ONLY; DRAWING SHALL PREVAIL IF CONFLICT OCCURS.
- NOTIFY LANDSCAPE ARCHITECT AFTER STAKING IS COMPLETED AND BEFORE PLANT PITS ARE EXCAVATED.
- CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".
- KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK, ANSI 260.1-2014, OR MOST RECENT EDITION.
- THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND INITIAL ACCEPTANCE OF THE PROJECT.
- SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. THE CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITY AS SHOWN ON THE DRAWINGS.

**BIOCELL SLOPED EDGE PLANTS:**

-  YARROW
-  BLAZINGSTAR
-  EASTERN BERGAMONT
-  BLUE CARDINAL FLOWER
-  AUTUMN JOY SEDUM
-  BLUE FLAG IRIS
-  LAVENDER STARDUST DAYLILY
-  NORTHBROOK STAR DAYLILY

**BIOCELL CENTER BOTTOM PLANTS:**

-  PURPLE CONEFLOWER
-  CARDINAL FLOWER
-  BEARDTONGUE
-  GRAY-HEADED CONEFLOWER
-  BLACK-EYED SUSAN
-  NEW ENGLAND ASTER
-  SWAMP MILKWEED
-  WILD BERGAMOT
-  FOUNTAIN GRASS
-  LITTLE BLUESTEM



PROJECT NO: 19C017.05	DESIGNED BY: CONFLUENCE
PROJECT DATE: 3/11/2022	CHECKED BY: PRA
CAD DATE: 3/21/2022	DRAWN BY: BTS
CAD FILE:	

NO	DATE	BY	REVISION DESCRIPTION






**CENTER STREET CORRIDOR STREETScape PROJECT**  
**CLAIR STREET TO W LONE TREE ROAD**  
 CEDAR FALLS, IA

LANDSCAPE PLAN

LS.00



**Legend**

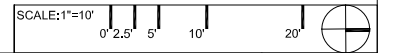
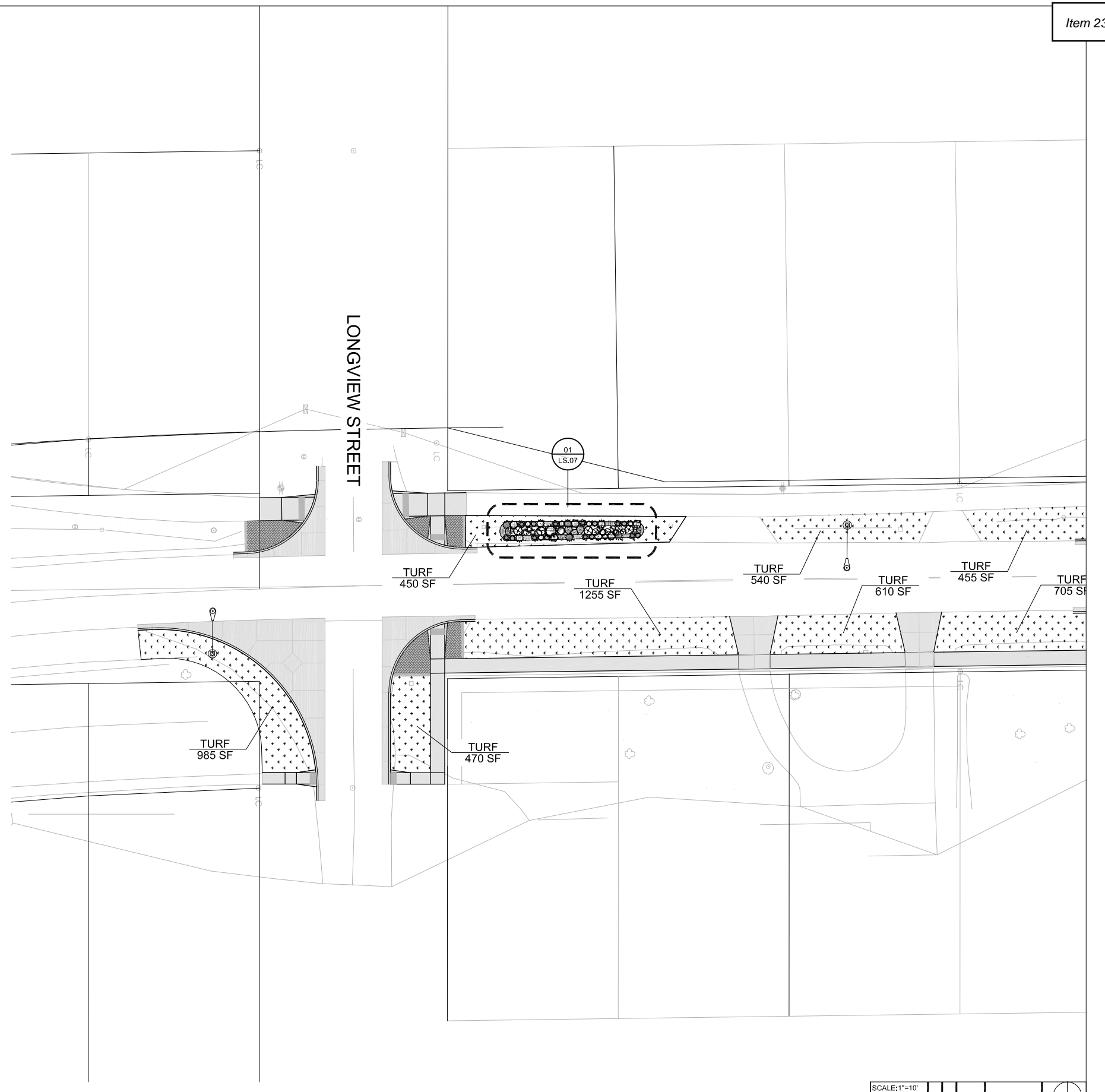
-  **ACCENT PAVERS** - COLOR: RUSTIC RED, SERIES: HOLLANDSTONE PREMIER FINISH, SIZE: 20cm x 10cm x 8cm, PATTERN: HOLLANDSTONE 'C' (HERRINGBONE), MANUFACTURER: UNI-LOCK
-  **TYPICAL TURF** - SUDAS Type 1 - TO MATCH ENGINEER'S SPECIFICATION FOR R.O.W. SEEDING QUANTITY = 31,120 SF
-  **SLOPED EDGES OF BIOCELL**

**BIOCELL SLOPED EDGE PLANTS:**

- YARROW
- BLAZINGSTAR
- ⊗ EASTERN BERGAMONT
- ⊗ BLUE CARDINAL FLOWER
- ⊗ AUTUMN JOY SEDUM
- ⊗ BLUE FLAG IRIS
- ⊗ LAVENDER STARDUST DAYLILY
- ⊗ NORTHBROOK STAR DAYLILY

**BIOCELL CENTER BOTTOM PLANTS:**

- ⊗ PURPLE CONEFLOWER
- ⊗ CARDINAL FLOWER
- ⊗ BEARDTONGUE
- ⊗ GRAY-HEADED CONEFLOWER
- ⊗ BLACK-EYED SUSAN
- ⊗ NEW ENGLAND ASTER
- ⊗ SWAMP MILKWEED
- ⊗ WILD BERGAMOT
- ⊗ FOUNTAIN GRASS
- ⊗ LITTLE BLUESTEM



PROJECT NO: 19C017.05 DESIGNED BY: CONFLUENCE  
 PROJECT DATE: 3/11/2022 CHECKED BY: PRA  
 CAD DATE: 2/3/2022 DRAWN BY: BTS  
 CAD FILE:

NO	DATE	BY	REVISION DESCRIPTION

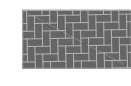


**CENTER STREET CORRIDOR STREETScape PROJECT**  
**CLAIR STREET TO W LONE TREE ROAD**  
 CEDAR FALLS, IA

LANDSCAPE PLAN

LS.01

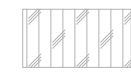
**Legend**



**ACCENT PAVERS** - COLOR: RUSTIC RED,  
SERIES: HOLLANDSTONE PREMIER FINISH  
SIZE: 20cm x 10cm x 8cm  
PATTERN: HOLLANDSTONE 'C' (HERRINGBONE)  
MANUFACTURER: UNI-LOCK



**TYPICAL TURF** - SUDAS Type 1 - TO MATCH  
ENGINEER'S SPECIFICATION FOR R.O.W. SEEDING



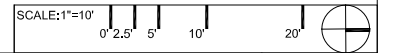
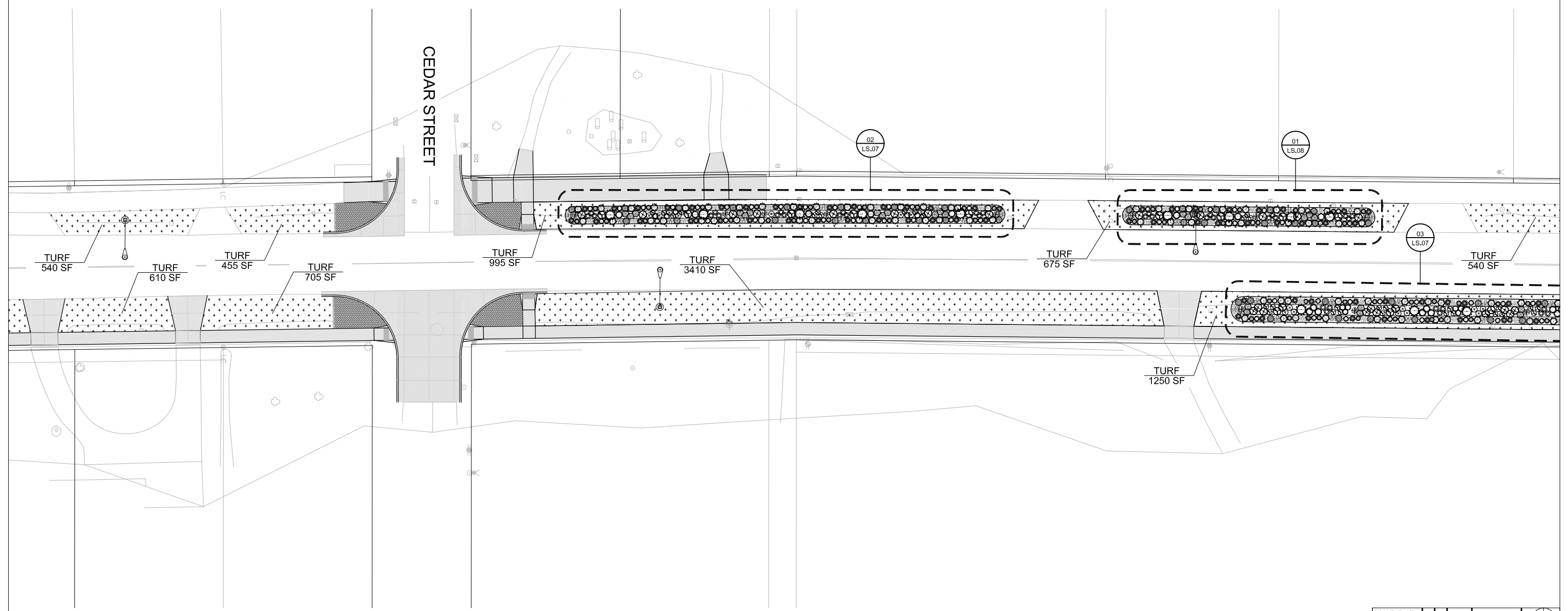
**SLOPED EDGES OF BIOCELL**

**BIOCELL SLOPED EDGE PLANTS:**

- YARROW
- BLAZINGSTAR
- EASTERN BERGAMONT
- BLUE CARDINAL FLOWER
- AUTUMN JOY SEDUM
- BLUE FLAG IRIS
- LAVENDER STARDUST DAYLILY
- NORTHBROOK STAR DAYLILY

**BIOCELL CENTER BOTTOM PLANTS:**

- PURPLE CONEFLOWER
- CARDINAL FLOWER
- BEARDTONGUE
- GRAY-HEADED CONEFLOWER
- BLACK-EYED SUSAN
- NEW ENGLAND ASTER
- SWAMP MILKWEED
- WILD BERGAMOT
- FOUNTAIN GRASS
- LITTLE BLUESTEM



PROJECT NO: 19C017.05	DESIGNED BY: CONFLUENCE
PROJECT DATE: 3/11/2022	CHECKED BY: PRA
CAD DATE: 2/3/2022	DRAWN BY: BTS
CAD FILE:	

NO	DATE	BY	REVISION DESCRIPTION


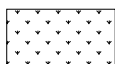



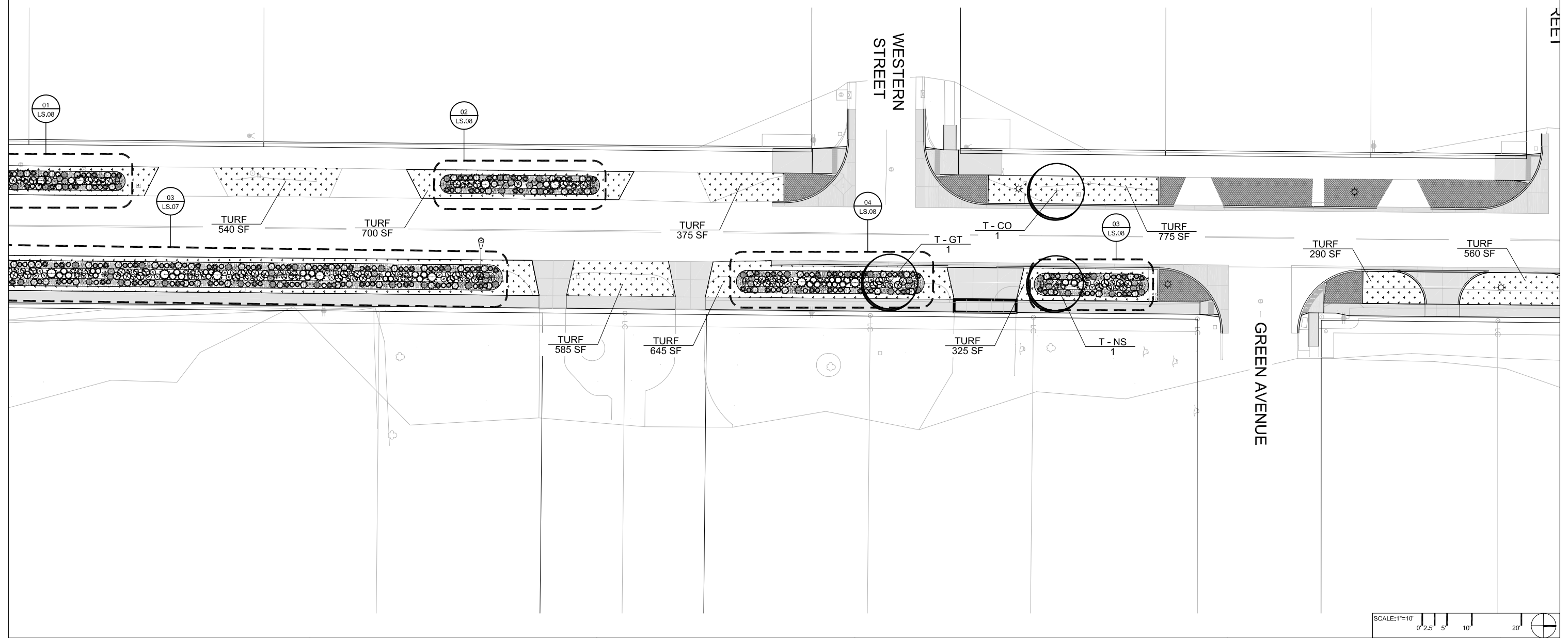
**CENTER STREET CORRIDOR STREETScape PROJECT**  
CLAIR STREET TO W LONE TREE ROAD  
CEDAR FALLS, IA

LANDSCAPE PLAN

LS.02

**Legend**

- 
**ACCENT PAVERS** - COLOR: RUSTIC RED, SERIES: HOLLANDSTONE PREMIER FINISH  
 SIZE: 20cm x 10cm x 8cm  
 PATTERN: HOLLANDSTONE 'C' (HERRINGBONE)  
 MANUFACTURER: UNI-LOCK
  - 
**TYPICAL TURF** - SUDAS Type 1 - TO MATCH ENGINEER'S SPECIFICATION FOR R.O.W. SEEDING
  - 
**SLOPED EDGES OF BIOCELL**
- |                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>BIOCELL SLOPED EDGE PLANTS:</b></p> <ul style="list-style-type: none"> <li>○ YARROW</li> <li>● BLAZINGSTAR</li> <li>● EASTERN BERGAMONT</li> <li>○ BLUE CARDINAL FLOWER</li> <li>● AUTUMN JOY SEDUM</li> <li>○ BLUE FLAG IRIS</li> <li>● LAVENDER STARDUST DAYLILY</li> <li>● NORTHBROOK STAR DAYLILY</li> </ul> | <p><b>BIOCELL CENTER BOTTOM PLANTS:</b></p> <ul style="list-style-type: none"> <li>○ PURPLE CONEFLOWER</li> <li>○ CARDINAL FLOWER</li> <li>○ BEARDTONGUE</li> <li>○ GRAY-HEADED CONEFLOWER</li> <li>● BLACK-EYED SUSAN</li> <li>● NEW ENGLAND ASTER</li> <li>○ SWAMP MILKWEED</li> <li>○ WILD BERGAMOT</li> <li>● FOUNTAIN GRASS</li> <li>○ LITTLE BLUESTEM</li> </ul> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/21/2022  
 CAD FILE:

DESIGNED BY: CONFLUENCE  
 CHECKED BY: PRA  
 DRAWN BY: BTS

NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

LANDSCAPE PLAN

LS.03

**Legend**



**ACCENT PAVERS** - COLOR: RUSTIC RED, SERIES: HOLLANDSTONE PREMIER FINISH  
 SIZE: 20cm x 10cm x 8cm  
 PATTERN: HOLLANDSTONE 'C' (HERRINGBONE)  
 MANUFACTURER: UNI-LOCK



**TYPICAL TURF** - SUDAS Type 1 - TO MATCH ENGINEER'S SPECIFICATION FOR R.O.W. SEEDING



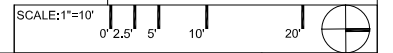
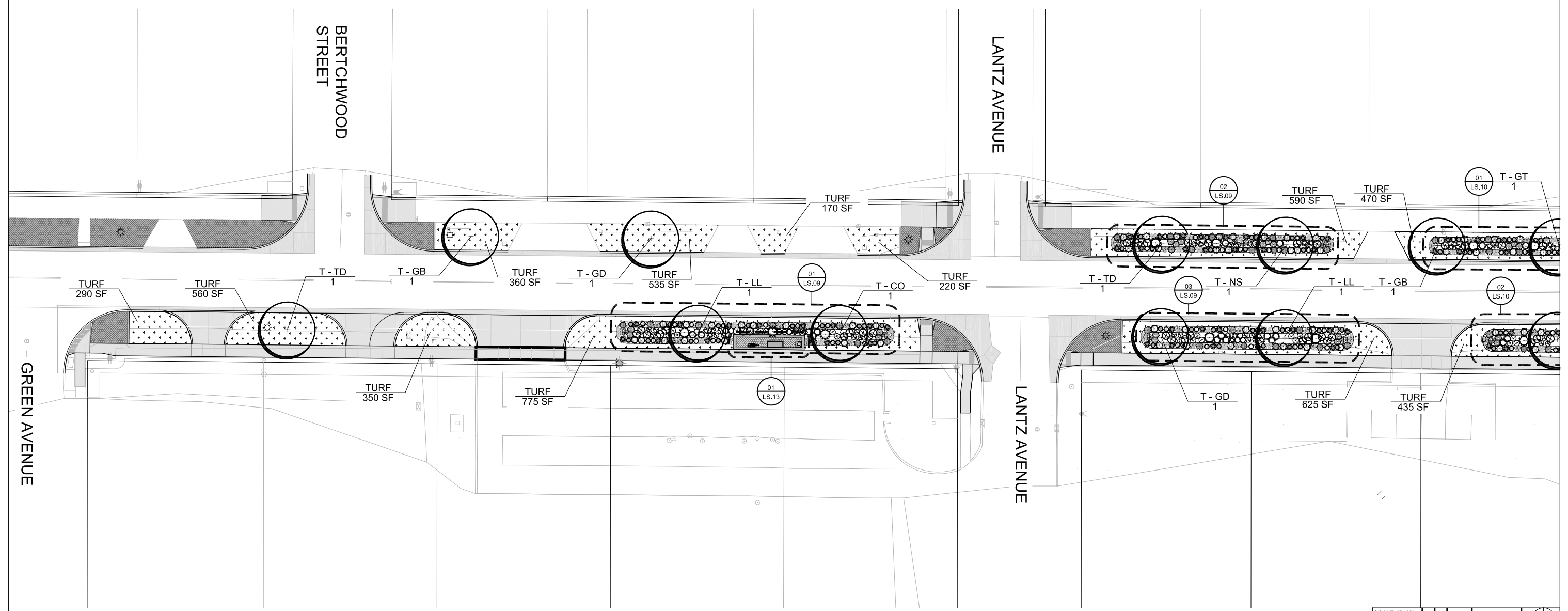
**SLOPED EDGES OF BIOCELL**

**BIOCELL SLOPED EDGE PLANTS:**

- YARROW
- BLAZINGSTAR
- EASTERN BERGAMONT
- BLUE CARDINAL FLOWER
- ⊗ AUTUMN JOY SEDUM
- ⊕ BLUE FLAG IRIS
- ⊗ LAVENDER STARDUST DAYLILY
- ⊗ NORTHBROOK STAR DAYLILY

**BIOCELL CENTER BOTTOM PLANTS:**

- ⊗ PURPLE CONEFLOWER
- ⊗ CARDINAL FLOWER
- BEARDTONGUE
- ⊕ GRAY-HEADED CONEFLOWER
- ⊗ BLACK-EYED SUSAN
- ⊗ NEW ENGLAND ASTER
- ⊗ SWAMP MILKWEED
- ⊗ WILD BERGAMOT
- ⊗ FOUNTAIN GRASS
- ⊗ LITTLE BLUESTEM



PROJECT NO: 19C017.05	DESIGNED BY: CONFLUENCE
PROJECT DATE: 3/11/2022	CHECKED BY: PRA
CAD DATE: 3/21/2022	DRAWN BY: BTS
CAD FILE:	

NO	DATE	BY	REVISION DESCRIPTION

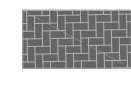


**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

LANDSCAPE PLAN

LS.04

**Legend**



**ACCENT PAVERS** - COLOR: RUSTIC RED,  
 SERIES: HOLLANDSTONE PREMIER FINISH  
 SIZE: 20cm x 10cm x 8cm  
 PATTERN: HOLLANDSTONE 'C' (HERRINGBONE)  
 MANUFACTURER: UNI-LOCK



**TYPICAL TURF** - SUDAS Type 1 - TO MATCH  
 ENGINEER'S SPECIFICATION FOR R.O.W. SEEDING



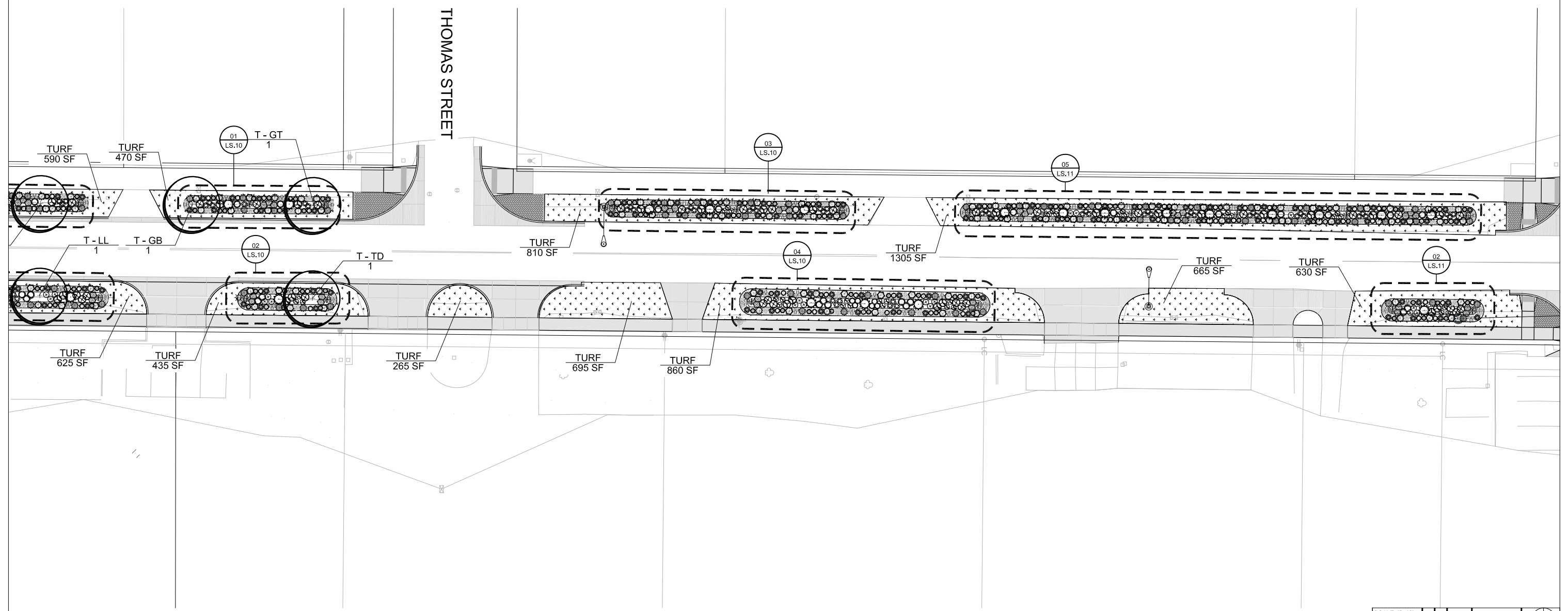
**SLOPED EDGES OF BIOCELL**

**BIOCELL SLOPED EDGE PLANTS:**

- YARROW
- BLAZINGSTAR
- EASTERN BERGAMONT
- BLUE CARDINAL FLOWER
- AUTUMN JOY SEDUM
- BLUE FLAG IRIS
- LAVENDER STARDUST DAYLILY
- NORTHBROOK STAR DAYLILY

**BIOCELL CENTER BOTTOM PLANTS:**

- PURPLE CONEFLOWER
- CARDINAL FLOWER
- BEARDTONGUE
- GRAY-HEADED CONEFLOWER
- BLACK-EYED SUSAN
- NEW ENGLAND ASTER
- SWAMP MILKWEED
- WILD BERGAMOT
- FOUNTAIN GRASS
- LITTLE BLUESTEM



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 2/3/2022  
 CAD FILE:  
 DESIGNED BY: CONFLUENCE  
 CHECKED BY: PRA  
 DRAWN BY: BTS

NO	DATE	BY	REVISION DESCRIPTION

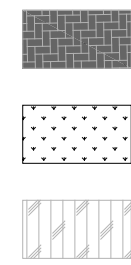


**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

LANDSCAPE PLAN

LS.05

**Legend**



**ACCENT PAVERS** - COLOR: RUSTIC RED, SERIES: HOLLANDSTONE PREMIER FINISH  
 SIZE: 20cm x 10cm x 8cm  
 PATTERN: HOLLANDSTONE 'C' (HERRINGBONE)  
 MANUFACTURER: UNI-LOCK

**TYPICAL TURF** - SUDAS Type 1 - TO MATCH ENGINEER'S SPECIFICATION FOR R.O.W. SEEDING

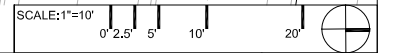
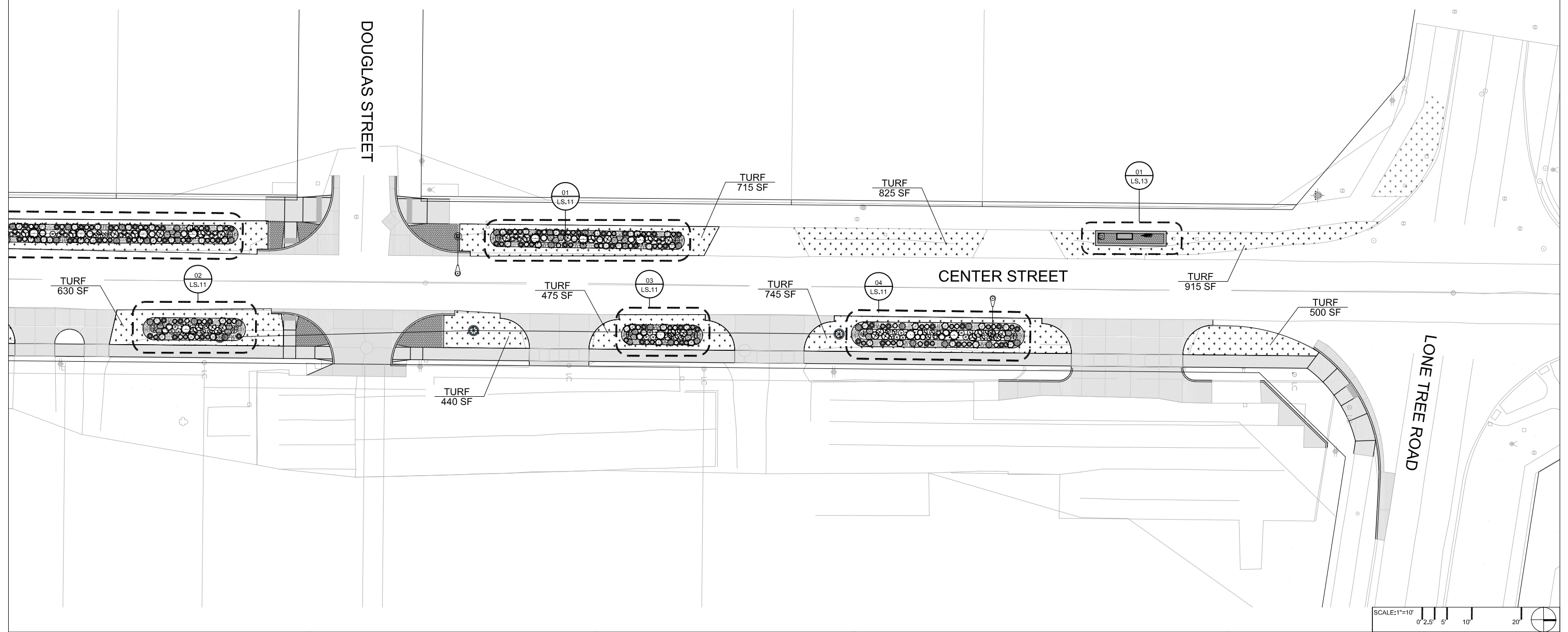
**SLOPED EDGES OF BIOCELL**

**BIOCELL SLOPED EDGE PLANTS:**

- YARROW
- BLAZINGSTAR
- EASTERN BERGAMONT
- BLUE CARDINAL FLOWER
- ⊗ AUTUMN JOY SEDUM
- ⊕ BLUE FLAG IRIS
- ⊗ LAVENDER STARDUST DAYLILY
- ⊗ NORTHBROOK STAR DAYLILY

**BIOCELL CENTER BOTTOM PLANTS:**

- ⊗ PURPLE CONEFLOWER
- ⊗ CARDINAL FLOWER
- BEARDTONGUE
- ⊕ GRAY-HEADED CONEFLOWER
- ⊗ BLACK-EYED SUSAN
- ⊗ NEW ENGLAND ASTER
- ⊗ SWAMP MILKWEED
- ⊗ WILD BERGAMOT
- ⊗ FOUNTAIN GRASS
- ⊗ LITTLE BLUESTEM



PROJECT NO: 19C017.05      DESIGNED BY: CONFLUENCE  
 PROJECT DATE: 3/11/2022      CHECKED BY: PRA  
 CAD DATE: 2/3/2022      DRAWN BY: BTS  
 CAD FILE:

NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

LANDSCAPE PLAN

LS.06

**LEGEND**

 **ACCENT PAVERS - COLOR: RUSTIC RED, SERIES: HOLLANDSTONE PREMIER FINISH, SIZE: 20cm x 10cm x 8cm, PATTERN: HOLLANDSTONE 'C' (HERRINGBONE), MANUFACTURER: UNI-LOCK**

 **TYPICAL TURF - SUDAS Type 1 - TO MATCH ENGINEER'S SPECIFICATION FOR R.O.W. SEEDING**

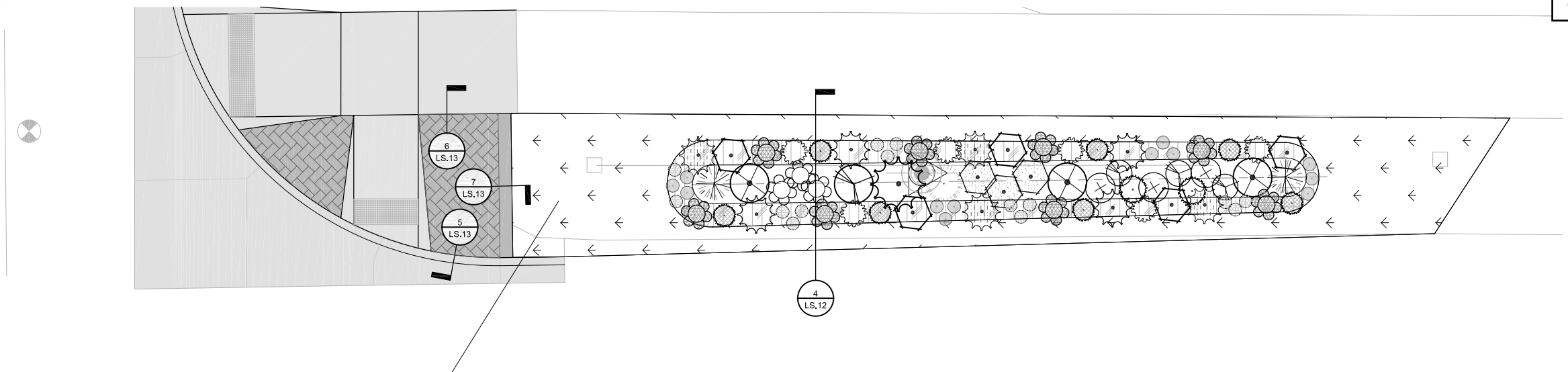
 **SLOPED EDGES OF BIOCELL**

**BIOCELL SLOPED EDGE PLANTS:**

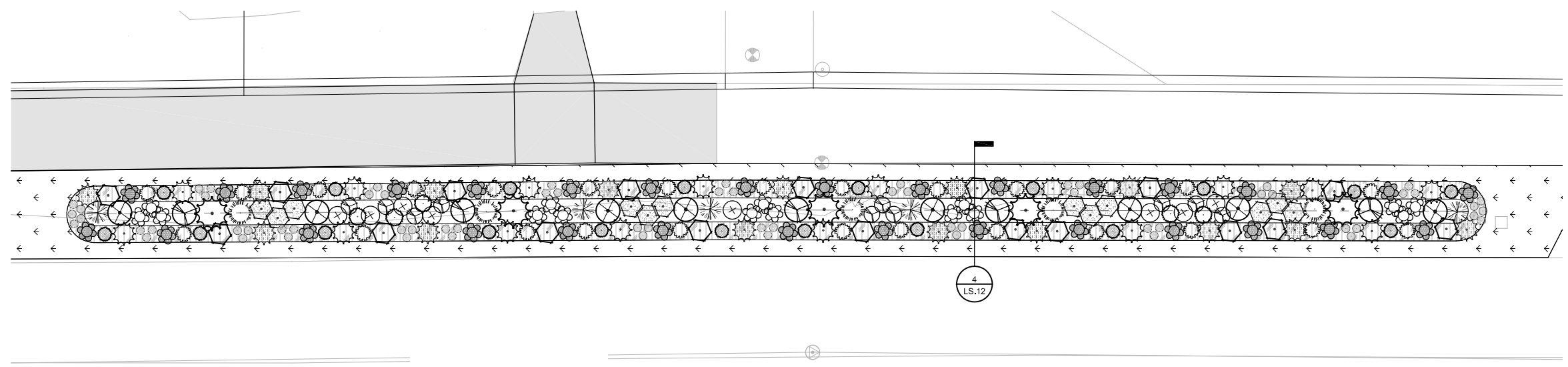
- YARROW
- BLAZINGSTAR
- ⊙ EASTERN BERGAMONT
- ⊙ BLUE CARDINAL FLOWER
- ⊙ AUTUMN JOY SEDUM
- ⊙ BLUE FLAG IRIS
- ⊙ LAVENDER STARDUST DAYLILY
- ⊙ NORTHBROOK STAR DAYLILY

**BIOCELL CENTER BOTTOM PLANTS:**

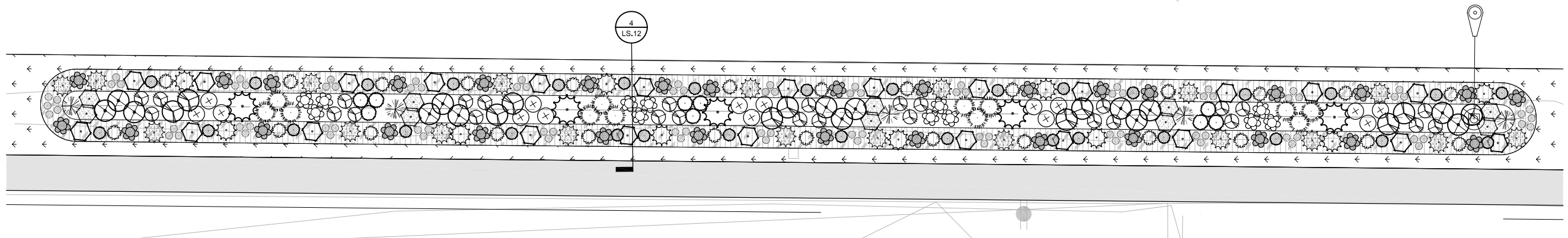
- ⊙ PURPLE CONEFLOWER
- ⊙ CARDINAL FLOWER
- BEARDTONGUE
- ⊙ GRAY-HEADED CONEFLOWER
- ⊙ BLACK-EYED SUSAN
- ⊙ NEW ENGLAND ASTER
- ⊙ SWAMP MILKWEED
- ⊙ WILD BERGAMOT
- ⊙ FOUNTAIN GRASS
- ⊙ LITTLE BLUESTEM



**01 BIOCELL ENLARGEMENT - PLANTING PLAN** SCALE: 1"=10' 0" 2.5" 5" 10" 20"



**02 BIOCELL ENLARGEMENT - PLANTING PLAN** SCALE: 1/8"=1'-0"



**03 BIOCELL ENLARGEMENT - PLANTING PLAN** SCALE: 1/8"=1'-0"

PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 2/3/2022  
 CAD FILE:  
 DESIGNED BY: CONFLUENCE  
 CHECKED BY: PRA  
 DRAWN BY: BTS

NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

LANDSCAPE PLAN ENLARGMENTS

LS.07

**LEGEND**

**ACCENT PAVERS** - COLOR: RUSTIC RED,  
 SERIES: HOLLANDSTONE PREMIER FINISH  
 SIZE: 20cm x 10cm x 8cm  
 PATTERN: HOLLANDSTONE 'C' (HERRINGBONE)  
 MANUFACTURER: UNI-LOCK

**TYPICAL TURF** - SUDAS Type 1 - TO MATCH  
 ENGINEER'S SPECIFICATION FOR R.O.W. SEEDING

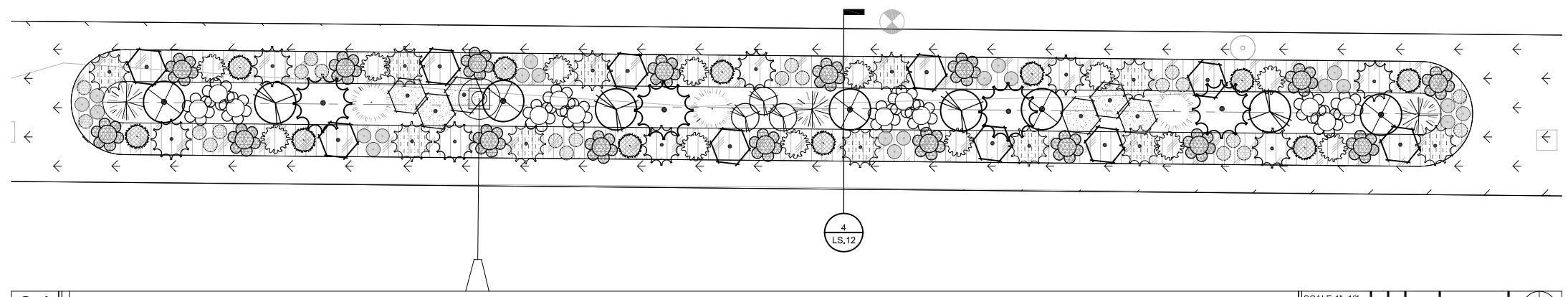
**SLOPED EDGES OF BIOCELL**

**BIOCELL SLOPED EDGE PLANTS:**

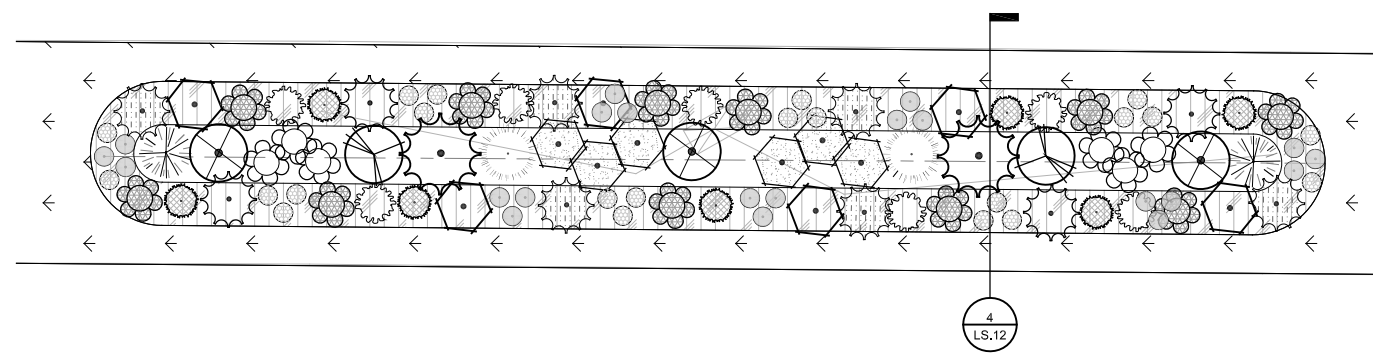
- YARROW
- BLAZINGSTAR
- ⊙ EASTERN BERGAMONT
- ⊙ BLUE CARDINAL FLOWER
- ⊙ AUTUMN JOY SEDUM
- ⊙ BLUE FLAG IRIS
- ⊙ LAVENDER STARDUST DAYLILY
- ⊙ NORTHBROOK STAR DAYLILY

**BIOCELL CENTER BOTTOM PLANTS:**

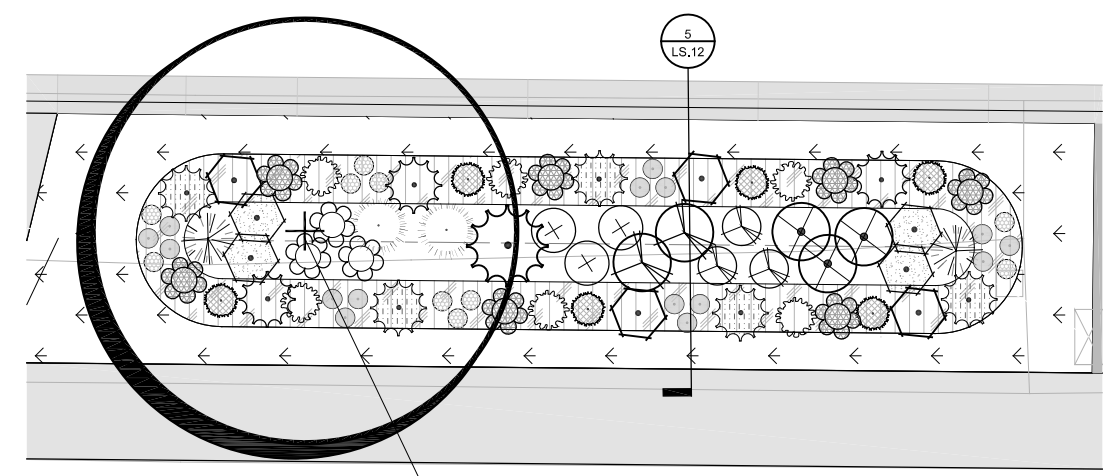
- ⊙ PURPLE CONEFLOWER
- ⊙ CARDINAL FLOWER
- BEARDTONGUE
- ⊙ GRAY-HEADED CONEFLOWER
- ⊙ BLACK-EYED SUSAN
- ⊙ NEW ENGLAND ASTER
- ⊙ SWAMP MILKWEED
- ⊙ WILD BERGAMOT
- ⊙ FOUNTAIN GRASS
- ⊙ LITTLE BLUESTEM



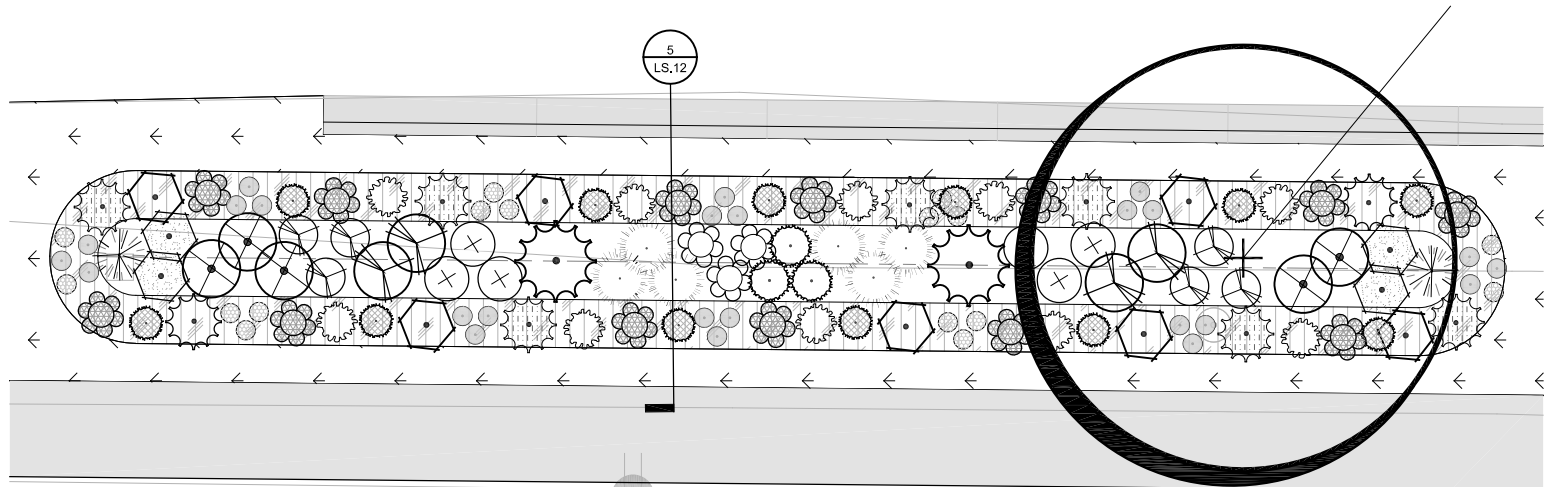
**01** BIOCELL ENLARGEMENT - PLANTING PLAN SCALE: 1"=10' 0' 2.5' 5' 10' 20'



**02** BIOCELL ENLARGEMENT - PLANTING PLAN SCALE: 1"=10' 0' 2.5' 5' 10' 20'



**03** BIOCELL ENLARGEMENT - PLANTING PLAN SCALE: 1"=10' 0' 2.5' 5' 10' 20'



**04** BIOCELL ENLARGEMENT - PLANTING PLAN SCALE: 1"=10' 0' 2.5' 5' 10' 20'

PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/21/2022  
 CAD FILE:

DESIGNED BY: CONFLUENCE  
 CHECKED BY: PRA  
 DRAWN BY: BTS

NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

LANDSCAPE PLAN ENLARGMENTS

LS.08



**LEGEND**

 **ACCENT PAVERS - COLOR: RUSTIC RED, SERIES: HOLLANDSTONE PREMIER FINISH, SIZE: 20cm x 10cm x 8cm, PATTERN: HOLLANDSTONE 'C' (HERRINGBONE), MANUFACTURER: UNI-LOCK**

 **TYPICAL TURF - SUDAS Type 1 - TO MATCH ENGINEER'S SPECIFICATION FOR R.O.W. SEEDING**

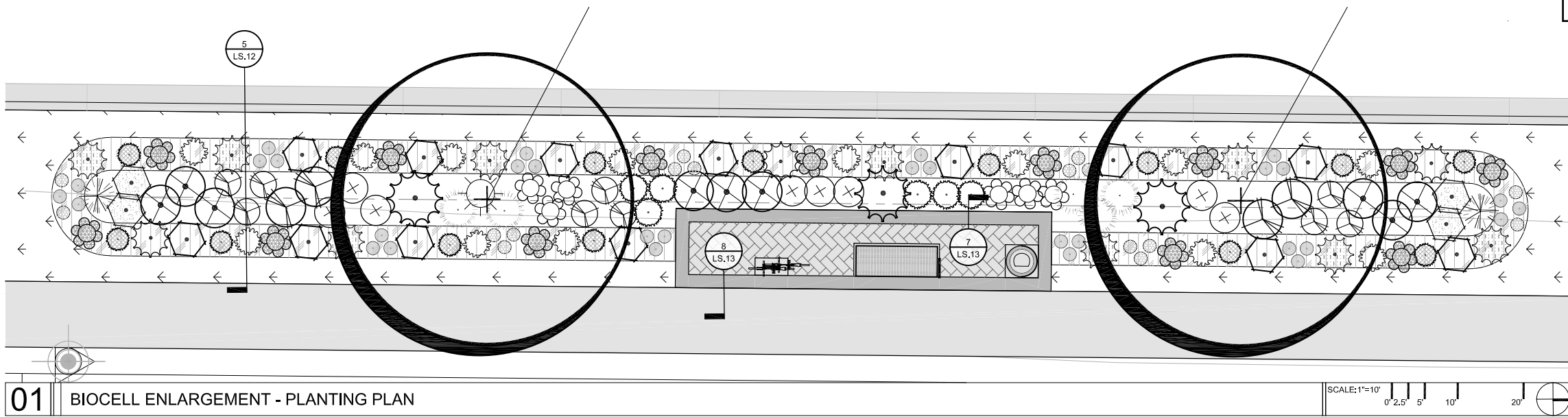
 **SLOPED EDGES OF BIOCELL**

**BIOCELL SLOPED EDGE PLANTS:**

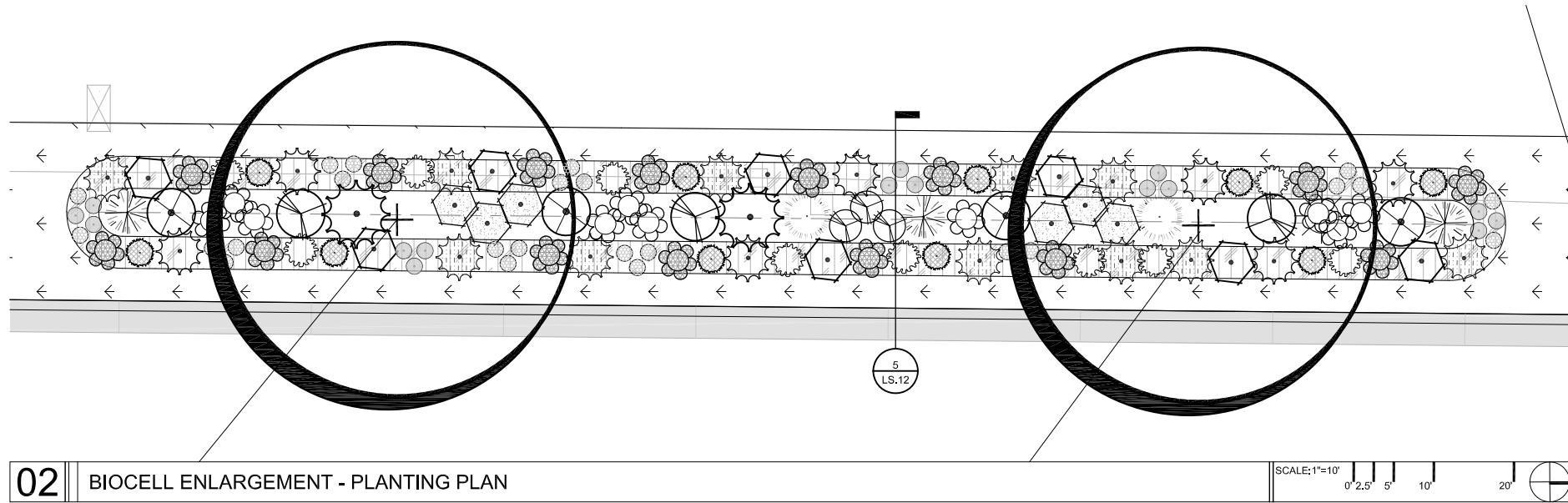
- YARROW
- BLAZINGSTAR
- EASTERN BERGAMONT
- BLUE CARDINAL FLOWER
- AUTUMN JOY SEDUM
- BLUE FLAG IRIS
- LAVENDER STARDUST DAYLILY
- NORTHBROOK STAR DAYLILY

**BIOCELL CENTER BOTTOM PLANTS:**

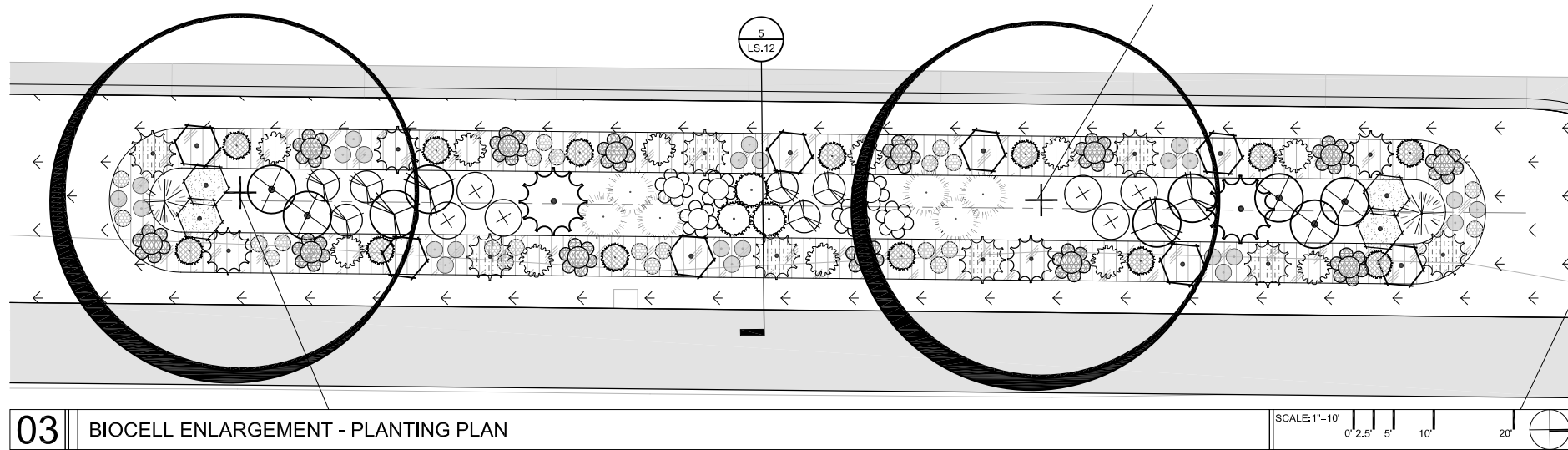
- PURPLE CONEFLOWER
- CARDINAL FLOWER
- BEARDTONGUE
- GRAY-HEADED CONEFLOWER
- BLACK-EYED SUSAN
- NEW ENGLAND ASTER
- SWAMP MILKWEED
- WILD BERGAMOT
- FOUNTAIN GRASS
- LITTLE BLUESTEM



**01** BIOCELL ENLARGEMENT - PLANTING PLAN



**02** BIOCELL ENLARGEMENT - PLANTING PLAN



**03** BIOCELL ENLARGEMENT - PLANTING PLAN

PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 2/3/2022  
 CAD FILE:  
 DESIGNED BY: CONFLUENCE  
 CHECKED BY: PRA  
 DRAWN BY: BTS

NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

LANDSCAPE PLAN ENLARGMENTS

LS.09

**LEGEND**

**ACCENT PAVERS** - COLOR: RUSTIC RED,  
 SERIES: HOLLANDSTONE PREMIER FINISH  
 SIZE: 20cm x 10cm x 8cm  
 PATTERN: HOLLANDSTONE 'C' (HERRINGBONE)  
 MANUFACTURER: UNI-LOCK

**TYPICAL TURF** - SUDAS Type 1 - TO MATCH  
 ENGINEER'S SPECIFICATION FOR R.O.W. SEEDING

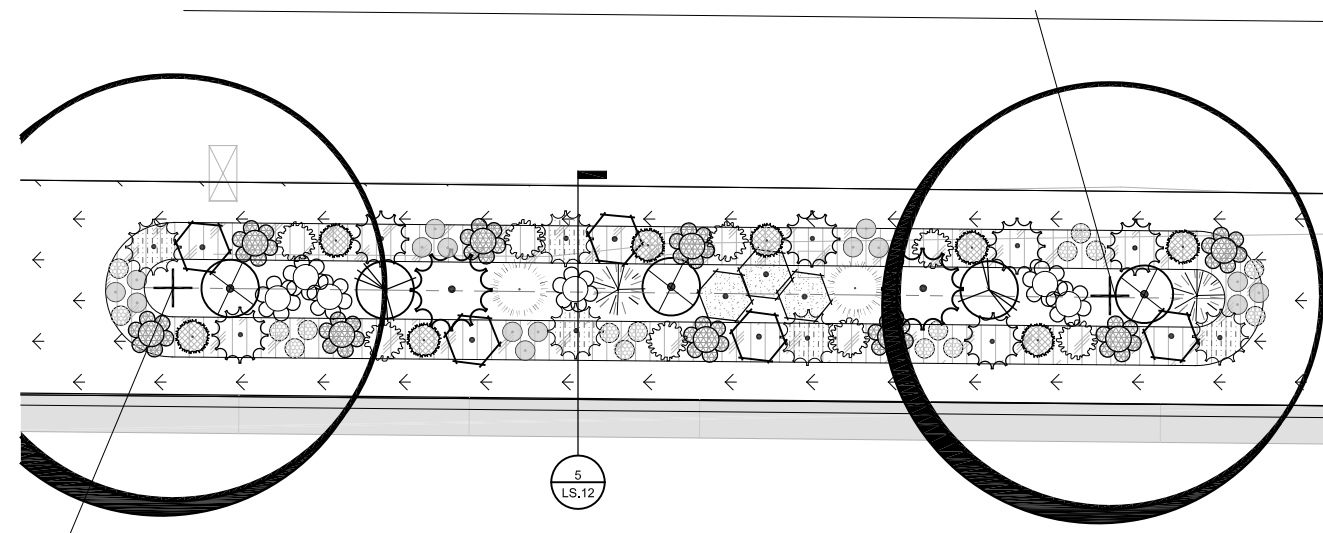
**SLOPED EDGES OF BIOCELL**

**BIOCELL SLOPED EDGE PLANTS:**

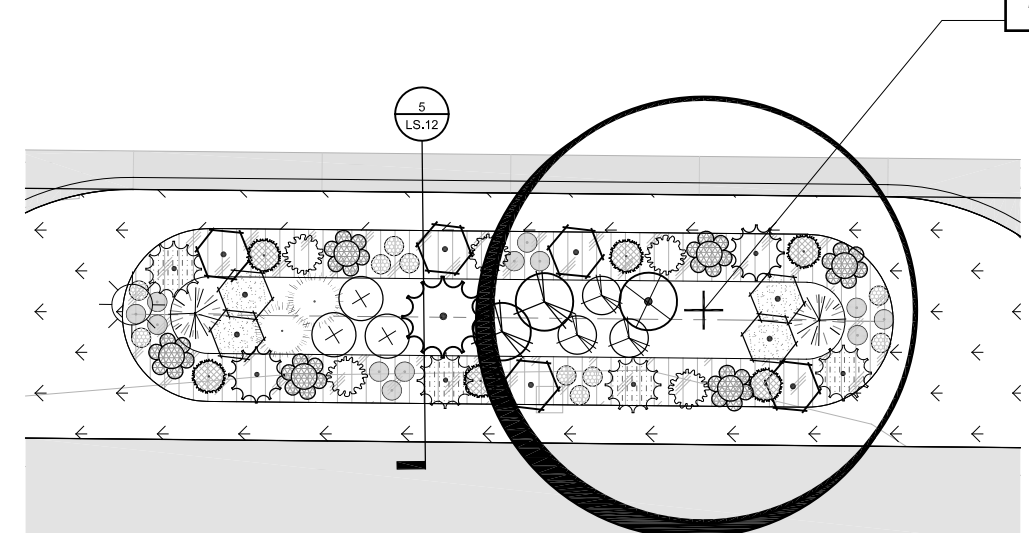
- BLAZINGSTAR
- EASTERN BERGAMONT
- BLUE CARDINAL FLOWER
- AUTUMN JOY SEDUM
- BLUE FLAG IRIS
- LAVENDER STARDUST DAYLILY
- NORTHBROOK STAR DAYLILY

**BIOCELL CENTER BOTTOM PLANTS:**

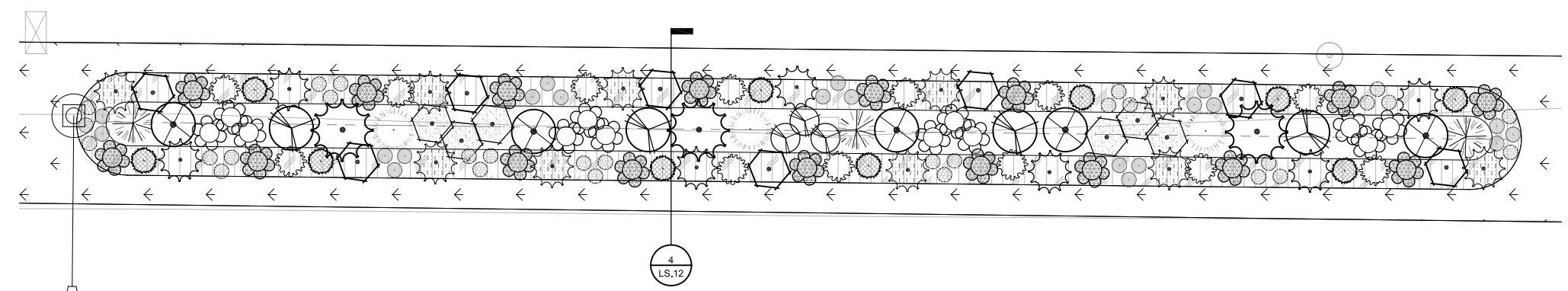
- PURPLE CONEFLOWER
- CARDINAL FLOWER
- BEARDTONGUE
- GRAY-HEADED CONEFLOWER
- BLACK-EYED SUSAN
- NEW ENGLAND ASTER
- SWAMP MILKWEED
- WILD BERGAMOT
- FOUNTAIN GRASS
- LITTLE BLUESTEM



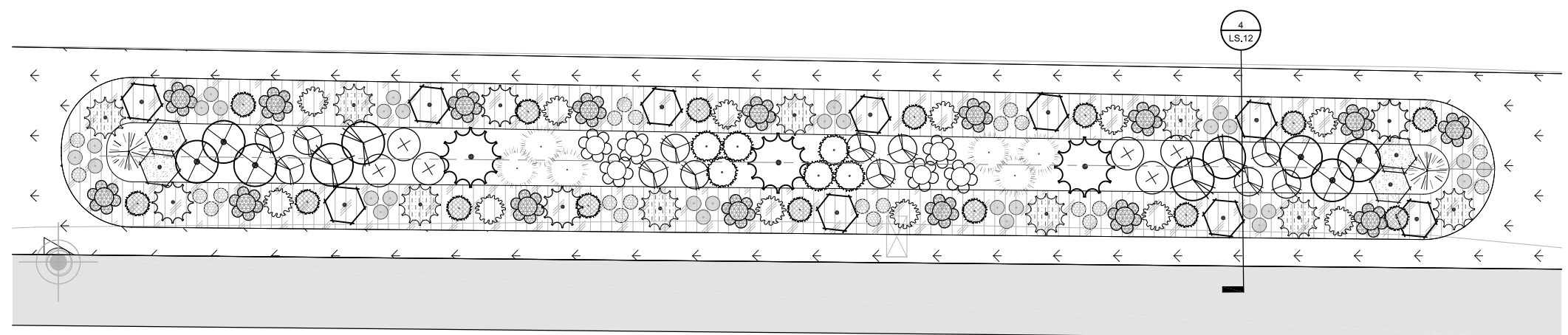
**01** BIOCELL ENLARGEMENT - PLANTING PLAN SCALE: 1"=10' 0' 2.5' 5' 10' 20'



**02** BIOCELL ENLARGEMENT - PLANTING PLAN SCALE: 1"=10' 0' 2.5' 5' 10' 20'



**03** BIOCELL ENLARGEMENT - PLANTING PLAN SCALE: 1"=10' 0' 2.5' 5' 10' 20'



**04** BIOCELL ENLARGEMENT - PLANTING PLAN SCALE: 1"=10' 0' 2.5' 5' 10' 20'

PROJECT NO: 19C017.05 DESIGNED BY: CONFLUENCE  
 PROJECT DATE: 3/11/2022 CHECKED BY: PRA  
 CAD DATE: 2/3/2022 DRAWN BY: BTS  
 CAD FILE:

NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

LANDSCAPE PLAN ENLARGMENTS

LS.10

**LEGEND**

 **ACCENT PAVERS** - COLOR: RUSTIC RED,  
SERIES: HOLLANDSTONE PREMIER FINISH  
SIZE: 20cm x 10cm x 8cm  
PATTERN: HOLLANDSTONE 'C' (HERRINGBONE)  
MANUFACTURER: UNI-LOCK

 **TYPICAL TURF** - SUDAS Type 1 -  
TO MATCH ENGINEER'S  
SPECIFICATION FOR R.O.W.  
SEEDING

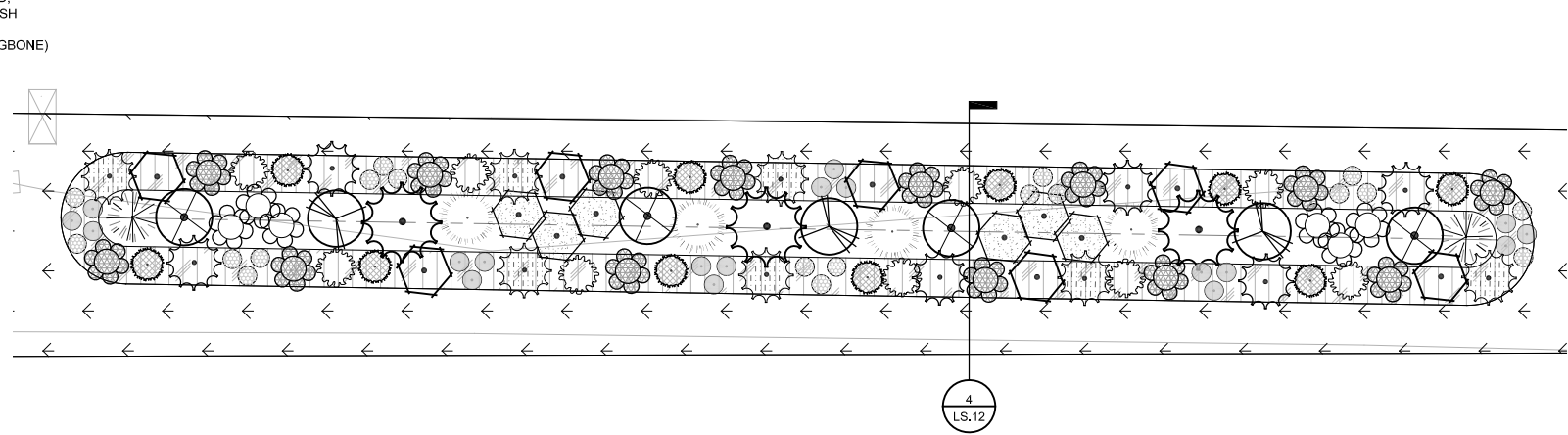
 **SLOPED EDGES OF BIOCELL**

**BIOCELL SLOPED EDGE PLANTS:**

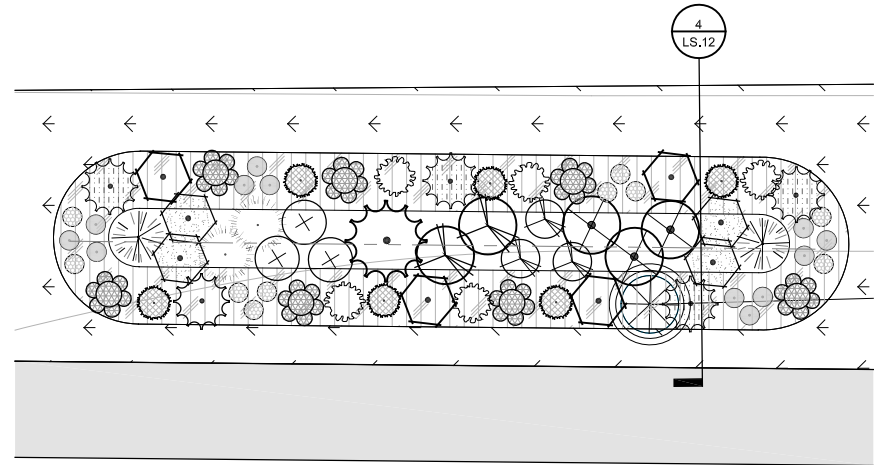
- YARROW
- BLAZINGSTAR
- ⊙ EASTERN BERGAMONT
- ⊙ BLUE CARDINAL FLOWER
- ⊙ AUTUMN JOY SEDUM
- ⊙ BLUE FLAG IRIS
- ⊙ LAVENDER STARDUST DAYLILY
- ⊙ NORTHBROOK STAR DAYLILY

**BIOCELL CENTER BOTTOM PLANTS:**

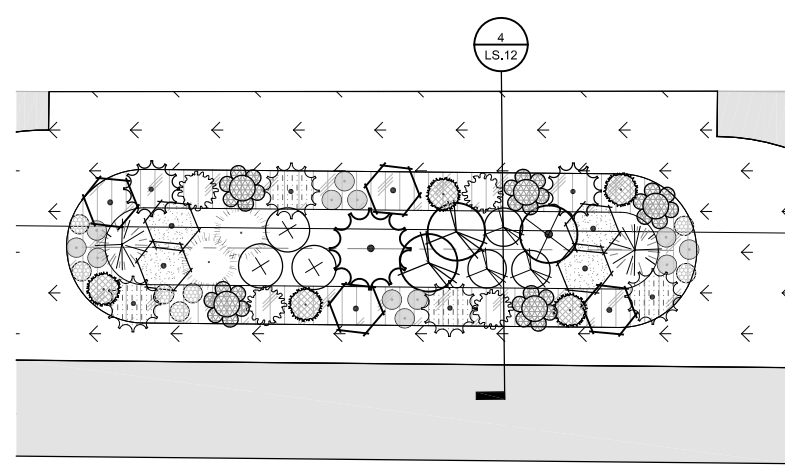
- ⊙ PURPLE CONEFLOWER
- ⊙ CARDINAL FLOWER
- BEARDTONGUE
- ⊙ GRAY-HEADED CONEFLOWER
- ⊙ BLACK-EYED SUSAN
- ⊙ NEW ENGLAND ASTER
- ⊙ SWAMP MILKWEED
- ⊙ WILD BERGAMOT
- ⊙ FOUNTAIN GRASS
- ⊙ LITTLE BLUESTEM



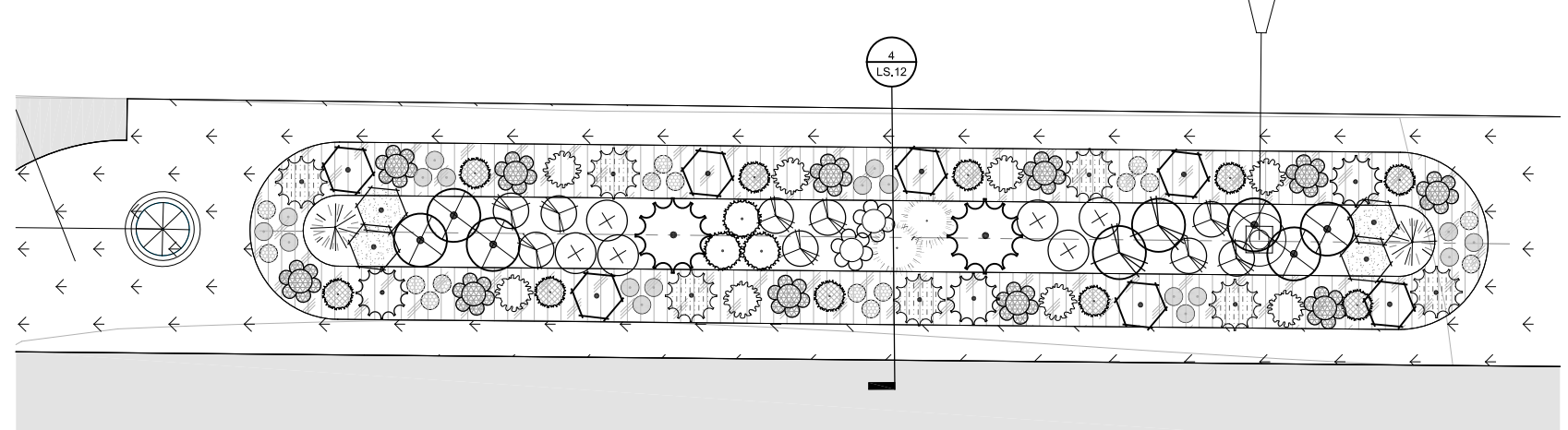
**01** BIOCELL ENLARGEMENT - PLANTING PLAN SCALE: 1"=10' 0' 2.5' 5' 10' 20'



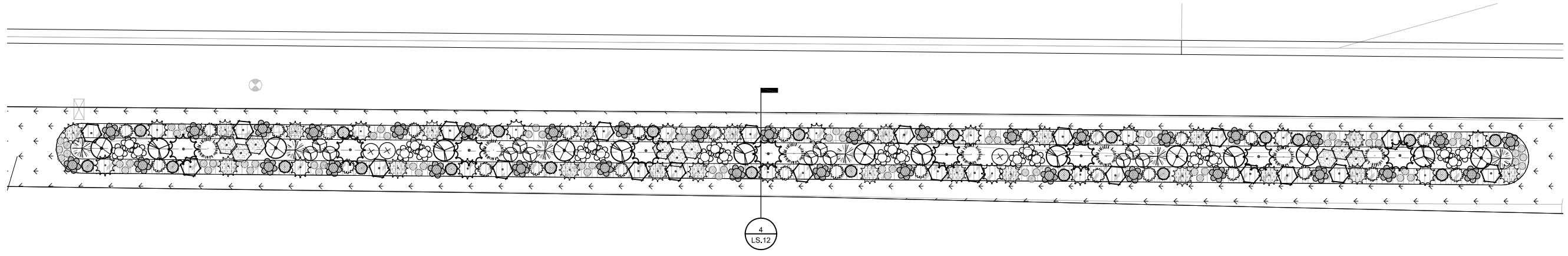
**02** BIOCELL ENLARGEMENT - PLANTING PLAN SCALE: 1"=10' 0' 2.5' 5' 10' 20'



**03** BIOCELL ENLARGEMENT SCALE: 1"=10' 0' 2.5' 5' 10' 20'



**04** BIOCELL ENLARGEMENT - PLANTING PLAN SCALE: 1"=10' 0' 2.5' 5' 10' 20'



**05** BIOCELL ENLARGEMENT - PLANTING PLAN SCALE: 1"=10' 0' 2.5' 5' 10' 20'

PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 2/3/2022  
 CAD FILE:  
 DESIGNED BY: CONFLUENCE  
 CHECKED BY: PRA  
 DRAWN BY: BTS

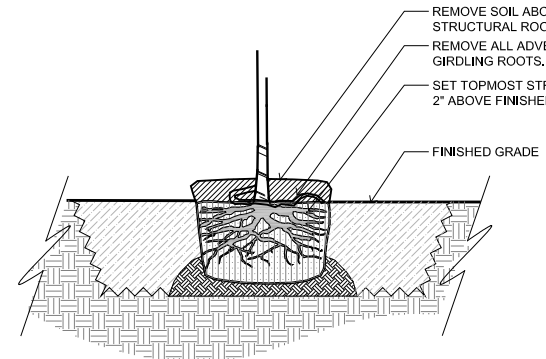
NO	DATE	BY	REVISION DESCRIPTION



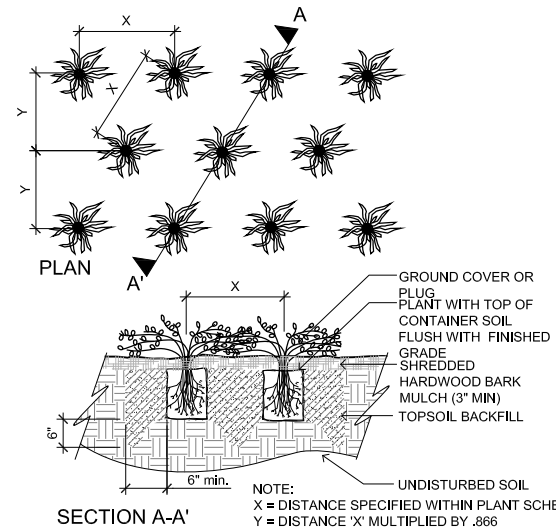
**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

LANDSCAPE PLAN ENLARGMENTS

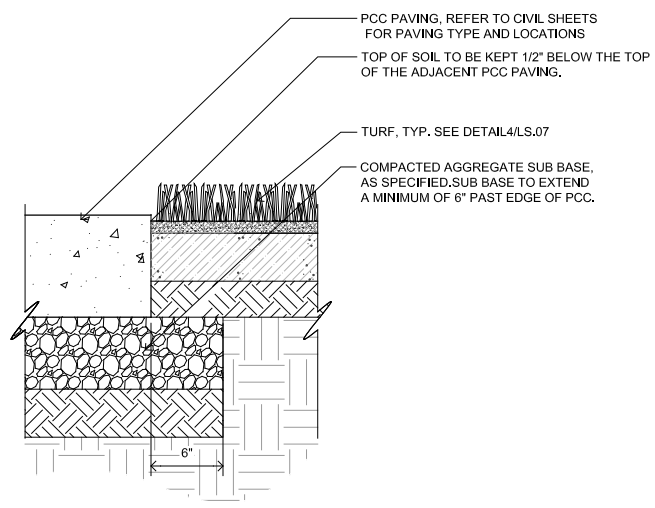
LS.11



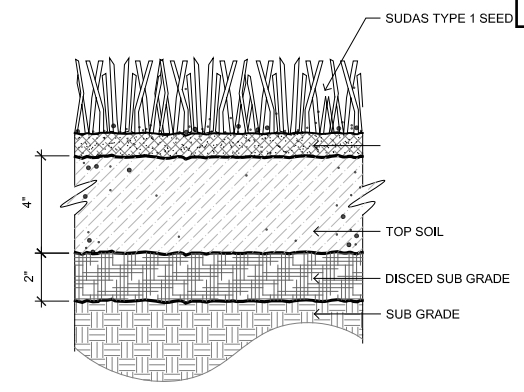
6 LS.12 SECTION: TREE ROOT TRIMMING, TYP. N.T.S.



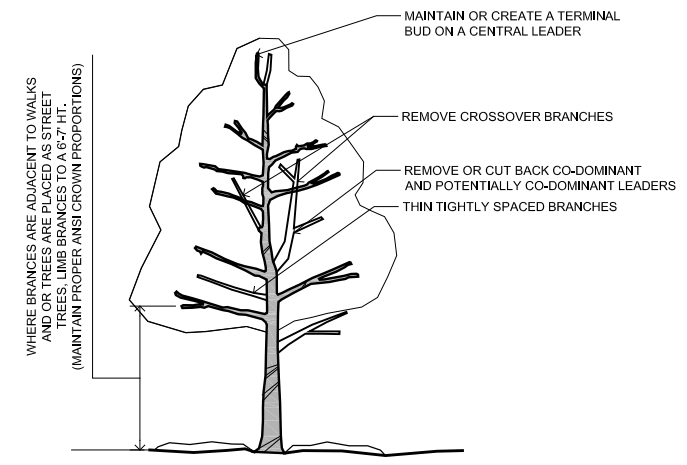
3 LS.12 PLAN/SECTION: BIOCELL PLANTING, TYP. N.T.S.



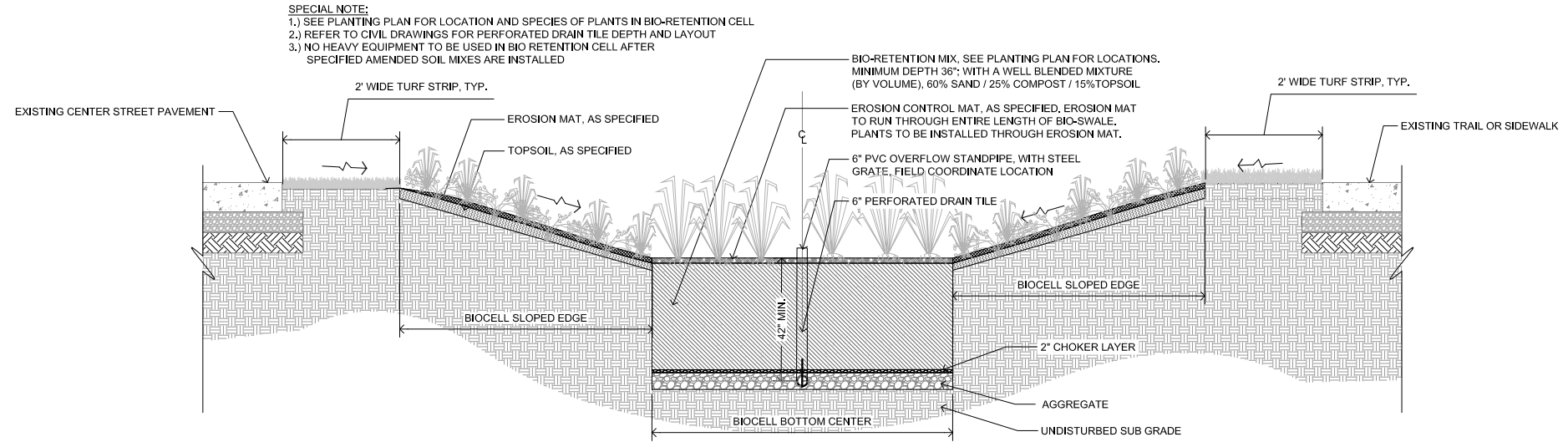
2 LS.12 SECTION: TURF EDGE AT PAVEMENT, TYP. N.T.S.



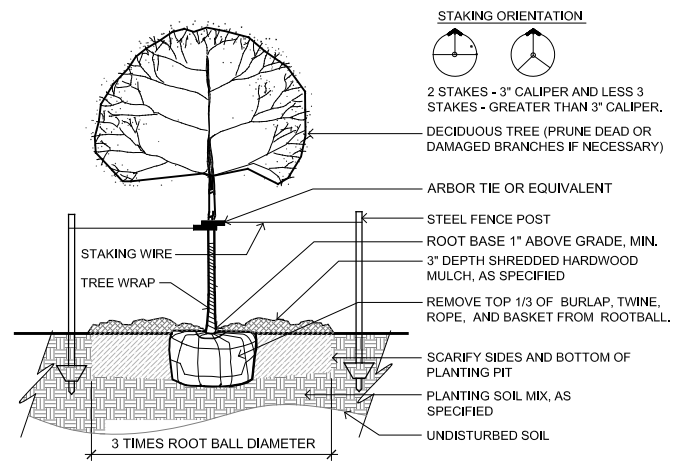
1 LS.12 SECTION: TURF PROFILE, TYP. N.T.S.



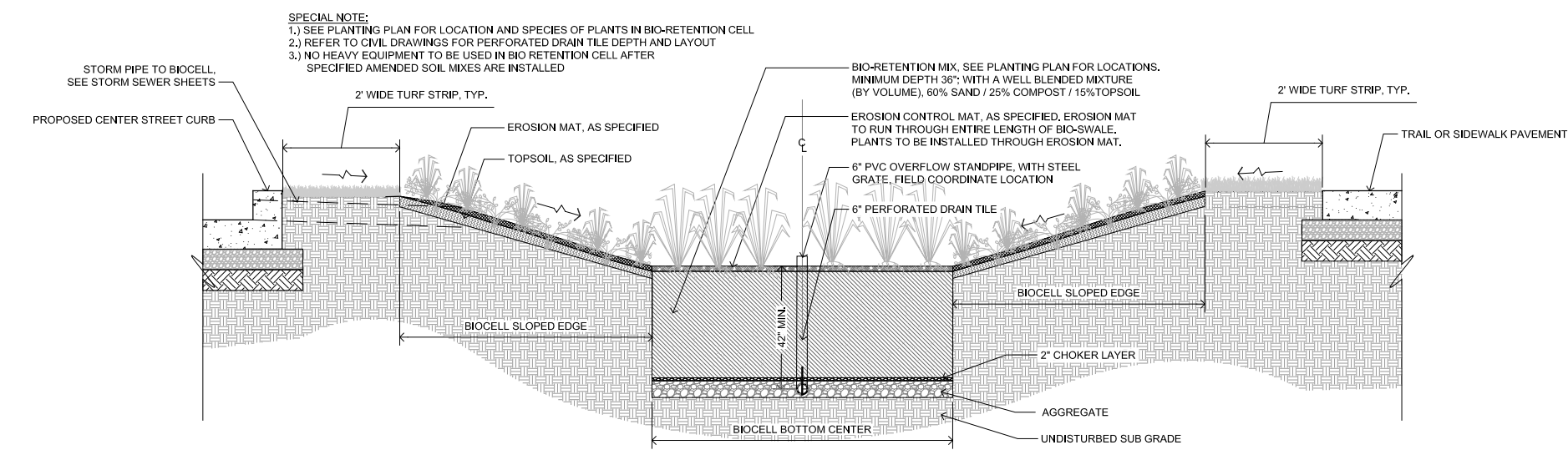
7 LS.12 ELEVATION: TREE PRUNING DETAIL, TYP. N.T.S.



4 LS.12 SECTION: BIOCELL AT EXISTING TRAIL AND ROADWAY, TYP. N.T.S.



8 LS.12 SECTION: TREE PLANTING, TYP. N.T.S.



5 LS.12 SECTION: BIOCELL AT IMPROVED CURBS AND SIDEWALK, TYP. N.T.S.

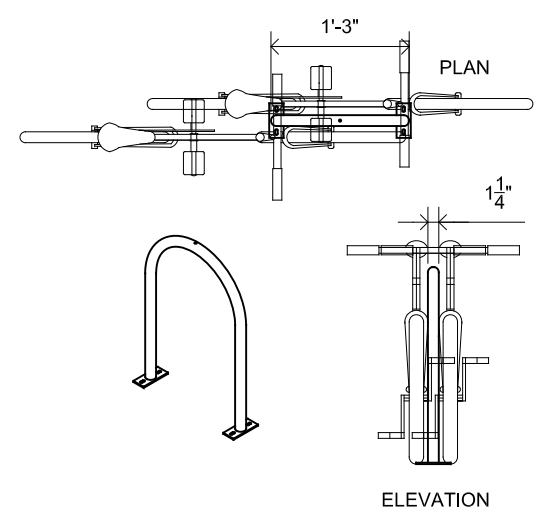
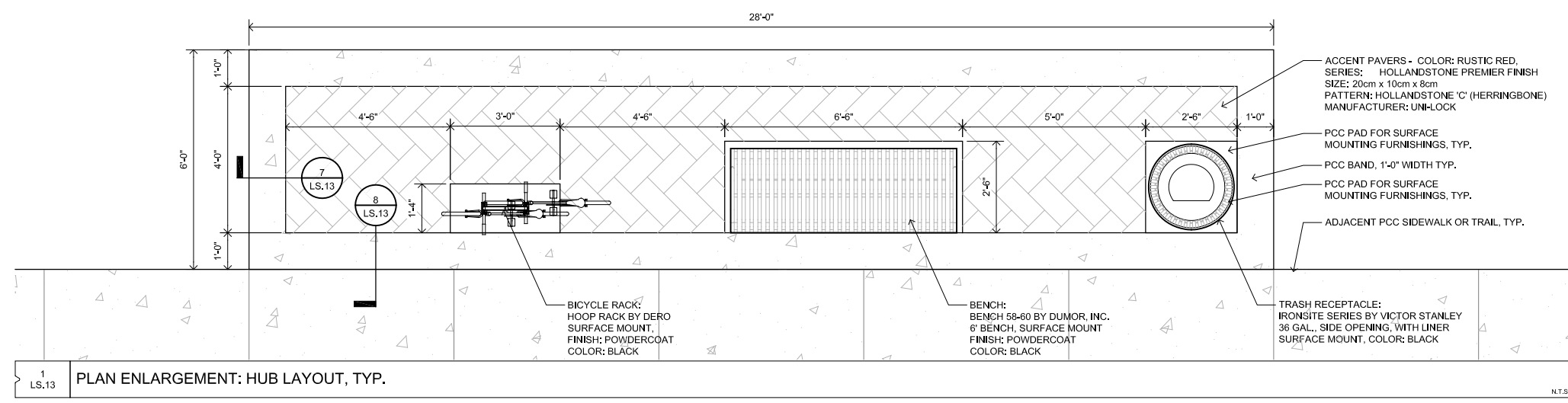
PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 2/3/2022  
 CAD FILE:

DESIGNED BY: CONFLUENCE  
 CHECKED BY: PRA  
 DRAWN BY: BTS

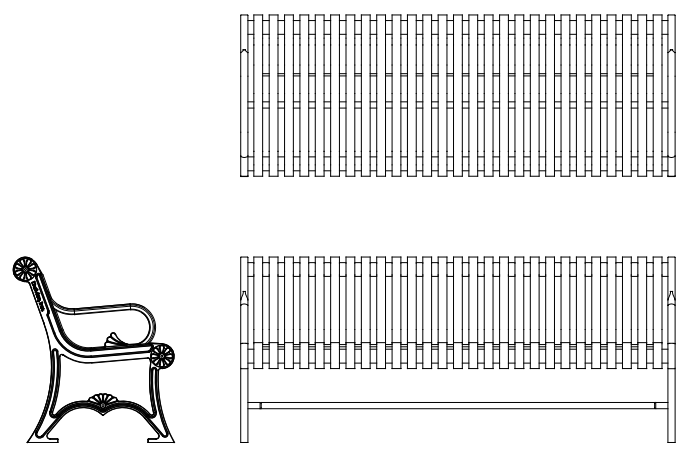
NO	DATE	BY	REVISION DESCRIPTION



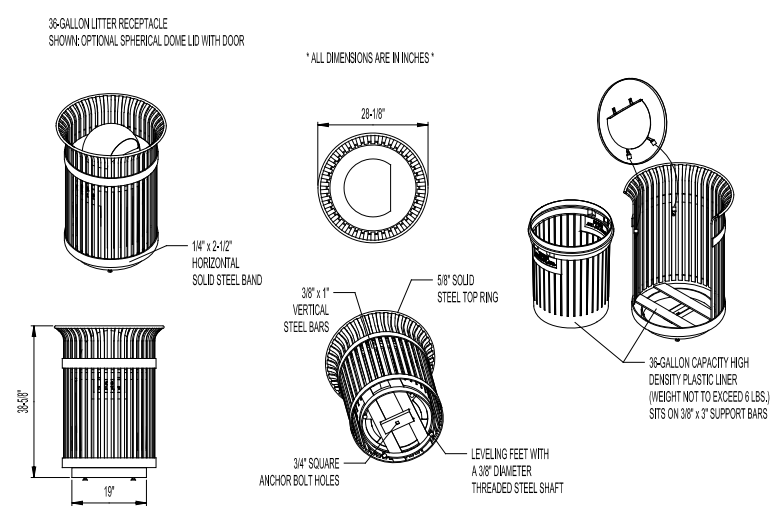
CENTER STREET CORRIDOR STREETScape PROJECT  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA



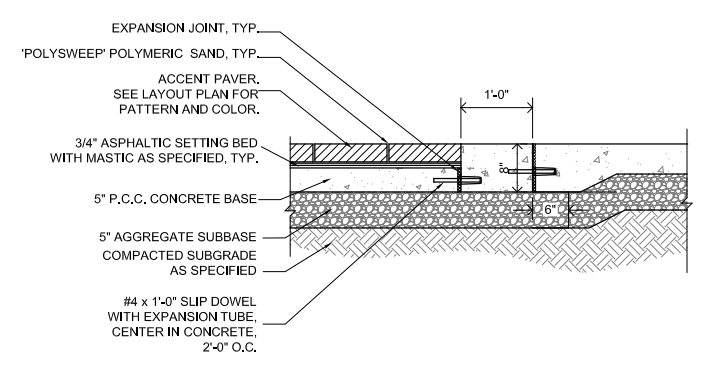
4 LS.13 BICYCLE RACK DETAILS N.T.S.



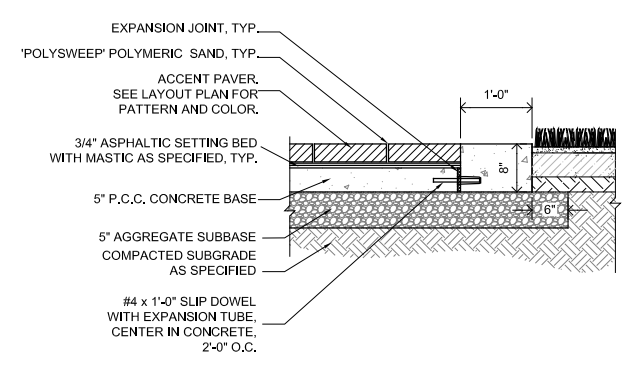
3 LS.13 BENCH DETAILS N.T.S.



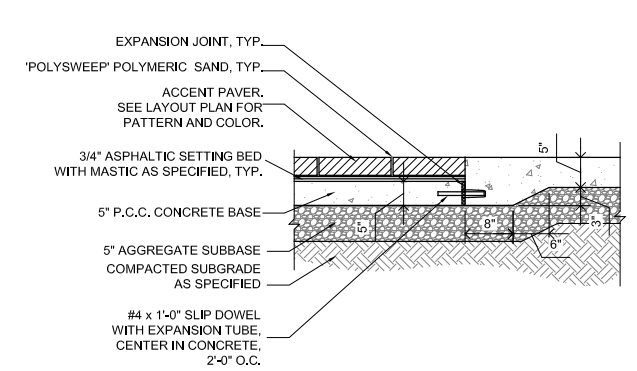
2 LS.13 TRASH RECEPTACLE DETAILS N.T.S.



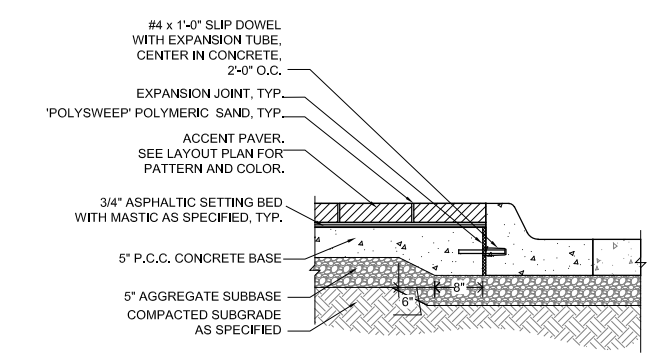
8 LS.13 SECTION: ACCENT PAVERS TO SIDEWALK AT HUBS, TYP. N.T.S.



7 LS.13 SECTION: ACCENT PAVERS TO PCC BAND, TYP. N.T.S.



6 LS.13 SECTION: ACCENT PAVERS TO PCC SIDEWALK, TYP. N.T.S.



5 LS.13 SECTION: ACCENT PAVERS AT PCC CURB, TYP. N.T.S.

PROJECT NO: 19C017.05 DESIGNED BY: CONFLUENCE  
 PROJECT DATE: 3/11/2022 CHECKED BY: PRA  
 CAD DATE: 2/3/2022 DRAWN BY: BTS  
 CAD FILE:

NO	DATE	BY	REVISION DESCRIPTION



CENTER STREET CORRIDOR STREETScape PROJECT  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

HUB & PAVER DETAILS

LS.13

① Diameter or equivalent diameter  
\* Bid Item

### STORM SEWER

INTAKES AND UTILITY ACCESSES					PIPES													
					Design Length, Slope, and Flowlines are calculated from inside wall to inside wall along CL of pipe. An additional 2 ft length is added to each side of the Design Length to account for estimated length to center of structures.													
No.	Location Station and Offset	*Type or Standard Road Plan	Form Grade	Bottom Well	Notes	Line Number	Intake/Utility Access No.		Class 'D'	Pipe Size	Bid* Length	Design Length	Slope %	Flow Lines			Pipe Profile Sheet No.	Notes
			Elev.	Elev.			From	To		IN				FT	FT	Inlet Elevation		
S-1	44+25.00, 19.50 RT	SW-512 24"	874.15	869.55		P-1	S-1	S-2	III	15	138	136.2	0.60	870.05	869.20			
S-2	42+87.00, 19.50 RT	SW-512 24"	874.15	869.55		P-2	S-2	S-3	III	15	112	109.7	0.60	869.17	868.50			
S-3	41+75.00, 22.72 RT	SW-512 24"	874.10	868.67	FIELD VERIFY/MATCH EX. FL													
		TOTAL: SW-512 24"	3.00		ALL USE TYPE 4 CASTING				TOTAL: III	15	250							

PROJECT NO: 0019C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/6/2022 4:09:30 PM  
 CAD FILE: c:\pw\_workdir\pw\_ie\tbl\d0567350\Foth M-Sheets.xlsm

DESIGNED BY: T. LECLAIR  
 CHECKED BY: A. MONIZA  
 DRAWN BY: T. LECLAIR

NO	DATE	BY	REVISION DESCRIPTION



CENTER STREET CORRIDOR STREETSCAPE PROJECT  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

STORM SEWER QUANTITIES

### LIST OF SUBDRAIN WORK

Possible Standards: DR-121, DR-201, DR-203, DR-301, DR-302, DR-303, DR-305 and DR-306. Possible Detail: 500-10.

\* Not a bid item

Location			Pipe			Aprons		Outlets			Connected Pipe Joints*		Trench Drain	Granular Material	Porous Backfill*	Class "A" Crushed Stone*	Remarks		
No.	Station to Station		Type of Installation	Concrete, C.M.P., or Plastic	Dia.	Length	DR-201	DR-203	500-10	DR-305		CFD.01	DR-121		LF	Blanket CY		CY	CY
										Type	No.		Type	No.					
CASE A OR BIOCELL			IN		LF		No.	No.	No.	Type	No.	Type	No.	LF	CY	CY		CY	
SD-01	24+25.00	25+75.00	CASE A	HDPE	6.0	150						1					16.7	OUTLET TO EXISTING STRUCTURE	
SD-01	25+75.00	27+93.00	BIOCELL	HDPE	6.0	218												CONNECT TO CO-01, STA 25+75.00, 19.5' RT, TYPE A-2 MODIFIED	
SD-01	27+93.00	28+85.00	CASE A	HDPE	6.0	92											10.2	CONNECT TO CO-02, STA 28+27.00, 19.5' RT, TYPE A-2 MODIFIED	
SD-01	28+85.00	29+59.00	BIOCELL	HDPE	6.0	74												CONNECT TO CO-03, STA 28+85.00, 19.5' RT, TYPE A-2 MODIFIED	
SD-01	29+59.00	30+10.00	CASE A	HDPE	6.0	51													
SD-01	30+10.00	30+44.00	BIOCELL	HDPE	6.0	34												CONNECT TO CO-04, STA 30+10.00, 19.5' RT, TYPE A-2 MODIFIED / CAP END	
SD-02	31+48.00	31+89.00	CASE A	HDPE	6.0	41												CONNECT TO CO-05A, STA 31+48.00, 19.5' RT, TYPE A-2 MODIFIED	
SD-02	31+89.00	32+49.00	CASE A	HDPE	6.0	63						1						CONNECT TO CO-05B, STA 31+89.00, 19.5' RT, TYPE A-2 MOD/OUT TO STRUC	
SD-03	32+49.00	33+26.00	CASE A	HDPE	6.0	77						1						OUTLET TO EXISTING STRUCTURE	
SD-03	33+26.00	34+40.00	BIOCELL	HDPE	6.0	114												CONNECT TO CO-06, STA 33+26.00, 19.5' RT, TYPE A-2 MODIFIED	
																		CONNECT SD-03 TO CO-07, STA 34+40.00, 19.5' RT, TYPE A-2 MODIFIED	
SD-04	35+25.00	35+47.00	CASE A	HDPE	6.0	22						1						OUTLET TO EXISTING STRUCTURE	
SD-04	35+47.00	36+33.00	BIOCELL	HDPE	6.0	86												CONNECT TO CO-08, STA 35+47.00, 19.5' RT, TYPE A-2 MODIFIED / CAP END	
SD-05	36+83.00	37+20.00	BIOCELL	HDPE	6.0	37												CONNECT TO CO-09, STA 37+20.00, 19.5' RT, TYPE A-2 MODIFIED / CAP END	
SD-05	37+20.00	37+58.00	CASE A	HDPE	6.0	38						1						OUTLET TO EXISTING STRUCTURE	
SD-06	38+82.00	39+44.00	BIOCELL	HDPE	6.0	66												CONNECT TO CO-10, STA 38+82.00, 19.5' RT, TYPE A-2 MODIFIED	
												1						OUTLET SD-06 TO EXISTING STRUCTURE	
SD-07	39+44.00	39+95.00	BIOCELL	HDPE	6.0	52												CONNECT TO CO-11, STA 39+95.00, 19.5' RT, TYPE A-2 MODIFIED	
																		CONNECT TO SD-06	
																		CORE CO-12, STA 43+55.00, 19.5' RT, TYPE A-2 MODIFIED INTO P-1	
SD-08	44+25.00	45+05.00	BIOCELL	HDPE	6.0	80						1						OUTLET TO S-1 / CAP END	
																		TOTAL SUBDRAIN = 1295 LF	
																		TOTAL CLEANOUTS = 12 EA	
																		TOTAL OUTLET TO STRUCTURE = 7 EA	

PROJECT NO: 0019C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/21/2022 5:57:52 PM  
 CAD FILE: c:\pw\_workdir\pw\_jel\11d0567350\Foth Subdrain.xlsm

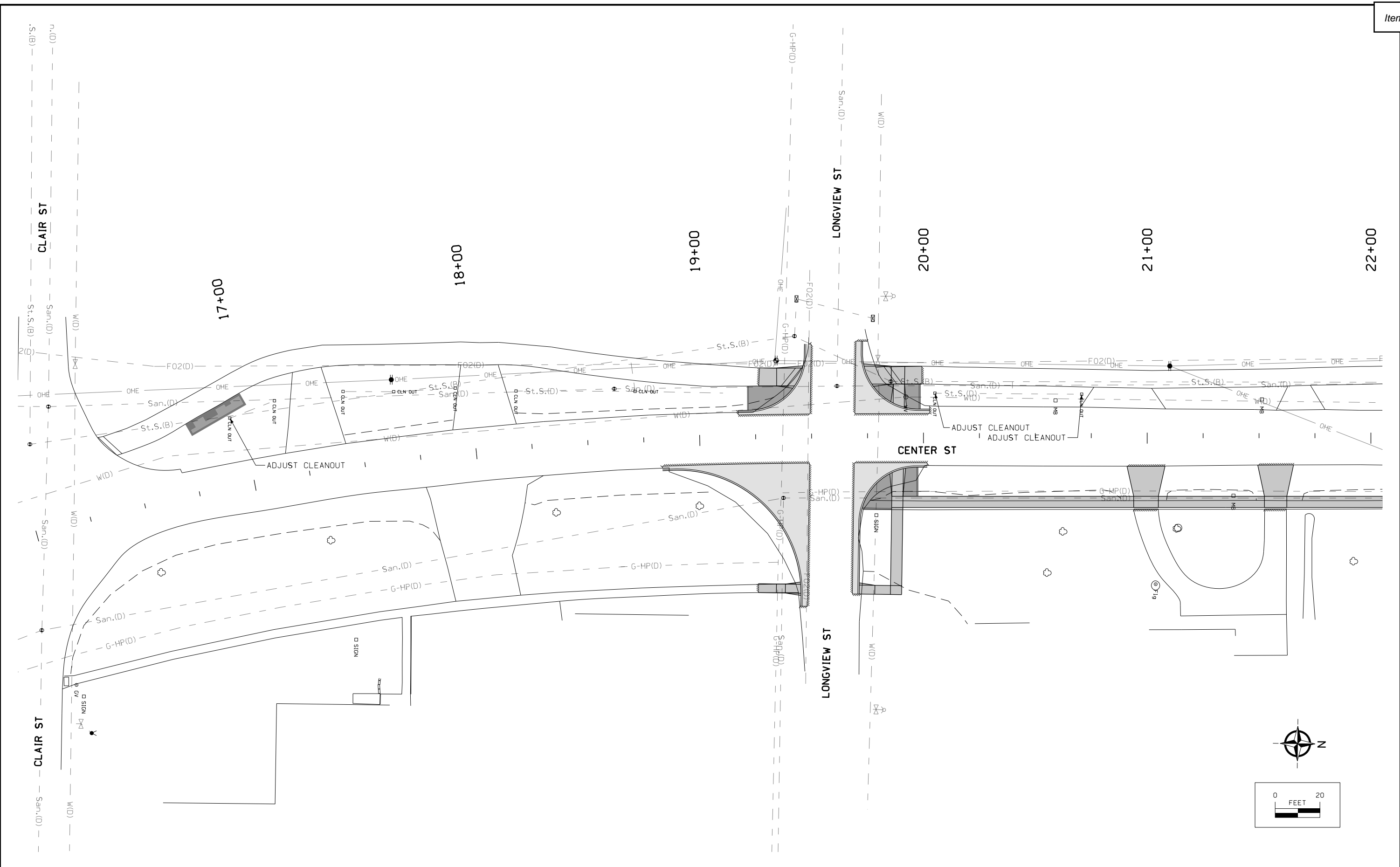
DESIGNED BY: T. LECLAIR  
 CHECKED BY: A. MONIZA  
 DRAWN BY: T. LECLAIR

NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

SUBDRAIN QUANTITIES



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 2/6/2022 5:34:57 PM  
 CAD FILE: c:\pwworkdir\pwworking\19C017.05\_M03\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION

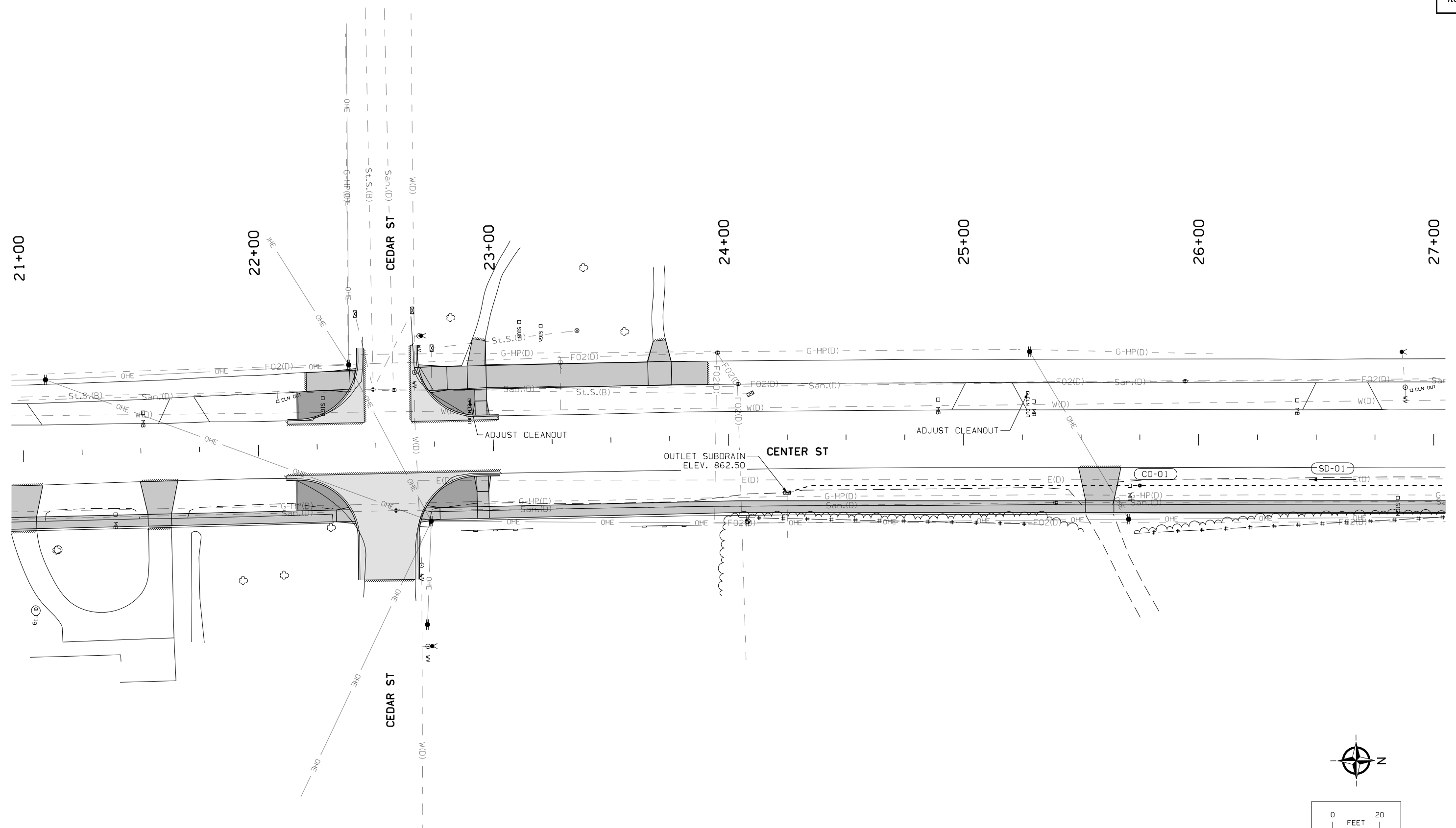


**CENTER STREET CORRIDOR STREETScape PROJECT**  
**CLAIR STREET TO W LONE TREE ROAD**  
 CEDAR FALLS, IA

**CENTER STREET**  
**STORM SEWER**

SHEET NO.  
**M.03**  
 568





PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 2/6/2022  
 CAD FILE: c:\pwworkdir\pwworking\19C017.05\_M04\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

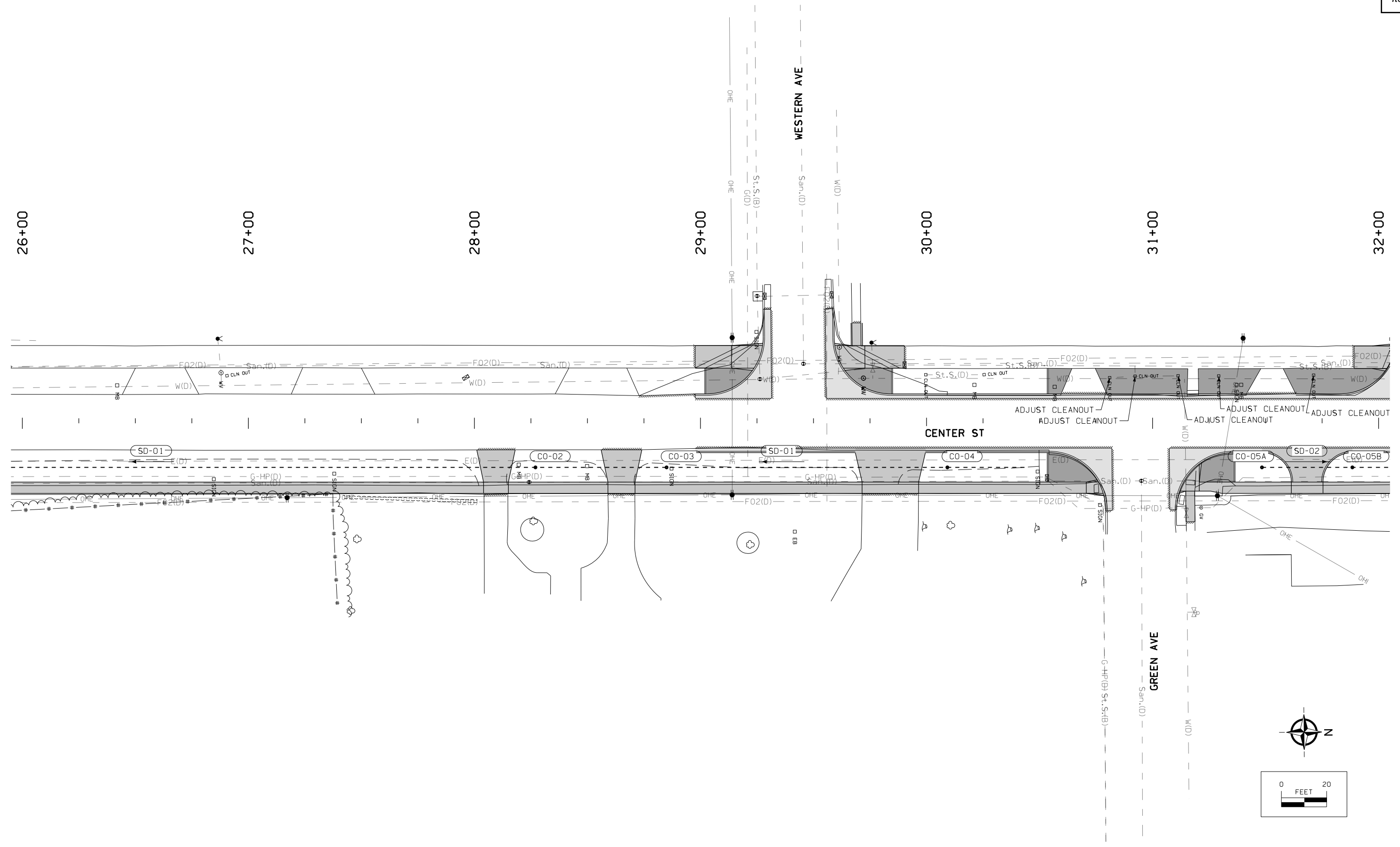
NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

**CENTER STREET**  
 STORM SEWER

SHEET NO.  
**M.04**  
 569



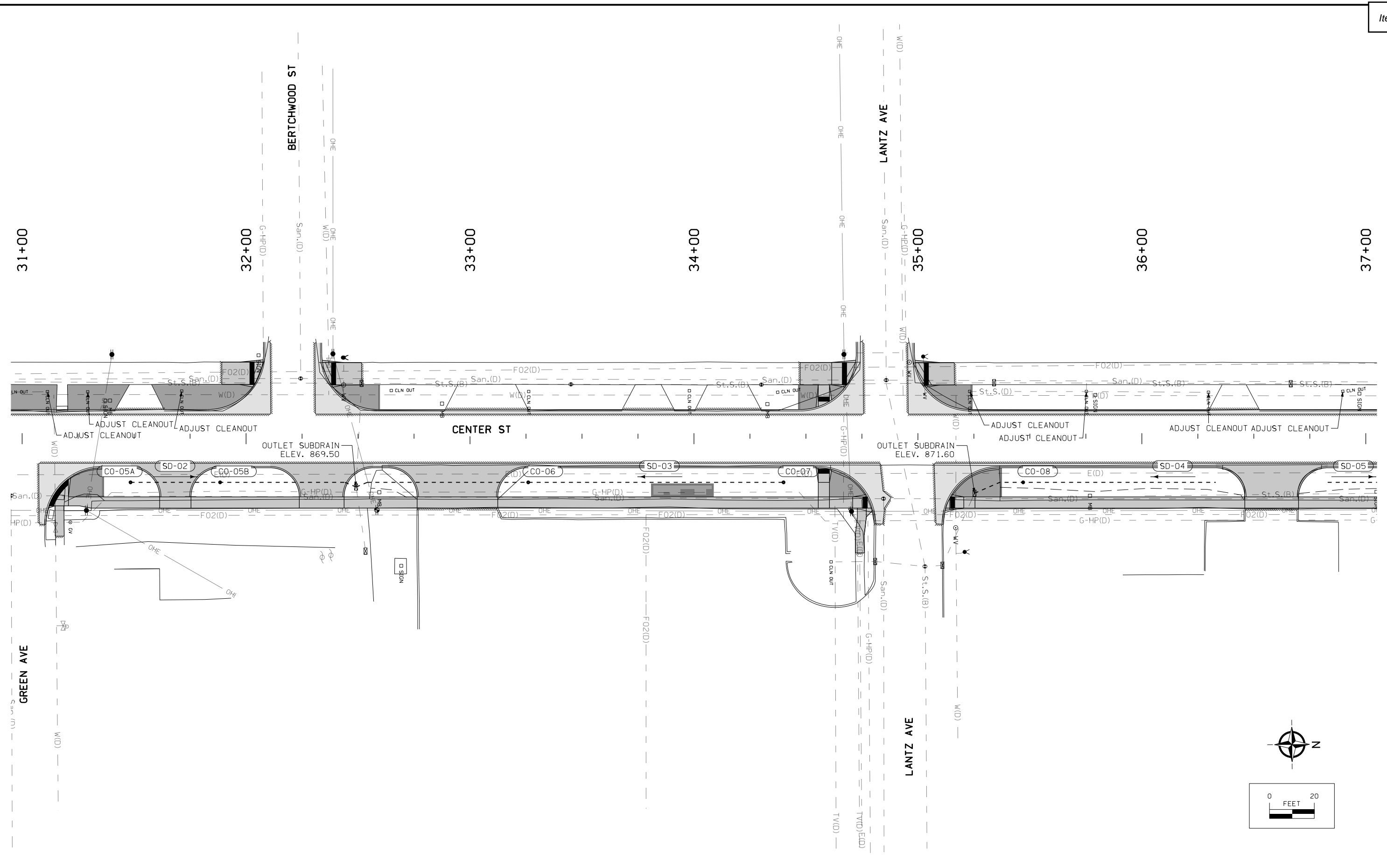
NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

**CENTER STREET STORM SEWER**

SHEET NO.  
**M.05**  
 570



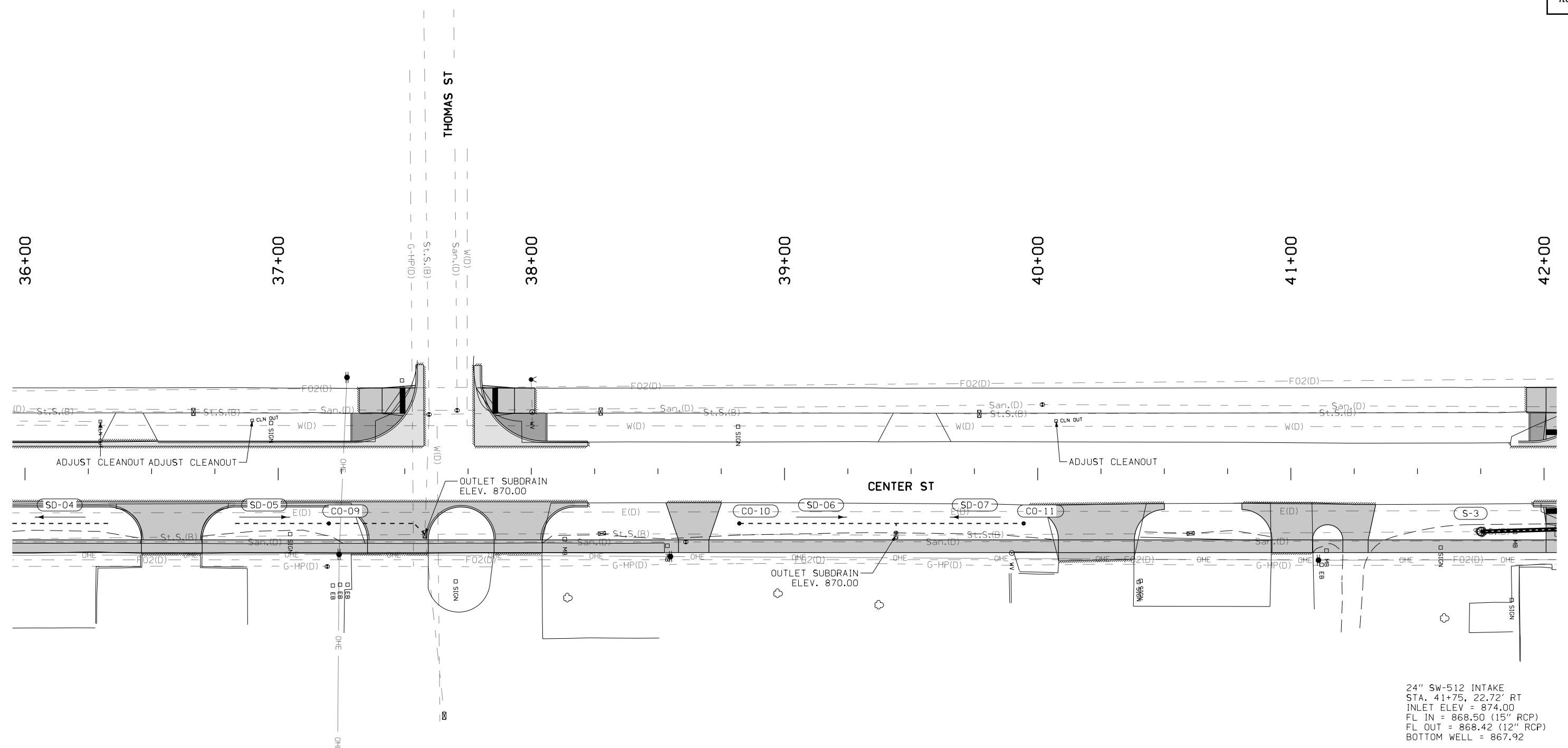
NO	DATE	BY	REVISION DESCRIPTION



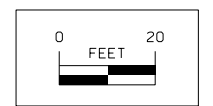
**CENTER STREET CORRIDOR STREETScape PROJECT**  
**CLAIR STREET TO W LONE TREE ROAD**  
 CEDAR FALLS, IA

**CENTER STREET**  
**STORM SEWER**

SHEET NO.  
**M.06**  
 571



24" SW-512 INTAKE  
 STA. 41+75, 22.72' RT  
 INLET ELEV = 874.00  
 FL IN = 868.50 (15" RCP)  
 FL OUT = 868.42 (12" RCP)  
 BOTTOM WELL = 867.92



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 2/6/2022 5:35:20 PM  
 CAD FILE: c:\pwworkdir\pwrte\td0375072\0019C017.05\_M07\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

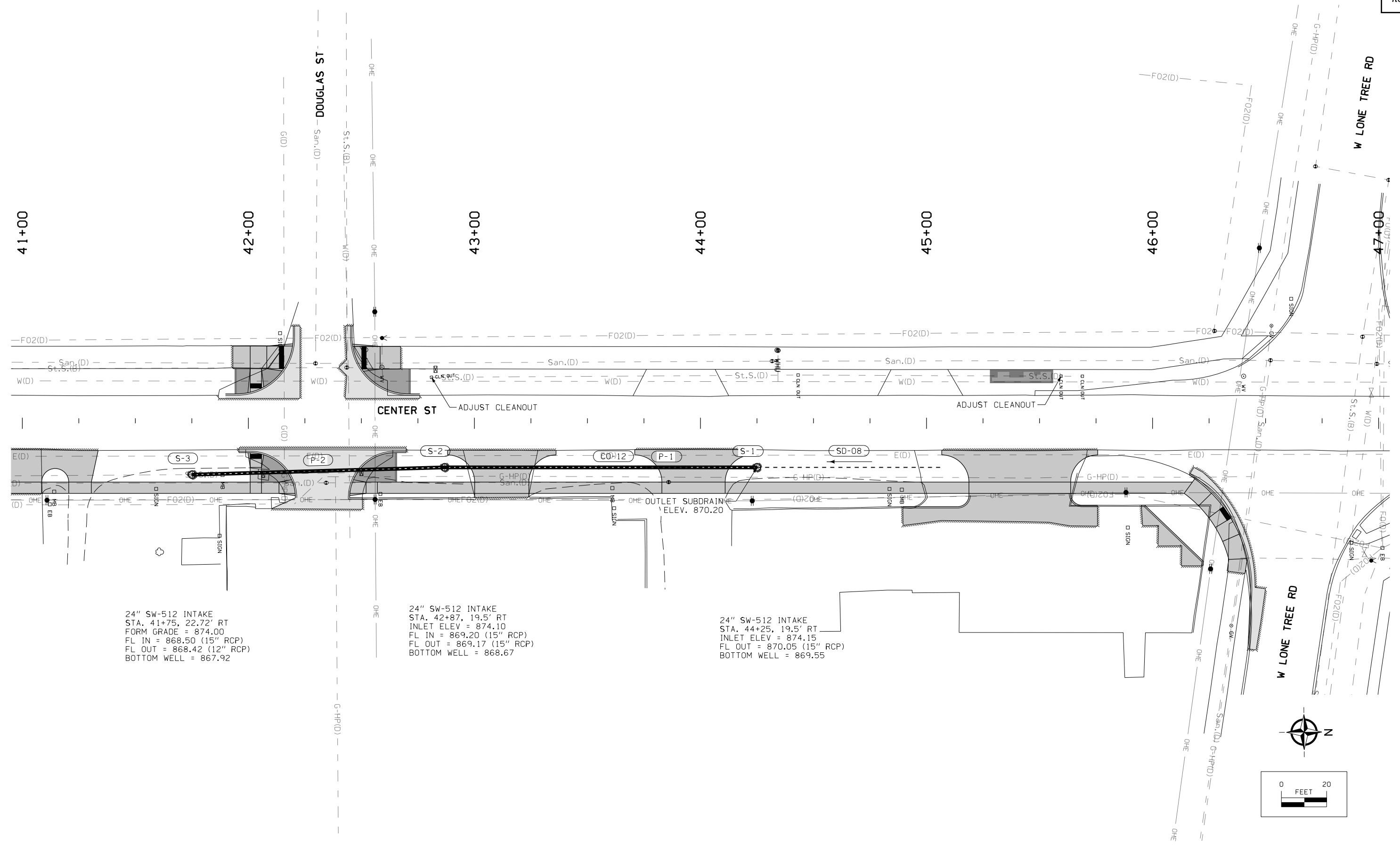
NO	DATE	BY	REVISION DESCRIPTION



CENTER STREET CORRIDOR STREETScape PROJECT  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

CENTER STREET  
 STORM SEWER

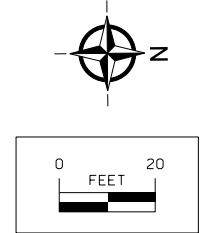
SHEET NO.  
**M.07**  
 572



24" SW-512 INTAKE  
 STA. 41+75, 22.72' RT  
 FORM GRADE = 874.00  
 FL IN = 868.50 (15" RCP)  
 FL OUT = 868.42 (12" RCP)  
 BOTTOM WELL = 867.92

24" SW-512 INTAKE  
 STA. 42+87, 19.5' RT  
 INLET ELEV = 874.10  
 FL IN = 869.20 (15" RCP)  
 FL OUT = 869.17 (15" RCP)  
 BOTTOM WELL = 868.67

24" SW-512 INTAKE  
 STA. 44+25, 19.5' RT  
 INLET ELEV = 874.15  
 FL OUT = 870.05 (15" RCP)  
 BOTTOM WELL = 869.55



PROJECT NO: 19C017.05	DESIGNED BY: T.LECLAIR
PROJECT DATE: 3/11/2022	CHECKED BY: A.MONIZA
CAD DATE: 2/6/2022 5:35:26 PM	DRAWN BY: T.LECLAIR
CAD FILE: c:\pwworkdir\pwr\te\td0375072\0019C017.05_M08_SHT.dgn	

NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

**CENTER STREET STORM SEWER**

SHEET NO.  
**M.08**  
 573

**HIGHWAY LIGHTING DATA**

GENERAL

- LIGHTING INSTALLATION SHALL BE IN ACCORDANCE WITH IOWA DOT STANDARD SPECIFICATION SECTION 2523, HIGHWAY LIGHTING UNLESS OTHERWISE NOTED.
- LIGHTING MATERIALS SHALL BE IN ACCORDANCE WITH IOWA DOT STANDARD SPECIFICATION 4185, HIGHWAY LIGHTING MATERIALS UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COORDINATE ROUTING AND INSTALLATION OF CONDUIT SYSTEM TO AVOID CONFLICT WITH EXISTING AND PROPOSED UTILITIES, STRUCTURES AND EQUIPMENT. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN LOCATES ON ALL UNDERGROUND UTILITIES AND VERIFY CLEARANCES BEFORE BORING, TRENCHING OR EXCAVATION. WHERE UTILITY LINES, UNDERGROUND OBSTRUCTIONS OR PIPING MAY BE UNCOVERED ON THE PROJECT, THE CONTRACTOR SHALL NOTIFY THE OWNER OF THE UTILITY AND TAKE ALL NECESSARY MEASURES TO PREVENT INTERRUPTION OF SERVICES THAT MAY BE DAMAGED OR INTERRUPTED THROUGH CONTRACTOR'S OWN NEGLIGENCE, AND BE RESPONSIBLE FOR IMMEDIATE REPAIR AND/OR RESTORATION AT THE CONTRACTOR'S EXPENSE.
- CONDUIT LOCATIONS SHOWN IN THE PLANS ARE DIAGRAMMATIC IN NATURE AND MAY BE VARIED TO SUIT FIELD CONDITIONS. SHOULD A CONFLICT ARISE, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY FOR A RESOLUTION.
- CONTRACTOR SHALL SUBMIT FOR REVIEW SHOP DRAWINGS FOR ALL LIGHT FIXTURES, POLES AND BASES; AND COLOR CHIPS FOR ALL POWDER-COAT COLORS.
- PROVIDE SUBMITTALS ON THE FOLLOWING MATERIALS/EQUIPMENT.
  - WIRE AND CABLE
  - CONNECTORS
  - CONDUIT
- WHEN INDICATED ON DRAWINGS, EQUIPMENT VENDORS ARE SOLE-SOURCED PER CEDAR FALLS REQUIREMENTS. SUBSTITUTIONS WILL NOT BE ALLOWED UNLESS OTHERWISE NOTED.

ELECTRIC SERVICE

- THE CONTRACTOR SHALL COORDINATE ELECTRICAL SERVICE INCLUDING TRANSFORMER AND PAD LOCATIONS, ORIENTATIONS, AND ENERGIZATION WITH CEDAR FALLS UTILITY.
- THE INSTALLATION SHALL MEET ALL CITY, UTILITY AND NEC CODES AND REQUIREMENTS.
- PROVIDE ELECTRICAL SERVICE TO EACH LIGHTING CONTROLLER.

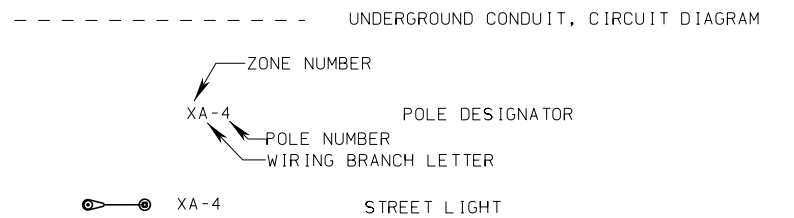
ROADWAY LIGHTING

- ALL LIGHTING UNITS, JUNCTION BOXES, OR ENCLOSURES SHALL BE CONNECTED TO THE GROUNDING SYSTEM. PROVIDE AND INSTALL GROUND RODS AND GROUNDING ELECTRODE CONDUCTORS AT EACH LIGHTING UNIT, LIGHTING CONTROLLERS, ETC, PER NEC AND IOWA DOT STANDARD SPECIFICATIONS. INSTALL POLE FOUNDATIONS AND LIGHT POLES PLUMB AND TRUE. HANDLE LIGHTING FIXTURES CAREFULLY TO PREVENT BREAKAGE, AND DAMAGE. DO NOT INSTALL DAMAGED LIGHTING FIXTURES. REPLACE AND RETURN DAMAGED UNITS TO EQUIPMENT MANUFACTURER. PROTECT LIGHTING ASSEMBLY FINISH DURING HANDLING, STORAGE AND INSTALLATION. POLE GRIPS, TRUCK ARMS, JAWS, TRAILERS AND ANY OTHER SURFACES THAT CONTACT POLES PRIOR TO OR DURING INSTALLATION SHALL BE FULLY AND THICKLY PADDED TO PREVENT DAMAGING POLE FINISH. FINISHES THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR TOUCHED UP, USING MATERIALS AND METHODS APPROVED BY THE LIGHTING ASSEMBLY MANUFACTURER.
- TAP AND END-OF-CIRCUIT CONNECTORS SHALL BE MADE WITH Y-1, L-1 CONNECTORS WITH 5 AMP FUSES INSIDE POLE SHAFT HANDHOLES ACCORDING TO LI-142. MANUFACTURER SHALL BE COOPER-BUSSMAN HEB SERIES, BREAKAWAY TYPE ALL COPPER CONDUCTOR CONSTRUCTION SET-SCREW CONDUCTOR FASTENING SYSTEM, SUITABLE FOR COPPER CONDUCTORS SCHEDULES, AND CONSTRUCTED TO ACCEPT 13/32" X 1-1/2" FORM FUSES.
- ALL LIGHTING LOADS SHALL BE CONNECTED 240V "LINE-TO-LINE".
- STREET LIGHT POLES SHALL BE INSTALLED AT THE LOCATIONS SHOWN IN THE PLANS. CONTRACTOR SHALL LOCATE ALL UTILITIES ALONG CENTER AND SIDE STREETS. AFTER UTILITIES HAVE BEEN LOCATED, CONTRACTOR TO CONFIRM THAT POLE LOCATIONS DO NOT CONFLICT WITH UTILITIES. IF ADJUSTMENTS TO THE POLE LOCATIONS ARE REQUIRED TO AVOID UTILITY CONFLICTS, CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR THE FINAL POLE LOCATIONS.

UNDERGROUND CIRCUITS

- INSTALL CONDUITS 36" BELOW FINISHED GRADE. PROVIDE PLASTIC ELECTRICAL WARNING TAPE ABOVE ALL CONDUIT AT 1'-6" BELOW FINISHED GRADE WHEN TRENCHING METHODS ARE USED.
- ROAD CROSSING SHALL BE IN ACCORDANCE WITH LI-141.
- ALL HDPE CONDUIT SHALL BE SOLID COLOR CODED BLACK WITH RED STRIPE.
- COORDINATE CONDUIT ROUTING WITH LANDSCAPE PLANTINGS. DO NOT LOCATE CONDUIT BENEATH TREES. ALL CONDUIT RUNS SHALL STAY WITHIN RIGHT OF WAYS.
- WIRING INSTALLED IN CONDUIT SHALL BE SINGLE-CONDUCTOR COPPER TYPE USE-2 RHH/RHW-2 (PER DOT STANDARD SPECIFICATIONS) FOR PHASE, NEUTRAL, AND GROUND CONDUCTORS.
- ALL CONDUIT SHALL 1" DIA. HDPE AND HAVE THE FOLLOWING WIRING:
  - 2 #10 (RED, BLUE LIGHTING CURCUIT)
  - 1 #10 (GREEN GROUND)

**LEGEND**



ROADWAY	DESIGN CRITERIA				ANALYSIS RESULTS			
	ROADWAY CLASSIFICATION	AREA CLASS	HORIZONTAL ILLUMINANCE		HORIZONTAL ILLUMINANCE (MAINTAINED)			
LOCATION:			AVERAGE E(AVE)	UNIFORMITY E(AVE)/E(MIN)	AVERAGE E(AVE)	MAXIMUM E(MAX)	MINIMUM E(MIN)	UNIFORMITY E(AVE)/E(MIN)
Center Street	Arterial	Low	0.6	3.5 to 1	1.27	3.5	0.7	1.81

TABLE NOTES

- PERFORMANCE REQUIREMENTS ARE FROM IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS MANUAL, CHAPTER 11, SECTION 2.

PHOTOMETRIC DATA

LIGHTING ASSEMBLY TYPE	TALL POLE
LUMINAIRE DESCRIPTION	LUMEC ROADFOCUS LED
MFR. CAT NO.	RFL-180W80LED4K-T-R3M-UNIV-DMG-RCD-GY3
FINISH	GRAY
PHOTOMETRIC CURVE	RFL-180W80LED4K-T-R3M.IES
IES DISTRIBUTION	LE3
IES SURFACE CLASSIFICATION	R3
MOUNTING HEIGHT ABOVE ROADWAY	38'-1"
ARM LENGTH	12'-0"
MOUNTING BEHIND FACE OF CURB	7'
FIXTURE TILT	0
TOTAL LIGHT LOSS FACTOR	0.680
LAMP WATTAGE/TYPE	174W/LED
VOLTAGE	240
CORRELATED COLOR TEMP.	4,000K
Rated Life (Hr. @10 Hr./Start)	100,000

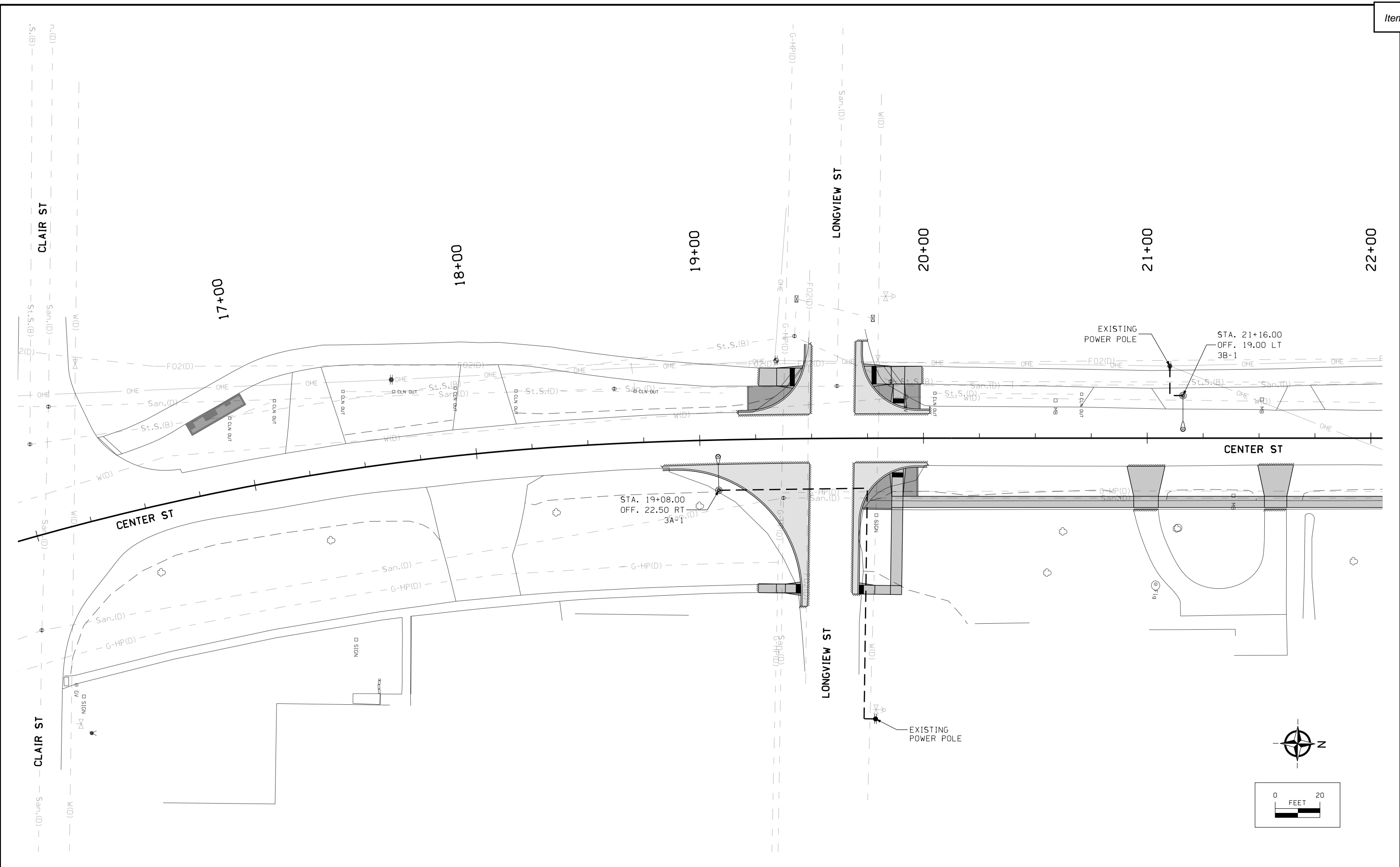
PROJECT NO: 19C017.05	DESIGNED BY: T.LECLAIR
PROJECT DATE: 3/11/2022	CHECKED BY: A.MONIZA
CAD DATE: 3/28/2022 12:45:44 PM	DRAWN BY: T.LECLAIR
CAD FILE: c:\pwworkdir\pwworking\td0375072\0019C017.05_P01_SHT.dgn	

NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
**CLAIR STREET TO W LONE TREE ROAD**  
 CEDAR FALLS, IA

**CENTER STREET LIGHTING INFORMATION SHEETS**



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/28/2022 11:33:52 AM  
 CAD FILE: c:\pwworkdir\pwworking\19C017.05\_P02\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

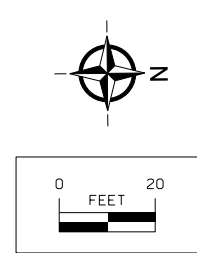
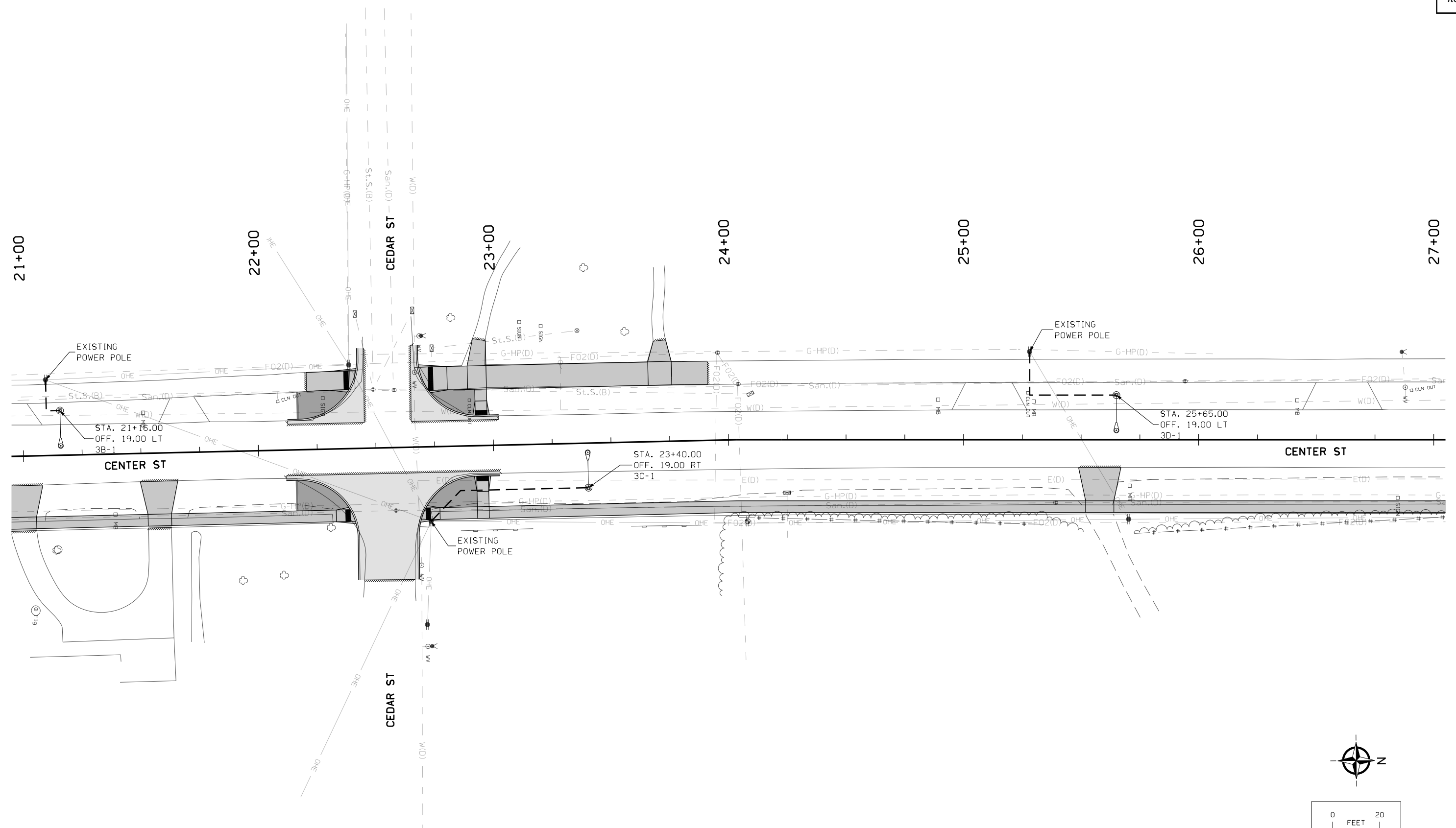
NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
**CLAIR STREET TO W LONE TREE ROAD**  
 CEDAR FALLS, IA

**CENTER STREET**  
**LIGHTING LAYOUT SHEETS**

SHEET NO.  
**P.02**  
 575



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/28/2022 11:33:57 AM  
 CAD FILE: c:\pwworkdir\pwworking\19C017.05\_P03\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION

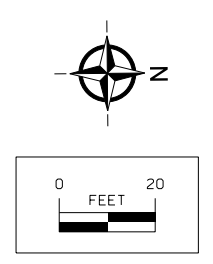
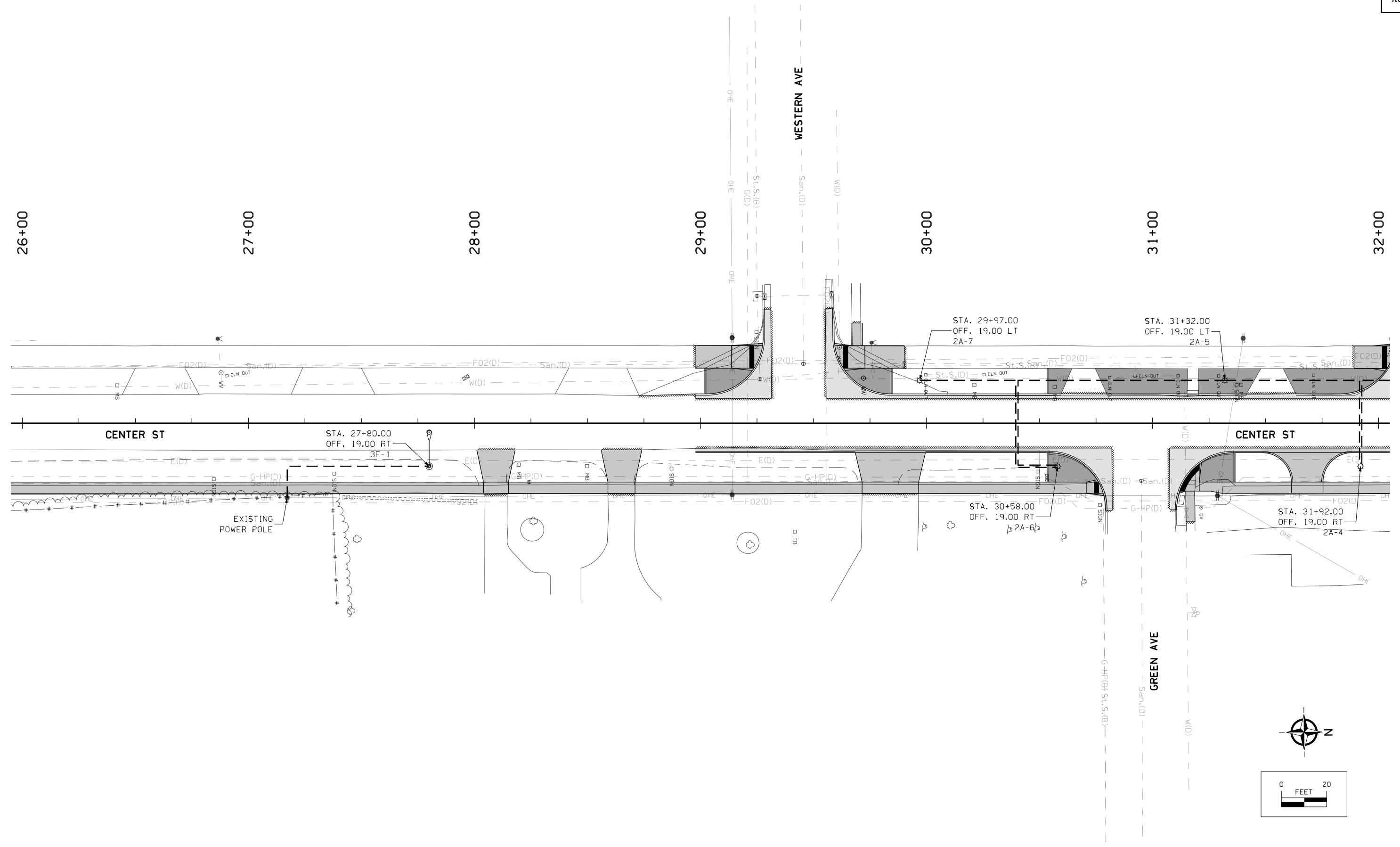


**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

**CENTER STREET LIGHTING LAYOUT SHEETS**

SHEET NO.  
**P.03**  
 576





PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/28/2022 11:34:02 AM  
 CAD FILE: c:\pwworkdir\pwworking\19C017.05\_P04\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

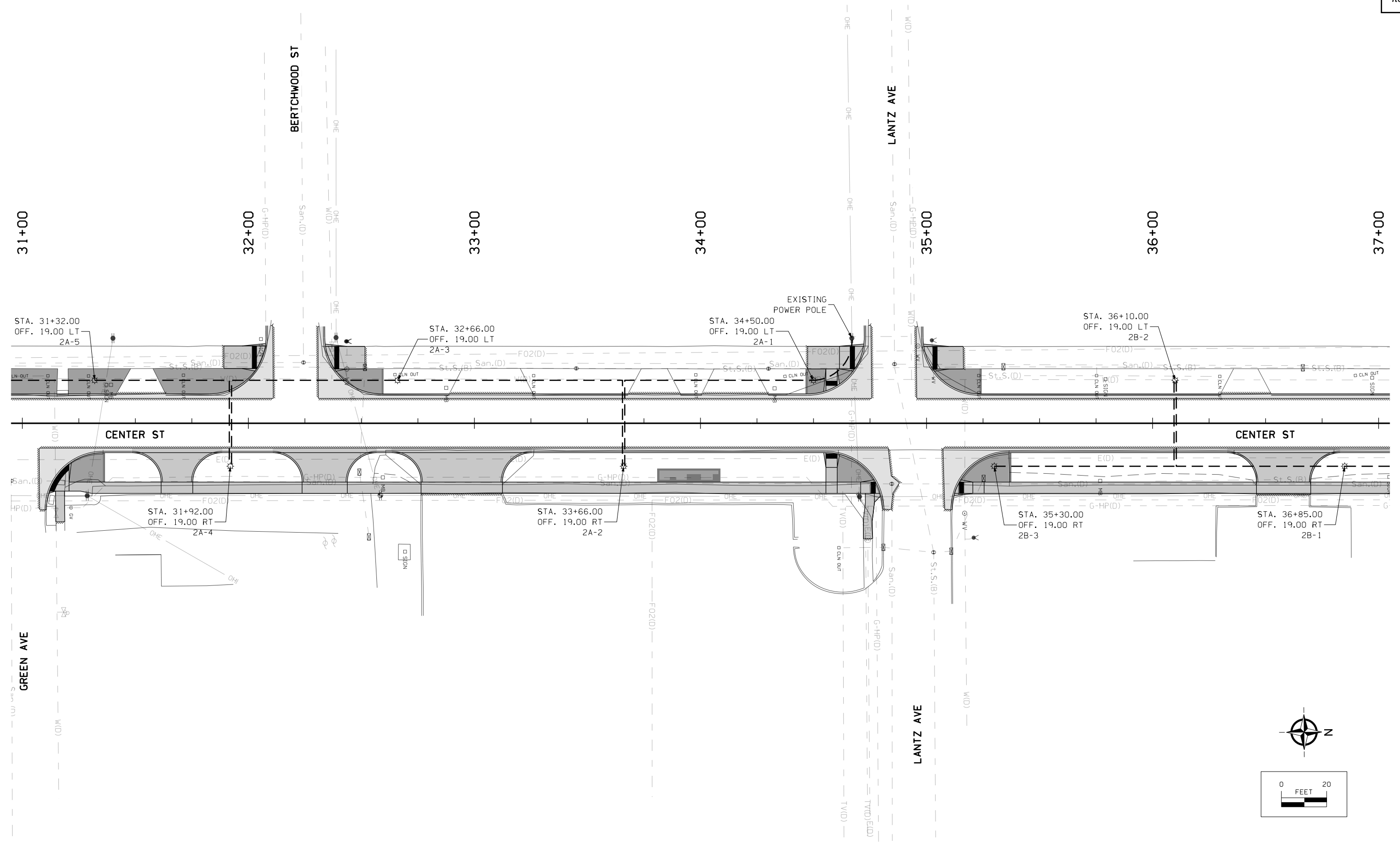
NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

**CENTER STREET LIGHTING LAYOUT SHEETS**

SHEET NO.  
**P.04** 577



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/28/2022 11:34:09 AM  
 CAD FILE: c:\pwworkdir\pwworking\19c017.05\_P05\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

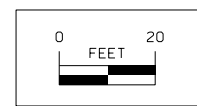
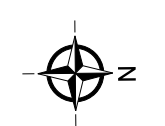
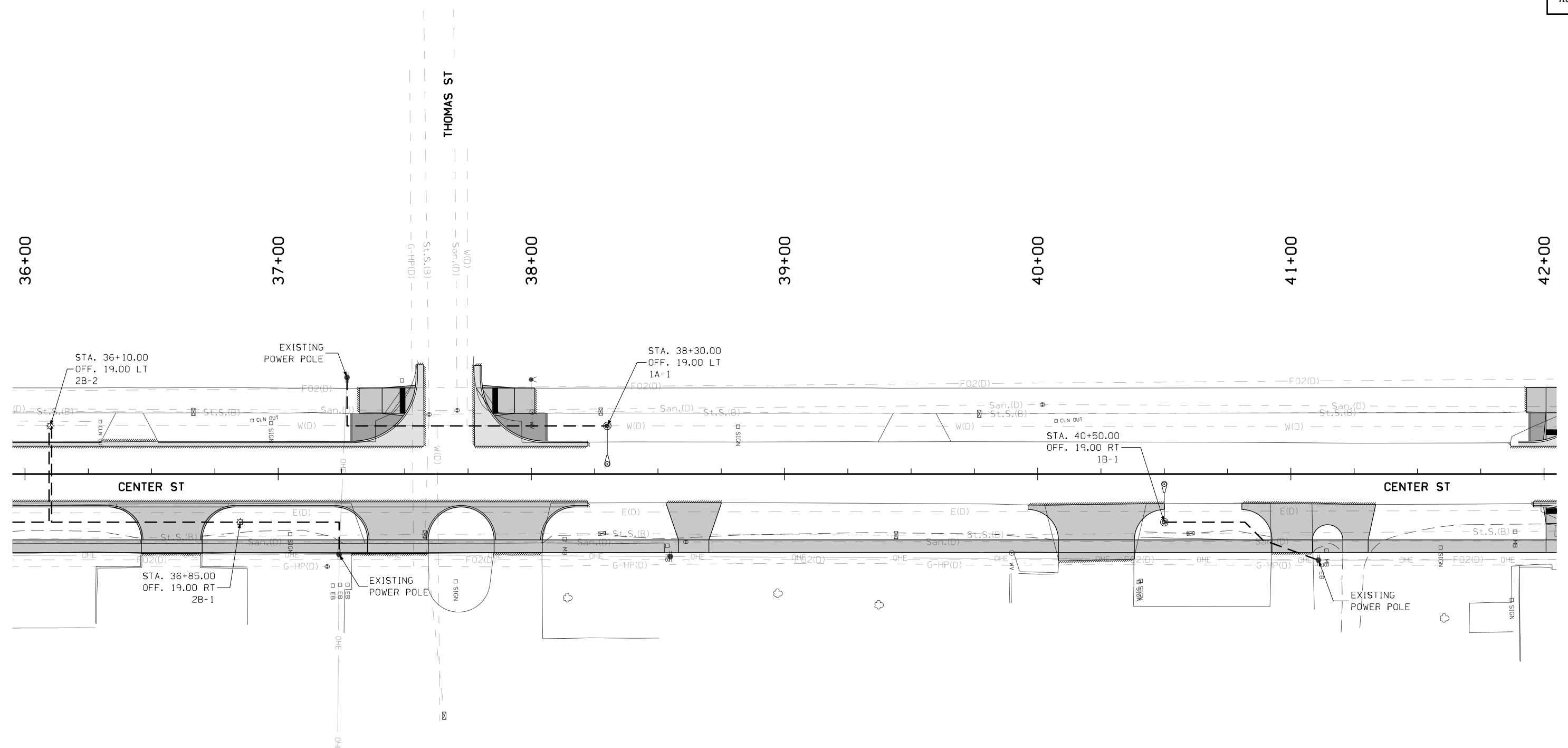
NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

**CENTER STREET LIGHTING LAYOUT SHEETS**

SHEET NO.  
**P.05**  
 578



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/28/2022 11:34:15 AM  
 CAD FILE: c:\pwworkdir\pwworking\19C017.05\_P06\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

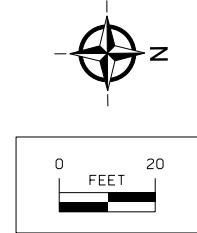
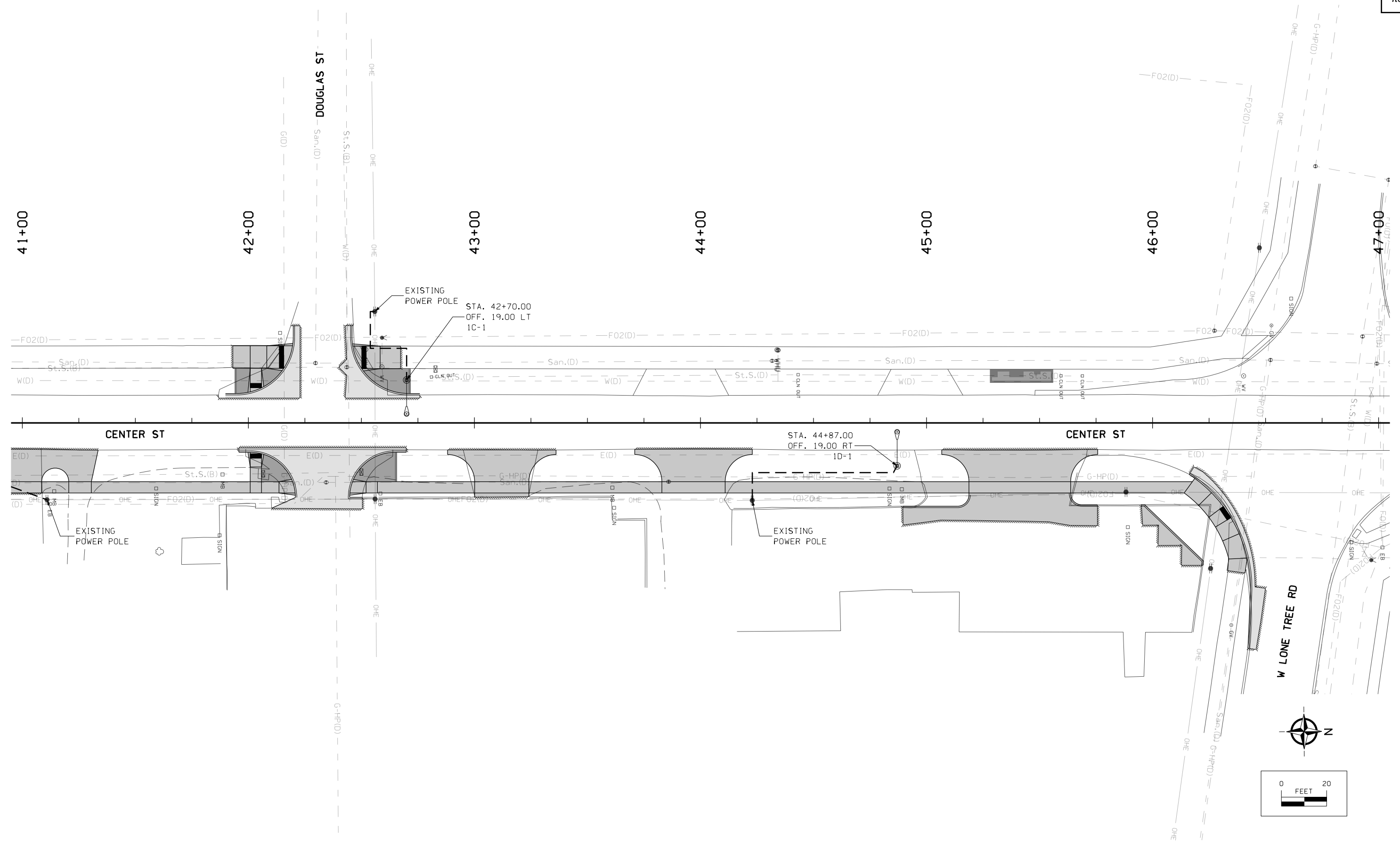
NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

**CENTER STREET LIGHTING LAYOUT SHEETS**

SHEET NO.  
**P.06**  
 579



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/28/2022 11:34:21 AM  
 CAD FILE: c:\pwworkdir\pwworking\td0375072\0019C017.05\_P07\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

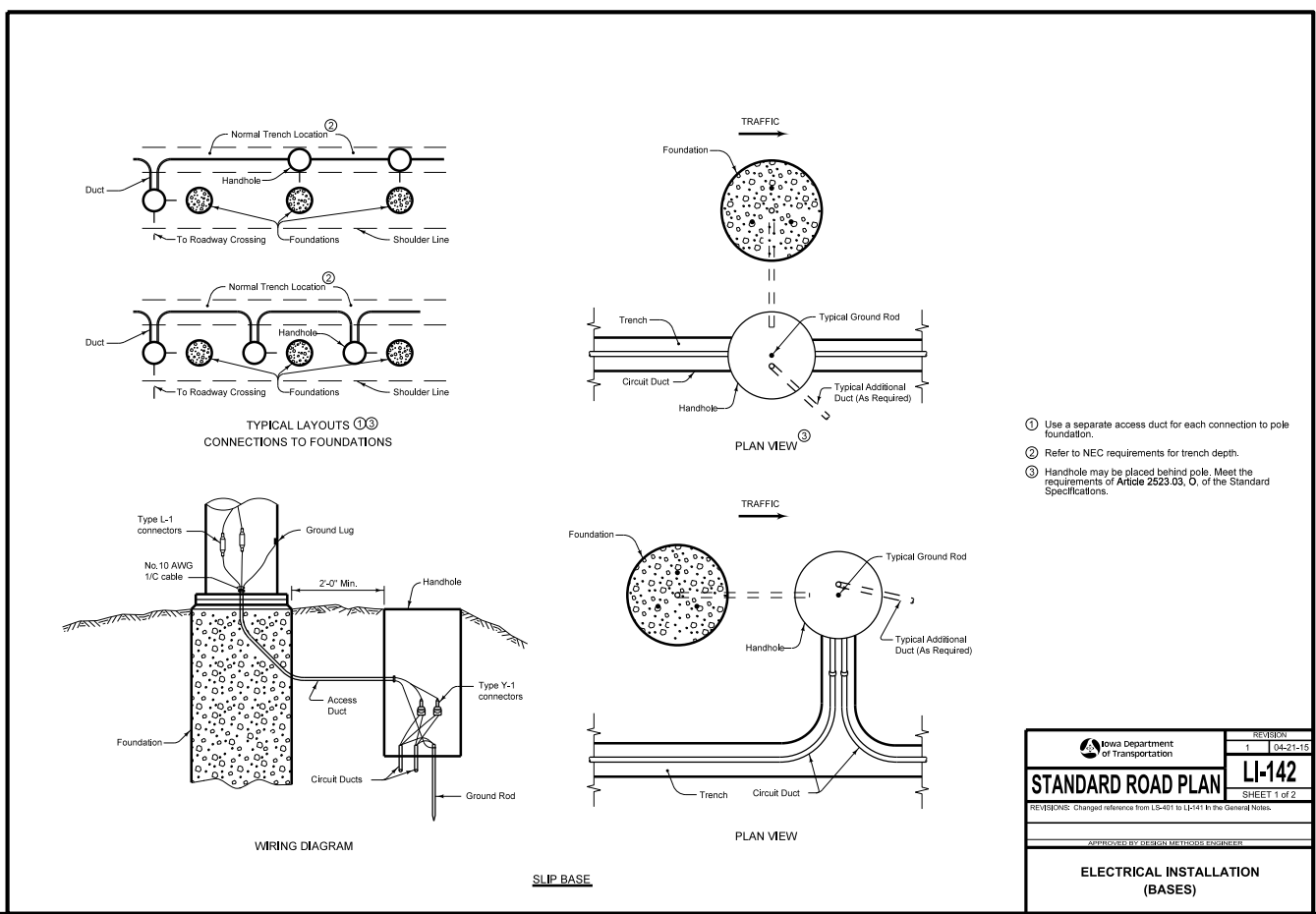
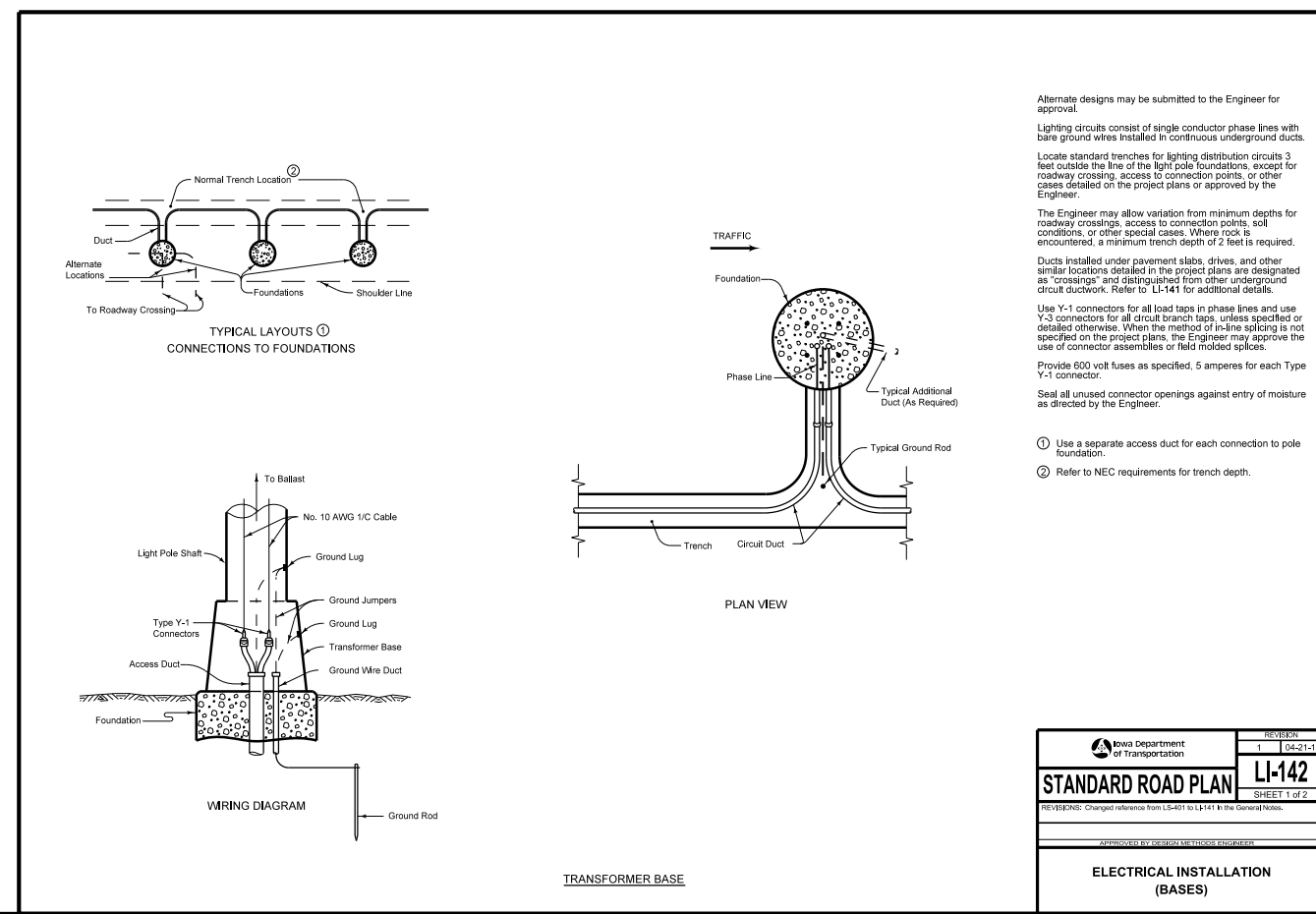
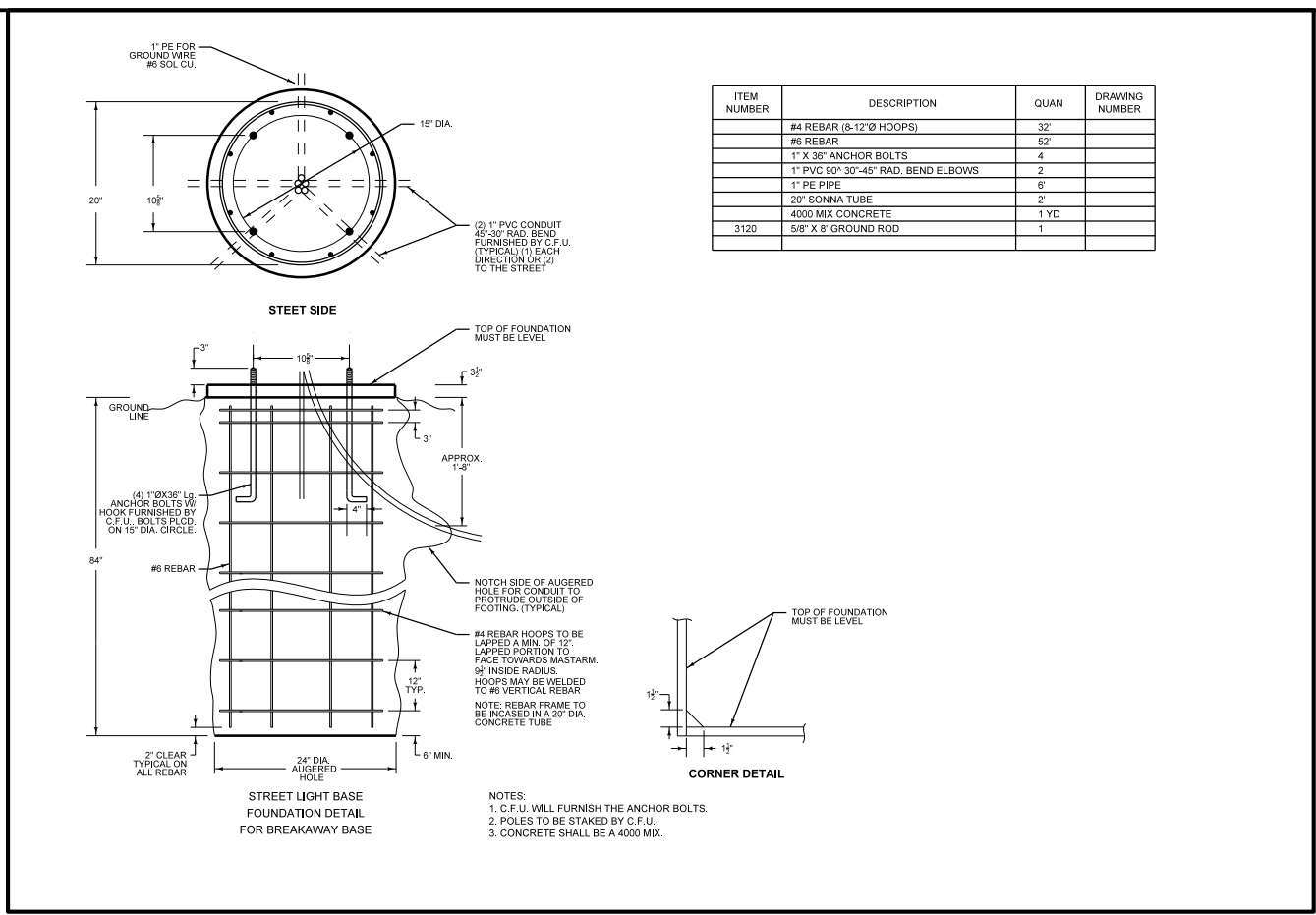
NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

**CENTER STREET LIGHTING LAYOUT SHEETS**

SHEET NO.  
**P.07**  
 580



PROJECT NO: 19C017.05	DESIGNED BY: T.LECLAIR
PROJECT DATE: 3/11/2022	CHECKED BY: A.MONIZA
CAD DATE: 3/28/2022 1:10:41 PM	DRAWN BY: T.LECLAIR
CAD FILE: c:\pw_workdir\pw_ie\td\0375072\0019C017.05_P08_SHT.dgn	

NO	DATE	BY	REVISION DESCRIPTION



CENTER STREET CORRIDOR STREETScape PROJECT  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

CENTER STREET  
 LIGHTING DETAIL SHEETS

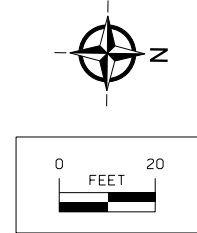
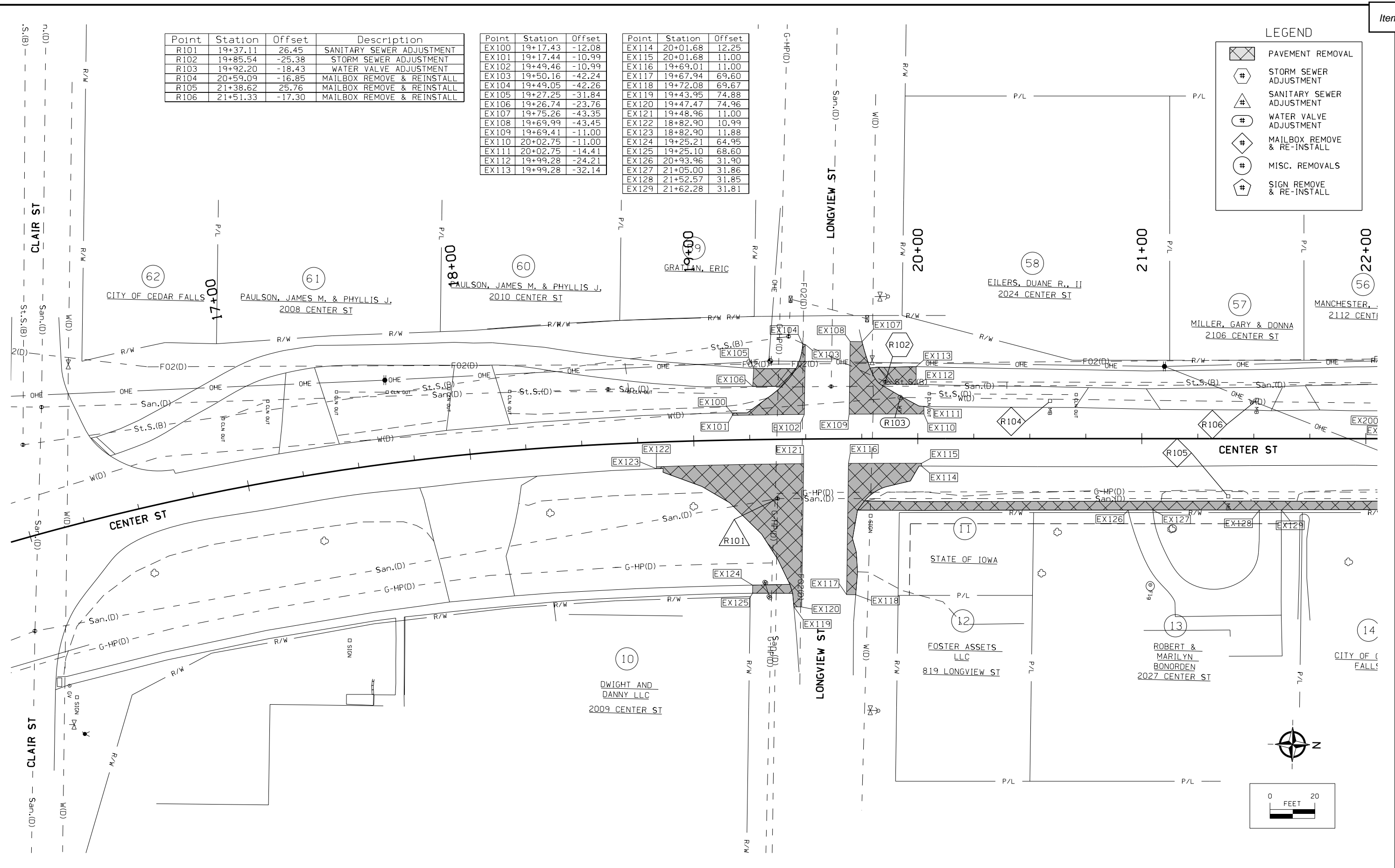
Point	Station	Offset	Description
R101	19+37.11	26.45	SANITARY SEWER ADJUSTMENT
R102	19+85.54	-25.38	STORM SEWER ADJUSTMENT
R103	19+92.20	-18.43	WATER VALVE ADJUSTMENT
R104	20+59.09	-16.85	MAILBOX REMOVE & REINSTALL
R105	21+38.62	25.76	MAILBOX REMOVE & REINSTALL
R106	21+51.33	-17.30	MAILBOX REMOVE & REINSTALL

Point	Station	Offset
EX100	19+17.43	-12.08
EX101	19+17.44	-10.99
EX102	19+49.46	-10.99
EX103	19+50.16	-42.24
EX104	19+49.05	-42.26
EX105	19+27.25	-31.84
EX106	19+26.74	-23.76
EX107	19+75.26	-43.35
EX108	19+69.99	-43.45
EX109	19+69.41	-11.00
EX110	20+02.75	-11.00
EX111	20+02.75	-14.41
EX112	19+99.28	-24.21
EX113	19+99.28	-32.14

Point	Station	Offset
EX114	20+01.68	12.25
EX115	20+01.68	11.00
EX116	19+69.01	11.00
EX117	19+67.94	69.60
EX118	19+72.08	69.67
EX119	19+43.95	74.88
EX120	19+47.47	74.96
EX121	19+48.96	11.00
EX122	18+82.90	10.99
EX123	18+82.90	11.88
EX124	19+25.21	64.95
EX125	19+25.10	68.60
EX126	20+93.96	31.90
EX127	21+05.00	31.86
EX128	21+52.57	31.85
EX129	21+62.28	31.81

**LEGEND**

- PAVEMENT REMOVAL
- STORM SEWER ADJUSTMENT
- SANITARY SEWER ADJUSTMENT
- WATER VALVE ADJUSTMENT
- MAILBOX REMOVE & RE-INSTALL
- MISC. REMOVALS
- SIGN REMOVE & RE-INSTALL



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 2/7/2022  
 CAD FILE: c:\pwworkdir\pwworking\19C017.05\_R01\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

**CENTER STREET REMOVALS**

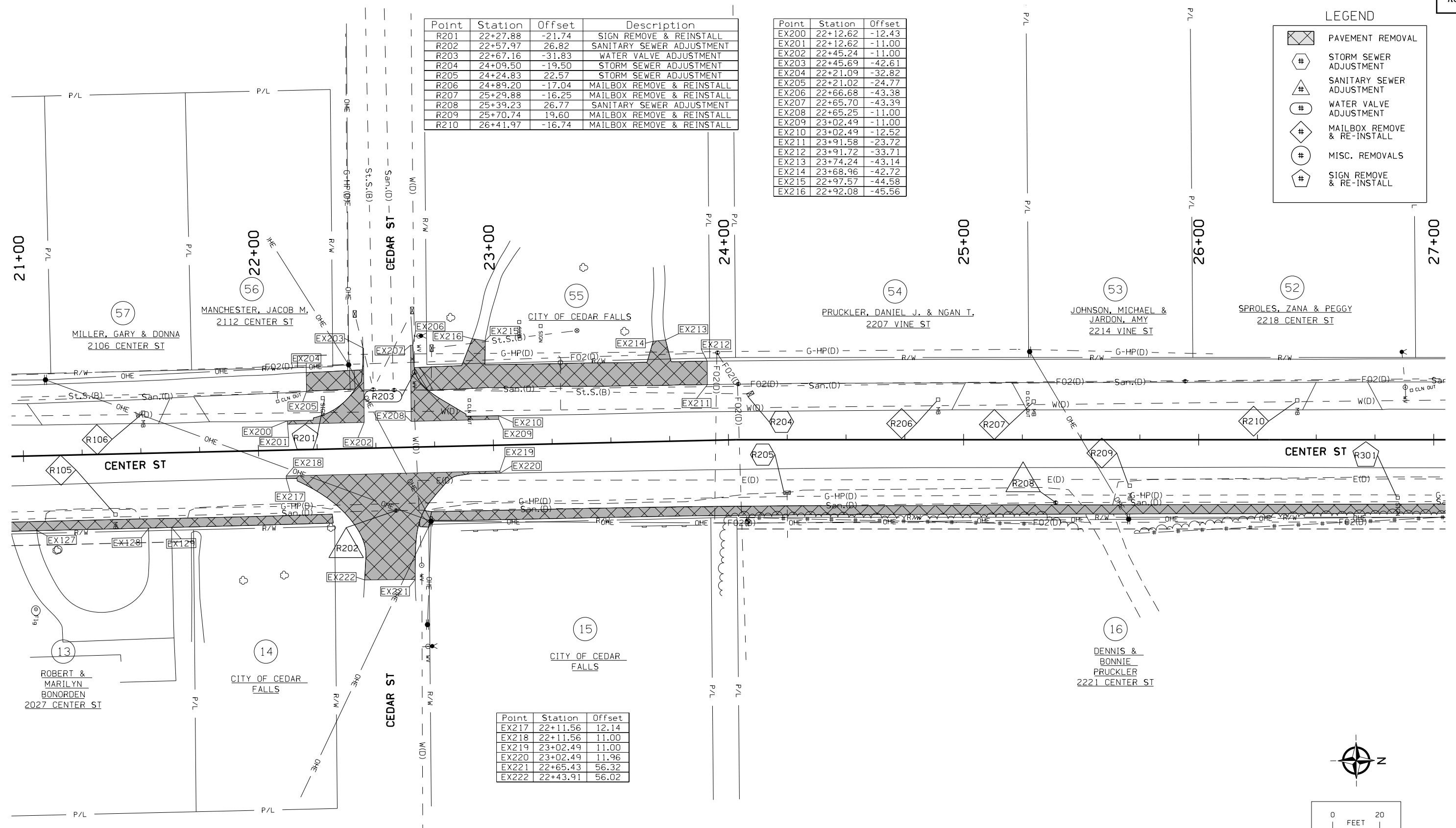
SHEET NO.  
**R.01**  
 582

Point	Station	Offset	Description
R201	22+27.88	-21.74	SIGN REMOVE & REINSTALL
R202	22+57.97	26.82	SANITARY SEWER ADJUSTMENT
R203	22+67.16	-31.83	WATER VALVE ADJUSTMENT
R204	24+09.50	-19.50	STORM SEWER ADJUSTMENT
R205	24+24.83	22.57	STORM SEWER ADJUSTMENT
R206	24+89.20	-17.04	MAILBOX REMOVE & REINSTALL
R207	25+29.88	-16.25	MAILBOX REMOVE & REINSTALL
R208	25+39.23	26.77	SANITARY SEWER ADJUSTMENT
R209	25+70.74	19.60	MAILBOX REMOVE & REINSTALL
R210	26+41.97	-16.74	MAILBOX REMOVE & REINSTALL

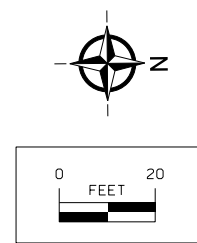
Point	Station	Offset
EX200	22+12.62	-12.43
EX201	22+12.62	-11.00
EX202	22+45.24	-11.00
EX203	22+45.69	-42.61
EX204	22+21.09	-32.82
EX205	22+21.02	-24.77
EX206	22+66.68	-43.38
EX207	22+65.70	-43.39
EX208	22+65.25	-11.00
EX209	23+02.49	-11.00
EX210	23+02.49	-12.52
EX211	23+91.58	-23.72
EX212	23+91.72	-33.71
EX213	23+74.24	-43.14
EX214	23+68.96	-42.72
EX215	22+97.57	-44.58
EX216	22+92.08	-45.56

**LEGEND**

- PAVEMENT REMOVAL
- STORM SEWER ADJUSTMENT
- SANITARY SEWER ADJUSTMENT
- WATER VALVE ADJUSTMENT
- MAILBOX REMOVE & RE-INSTALL
- MISC. REMOVALS
- SIGN REMOVE & RE-INSTALL



Point	Station	Offset
EX217	22+11.56	12.14
EX218	22+11.56	11.00
EX219	23+02.49	11.00
EX220	23+02.49	11.96
EX221	22+65.43	56.32
EX222	22+43.91	56.02



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 2/7/2022 9:15:46 AM  
 CAD FILE: c:\pwork\dir\pw\ie\1\0375072\0019C017.05\_R02\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

**CENTER STREET REMOVALS**

SHEET NO.  
**R.02**  
 583

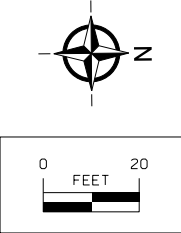
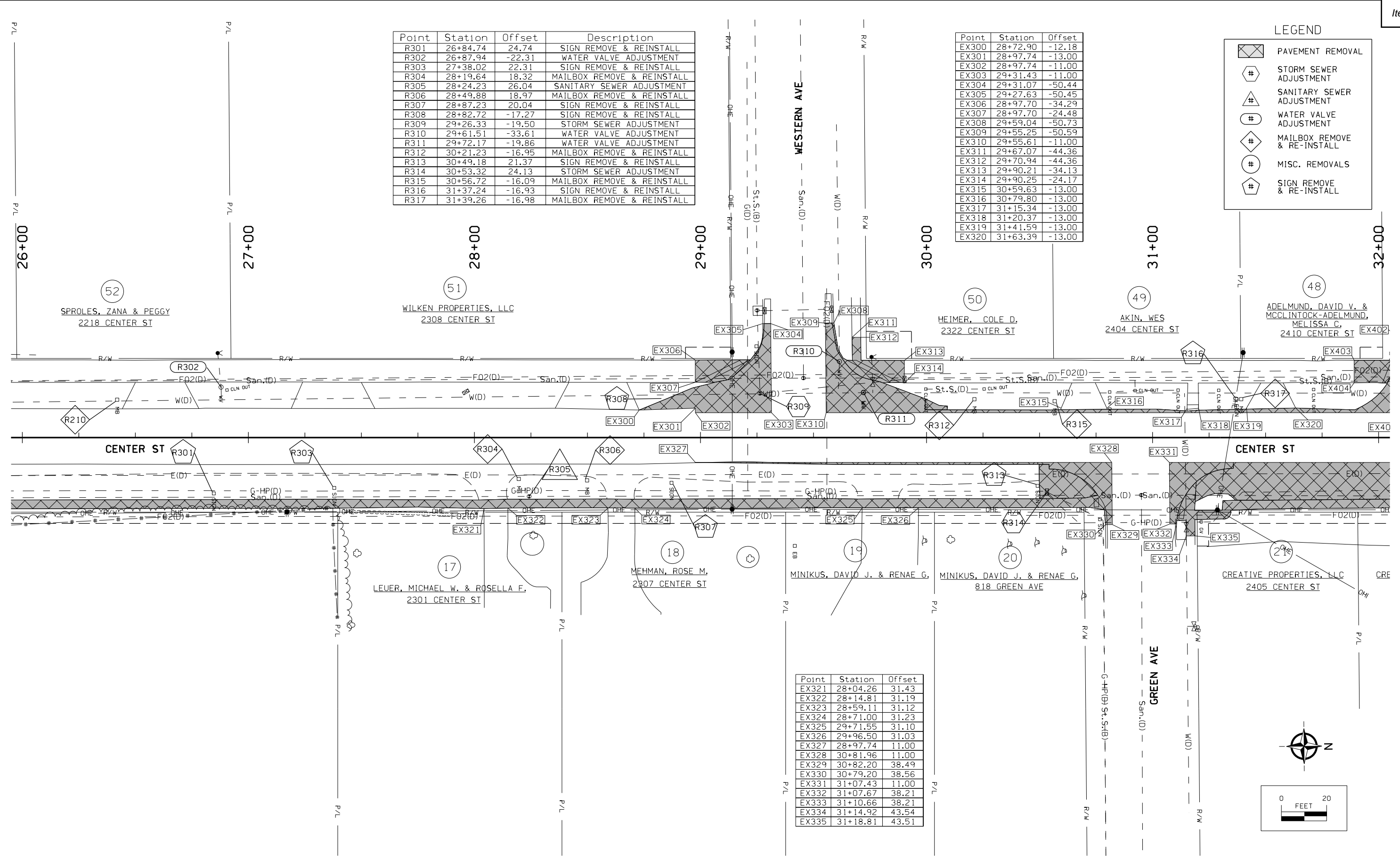
Point	Station	Offset	Description
R301	26+84.74	24.74	SIGN REMOVE & REINSTALL
R302	26+87.94	-22.31	WATER VALVE ADJUSTMENT
R303	27+38.02	22.31	SIGN REMOVE & REINSTALL
R304	28+19.64	18.32	MAILBOX REMOVE & REINSTALL
R305	28+24.23	26.04	SANITARY SEWER ADJUSTMENT
R306	28+49.88	18.97	MAILBOX REMOVE & REINSTALL
R307	28+87.23	20.04	SIGN REMOVE & REINSTALL
R308	28+82.72	-17.27	SIGN REMOVE & REINSTALL
R309	29+26.33	-19.50	STORM SEWER ADJUSTMENT
R310	29+61.51	-33.61	WATER VALVE ADJUSTMENT
R311	29+72.17	-19.86	WATER VALVE ADJUSTMENT
R312	30+21.23	-16.95	MAILBOX REMOVE & REINSTALL
R313	30+49.18	21.37	SIGN REMOVE & REINSTALL
R314	30+53.32	24.13	STORM SEWER ADJUSTMENT
R315	30+56.72	-16.09	MAILBOX REMOVE & REINSTALL
R316	31+37.24	-16.93	SIGN REMOVE & REINSTALL
R317	31+39.26	-16.98	MAILBOX REMOVE & REINSTALL

Point	Station	Offset
EX300	28+72.90	-12.18
EX301	28+97.74	-13.00
EX302	28+97.74	-11.00
EX303	29+31.43	-11.00
EX304	29+31.07	-50.44
EX305	29+27.63	-50.45
EX306	28+97.70	-34.29
EX307	28+97.70	-24.48
EX308	29+59.04	-50.73
EX309	29+55.25	-50.59
EX310	29+55.61	-11.00
EX311	29+67.07	-44.36
EX312	29+70.94	-44.36
EX313	29+90.21	-34.13
EX314	29+90.25	-24.17
EX315	30+59.63	-13.00
EX316	30+79.80	-13.00
EX317	31+15.34	-13.00
EX318	31+20.37	-13.00
EX319	31+41.59	-13.00
EX320	31+63.39	-13.00

Point	Station	Offset
EX321	28+04.26	31.43
EX322	28+14.81	31.19
EX323	28+59.11	31.12
EX324	28+71.00	31.23
EX325	29+71.55	31.10
EX326	29+96.50	31.03
EX327	28+97.74	11.00
EX328	30+81.96	11.00
EX329	30+82.20	38.49
EX330	30+79.20	38.56
EX331	31+07.43	11.00
EX332	31+07.67	38.21
EX333	31+10.66	38.21
EX334	31+14.92	43.54
EX335	31+18.81	43.51

**LEGEND**

- PAVEMENT REMOVAL
- STORM SEWER ADJUSTMENT
- SANITARY SEWER ADJUSTMENT
- WATER VALVE ADJUSTMENT
- MAILBOX REMOVE & RE-INSTALL
- MISC. REMOVALS
- SIGN REMOVE & RE-INSTALL



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 2/7/2022  
 CAD FILE: c:\pwork\dir\pw\te\td0375072\0019C017.05\_R03\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

**CENTER STREET REMOVALS**

SHEET NO.  
**R.03**  
 584



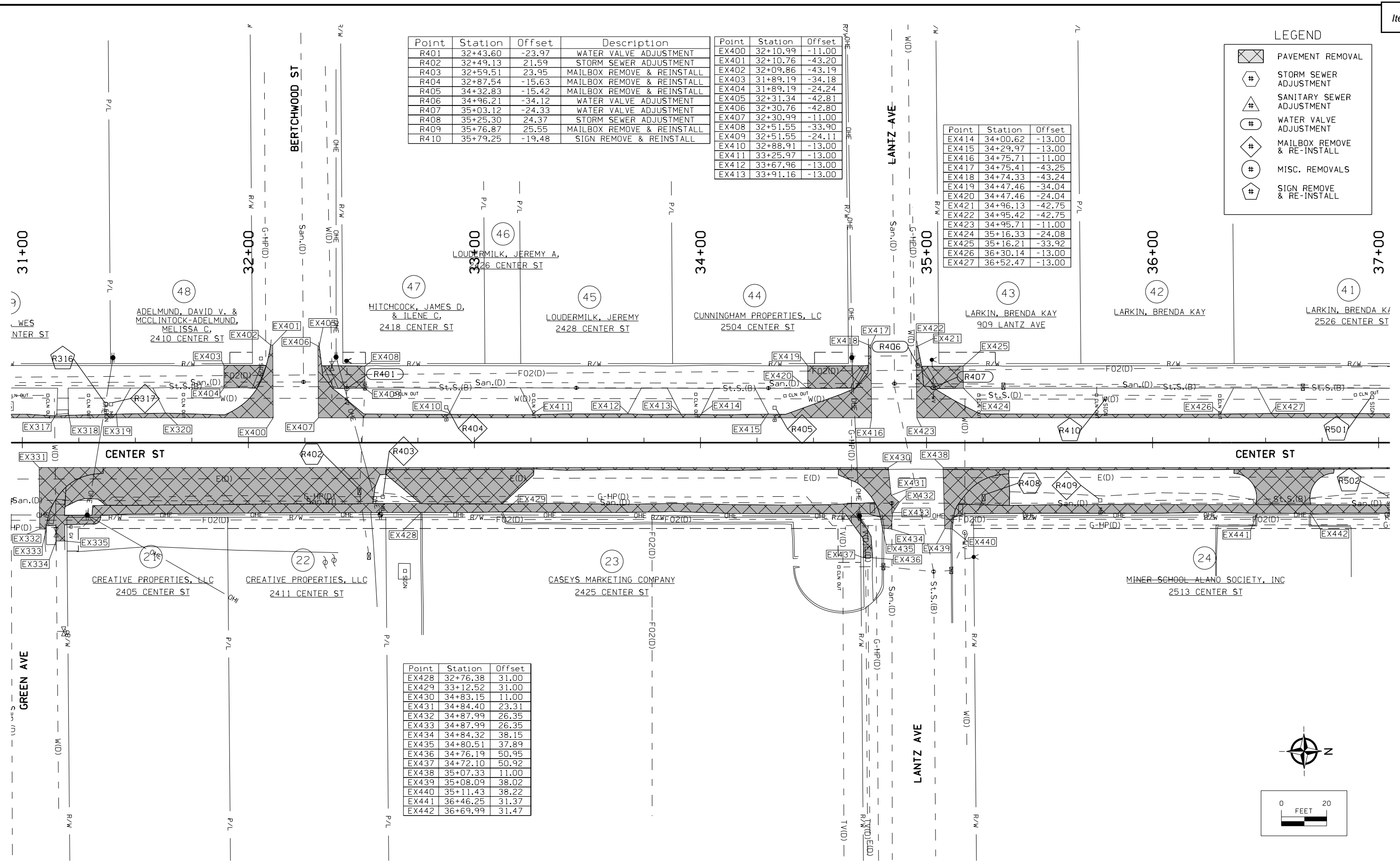
Point	Station	Offset	Description
R401	32+43.60	-23.97	WATER VALVE ADJUSTMENT
R402	32+49.13	21.59	STORM SEWER ADJUSTMENT
R403	32+59.51	23.95	MAILBOX REMOVE & REINSTALL
R404	32+87.54	-15.63	MAILBOX REMOVE & REINSTALL
R405	34+32.83	-15.42	MAILBOX REMOVE & REINSTALL
R406	34+96.21	-34.12	WATER VALVE ADJUSTMENT
R407	35+03.12	-24.33	WATER VALVE ADJUSTMENT
R408	35+25.30	24.37	STORM SEWER ADJUSTMENT
R409	35+76.87	25.55	MAILBOX REMOVE & REINSTALL
R410	35+79.25	-19.48	SIGN REMOVE & REINSTALL

Point	Station	Offset
EX400	32+10.99	-11.00
EX401	32+10.76	-43.20
EX402	32+09.86	-43.19
EX403	31+89.19	-34.18
EX404	31+89.19	-24.24
EX405	32+31.34	-42.81
EX406	32+30.76	-42.80
EX407	32+30.99	-11.00
EX408	32+51.55	-33.90
EX409	32+51.55	-24.11
EX410	32+88.91	-13.00
EX411	33+25.97	-13.00
EX412	33+67.96	-13.00
EX413	33+91.16	-13.00

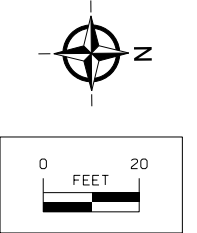
Point	Station	Offset
EX414	34+00.62	-13.00
EX415	34+29.97	-13.00
EX416	34+75.71	-11.00
EX417	34+75.41	-43.25
EX418	34+74.33	-43.24
EX419	34+47.46	-34.04
EX420	34+47.46	-24.04
EX421	34+96.13	-42.75
EX422	34+95.42	-42.75
EX423	34+95.71	-11.00
EX424	35+16.33	-24.08
EX425	35+16.21	-33.92
EX426	36+30.14	-13.00
EX427	36+52.47	-13.00

**LEGEND**

- PAVEMENT REMOVAL
- STORM SEWER ADJUSTMENT
- SANITARY SEWER ADJUSTMENT
- WATER VALVE ADJUSTMENT
- MAILBOX REMOVE & RE-INSTALL
- MISC. REMOVALS
- SIGN REMOVE & RE-INSTALL



Point	Station	Offset
EX428	32+76.38	31.00
EX429	33+12.52	31.00
EX430	34+83.15	11.00
EX431	34+84.40	23.31
EX432	34+87.99	26.35
EX433	34+87.99	26.35
EX434	34+84.32	38.15
EX435	34+80.51	37.89
EX436	34+76.19	50.95
EX437	34+72.10	50.92
EX438	35+07.33	11.00
EX439	35+08.09	38.02
EX440	35+11.43	38.22
EX441	36+46.25	31.37
EX442	36+69.99	31.47



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 2/7/2022  
 CAD FILE: c:\pwworkdir\pwr\te\1\1\0375072\0019C017.05\_R04\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

**CENTER STREET REMOVALS**

SHEET NO.  
**R.04**  
 585

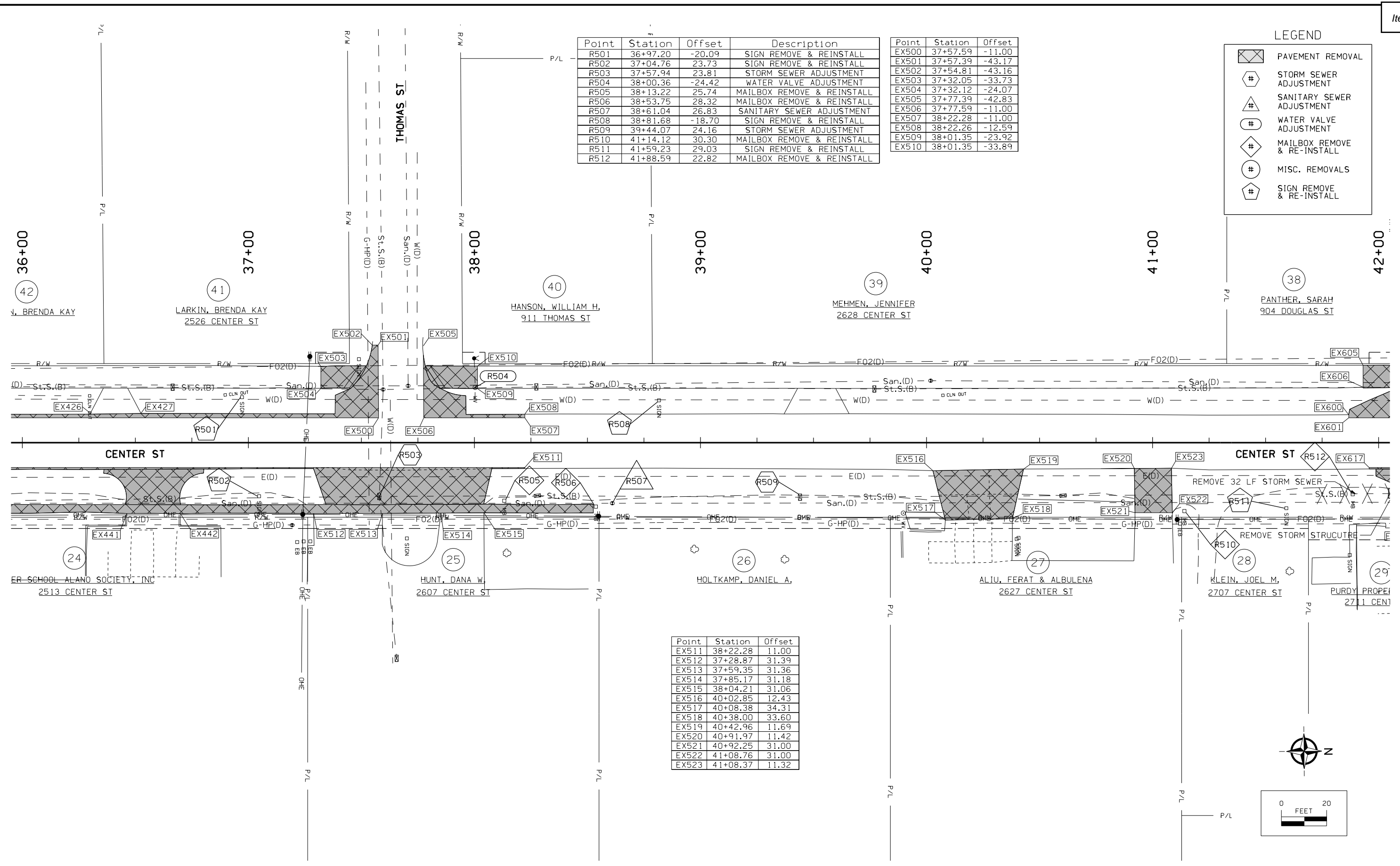
Point	Station	Offset	Description
R501	36+97.20	-20.09	SIGN REMOVE & REINSTALL
R502	37+04.76	23.73	SIGN REMOVE & REINSTALL
R503	37+57.94	23.81	STORM SEWER ADJUSTMENT
R504	38+00.36	-24.42	WATER VALVE ADJUSTMENT
R505	38+13.22	25.74	MAILBOX REMOVE & REINSTALL
R506	38+53.75	28.32	MAILBOX REMOVE & REINSTALL
R507	38+61.04	26.83	SANITARY SEWER ADJUSTMENT
R508	38+81.68	-18.70	SIGN REMOVE & REINSTALL
R509	39+44.07	24.16	STORM SEWER ADJUSTMENT
R510	41+14.12	30.30	MAILBOX REMOVE & REINSTALL
R511	41+59.23	29.03	SIGN REMOVE & REINSTALL
R512	41+88.59	22.82	MAILBOX REMOVE & REINSTALL

Point	Station	Offset
EX500	37+57.59	-11.00
EX501	37+57.39	-43.17
EX502	37+54.81	-43.16
EX503	37+32.05	-33.73
EX504	37+32.12	-24.07
EX505	37+77.39	-42.83
EX506	37+77.59	-11.00
EX507	38+22.28	-11.00
EX508	38+22.26	-12.59
EX509	38+01.35	-23.92
EX510	38+01.35	-33.89

Point	Station	Offset
EX511	38+22.28	11.00
EX512	37+28.87	31.39
EX513	37+59.35	31.36
EX514	37+85.17	31.18
EX515	38+04.21	31.06
EX516	40+02.85	12.43
EX517	40+08.38	34.31
EX518	40+38.00	33.60
EX519	40+42.96	11.69
EX520	40+91.97	11.42
EX521	40+92.25	31.00
EX522	41+08.76	31.00
EX523	41+08.37	11.32

**LEGEND**

- PAVEMENT REMOVAL
- STORM SEWER ADJUSTMENT
- SANITARY SEWER ADJUSTMENT
- WATER VALVE ADJUSTMENT
- MAILBOX REMOVE & RE-INSTALL
- MISC. REMOVALS
- SIGN REMOVE & RE-INSTALL



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 2/7/2022  
 CAD FILE: c:\pwworkdir\pwc\...19C017.05\_R05\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

**CENTER STREET REMOVALS**

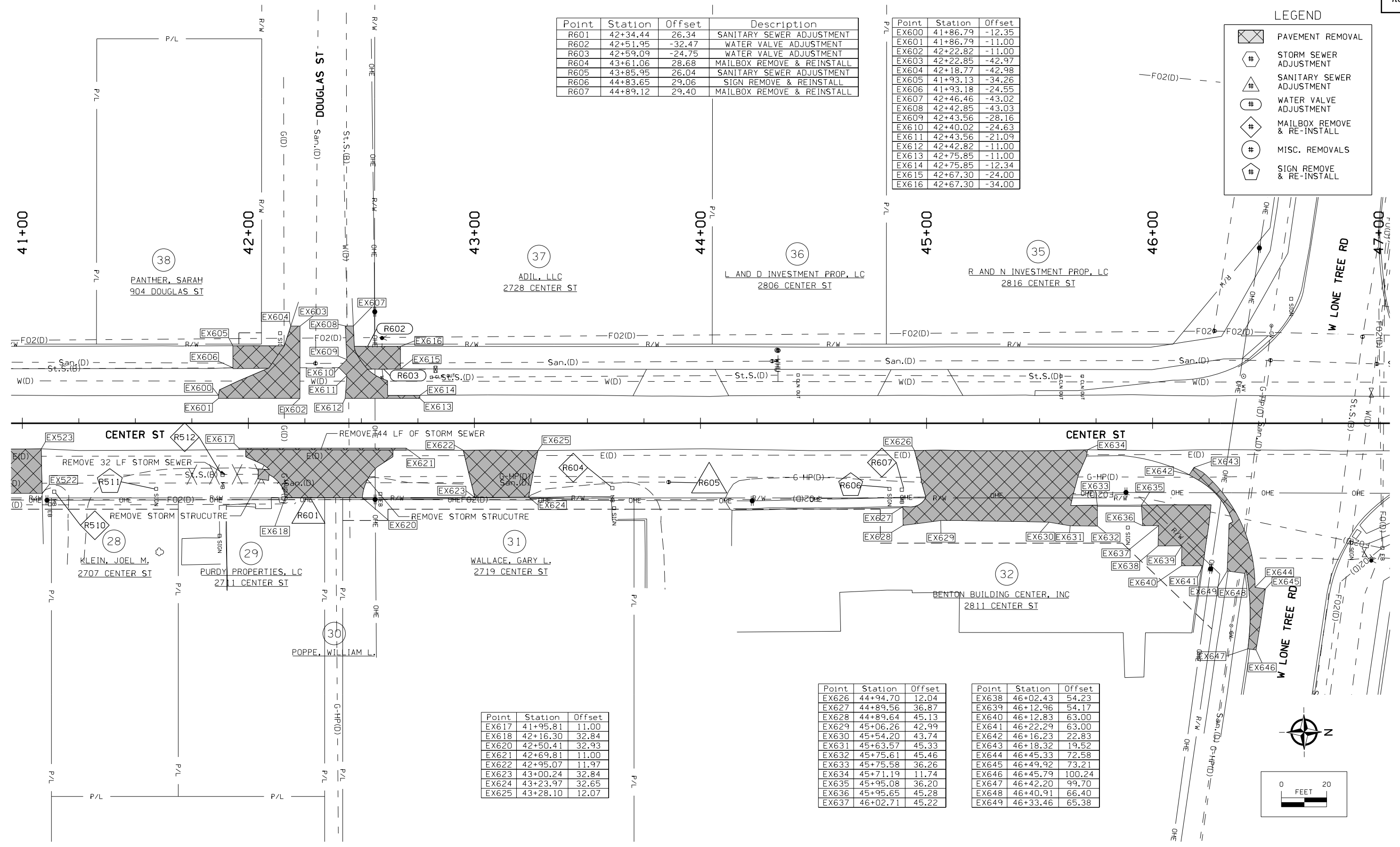
SHEET NO.  
**R.05**  
 586

Point	Station	Offset	Description
R601	42+34.44	26.34	SANITARY SEWER ADJUSTMENT
R602	42+51.95	-32.47	WATER VALVE ADJUSTMENT
R603	42+59.09	-24.75	WATER VALVE ADJUSTMENT
R604	43+61.06	28.68	MAILBOX REMOVE & REINSTALL
R605	43+85.95	26.04	SANITARY SEWER ADJUSTMENT
R606	44+83.65	29.06	SIGN REMOVE & REINSTALL
R607	44+89.12	29.40	MAILBOX REMOVE & REINSTALL

Point	Station	Offset
EX600	41+86.79	-12.35
EX601	41+86.79	-11.00
EX602	42+22.82	-11.00
EX603	42+22.85	-42.97
EX604	42+18.77	-42.98
EX605	41+93.13	-34.26
EX606	41+93.18	-24.55
EX607	42+46.46	-43.02
EX608	42+42.85	-43.03
EX609	42+43.56	-28.16
EX610	42+40.02	-24.63
EX611	42+43.56	-21.09
EX612	42+42.82	-11.00
EX613	42+75.85	-11.00
EX614	42+75.85	-12.34
EX615	42+67.30	-24.00
EX616	42+67.30	-34.00

**LEGEND**

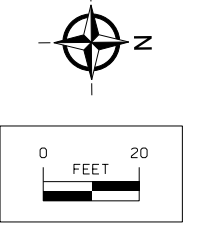
- PAVEMENT REMOVAL
- STORM SEWER ADJUSTMENT
- SANITARY SEWER ADJUSTMENT
- WATER VALVE ADJUSTMENT
- MAILBOX REMOVE & RE-INSTALL
- MISC. REMOVALS
- SIGN REMOVE & RE-INSTALL



Point	Station	Offset
EX617	41+95.81	11.00
EX618	42+16.30	32.84
EX620	42+50.41	32.93
EX621	42+69.81	11.00
EX622	42+95.07	11.97
EX623	43+00.24	32.84
EX624	43+23.97	32.65
EX625	43+28.10	12.07

Point	Station	Offset
EX626	44+94.70	12.04
EX627	44+89.56	36.87
EX628	44+89.64	45.13
EX629	45+06.26	42.99
EX630	45+54.20	43.74
EX631	45+63.57	45.33
EX632	45+75.61	45.46
EX633	45+75.58	36.26
EX634	45+71.19	11.74
EX635	45+95.08	36.20
EX636	45+95.65	45.28
EX637	46+02.71	45.22

Point	Station	Offset
EX638	46+02.43	54.23
EX639	46+12.96	54.17
EX640	46+12.83	63.00
EX641	46+22.29	63.00
EX642	46+16.23	22.83
EX643	46+18.32	19.52
EX644	46+45.33	72.58
EX645	46+49.92	73.21
EX646	46+45.79	100.24
EX647	46+42.20	99.70
EX648	46+40.91	66.40
EX649	46+33.46	65.38



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 5/3/2022  
 CAD FILE: c:\pwworkdir\pwr\te\11\00375072\0019C017.05\_R06\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

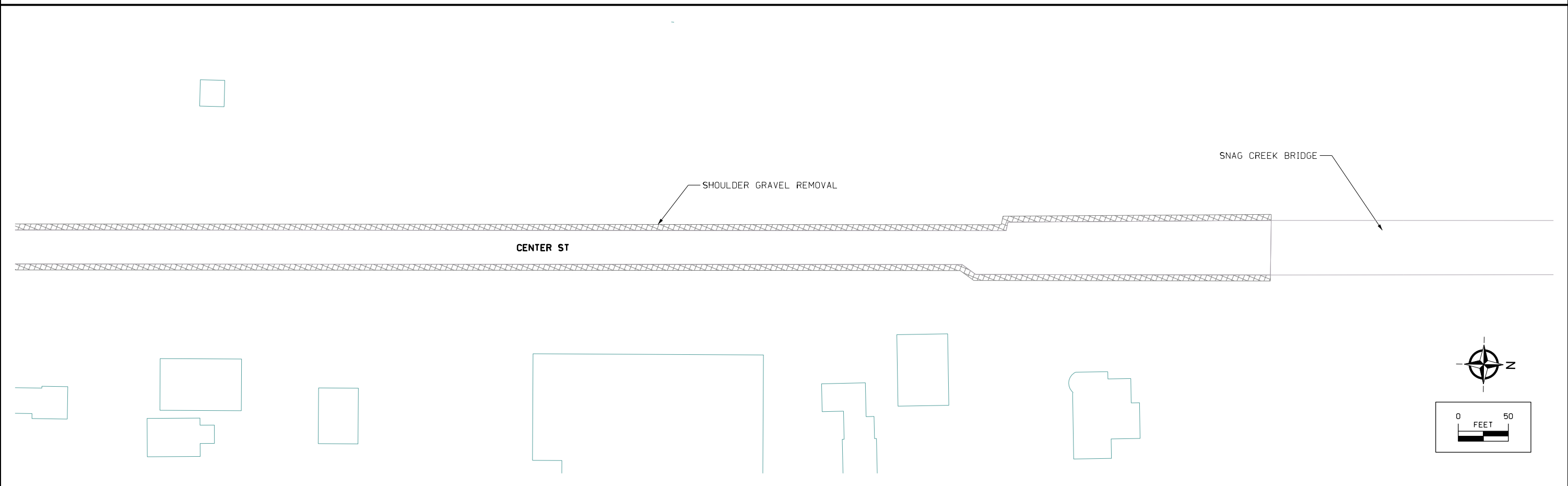
NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

**CENTER STREET REMOVALS**

SHEET NO.  
**R.06**  
 587



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 2/7/2022  
 CAD FILE: c:\pworkdir\pw.ie\td\0375072\0019C017.05\_R07\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

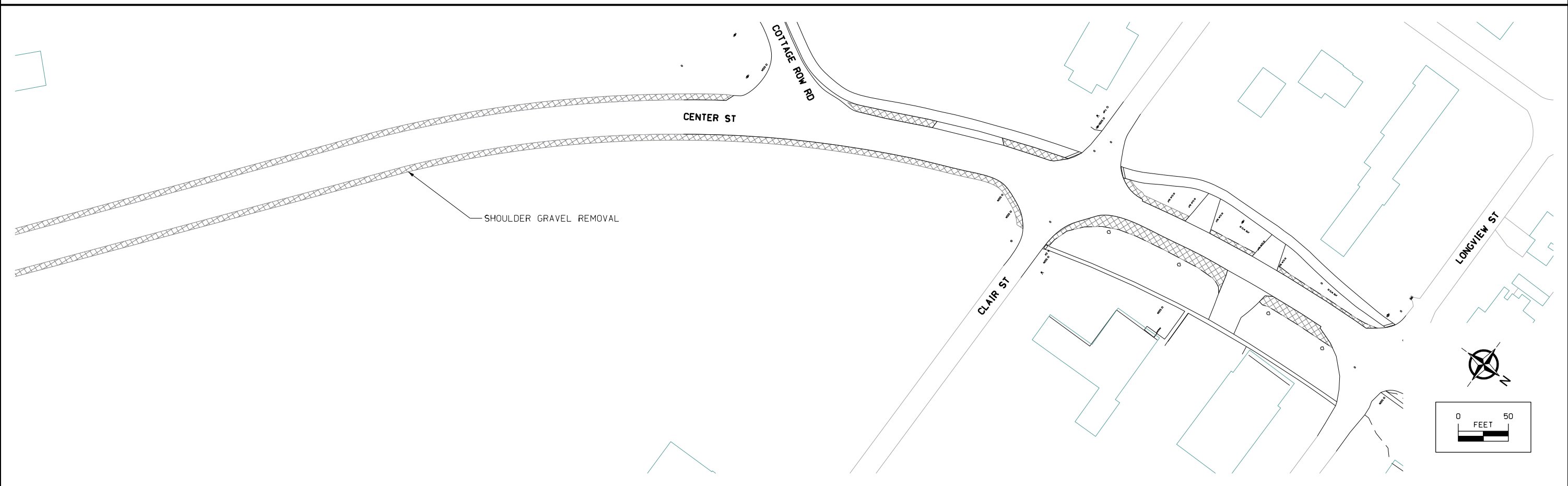
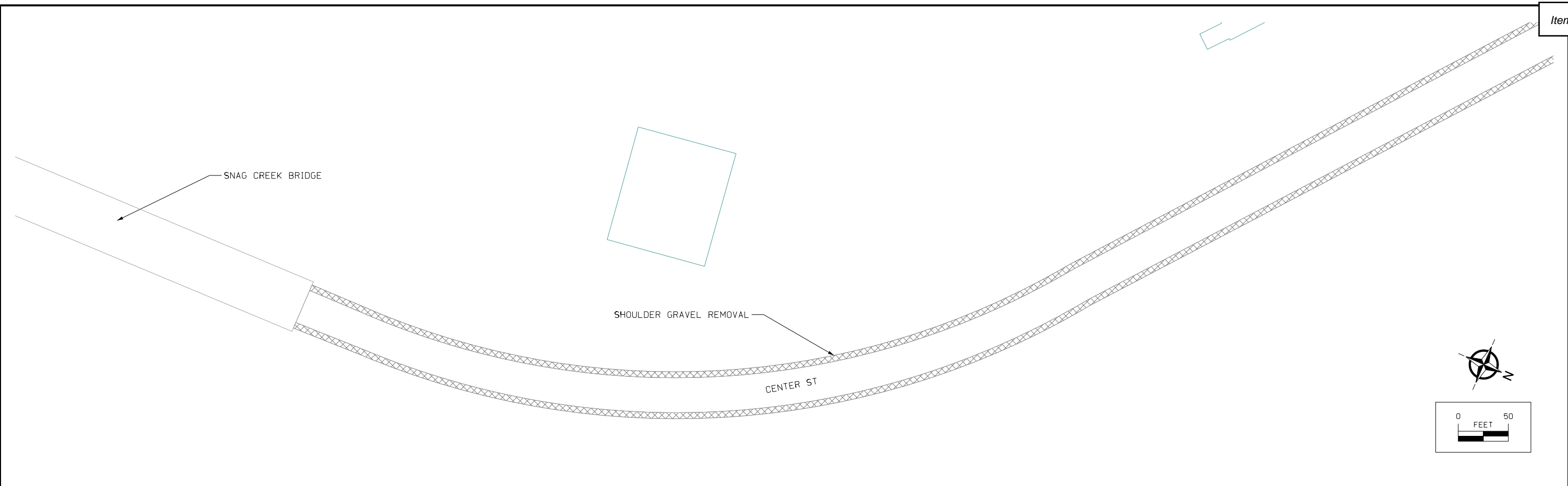
NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETSCAPE PROJECT**  
**CLAIR STREET TO W LONE TREE ROAD**  
 CEDAR FALLS, IA

**CENTER ST**  
**SHOULDER REMOVAL**

SHEET NO.  
**R.07**  
 588



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 2/7/2022 9:16:26 AM  
 CAD FILE: c:\pwworkdir\pwworking\td0375072\0019C017.05\_R08\_SHT.dgn

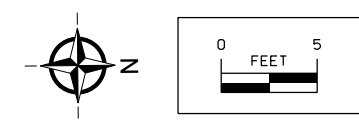
DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETScape PROJECT**  
**CLAIR STREET TO W LONE TREE ROAD**  
 CEDAR FALLS, IA

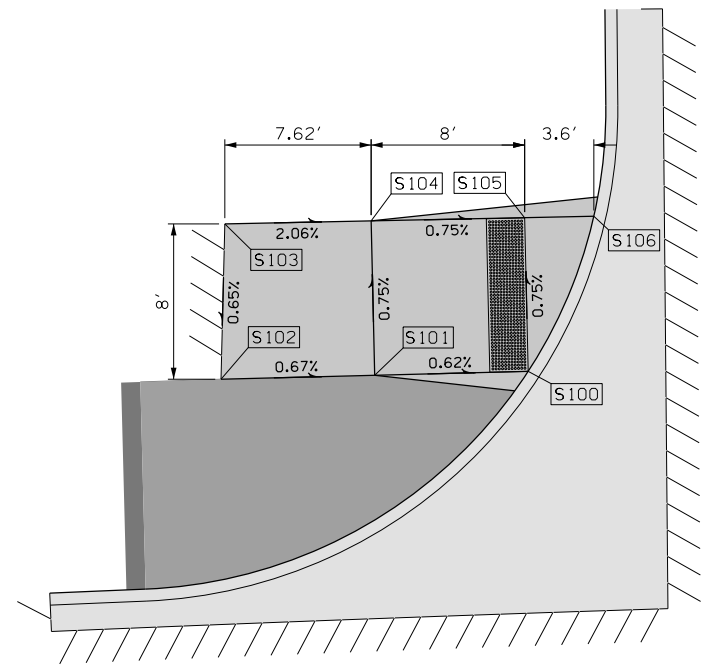
**CENTER ST**  
**SHOULDER REMOVAL**



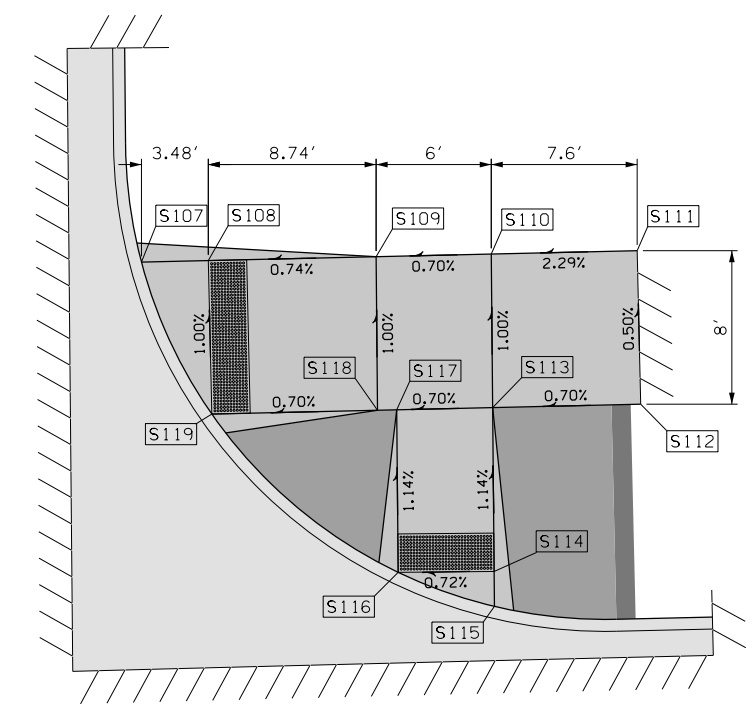
NOTE:  
 CONTRACTOR SHALL VERIFY ALL EXISTING AND AS CONSTRUCTED TIE-IN ELEVATIONS PRIOR TO CONSTRUCTION OF PEDESTRIAN FACILITIES. IF NECESSARY, THE CONTRACTOR SHALL MAKE ADJUSTMENTS TO PROPOSED ELEVATIONS SHOWN TO MAINTAIN THE DESIGN GRADES AND CROSS SLOPES. ADJUSTMENTS SHALL NOT RESULT IN CONSTRUCTED GRADES AND CROSS SLOPES NOT MEETING THE MINIMUM AND MAXIMUM VALUES ALLOWED IN THE PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG). CONTACT THE ENGINEER PRIOR TO PLACEMENT OF CONCRETE IF CHANGES FROM THE VALUES SPECIFIED ARE BEING MADE.

ALL POINTS REFERENCE 'ML\_CENT' ALIGNMENT.

Point	Station	Offset	Elevation
S100	19+42.62	-23.59	863.91
S101	19+34.68	-23.66	863.96
S102	19+26.74	-23.76	864.01
S103	19+27.25	-31.84	864.07
S104	19+34.78	-31.71	863.91
S105	19+42.70	-31.59	863.85
S106	19+46.27	-31.55	863.82
S107	19+73.54	-32.22	863.60
S108	19+77.01	-32.21	863.67
S109	19+85.71	-32.19	863.74
S110	19+91.69	-32.18	863.78
S111	19+99.28	-32.17	863.95
S112	19+99.28	-24.17	863.91
S113	19+91.58	-24.18	863.86
S114	19+91.46	-16.16	863.95
S115	19+91.42	-13.82	863.98
S116	19+86.46	-15.72	863.92
S117	19+86.59	-24.19	863.82
S118	19+86.59	-24.19	863.81
S119	19+76.99	-24.21	863.75



LONGVIEW ST



CENTER ST

PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/6/2022  
 CAD FILE: c:\pworkdir\pw.te\td0375072\0019C017.05\_S01\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION

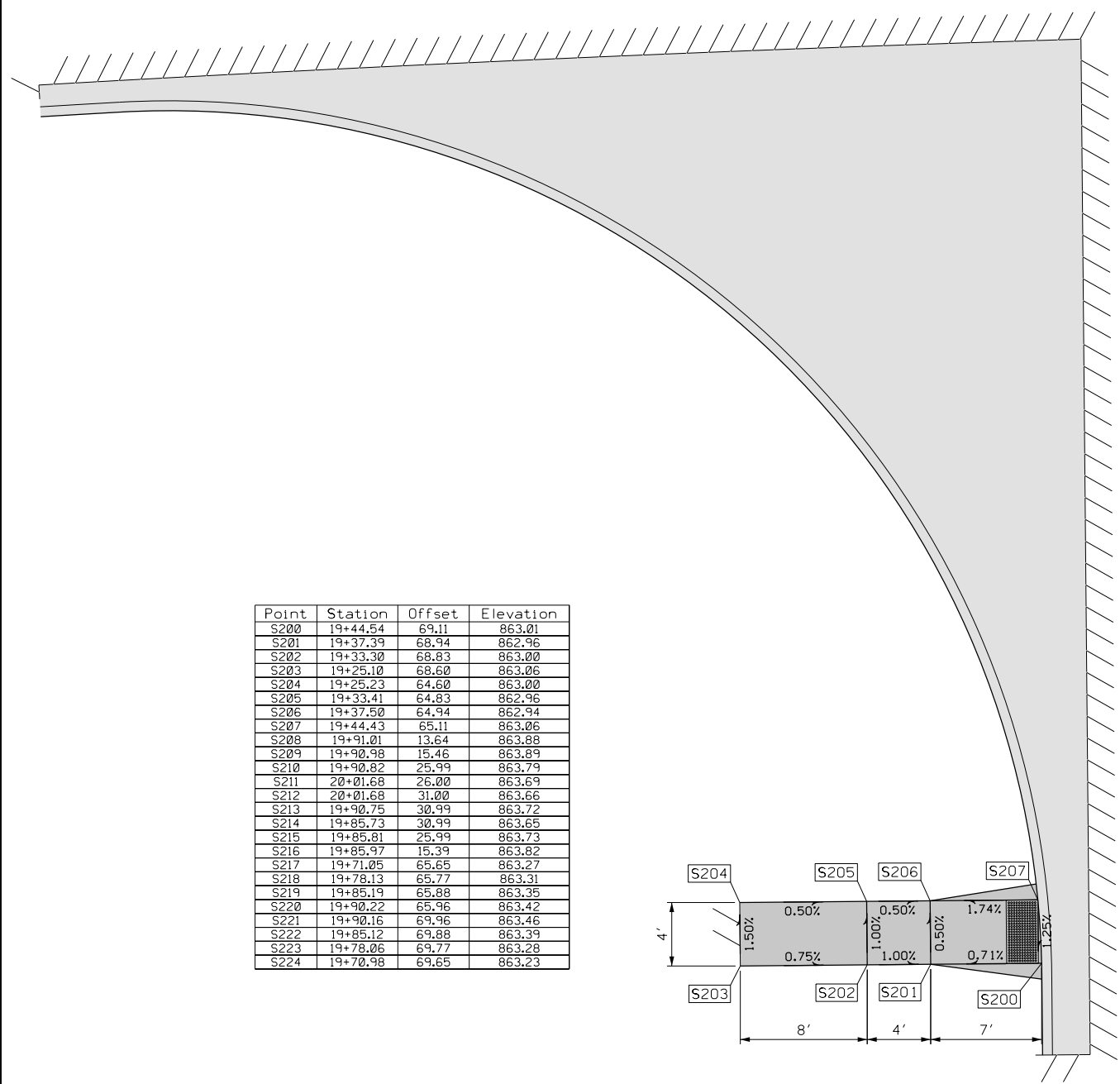


CENTER STREET CORRIDOR STREETScape PROJECT  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

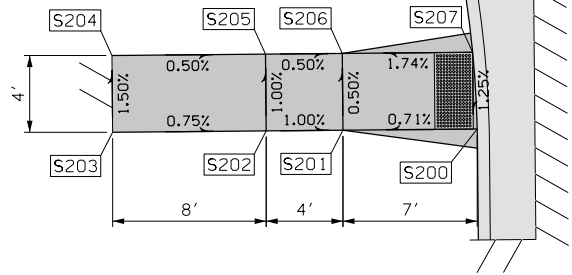
CENTER STREET  
 PEDESTRIAN RAMP DETAILS

SHEET NO.  
**S.01**  
 590

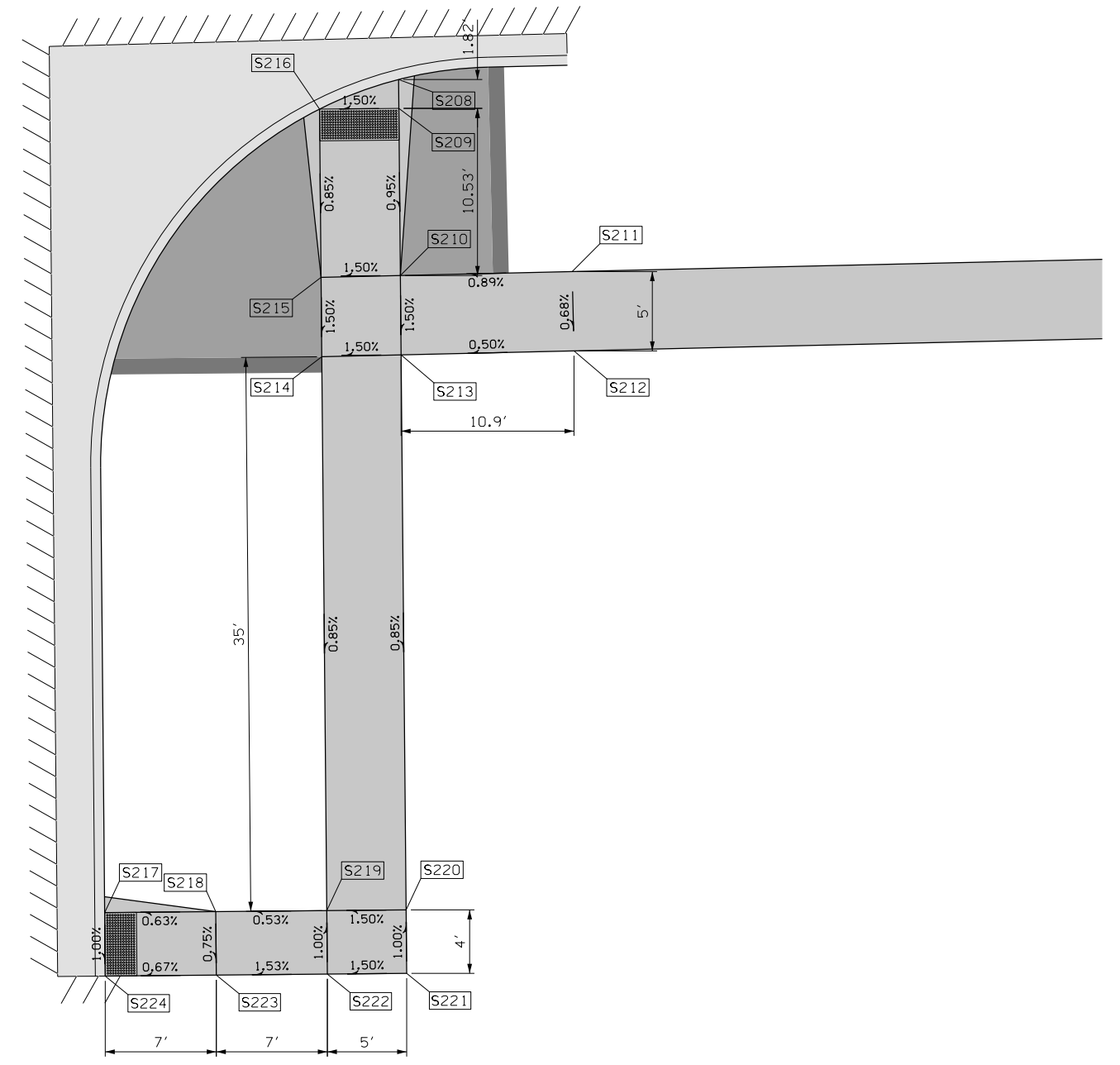
CENTER ST



Point	Station	Offset	Elevation
S200	19+44.54	69.11	863.01
S201	19+37.39	68.94	862.96
S202	19+33.30	68.83	863.00
S203	19+25.10	68.60	863.06
S204	19+25.23	64.60	863.00
S205	19+33.41	64.83	862.96
S206	19+37.50	64.94	862.94
S207	19+44.43	65.11	863.06
S208	19+91.01	13.64	863.88
S209	19+90.98	15.46	863.89
S210	19+90.82	25.99	863.79
S211	20+01.68	26.00	863.69
S212	20+01.68	31.00	863.66
S213	19+90.75	30.99	863.72
S214	19+85.73	30.99	863.65
S215	19+85.81	25.99	863.73
S216	19+85.97	15.39	863.82
S217	19+71.05	65.65	863.27
S218	19+78.13	65.77	863.31
S219	19+85.19	65.88	863.35
S220	19+90.22	65.96	863.42
S221	19+90.16	69.96	863.46
S222	19+85.12	69.88	863.39
S223	19+78.06	69.77	863.28
S224	19+70.98	69.65	863.23

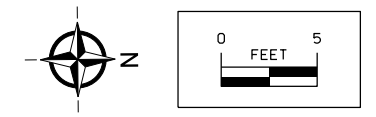


LONGVIEW ST



NOTE:  
 CONTRACTOR SHALL VERIFY ALL EXISTING AND AS CONSTRUCTED TIE-IN ELEVATIONS PRIOR TO CONSTRUCTION OF PEDESTRIAN FACILITIES. IF NECESSARY, THE CONTRACTOR SHALL MAKE ADJUSTMENTS TO PROPOSED ELEVATIONS SHOWN TO MAINTAIN THE DESIGN GRADES AND CROSS SLOPES. ADJUSTMENTS SHALL NOT RESULT IN CONSTRUCTED GRADES AND CROSS SLOPES NOT MEETING THE MINIMUM AND MAXIMUM VALUES ALLOWED IN THE PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG). CONTACT THE ENGINEER PRIOR TO PLACEMENT OF CONCRETE IF CHANGES FROM THE VALUES SPECIFIED ARE BEING MADE.

ALL POINTS REFERENCE 'ML\_CENT' ALIGNMENT.



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/6/2022 5:14:06 PM  
 CAD FILE: c:\pwworkdir\pwworking\19c017.05\_S02\_SHT.dgn

DESIGNED BY: T. LECLAIR  
 CHECKED BY: A. MONIZA  
 DRAWN BY: T. LECLAIR

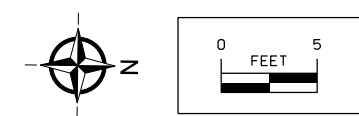
NO	DATE	BY	REVISION DESCRIPTION



CENTER STREET CORRIDOR STREETSCAPE PROJECT  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

CENTER STREET  
 PEDESTRIAN RAMP DETAILS

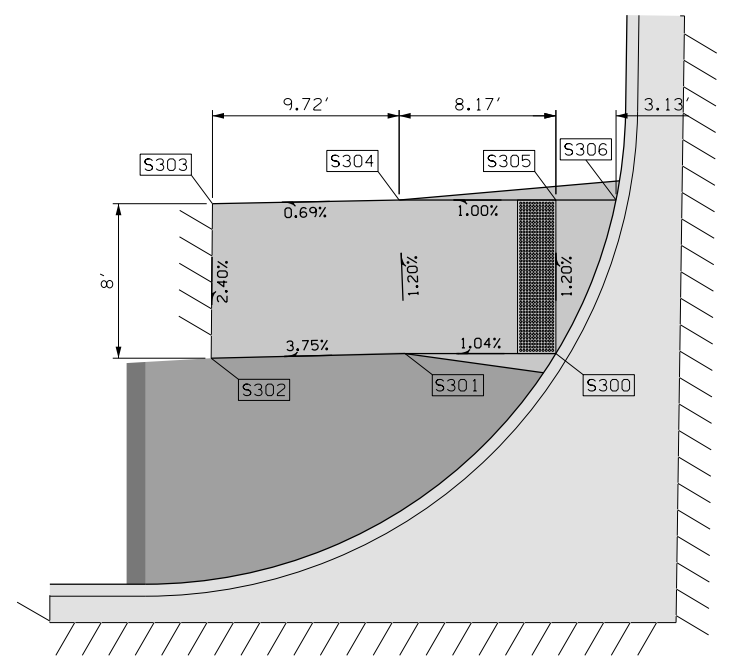
SHEET NO.  
**S.02**  
 591



NOTE:  
 CONTRACTOR SHALL VERIFY ALL EXISTING AND AS CONSTRUCTED TIE-IN ELEVATIONS PRIOR TO CONSTRUCTION OF PEDESTRIAN FACILITIES. IF NECESSARY, THE CONTRACTOR SHALL MAKE ADJUSTMENTS TO PROPOSED ELEVATIONS SHOWN TO MAINTAIN THE DESIGN GRADES AND CROSS SLOPES. ADJUSTMENTS SHALL NOT RESULT IN CONSTRUCTED GRADES AND CROSS SLOPES NOT MEETING THE MINIMUM AND MAXIMUM VALUES ALLOWED IN THE PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG). CONTACT THE ENGINEER PRIOR TO PLACEMENT OF CONCRETE IF CHANGES FROM THE VALUES SPECIFIED ARE BEING MADE.

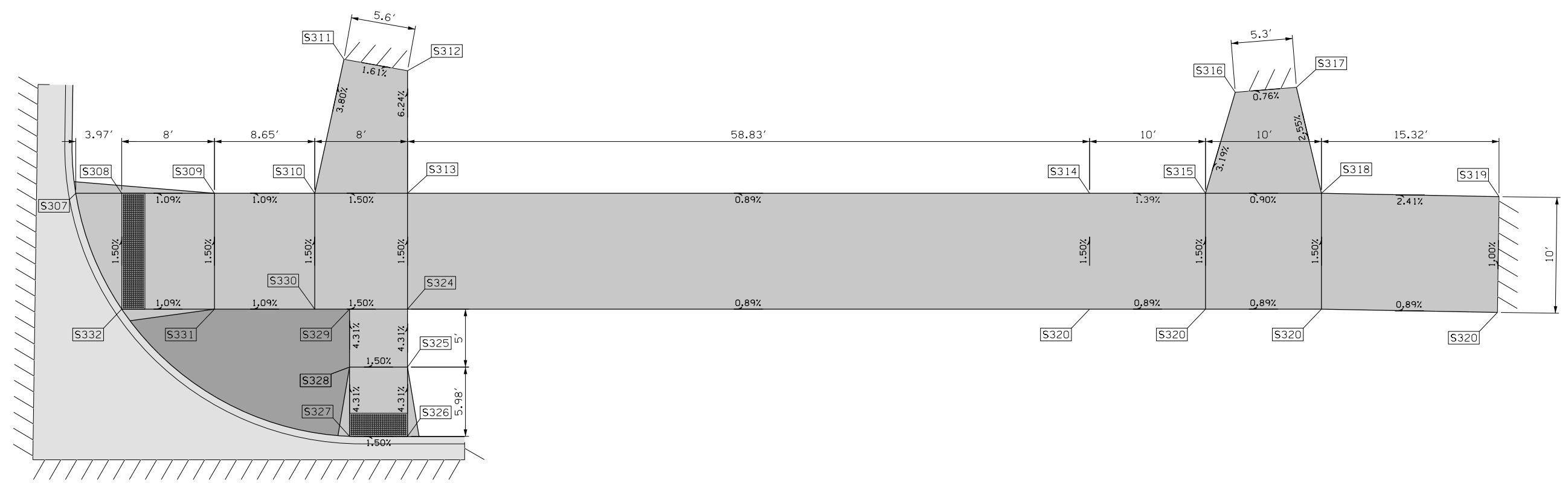
ALL POINTS REFERENCE 'ML\_CENT' ALIGNMENT.

Point	Station	Offset	Elevation
S300	22+38.98	-25.02	864.40
S301	22+31.12	-25.02	864.32
S302	22+21.02	-24.77	863.94
S303	22+21.09	-32.02	864.13
S304	22+30.82	-33.82	864.20
S305	22+38.98	-33.02	864.28
S306	22+42.12	-33.02	864.15
S307	22+68.95	-34.00	864.19
S308	22+72.91	-34.00	864.35
S309	22+80.91	-34.00	864.44
S310	22+89.56	-34.00	864.53
S311	22+92.08	-45.56	864.08
S312	22+97.57	-44.58	863.99
S313	22+97.56	-34.00	864.65
S314	23+56.40	-34.00	865.17
S315	23+66.40	-34.00	865.31
S316	23+68.96	-42.72	865.60
S317	23+74.24	-43.14	865.64
S318	23+76.40	-34.00	865.40
S319	23+91.72	-33.71	865.77
S320	23+91.58	-23.72	865.57
S321	23+76.40	-24.00	865.50
S322	23+66.40	-24.00	865.41
S323	23+56.40	-24.00	865.32
S324	22+97.56	-24.00	864.80
S325	22+97.56	-19.00	865.01
S326	22+97.56	-13.00	865.26
S327	22+92.56	-13.02	865.20
S328	22+92.56	-19.00	864.94
S329	22+92.56	-24.00	864.73
S330	22+89.56	-24.00	864.68
S331	22+80.91	-24.00	864.59
S332	22+72.91	-24.00	864.50



CEDAR ST

CENTER ST



CEDAR ST

CENTER ST

PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/6/2022  
 CAD FILE: c:\pworkdir\pw\te\ttl\00375072\0019C017.05\_S03\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION



CENTER STREET CORRIDOR STREETScape PROJECT  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

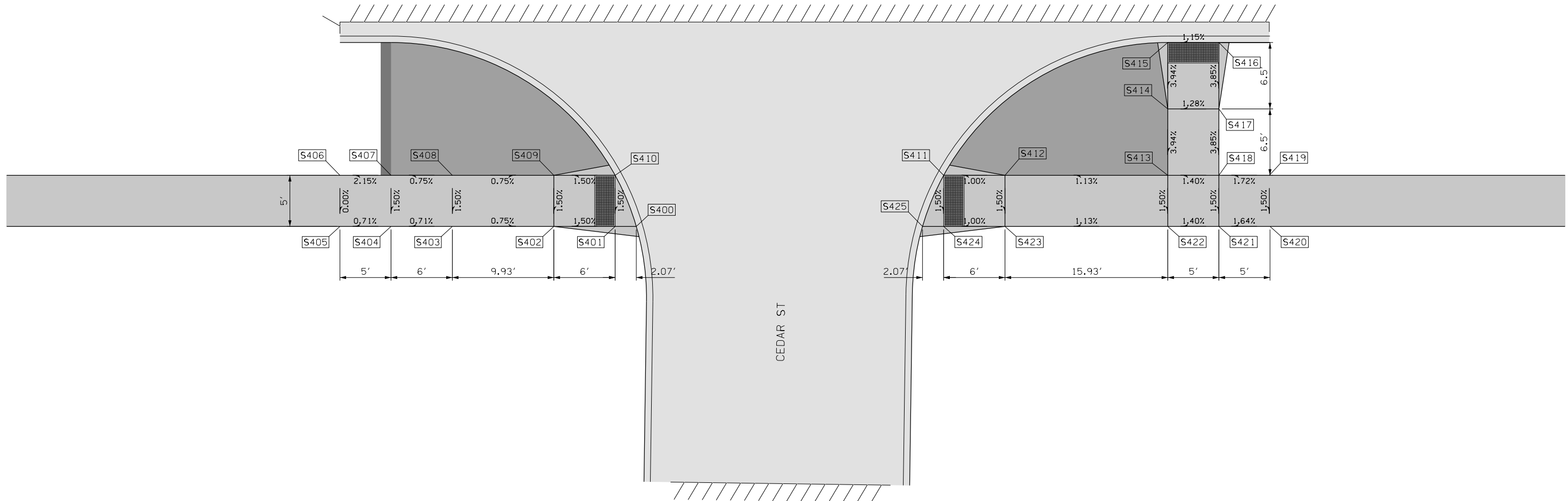
CENTER STREET  
 PEDESTRIAN RAMP DETAILS

SHEET NO.  
**S.03**  
 592



CENTER ST

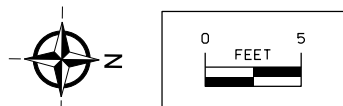
CEDAR ST



Point	Station	Offset	Elevation
S400	22+40.56	31.00	864.00
S401	22+38.49	31.00	864.15
S402	22+32.49	31.00	863.90
S403	22+22.56	31.00	863.94
S404	22+16.56	31.00	863.94
S405	22+11.56	31.00	863.90
S406	22+11.56	26.00	863.90
S407	22+16.56	26.00	864.01
S408	22+22.56	26.00	864.05
S409	22+32.49	26.00	863.98
S410	22+38.49	26.00	864.07
S411	22+70.63	26.00	864.48
S412	22+76.63	26.00	864.54
S413	22+92.56	26.00	864.72
S414	22+92.56	19.50	864.97
S415	22+92.56	13.00	865.23
S416	22+97.56	13.00	865.29
S417	22+97.56	19.50	865.04
S418	22+97.56	26.00	864.78
S419	23+02.50	26.00	864.87
S420	23+02.51	31.00	864.79
S421	22+97.56	31.00	864.71
S422	22+92.56	31.00	864.64
S423	22+76.63	31.00	864.46
S424	22+70.63	31.00	864.40
S425	22+68.56	31.00	864.38

NOTE:  
 CONTRACTOR SHALL VERIFY ALL EXISTING AND AS CONSTRUCTED TIE-IN ELEVATIONS PRIOR TO CONSTRUCTION OF PEDESTRIAN FACILITIES. IF NECESSARY, THE CONTRACTOR SHALL MAKE ADJUSTMENTS TO PROPOSED ELEVATIONS SHOWN TO MAINTAIN THE DESIGN GRADES AND CROSS SLOPES. ADJUSTMENTS SHALL NOT RESULT IN CONSTRUCTED GRADES AND CROSS SLOPES NOT MEETING THE MINIMUM AND MAXIMUM VALUES ALLOWED IN THE PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG). CONTACT THE ENGINEER PRIOR TO PLACEMENT OF CONCRETE IF CHANGES FROM THE VALUES SPECIFIED ARE BEING MADE.

ALL POINTS REFERENCE 'ML\_CENT' ALIGNMENT.



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/6/2022  
 CAD FILE: c:\pwworkdir\pwworking\19C017.05\_S04\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

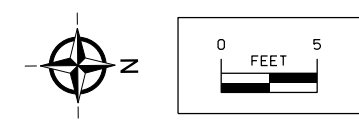
NO	DATE	BY	REVISION DESCRIPTION



CENTER STREET CORRIDOR STREETScape PROJECT  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

CENTER STREET  
 PEDESTRIAN RAMP DETAILS

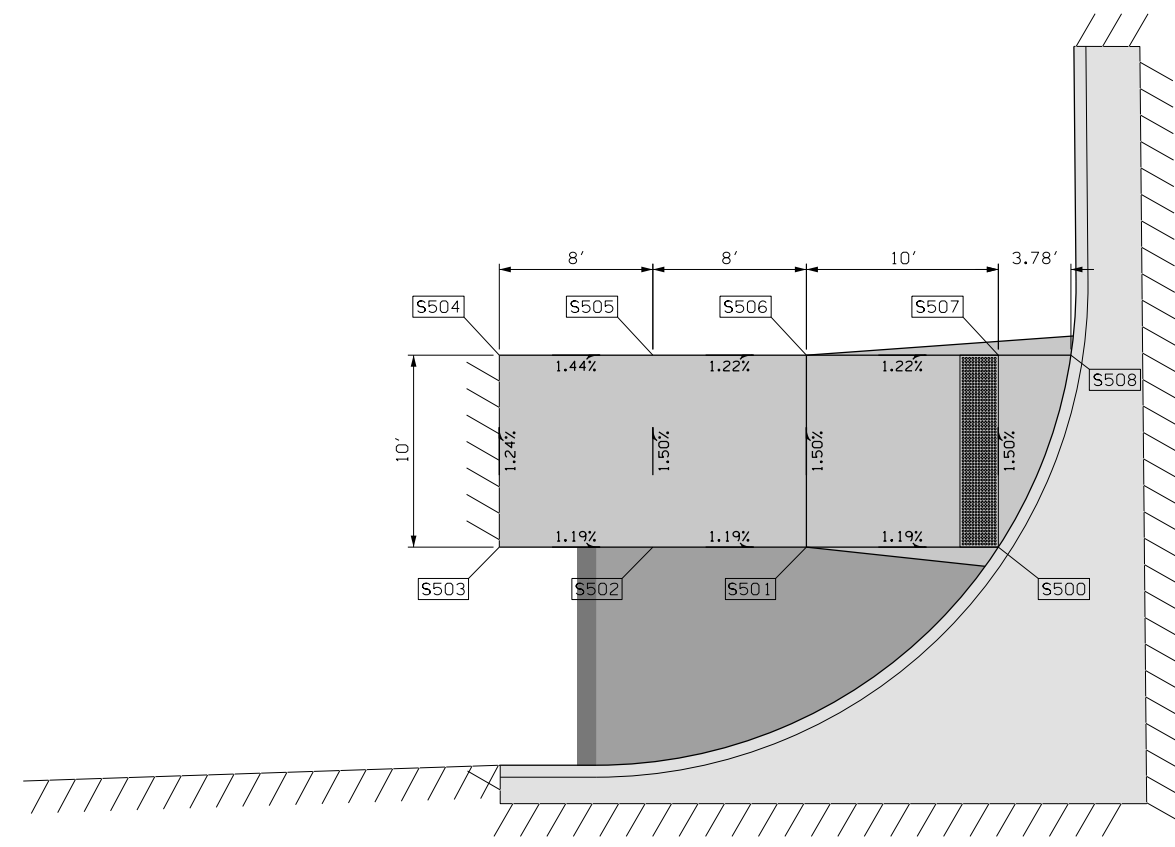
SHEET NO.  
**S.04**  
 593



NOTE:  
 CONTRACTOR SHALL VERIFY ALL EXISTING AND AS CONSTRUCTED TIE-IN ELEVATIONS PRIOR TO CONSTRUCTION OF PEDESTRIAN FACILITIES. IF NECESSARY, THE CONTRACTOR SHALL MAKE ADJUSTMENTS TO PROPOSED ELEVATIONS SHOWN TO MAINTAIN THE DESIGN GRADES AND CROSS SLOPES. ADJUSTMENTS SHALL NOT RESULT IN CONSTRUCTED GRADES AND CROSS SLOPES NOT MEETING THE MINIMUM AND MAXIMUM VALUES ALLOWED IN THE PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG). CONTACT THE ENGINEER PRIOR TO PLACEMENT OF CONCRETE IF CHANGES FROM THE VALUES SPECIFIED ARE BEING MADE.

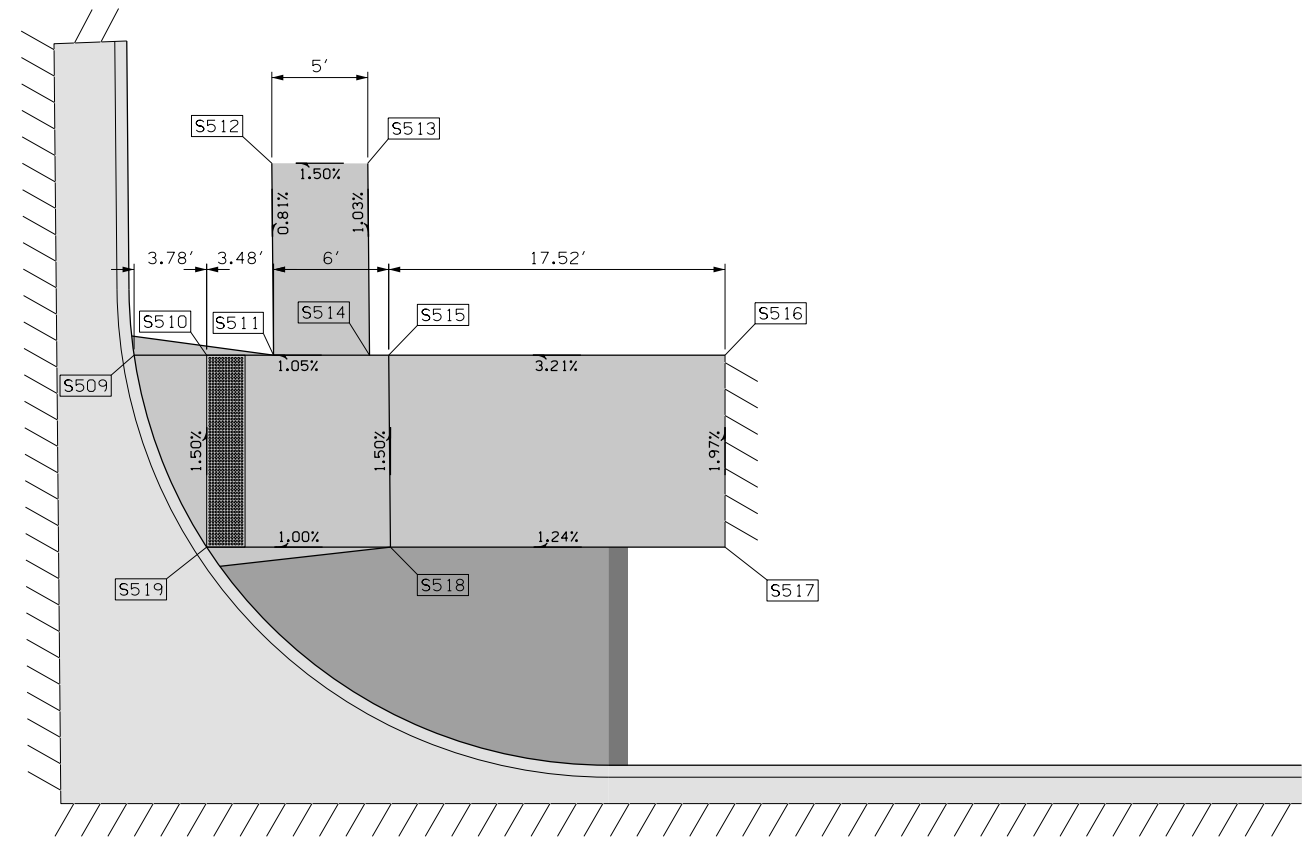
ALL POINTS REFERENCE 'ML\_CENT' ALIGNMENT.

Point	Station	Offset	Elevation
S500	29+23.70	-24.36	871.95
S501	29+13.70	-24.36	872.07
S502	29+05.70	-24.36	872.16
S503	28+97.70	-24.36	872.26
S504	28+97.70	-34.36	872.13
S505	29+05.70	-34.36	872.02
S506	29+13.70	-34.36	871.92
S507	29+23.70	-34.36	871.80
S508	29+27.48	-34.36	871.78
S509	29+59.42	-34.36	871.84
S510	29+63.21	-34.36	871.90
S511	29+67.69	-34.36	871.94
S512	29+67.60	-44.37	871.94
S513	29+71.60	-44.36	872.09
S514	29+71.69	-34.36	871.99
S515	29+72.69	-34.36	872.00
S516	29+90.21	-34.36	872.56
S517	29+90.21	-24.36	872.37
S518	29+72.78	-24.36	872.15
S519	29+63.21	-24.36	872.05



WESTERN AVE

CENTER ST



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/6/2022  
 CAD FILE: c:\pwworkdir\pwworking\19C017.05\_S05\_SHT.dgn

DESIGNED BY: T. LECLAIR  
 CHECKED BY: A. MONIZA  
 DRAWN BY: T. LECLAIR

NO	DATE	BY	REVISION DESCRIPTION



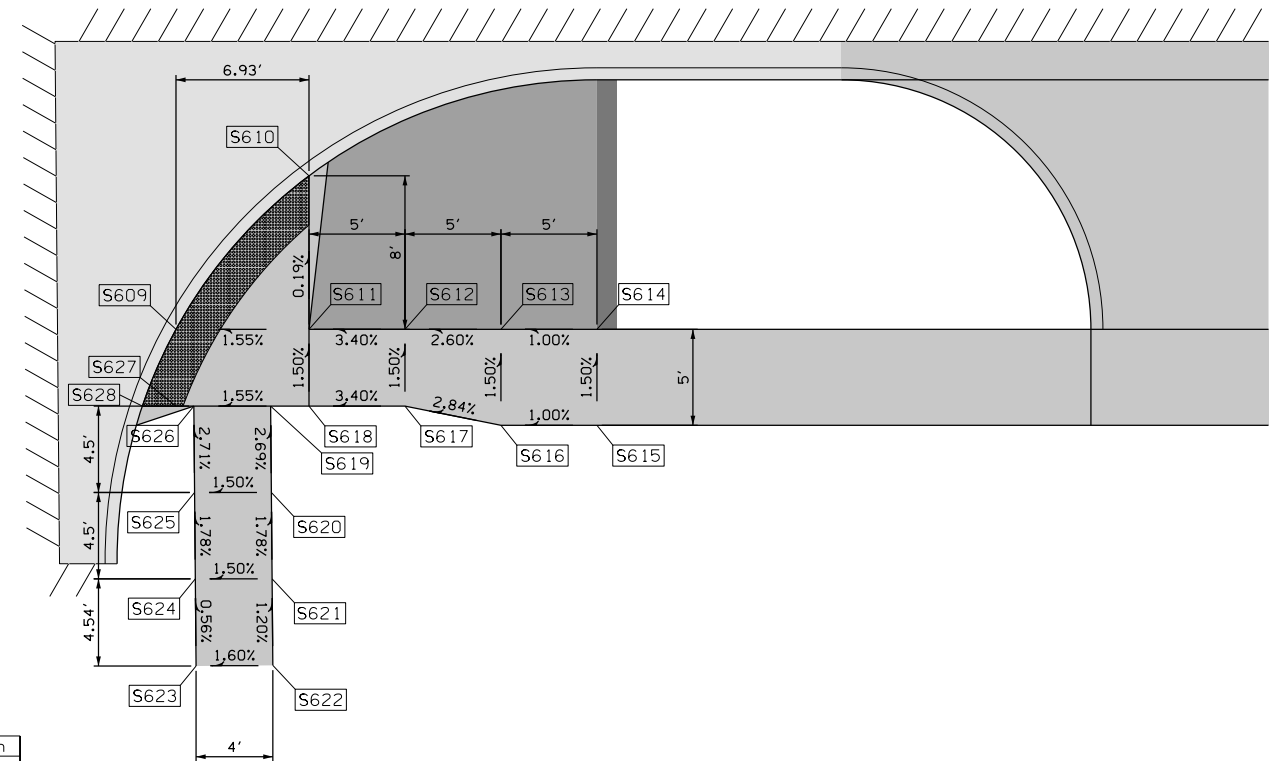
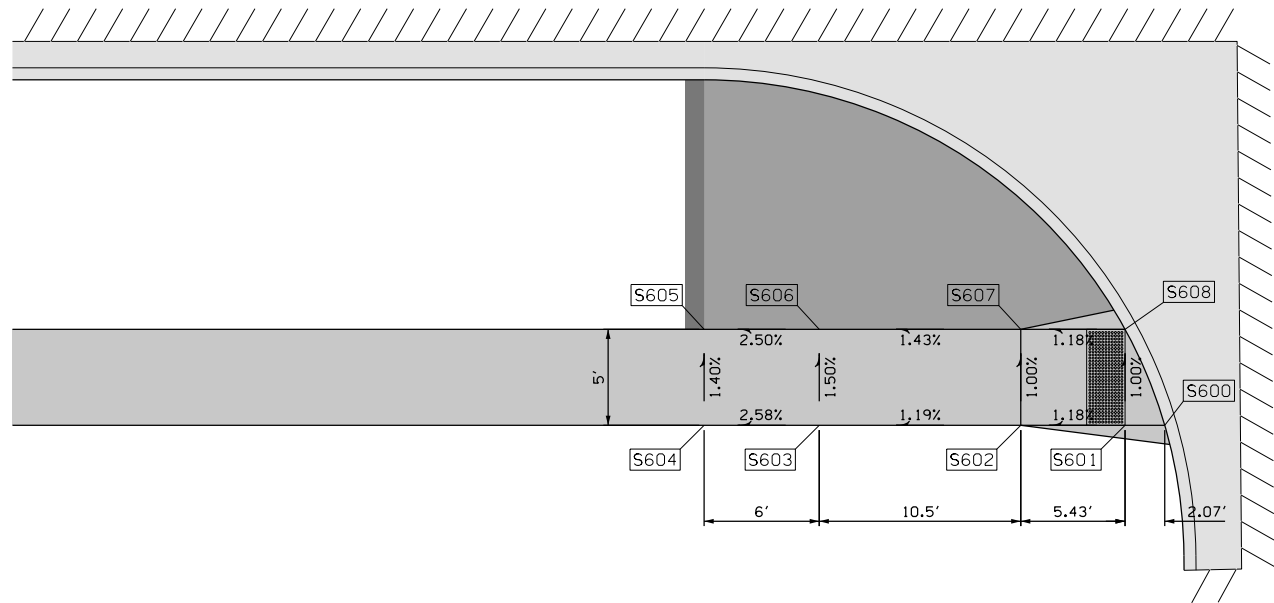
CENTER STREET CORRIDOR STREETScape PROJECT  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

CENTER STREET  
 PEDESTRIAN RAMP DETAILS

SHEET NO.  
**S.05**  
 594

CENTER ST

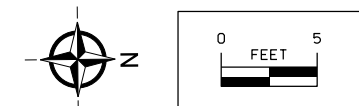
GREEN ST



Point	Station	Offset	Elevation
S600	30+78.19	31.00	872.51
S601	30+76.12	31.00	872.61
S602	30+70.69	31.00	872.55
S603	30+60.19	31.00	872.42
S604	30+54.19	31.00	872.27
S605	30+54.19	26.00	872.20
S606	30+60.19	26.00	872.35
S607	30+70.69	26.00	872.50
S608	30+76.12	26.00	872.56
S609	31+13.74	26.00	872.84
S610	31+20.67	18.00	872.93
S611	31+20.67	26.00	872.95
S612	31+25.67	26.00	873.12
S613	31+30.67	26.00	873.25
S614	31+35.67	26.00	873.30
S615	31+35.67	31.00	873.38
S616	31+30.67	31.00	873.33
S617	31+25.67	30.00	873.18
S618	31+20.67	30.00	873.01
S619	31+18.67	30.00	872.98
S620	31+18.70	34.50	873.10
S621	31+18.74	39.00	873.18
S622	31+18.78	43.51	873.23
S623	31+14.78	43.54	873.15
S624	31+14.74	39.00	873.12
S625	31+14.70	34.50	873.04
S626	31+14.67	30.00	872.92
S627	31+13.74	30.00	872.90
S628	31+11.98	30.00	872.82

NOTE:  
 CONTRACTOR SHALL VERIFY ALL EXISTING AND AS CONSTRUCTED TIE-IN ELEVATIONS PRIOR TO CONSTRUCTION OF PEDESTRIAN FACILITIES. IF NECESSARY, THE CONTRACTOR SHALL MAKE ADJUSTMENTS TO PROPOSED ELEVATIONS SHOWN TO MAINTAIN THE DESIGN GRADES AND CROSS SLOPES. ADJUSTMENTS SHALL NOT RESULT IN CONSTRUCTED GRADES AND CROSS SLOPES NOT MEETING THE MINIMUM AND MAXIMUM VALUES ALLOWED IN THE PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG). CONTACT THE ENGINEER PRIOR TO PLACEMENT OF CONCRETE IF CHANGES FROM THE VALUES SPECIFIED ARE BEING MADE.

ALL POINTS REFERENCE 'ML\_CENT' ALIGNMENT.



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/21/2022 11:23:07 AM  
 CAD FILE: c:\pwworkdir\pwworking\0375072\0019C017.05\_S06\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

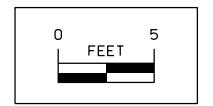
NO	DATE	BY	REVISION DESCRIPTION



CENTER STREET CORRIDOR STREETScape PROJECT  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

CENTER STREET  
 PEDESTRIAN RAMP DETAILS

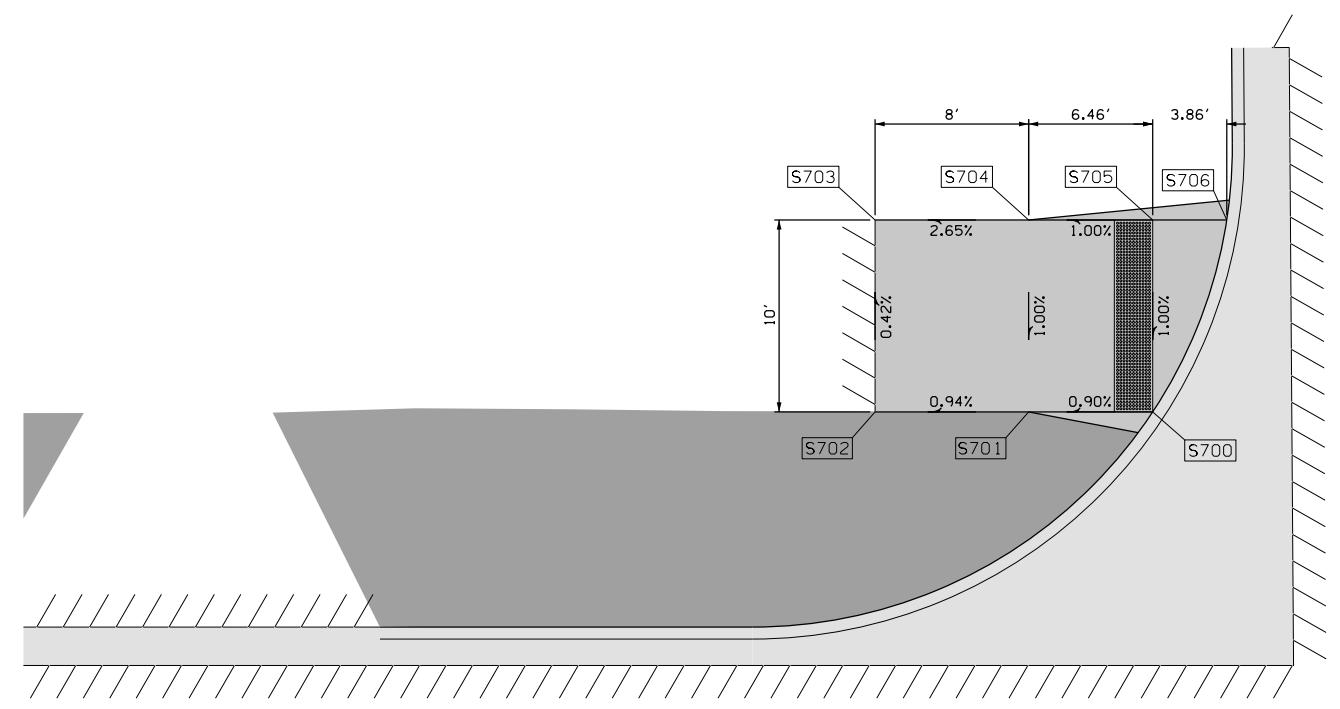
SHEET NO.  
**S.06**  
 595



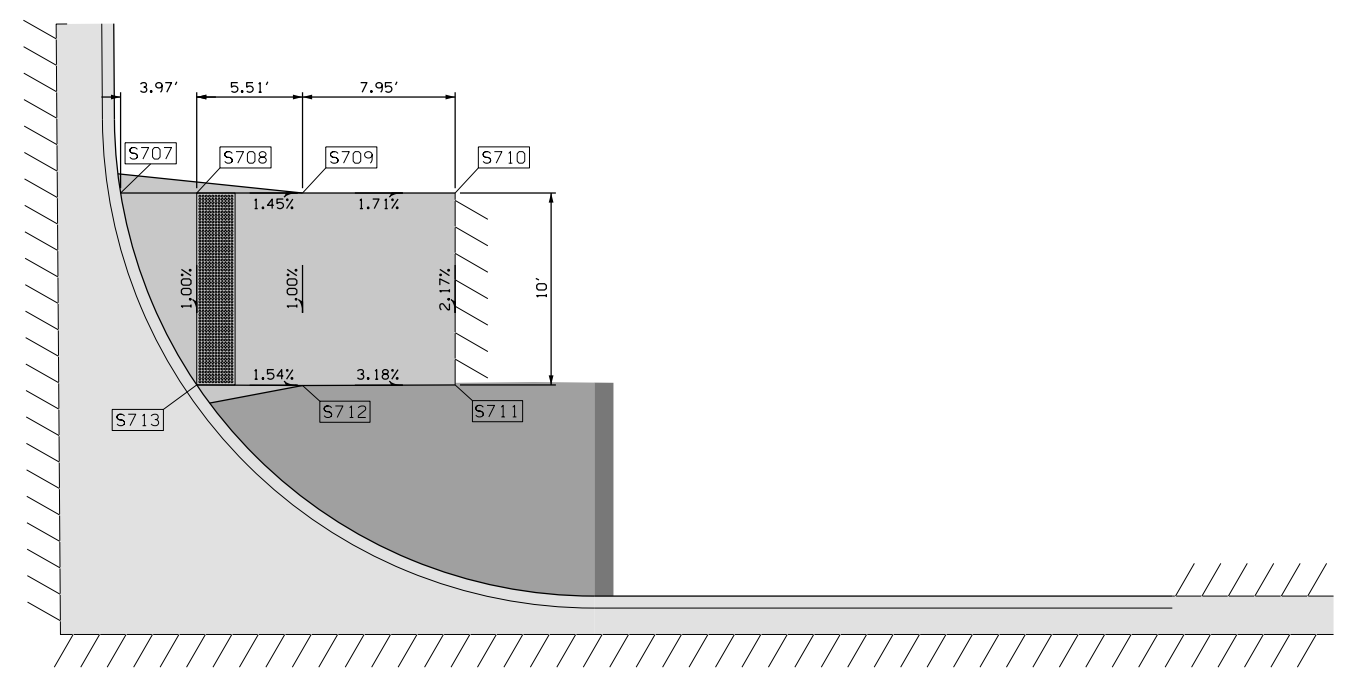
NOTE:  
 CONTRACTOR SHALL VERIFY ALL EXISTING AND AS CONSTRUCTED TIE-IN ELEVATIONS PRIOR TO CONSTRUCTION OF PEDESTRIAN FACILITIES. IF NECESSARY, THE CONTRACTOR SHALL MAKE ADJUSTMENTS TO PROPOSED ELEVATIONS SHOWN TO MAINTAIN THE DESIGN GRADES AND CROSS SLOPES. ADJUSTMENTS SHALL NOT RESULT IN CONSTRUCTED GRADES AND CROSS SLOPES NOT MEETING THE MINIMUM AND MAXIMUM VALUES ALLOWED IN THE PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG). CONTACT THE ENGINEER PRIOR TO PLACEMENT OF CONCRETE IF CHANGES FROM THE VALUES SPECIFIED ARE BEING MADE.

ALL POINTS REFERENCE 'ML\_CENT' ALIGNMENT.

Point	Station	Offset	Elevation
S700	32+03.65	-24.21	872.89
S701	31+97.19	-24.21	872.83
S702	31+89.19	-24.21	872.76
S703	31+89.19	-34.21	872.71
S704	31+97.19	-34.21	872.93
S705	32+03.65	-34.21	872.99
S706	32+07.51	-34.21	873.06
S707	32+34.12	-34.00	872.96
S708	32+38.09	-34.00	873.00
S709	32+43.60	-34.00	872.92
S710	32+51.55	-34.00	872.78
S711	32+51.55	-24.00	872.57
S712	32+43.60	-23.97	872.82
S713	32+38.09	-24.00	872.90



BERTCHWOOD AVE



CENTER ST

PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/6/2022  
 DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR  
 CAD FILE: c:\pworkdir\pw.te\td0375072\0019C017.05\_S07\_SHT.dgn

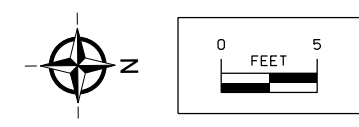
NO	DATE	BY	REVISION DESCRIPTION



CENTER STREET CORRIDOR STREETScape PROJECT  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

CENTER STREET  
 PEDESTRIAN RAMP DETAILS

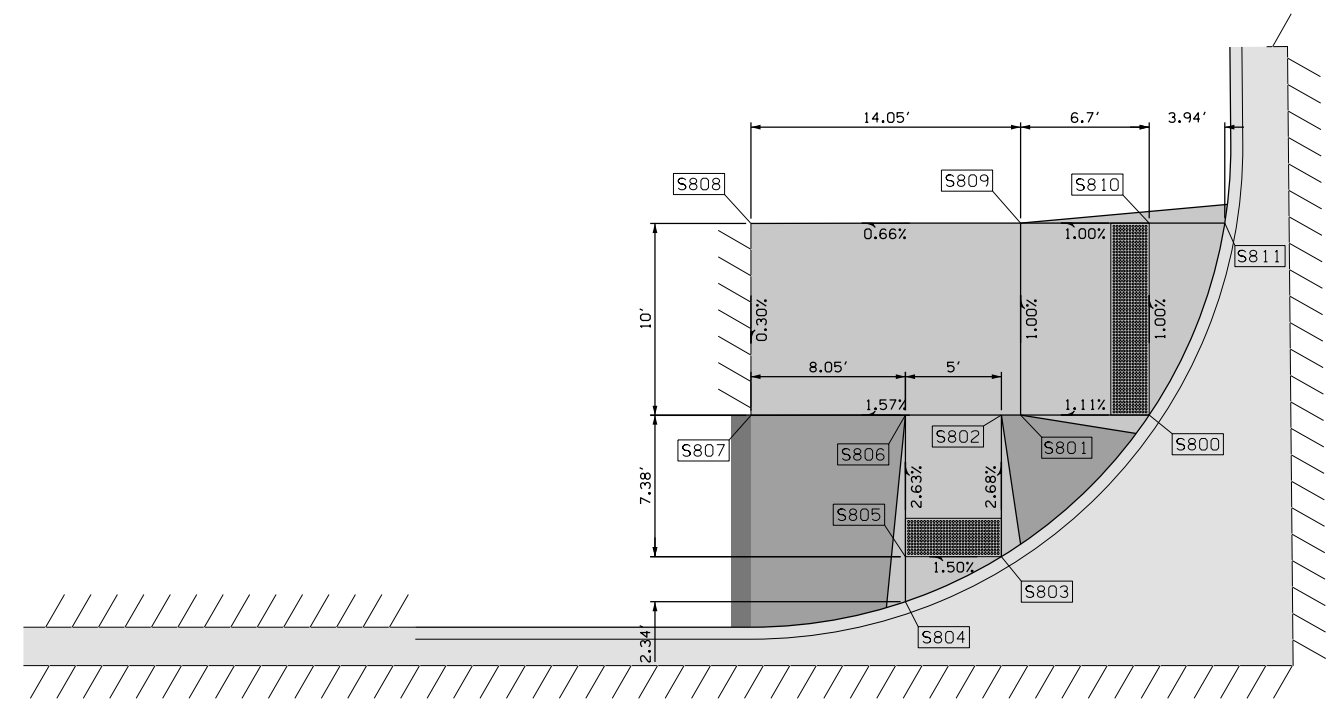
SHEET NO.  
**S.07**  
 596



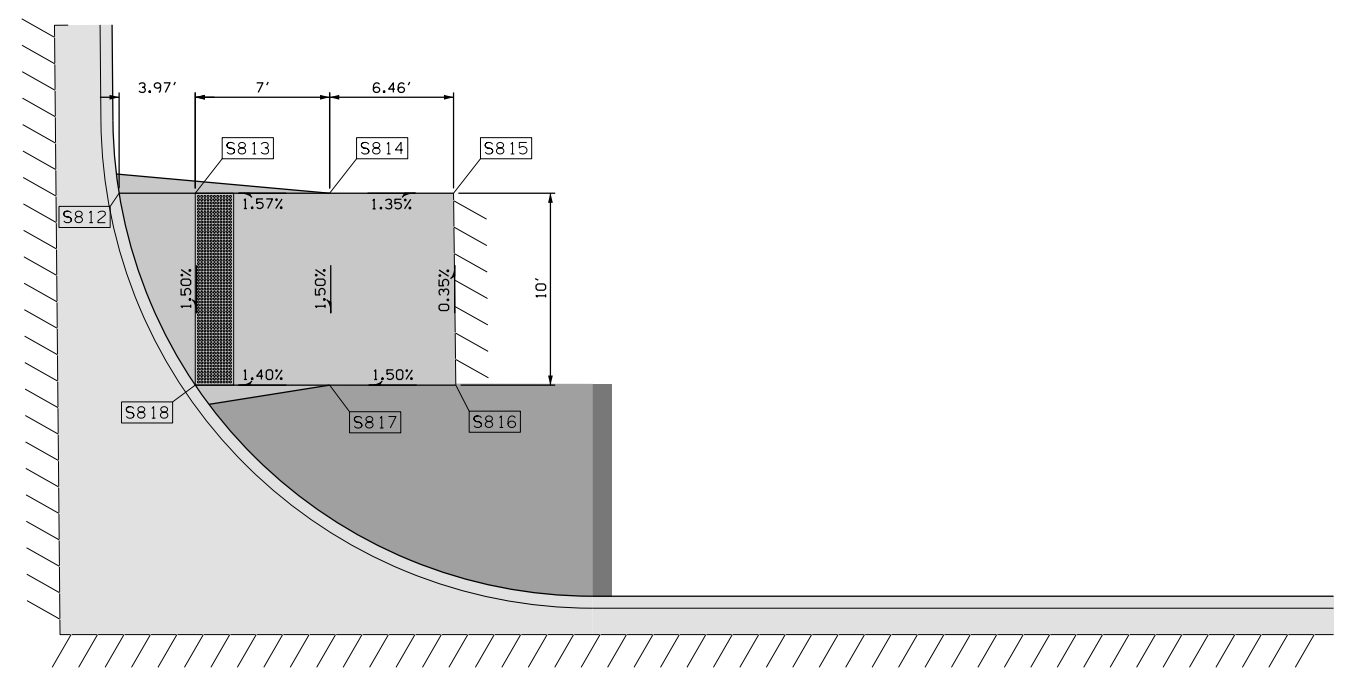
NOTE:  
 CONTRACTOR SHALL VERIFY ALL EXISTING AND AS CONSTRUCTED TIE-IN ELEVATIONS PRIOR TO CONSTRUCTION OF PEDESTRIAN FACILITIES. IF NECESSARY, THE CONTRACTOR SHALL MAKE ADJUSTMENTS TO PROPOSED ELEVATIONS SHOWN TO MAINTAIN THE DESIGN GRADES AND CROSS SLOPES. ADJUSTMENTS SHALL NOT RESULT IN CONSTRUCTED GRADES AND CROSS SLOPES NOT MEETING THE MINIMUM AND MAXIMUM VALUES ALLOWED IN THE PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG). CONTACT THE ENGINEER PRIOR TO PLACEMENT OF CONCRETE IF CHANGES FROM THE VALUES SPECIFIED ARE BEING MADE.

ALL POINTS REFERENCE 'ML\_CENT' ALIGNMENT.

Point	Station	Offset	Elevation
S800	34+68.21	-24.05	873.68
S801	34+61.51	-24.05	873.61
S802	34+60.51	-24.05	873.59
S803	34+60.51	-16.67	873.79
S804	34+55.51	-14.33	873.85
S805	34+55.51	-16.67	873.71
S806	34+55.51	-24.05	873.52
S807	34+47.46	-24.04	873.39
S808	34+47.46	-34.04	873.42
S809	34+61.51	-34.05	873.51
S810	34+68.21	-34.05	873.58
S811	34+72.15	-34.05	873.78
S812	34+98.79	-34.00	873.93
S813	35+02.75	-34.00	874.01
S814	35+09.75	-34.00	874.12
S815	35+16.21	-34.00	874.03
S816	35+16.33	-24.00	874.07
S817	35+09.75	-24.00	873.97
S818	35+02.75	-24.00	873.87



LANTZ AVE



CENTER ST

PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/6/2022 5:14:37 PM  
 CAD FILE: c:\pwworkdir\pwworking\td0375072\0019C017.05\_S08\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION



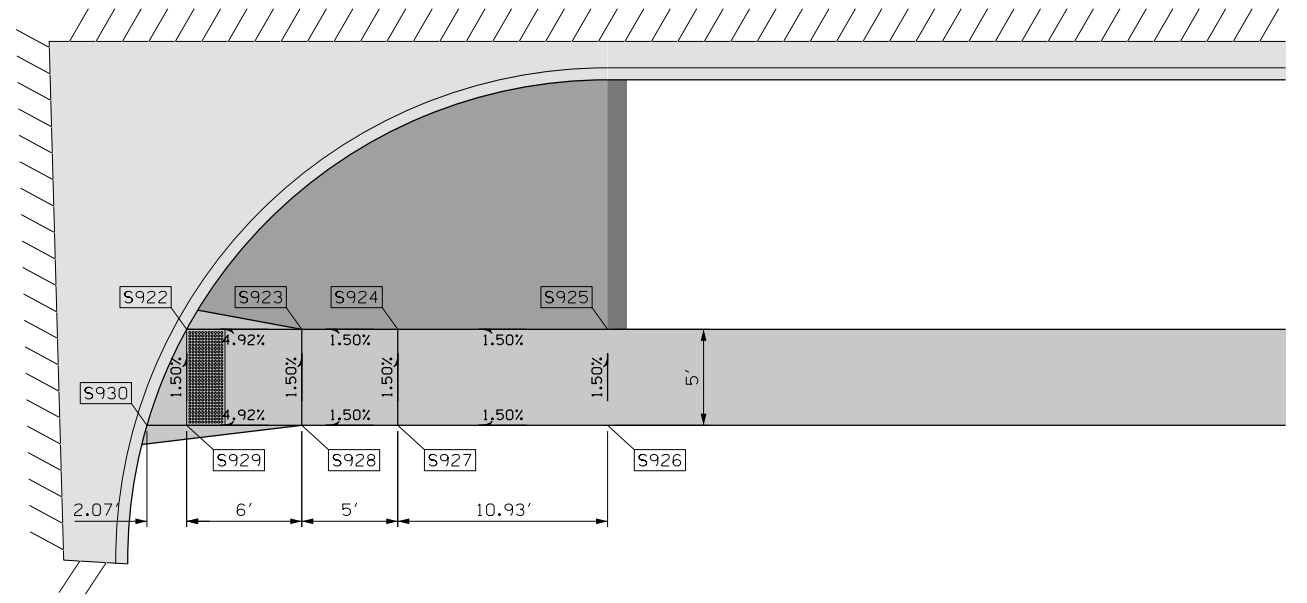
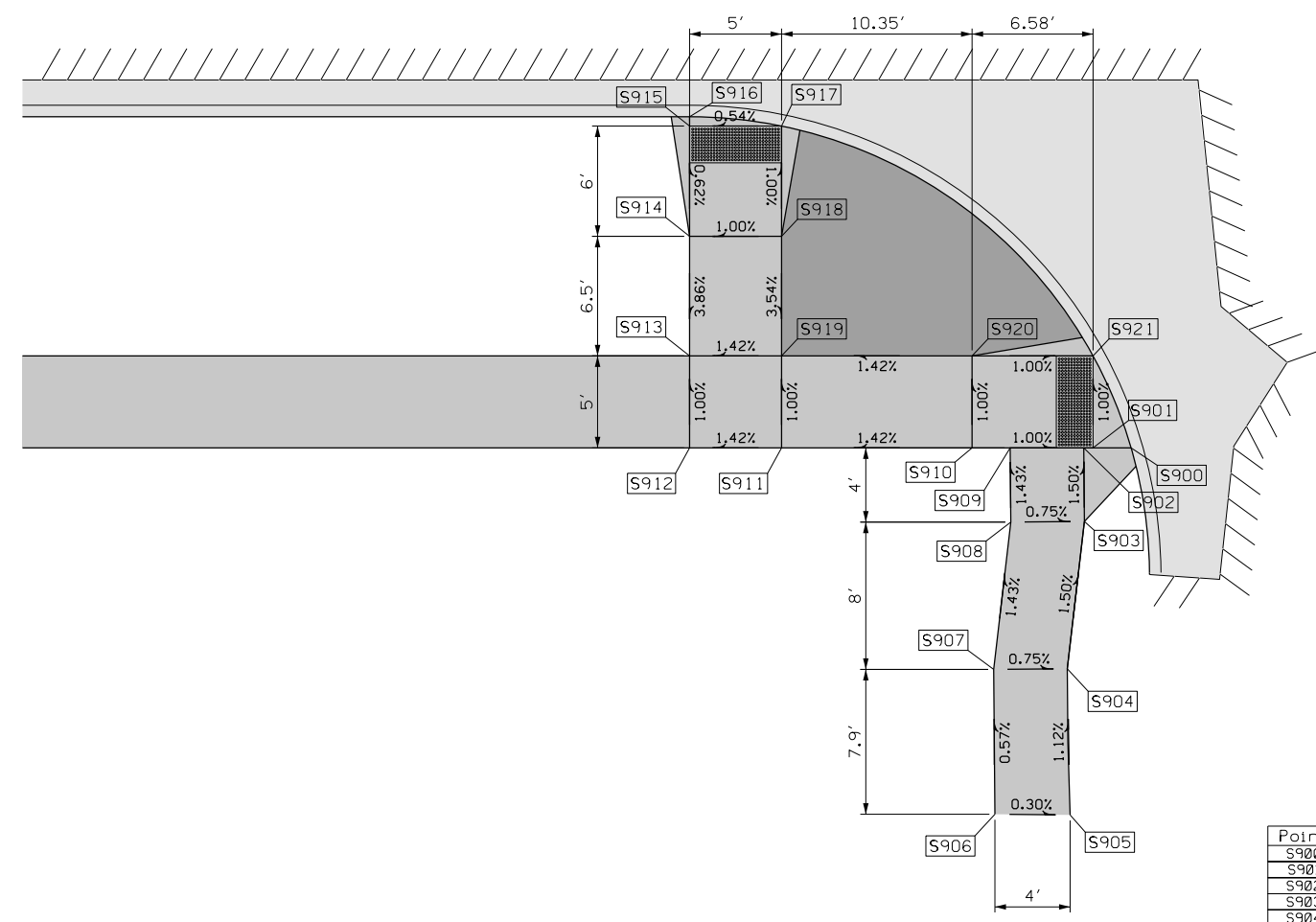
CENTER STREET CORRIDOR STREETScape PROJECT  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

CENTER STREET  
 PEDESTRIAN RAMP DETAILS

SHEET NO.  
**S.08**  
 597

CENTER ST

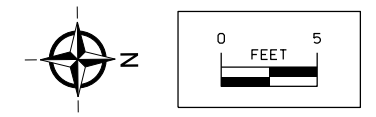
LANTZ AVE



Point	Station	Offset	Elevation
S900	34+79.51	31.00	873.85
S901	34+79.51	31.00	873.85
S902	34+76.93	31.00	873.95
S903	34+76.97	35.00	874.01
S904	34+76.04	43.01	874.13
S905	34+76.19	50.95	874.22
S906	34+72.10	50.92	874.21
S907	34+72.04	43.04	874.16
S908	34+72.97	35.03	874.04
S909	34+72.93	31.00	873.99
S910	34+70.86	31.00	874.01
S911	34+60.51	31.00	873.86
S912	34+55.51	31.00	873.79
S913	34+55.51	26.00	873.74
S914	34+55.51	19.50	873.99
S915	34+55.51	13.51	873.94
S916	34+55.51	13.00	873.95
S917	34+60.51	13.51	873.98
S918	34+60.51	19.50	874.04
S919	34+60.51	26.00	873.81
S920	34+70.86	26.00	873.96
S921	34+77.44	26.00	873.89
S922	35+14.49	26.00	874.02
S923	35+20.49	26.00	874.32
S924	35+25.49	26.00	874.39
S925	35+36.42	26.00	874.55
S926	35+36.42	31.00	874.63
S927	35+25.49	31.00	874.47
S928	35+20.49	31.00	874.39
S929	35+14.49	31.00	874.10
S930	35+12.42	31.00	873.99

NOTE:  
 CONTRACTOR SHALL VERIFY ALL EXISTING AND AS CONSTRUCTED TIE-IN ELEVATIONS PRIOR TO CONSTRUCTION OF PEDESTRIAN FACILITIES. IF NECESSARY, THE CONTRACTOR SHALL MAKE ADJUSTMENTS TO PROPOSED ELEVATIONS SHOWN TO MAINTAIN THE DESIGN GRADES AND CROSS SLOPES. ADJUSTMENTS SHALL NOT RESULT IN CONSTRUCTED GRADES AND CROSS SLOPES NOT MEETING THE MINIMUM AND MAXIMUM VALUES ALLOWED IN THE PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG). CONTACT THE ENGINEER PRIOR TO PLACEMENT OF CONCRETE IF CHANGES FROM THE VALUES SPECIFIED ARE BEING MADE.

ALL POINTS REFERENCE 'ML\_CENT' ALIGNMENT.



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/6/2022 5:14:42 PM  
 CAD FILE: c:\pwworkdir\pwworking\0375072\0019C017.05\_S09\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

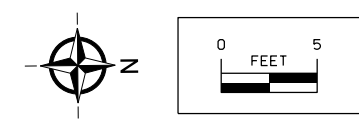
NO	DATE	BY	REVISION DESCRIPTION



CENTER STREET CORRIDOR STREETScape PROJECT  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

CENTER STREET  
 PEDESTRIAN RAMP DETAILS

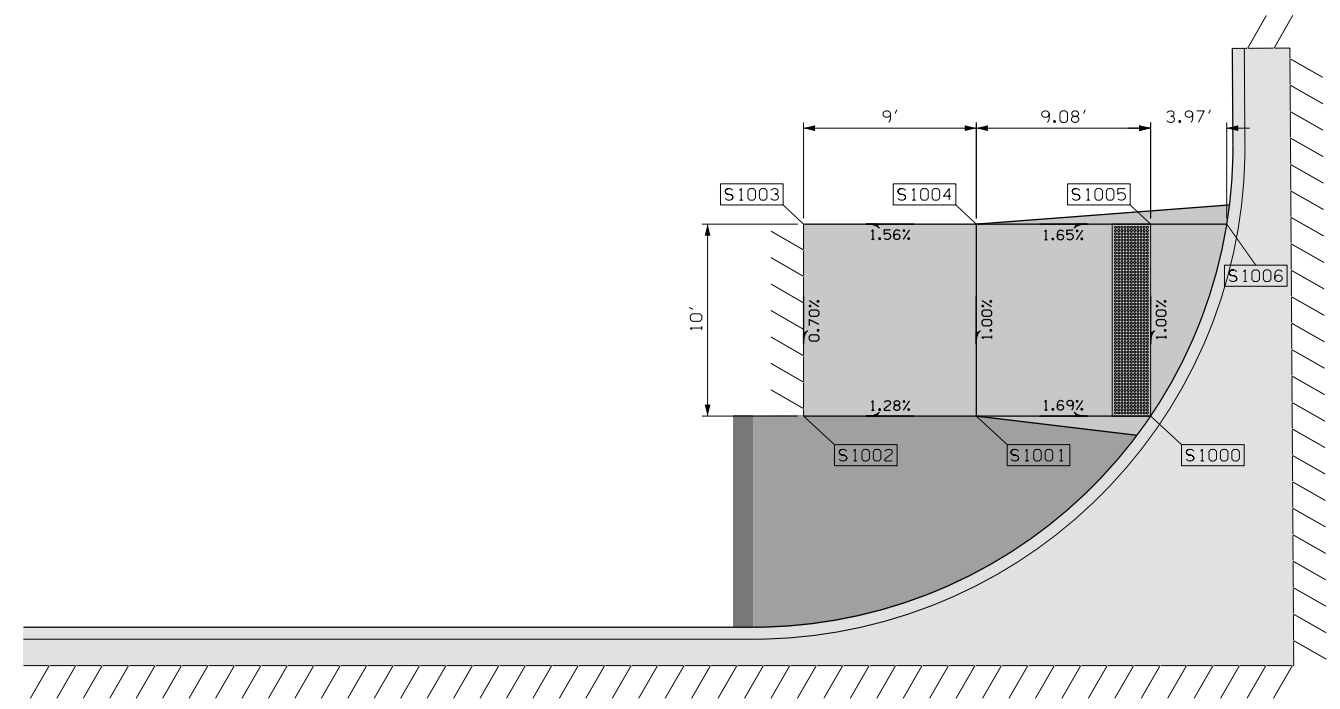
SHEET NO.  
**S.09**  
 598



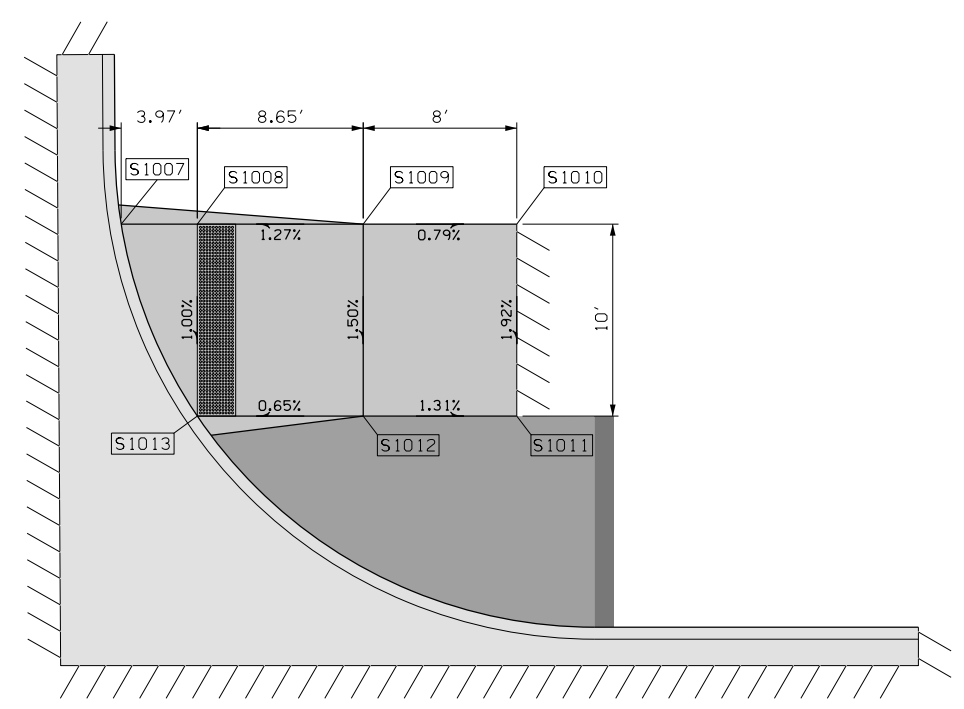
NOTE:  
 CONTRACTOR SHALL VERIFY ALL EXISTING AND AS CONSTRUCTED TIE-IN ELEVATIONS PRIOR TO CONSTRUCTION OF PEDESTRIAN FACILITIES. IF NECESSARY, THE CONTRACTOR SHALL MAKE ADJUSTMENTS TO PROPOSED ELEVATIONS SHOWN TO MAINTAIN THE DESIGN GRADES AND CROSS SLOPES. ADJUSTMENTS SHALL NOT RESULT IN CONSTRUCTED GRADES AND CROSS SLOPES NOT MEETING THE MINIMUM AND MAXIMUM VALUES ALLOWED IN THE PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG). CONTACT THE ENGINEER PRIOR TO PLACEMENT OF CONCRETE IF CHANGES FROM THE VALUES SPECIFIED ARE BEING MADE.

ALL POINTS REFERENCE 'ML\_CENT' ALIGNMENT.

Point	Station	Offset	Elevation
S1000	37+50.13	-24.00	874.45
S1001	37+41.05	-24.00	874.60
S1002	37+32.05	-24.00	874.49
S1003	37+32.05	-34.00	874.56
S1004	37+41.05	-34.00	874.70
S1005	37+50.13	-34.00	874.55
S1006	37+54.10	-34.00	874.36
S1007	37+80.74	-34.00	874.49
S1008	37+84.71	-34.00	874.64
S1009	37+93.35	-34.00	874.75
S1010	38+01.35	-34.00	874.69
S1011	38+01.35	-24.00	874.50
S1012	37+93.35	-24.00	874.60
S1013	37+84.71	-24.00	874.54



THOMAS ST



CENTER ST

PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/6/2022 5:14:47 PM  
 CAD FILE: c:\pworkdir\pw.ie\td0375072\0019C017.05\_S10\_SHT.dgn

DESIGNED BY: T. LECLAIR  
 CHECKED BY: A. MONIZA  
 DRAWN BY: T. LECLAIR

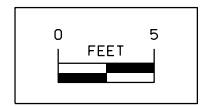
NO	DATE	BY	REVISION DESCRIPTION



CENTER STREET CORRIDOR STREETScape PROJECT  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

CENTER STREET  
 PEDESTRIAN RAMP DETAILS

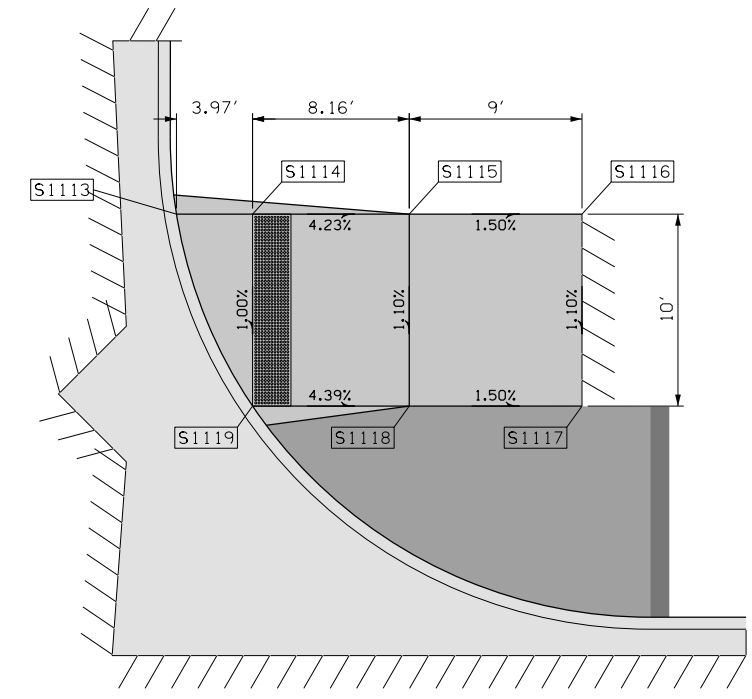
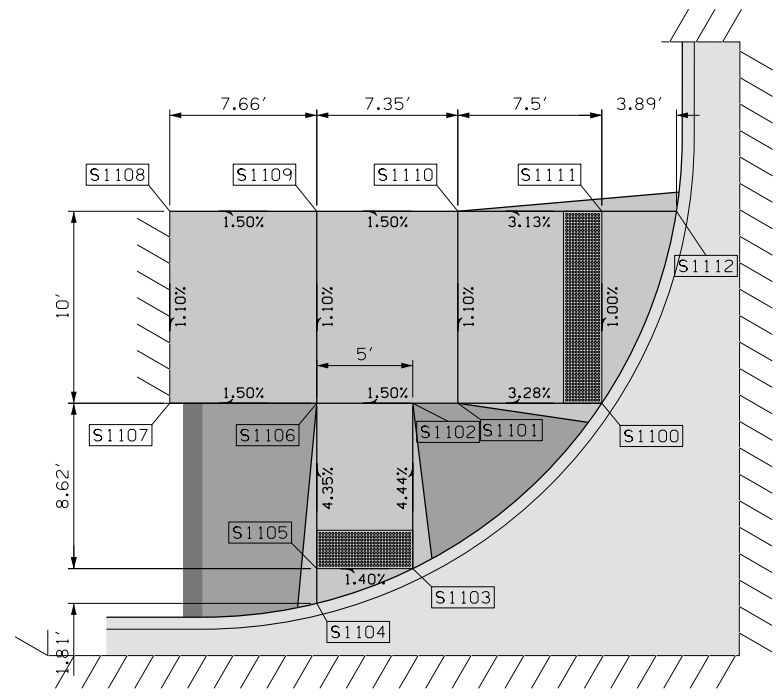
SHEET NO.  
**S.10**  
 599



NOTE:  
 CONTRACTOR SHALL VERIFY ALL EXISTING AND AS CONSTRUCTED TIE-IN ELEVATIONS PRIOR TO CONSTRUCTION OF PEDESTRIAN FACILITIES. IF NECESSARY, THE CONTRACTOR SHALL MAKE ADJUSTMENTS TO PROPOSED ELEVATIONS SHOWN TO MAINTAIN THE DESIGN GRADES AND CROSS SLOPES. ADJUSTMENTS SHALL NOT RESULT IN CONSTRUCTED GRADES AND CROSS SLOPES NOT MEETING THE MINIMUM AND MAXIMUM VALUES ALLOWED IN THE PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG). CONTACT THE ENGINEER PRIOR TO PLACEMENT OF CONCRETE IF CHANGES FROM THE VALUES SPECIFIED ARE BEING MADE.

ALL POINTS REFERENCE 'ML\_CENT' ALIGNMENT.

Point	Station	Offset	Elevation
S1100	42+15.66	-24.15	874.25
S1101	42+08.15	-24.15	874.01
S1102	42+05.81	-24.15	873.97
S1103	42+05.81	-15.53	874.35
S1104	42+00.81	-13.72	874.39
S1105	42+00.81	-16.05	874.27
S1106	42+00.81	-24.15	873.89
S1107	41+93.15	-24.15	873.78
S1108	41+93.15	-34.15	873.89
S1109	42+00.81	-34.15	874.00
S1110	42+08.15	-34.15	874.12
S1111	42+15.66	-34.15	874.35
S1112	42+19.55	-34.15	874.17
S1113	42+46.17	-34.00	874.13
S1114	42+50.13	-34.00	874.29
S1115	42+58.30	-34.00	873.95
S1116	42+67.30	-34.00	873.81
S1117	42+67.30	-24.00	873.70
S1118	42+58.30	-24.00	873.84
S1119	42+50.13	-24.00	874.19



DOUGLAS ST

CENTER ST

PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/6/2022  
 CAD FILE: c:\pworkdir\pw.te\td0375072\0019C017.05\_S11\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION



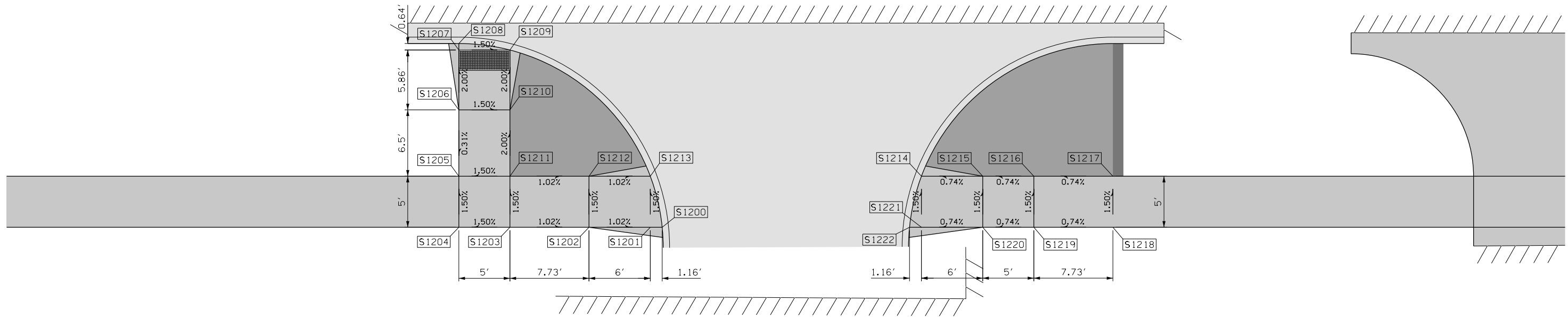
CENTER STREET CORRIDOR STREETScape PROJECT  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

CENTER STREET  
 PEDESTRIAN RAMP DETAILS



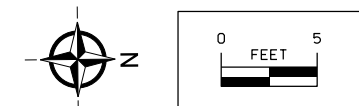
CENTER ST

DOUGLAS ST



NOTE:  
 CONTRACTOR SHALL VERIFY ALL EXISTING AND AS CONSTRUCTED TIE-IN ELEVATIONS PRIOR TO CONSTRUCTION OF PEDESTRIAN FACILITIES. IF NECESSARY, THE CONTRACTOR SHALL MAKE ADJUSTMENTS TO PROPOSED ELEVATIONS SHOWN TO MANTAIN THE DESIGN GRADES AND CROSS SLOPES. ADJUSTMENTS SHALL NOT RESULT IN CONSTRUCTED GRADES AND CROSS SLOPES NOT MEETING THE MINIMUM AND MAXIMUM VALUES ALLOWED IN THE PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG). CONTACT THE ENGINEER PRIOR TO PLACEMENT OF CONCRETE IF CHANGES FROM THE VALUES SPECIFIED ARE BEING MADE.

ALL POINTS REFERENCE 'ML\_CENT' ALIGNMENT.



PROJECT NO: 19C017.05	DESIGNED BY: T.LECLAIR
PROJECT DATE: 3/11/2022	CHECKED BY: A.MONIZA
CAD DATE: 5/3/2022 4:33:01 PM	DRAWN BY: T.LECLAIR
CAD FILE: c:\pwworkdir\pwrte\td0375072\0019C017.05_S12_SHT.dgn	

NO	DATE	BY	REVISION DESCRIPTION

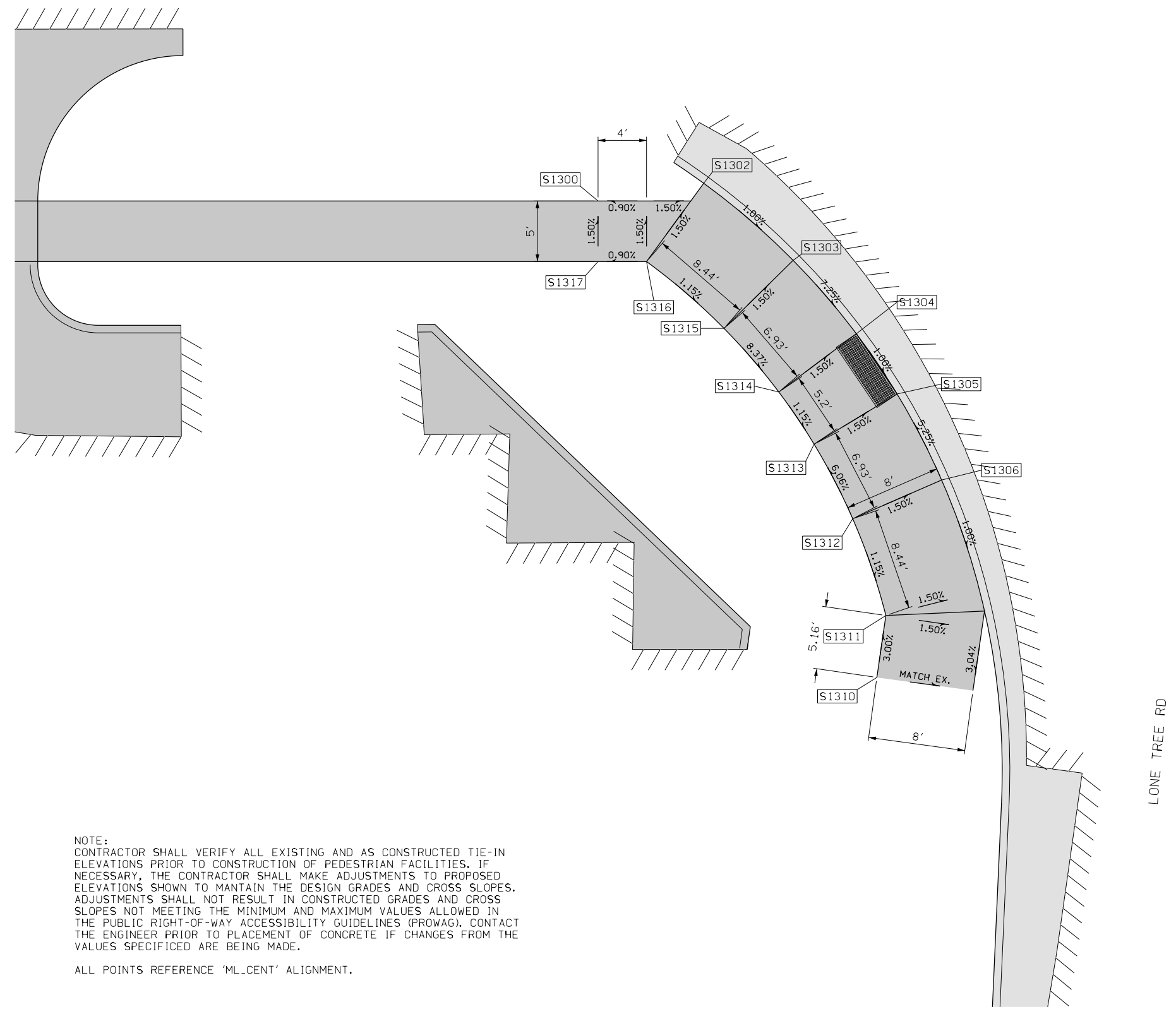


CENTER STREET CORRIDOR STREETScape PROJECT  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

CENTER STREET  
 PEDESTRIAN RAMP DETAILS

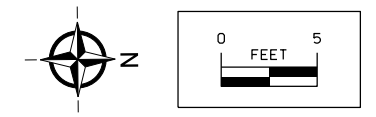
SHEET NO.  
**S.12**  
 601

CENTER ST



NOTE:  
 CONTRACTOR SHALL VERIFY ALL EXISTING AND AS CONSTRUCTED TIE-IN ELEVATIONS PRIOR TO CONSTRUCTION OF PEDESTRIAN FACILITIES. IF NECESSARY, THE CONTRACTOR SHALL MAKE ADJUSTMENTS TO PROPOSED ELEVATIONS SHOWN TO MAINTAIN THE DESIGN GRADES AND CROSS SLOPES. ADJUSTMENTS SHALL NOT RESULT IN CONSTRUCTED GRADES AND CROSS SLOPES NOT MEETING THE MINIMUM AND MAXIMUM VALUES ALLOWED IN THE PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG). CONTACT THE ENGINEER PRIOR TO PLACEMENT OF CONCRETE IF CHANGES FROM THE VALUES SPECIFIED ARE BEING MADE.

ALL POINTS REFERENCE 'ML\_CENT' ALIGNMENT.



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/6/2022  
 CAD FILE: c:\pwworkdir\pwworking\0375072\0019C017.05\_S13\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION

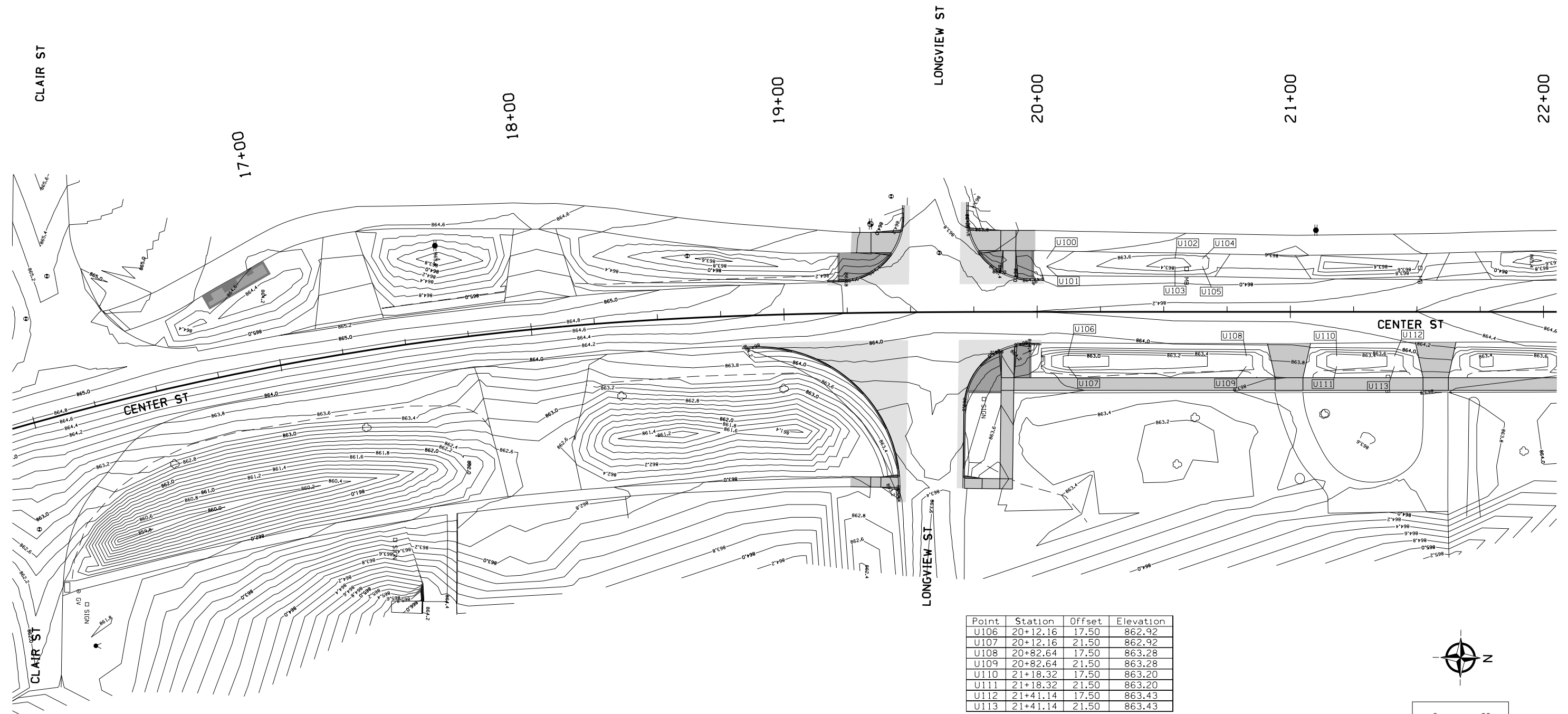


CENTER STREET CORRIDOR STREETScape PROJECT  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

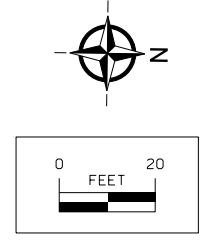
CENTER STREET  
 PEDESTRIAN RAMP DETAILS

SHEET NO.  
**S.13**  
 602

Point	Station	Offset	Elevation
U100	20+03.75	-21.00	863.87
U101	20+03.75	-18.00	863.80
U102	20+54.45	-21.00	863.35
U103	20+54.45	-18.00	863.30
U104	20+65.26	-21.00	863.51
U105	20+65.26	-18.00	863.47



Point	Station	Offset	Elevation
U106	20+12.16	17.50	862.92
U107	20+12.16	21.50	862.92
U108	20+82.64	17.50	863.28
U109	20+82.64	21.50	863.28
U110	21+18.32	17.50	863.20
U111	21+18.32	21.50	863.20
U112	21+41.14	17.50	863.43
U113	21+41.14	21.50	863.43



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/21/2022 11:11:17 AM  
 CAD FILE: c:\pwworkdir\pwrte\1\0375072\0019C017.05\_U01\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION

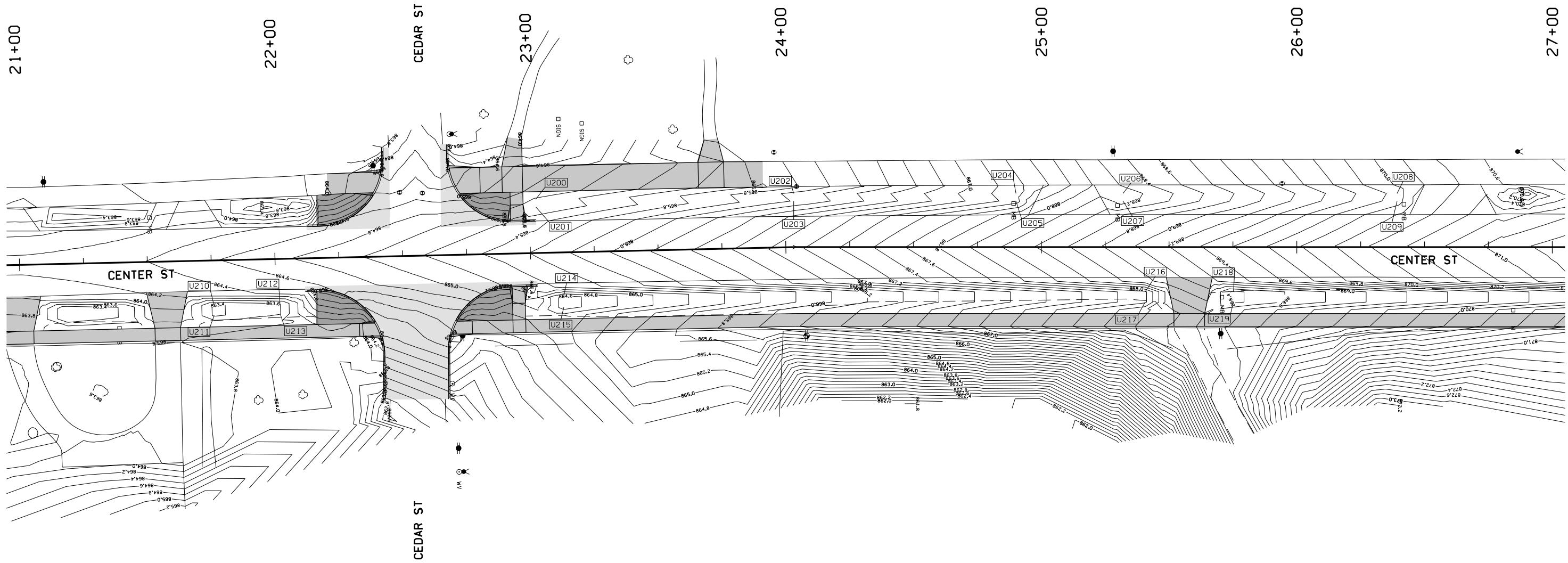


CENTER STREET CORRIDOR STREETSCAPE PROJECT  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

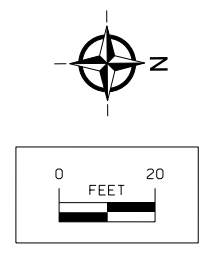
CENTER STREET  
 SPECIAL GRADING

SHEET NO.  
**U.01**  
 603

Point	Station	Offset	Elevation
U200	23+02.56	-21.00	865.03
U201	23+02.56	-21.00	865.03
U202	24+03.28	-21.00	866.05
U203	24+03.28	-18.00	866.01
U204	24+90.08	-21.00	867.35
U205	24+90.08	-18.00	867.30
U206	25+32.00	-21.00	868.07
U207	25+32.00	-18.00	868.10
U208	26+39.25	-21.00	869.87
U209	26+39.25	-18.00	869.90



Point	Station	Offset	Elevation
U210	21+75.71	17.50	863.36
U211	21+75.71	21.50	863.36
U212	22+01.56	17.50	863.59
U213	22+01.56	21.50	863.59
U214	23+12.56	17.50	864.50
U215	23+12.56	21.50	864.50
U216	25+40.65	17.50	867.75
U217	25+40.65	21.50	867.75
U218	25+75.20	17.50	868.35
U219	25+75.20	21.50	868.35



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/21/2022 11:11:22 AM  
 CAD FILE: c:\pworkdir\pw\te\11\0375072\0019C017.05\_U02\_SHT.dgn

DESIGNED BY: T.LECLAIR  
 CHECKED BY: A.MONIZA  
 DRAWN BY: T.LECLAIR

NO	DATE	BY	REVISION DESCRIPTION



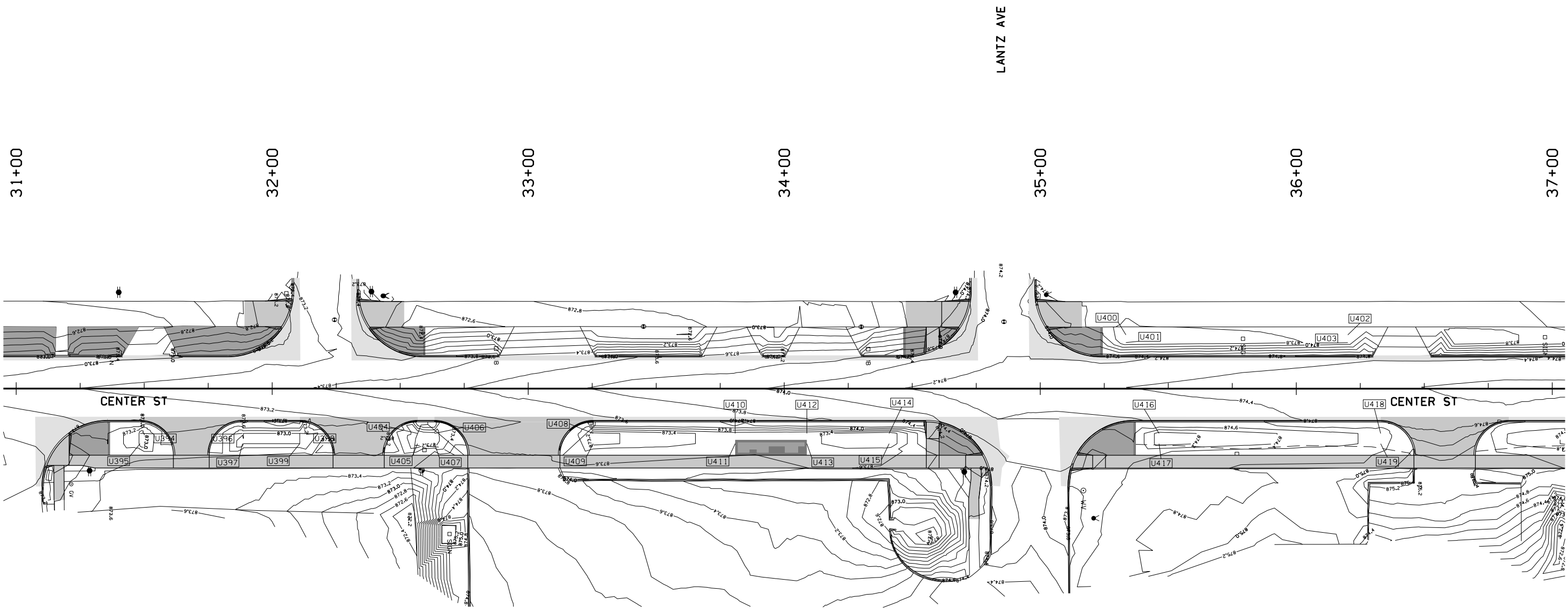
**CENTER STREET CORRIDOR STREETScape PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

**CENTER STREET SPECIAL GRADING**

SHEET NO.  
**U.02**  
 604

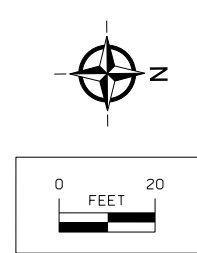


Point	Station	Offset	Elevation
U400	35+33.46	-21.00	873.64
U401	35+33.46	-18.00	873.64
U402	36+20.14	-21.00	873.86
U403	36+20.14	-18.00	873.86



Point	Station	Offset	Elevation
U394	31+48.40	17.50	872.83
U395	31+48.40	21.50	872.83
U396	31+88.40	17.50	873.01
U397	31+88.40	21.50	872.83
U398	32+10.77	17.50	873.00
U399	32+10.77	21.50	873.00

Point	Station	Offset	Elevation
U404	32+56.77	17.50	873.00
U405	32+56.77	21.50	873.00
U406	32+63.38	17.50	873.13
U407	32+63.38	21.50	873.13
U408	33+25.38	17.50	873.13
U409	33+25.38	21.50	873.13
U410	33+80.84	17.50	873.51
U411	33+80.84	21.50	873.51
U412	34+08.84	17.50	873.43
U413	34+08.84	21.50	873.43
U414	34+40.98	17.50	873.25
U415	34+40.98	21.50	873.25
U416	35+46.42	17.50	874.11
U417	35+46.42	21.50	874.11
U418	36+32.98	17.50	874.68
U419	36+32.98	21.50	874.68



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/21/2022 11:11:32 AM  
 CAD FILE: c:\pwworkdir\pwworking\19C017.05\_U04\_SHT.dgn

DESIGNED BY: T. LECLAIR  
 CHECKED BY: A. MONIZA  
 DRAWN BY: T. LECLAIR

NO	DATE	BY	REVISION DESCRIPTION



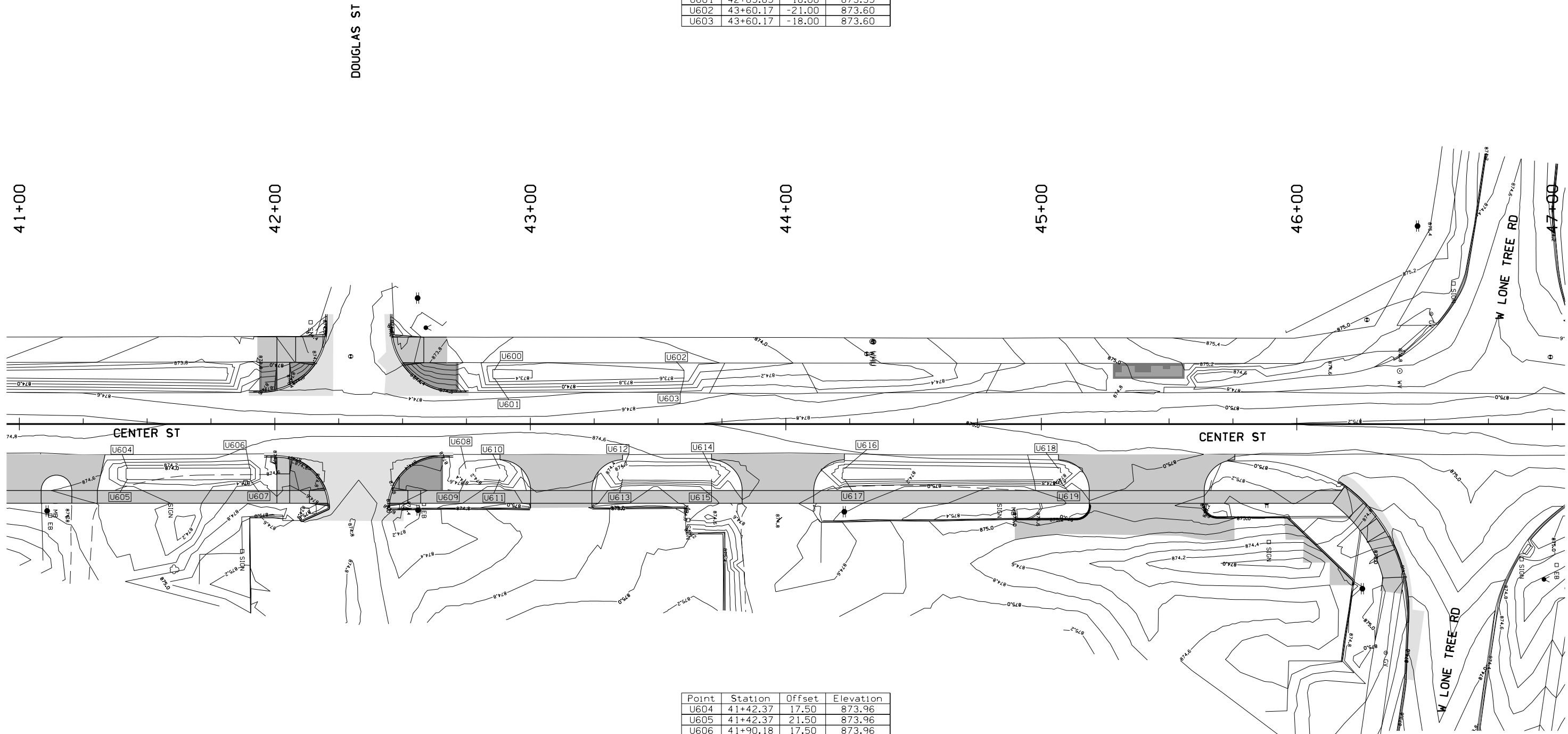
CENTER STREET CORRIDOR STREETScape PROJECT  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

CENTER STREET  
 SPECIAL GRADING

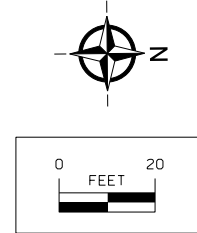
SHEET NO.  
**U.04**  
 606



Point	Station	Offset	Elevation
U600	42+85.85	-21.00	873.35
U601	42+85.85	-18.00	873.35
U602	43+60.17	-21.00	873.60
U603	43+60.17	-18.00	873.60



Point	Station	Offset	Elevation
U604	41+42.37	17.50	873.96
U605	41+42.37	21.50	873.96
U606	41+90.18	17.50	873.96
U607	41+90.18	21.50	873.96
U608	42+74.81	17.50	874.27
U609	42+74.81	21.50	874.27
U610	42+88.11	17.50	874.04
U611	42+88.11	21.50	874.04
U612	43+36.11	17.50	874.08
U613	43+36.11	21.50	874.08
U614	43+70.93	17.50	874.00
U615	43+70.93	21.50	874.00
U616	44+22.93	17.50	874.14
U617	44+22.93	21.50	874.14
U618	45+06.75	17.50	874.33
U619	45+06.75	21.50	874.33



PROJECT NO: 19C017.05  
 PROJECT DATE: 3/11/2022  
 CAD DATE: 3/21/2022 11:11:41 AM  
 CAD FILE: c:\pwworkdir\pwworking\19C017.05\_U06\_SHT.dgn

NO	DATE	BY	REVISION DESCRIPTION



**CENTER STREET CORRIDOR STREETSCAPE PROJECT**  
 CLAIR STREET TO W LONE TREE ROAD  
 CEDAR FALLS, IA

**CENTER STREET SPECIAL GRADING**


SHEET NO. **U.06**  
 608



# PROJECT SPECIFICATIONS FOR CENTER STREET CORRIDOR STREETSCAPE PROJECT

PROJECT No. MC-000-3206

Cedar Falls, Iowa

ENGINEER'S CERTIFICATION	
 <p>A circular seal with a serrated outer edge. The text 'LICENSED PROFESSIONAL ENGINEER' is written around the top inner edge, and 'IOWA' is at the bottom. In the center, it reads 'AARON P. MONIZA' and '18929'. There are two small stars on either side of the word 'IOWA'.</p>	<p>I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed professional engineer under the laws of the State of Iowa.</p> <p>_____ Date: <u>3/28/2022</u></p> <p>Aaron P. Moniza, P.E. Iowa License No. 18929 My license renewal date is December 31, 2023</p> <p>Pages or sheets covered by this seal: <u>All</u></p>

## TABLE OF CONTENTS

	<u>Page Number</u>
<b>TITLE SHEET</b>	1
<b>TABLE OF CONTENTS</b>	2 - 3
<b>NOTICE OF PUBLIC HEARING</b>	4
<b>NOTICE TO BIDDERS</b>	5 - 7
 <b>DIVISION 1 – Instruction to Bidders</b>	
01 Definition & Terms	8
02 Qualification of the Bidder	8 - 9
03 Contents of the Proposal Forms	9
04 Taxes	9
05 Submission of the Proposal, Identity of Bidder & Bid Security	9
Form of Proposal	10 - 14
Bid Bond	15
Bidder Status Form	16 - 17
Non-Collusion Affidavit of Prime Bidder	18
Form of Contract	19 - 20
 <b>DIVISION 2 – Special Provisions</b>	
01 Award of Contract	21
02 Availability of Site	21
03 Borrow and Waste Sites	21
04 Subletting or Assignment of Contract	21
05 Contract Time	22
06 Weekly record of Working Days	22
07 Liquidated Damages	22
08 Progress Payments	22
09 Pollution Prevention Plan	22 - 23
10 Method of Measurement	24
11 Basis of Payment	24

### **DIVISION 3 – Standard Specifications**

The City of Cedar Falls has adopted the 2022 Edition of the Iowa “Statewide Urban Design and Specifications” (SUDAS) as the City’s Standard Specification.

This “Standard Specification” is amended by the current City of Cedar Falls’ Supplemental Specifications to the latest edition of the Iowa “Statewide Urban Design and Specifications” (SUDAS).

Links to both documents can be found on the City’s website at:  
[www.cedarfalls.com/designstandards](http://www.cedarfalls.com/designstandards)

### **DIVISION 4 – Supplemental Plans and Specifications**

SUPPLEMENTAL SPECIFICATIONS - BID ITEMS

25 - 39

**NOTICE OF PUBLIC HEARING ON PLANS, SPECIFICATIONS,  
FORM OF CONTRACT, AND ESTIMATE OF COST FOR THE  
CENTER STREET CORRIDOR STREETSCLAPING PROJECT  
IN THE CITY OF CEDAR FALLS, IOWA**

TO ALL TAXPAYERS OF THE CITY OF CEDAR FALLS, IOWA, AND OTHER PERSONS INTERESTED:

Public notice is hereby given that the City Council of the City of Cedar Falls, Iowa, will conduct a Public Hearing on Plans, Specifications, Form of Contract, and Estimate of Cost for the construction of the Center Street Corridor Streetscape Project in said City at 7:00 p.m. on the 6<sup>th</sup> day of June, 2022, said meeting to be held at the Community Center, 528 Main Street, Cedar Falls, Iowa.

Said Plans, Specifications, and Form of Contract are now on file in the office of the City Clerk in the City Hall in Cedar Falls, Iowa, and may be inspected by any persons interested.

Any person interested may appear at said meeting of the City Council for the purpose of making objections to said Plans, Specifications, Contract or Estimated Total Cost of making said improvement.

This notice given by order of the City Council of the City of Cedar Falls, Iowa.

City of Cedar Falls, Iowa

By: \_\_\_\_\_

Jacqueline Danielsen, MMC  
City Clerk

## NOTICE TO BIDDERS CENTER STREET CORRIDOR STREETSCAPING PROJECT IN THE CITY OF CEDAR FALLS, IOWA

Time and Place of Pre-Bid Meeting: There will NOT be a pre-bid meeting.

Time and Place for Filing Sealed Proposals: Proposals will only be accepted electronically on the Quest CDN website before 2:00pm on the 7<sup>th</sup> day of June, 2022.

Time and Place Sealed Proposals will be Opened and Considered: Sealed proposals will be publicly opened online at 2:00pm on the 7<sup>th</sup> day of June, 2022 at [www.questcdn.com](http://www.questcdn.com), for consideration by the City of Cedar Falls City Council at its meeting at 7:00 PM on the 20<sup>th</sup> day of June, 2022 or at such later time and place as may be fixed. The City of Cedar Falls reserves the right to reject any and all proposals including without limitation, nonconforming, nonresponsive, unbalanced, or conditional bids.

Time for Commencement and Completion of Work: The work under the proposed contract shall commence within ten (10) calendar days after the date set forth in the written Notice to Proceed and shall be performed regularly and diligently throughout the duration of the project. The Contractor shall fully complete the project no later than November 18<sup>th</sup>, 2022. Liquidated damages in the amount of \$1000 per calendar day shall be assessed for each calendar day that work remains uncompleted after the completion date.

Bid Security: Each Form of Proposal shall be accompanied in a separate envelope by a proposal guaranty as defined in Division 1 Section 05. A scanned copy of the Bid Bond must be included with the online bid submitted at [www.questcdn.com](http://www.questcdn.com).

Performance and Payment Bonds: The successful Bidder shall furnish to the City a performance bond in an amount equal to one hundred percent (100%) of the contract price, guaranteeing faithful performance of the contract and guaranteeing the completed project against defective workmanship and materials for a period of two (2) years from and after completion and acceptance by the City. The successful Bidder shall also provide a payment bond in an amount equal to one hundred percent (100%) of the contract price guaranteeing payment of all persons supplying labor and material, or both, in the execution of the work provide for in the contract.

Contract Documents: The contract documents are available at [www.cedarfalls.com/QuestCDN](http://www.cedarfalls.com/QuestCDN) and [www.questcdn.com](http://www.questcdn.com). This contract is QuestCDN project number 8108063. A contractor may view the contract documents at no cost prior to deciding to become a Planholder. To be considered a Planholder for bids, a contractor must register with QuestCDN.com. Registering as a planholder is recommended for all prime contractors and subcontractors as Planholders will receive automatic notice of addenda and other contract document updates via QuestCDN. Contact QuestCDN Customer Support at (952)233-1632 or [info@questcdn.com](mailto:info@questcdn.com) for assistance in membership registration, downloading digital project information and vBid online bid submittal questions. Bids will only be received and accepted via the online electronic bid service through QuestCDN.com. To access the electronic bid form, download the project documents and click on the online bid button at the top of the bid advertisement page. Prospective bidders must be on the Planholder list through QuestCDN for bids to be accepted.

Downloading electronic contract documents is strongly encouraged, but hard copies of the project documents may be obtained from the City of Cedar Falls, 220 Clay Street, Cedar Falls, IA 50613 at no cost. Those desiring to obtain hard copies must make an appointment to pick up the documents by calling 319-268-5161 and ask for Haley Habinck. No drop-ins will be allowed.

If any prospective bidder is in doubt as the true meaning of any parts of the contract documents, the bidder may request an interpretation from the Engineer, in writing, through email. Questions received less than five (5) days prior to the date for opening bids may not be answered.

Contact individuals shall be as follows:

Aaron Moniza  
Foth  
411 6<sup>th</sup> Avenue SE, Suite 400  
Cedar Rapids, Iowa 52401\_  
[aaron.moniza@foth.com](mailto:aaron.moniza@foth.com)

Any interpretation of the contract documents will be made in writing and only by addendum with online notification given to bidders. Only questions answered by Addenda will be binding. Oral and other interpretations or clarifications will be without legal effect. Addenda may be issued to clarify, correct or change the contract documents as deemed advisable by the City of Cedar Falls or the Engineer of record.

Preference for Iowa Products and Labor: By virtue of statutory authority, a preference will be given to products and provisions grown and coal produced within the State of Iowa.

In accordance with Iowa statutes, a resident bidder shall be allowed a preference as against a nonresident bidder from a state or foreign country if that state or foreign country give or requires any preference to bidders from that state or foreign country, including but not limited to any preference to bidders, the imposition of any type of labor force preference, or any other form of preferential treatment to bidders or laborers from the at state or foreign country. The preferences allowed shall be equal to the preference given or required by the state or foreign country in which the nonresident bidder is a resident. In the instance of a resident labor force preference, a nonresident bidder shall apply the same resident labor force preference to a public improvement in this state as would be required in the construction of a public improvement by the state or foreign country in which the nonresident bidder is a resident.

Failure to submit a fully completed Bidder Status Form with the bid may result in the bid being deemed nonresponsive and rejected.

Sales Tax: Contractors and approved subcontractors will be provided a Sales Tax Exemption Certification to purchase building materials, supplies or equipment to be used in the performance of this project. Products utilized in the construction of this project will be exempt from tax as provided by Iowa Code Sections 423.2 and 423.45.

Project Description: This work involves streetscaping improvements to Center Street from Clair Street to W. Lone Tree Road including new curb, sidewalks, ADA compliant pedestrian ramps,

biocells, and landscaping.

Published upon order of the City Council of Cedar Falls, Iowa.

CITY OF CEDAR FALLS, IOWA

BY: \_\_\_\_\_  
Jacqueline Danielsen, MMC,  
City Clerk

## **DIVISION 1 – Instruction to Bidders**

The work comprising the Center Street Corridor Streetscaping Project shall be constructed in accordance with the 2022 edition of the Iowa “SUDAS” and as further modified by the current City of Cedar Falls’ Supplemental Specifications and the special provisions included in the contract documents. The terms used in the contract revision of the documents are defined in said Standard Specifications.

Before submitting your bid, please review the requirements of “Division One, General Provisions and Covenants”, in particular the sections regarding proposal requirements, bonding, contract execution, and insurance requirements. Please be certain that all documents have been completed properly; a failure to complete and sign all documents and to comply with the requirements listed below can cause your bid not to be read.

### **01 Definition & Terms**

*Add the following to Standard Specification Section 1010 – 1.03:*

Code of Iowa: The latest edition of the Code of Iowa

Engineer: The City Engineer of Cedar Falls, Iowa or an authorized representative.

Owner: The City of Cedar Falls, Iowa acting through its City Council.

Project: Center Street Corridor Streetscaping Project; Project No. MC-000-3206

### **02 Qualification of the Bidder**

*Add the following to Standard Specification Section 1020 – 1.01:*

To demonstrate bidder’s qualifications to perform the work, within five days of the Owners request, bidder shall submit written evidence such as may be called for below:

The address and description of the bidder’s place of business; The number of years engaged in the contracting business under the present firm name, and the name of the state where incorporated; A list of the property and equipment available to the bidder to evaluate if the bidder can complete the work in accordance with the bidding documents; A financial statement of the bidder showing that the bidder has the financial resources to meet all obligations incidental to the work; The bidder’s performance record giving the description, location, and telephone number of similar projects constructed in a satisfactory manner by the bidder; A list of projects presently under contract, the approximate contract amount and the percent of completion of each; A list of contracts which resulted in lawsuits; A list of contracts defaulted; A statement of the bidder indicating whether or not the bidder has ever filed bankruptcy while performing work of a like nature or magnitude; A list of officers of the firm who, while in the employ of the firm or the employ of previous firms, were associated with contracts which resulted in lawsuits, contracts defaulted or filed for bankruptcy; The technical experience of personnel guaranteed to be employed in responsible charge of the work



stating whether the personnel have or have not performed satisfactorily on other contracts of like nature and magnitude or comparable difficulty at similar rate of progress; Such additional information as will assist the Owner in determining whether the bidder is adequately prepared to fulfill the contract. Owner's decision as to qualifications of the bidder will be final.

The Owner hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color or national origin in consideration for an award.

### **03 Contents of the Proposal Forms**

*Add the following to Standard Specification Section 1020 – 1.02:*

The contract documents are available at [www.cedarfalls.com/QuestCDN](http://www.cedarfalls.com/QuestCDN) and [www.questCDN.com](http://www.questCDN.com). This contract is QuestCDN project number 8108063. A contractor may view the contract documents at no cost prior to deciding to become a Planholder. To be considered a Planholder for bids, a contractor must register with QuestCDN.com. Registering as a planholder is recommended for all prime contractors and subcontractors as Planholders will receive automatic notice of addenda and other contract document updates via QuestCDN. Contact QuestCDN Customer Support at (952)233-1632 or [info@questcdn.com](mailto:info@questcdn.com) for assistance in membership registration, downloading digital project information and vBid online bid submittal questions. Bids will only be received and accepted via the online electronic bid service through QuestCDN.com. To access the electronic bid form, download the project documents and click on the online bid button at the top of the bid advertisement page. Prospective bidders must be on the Planholder list through QuestCDN for bids to be accepted.

Plans, specifications, and proposal forms have been approved by the City Council and are now on file for public examination in the office of the City Clerk. Hard copies of the project documents may be obtained from the City of Cedar Falls, 220 Clay Street, Cedar Falls, IA 50613 at no cost. Those desiring to obtain hard copies must make an appointment to pick up the documents by calling 319-268-5161 and ask for Haley Habinck. No drop-ins will be allowed.

### **04 Taxes**

*Add the following to Standard Specification Section 1020 – 1.08:*

Contractors and approved subcontractors will be provided a Sales Tax Exemption Certification to purchase building materials, supplies or equipment in the performance of this project. Products utilized in the construction of this project will be exempt from tax as provided by Code of Iowa Sections 423.2 and 423.45.

### **05 Submission of the Proposal, Identity of Bidder & Bid Security**

*Add the following to Standard Specification Section 1020 – 1.12:*

The bid security must be in the minimum amount of 10% of the total bid amount including all add alternates (do not deduct the amount of deduct alternates). Bid security shall be in the form of a

cashier's check, a certified check, or a bank money order drawn on a FDIC insured bank in Iowa or drawn on a FDIC insured bank chartered under the laws of the United States; or a certified share draft drawn on a credit union in Iowa or chartered under the laws of the United States; or a bid bond executed by a corporation authorized to contract as a surety in Iowa or satisfactory to the Jurisdiction. The bid bond must be submitted on the enclosed Bid Bond form, as no other bid bond forms are acceptable. All signatures on the bid bond must be original signatures in ink; facsimile (fax) of any signature on the bid bond is not acceptable. Bid security other than said bid bond shall be made payable to City Clerk of the City of Cedar Falls”.

“Miscellaneous Bank checks”, as well as “Money Orders” and “Traveler’s Checks” issued by persons, firms or corporations licensed under Code of Iowa Chapter 533B are not acceptable bid security.

The bid shall be submitted on the Form of Proposal included herewith or on a computer printed proposal. All entries on this proposal shall be filled in ink, typed or computer printed. The bidder shall not alter the quantity, unit price, or the extension that has been provided for items that have been predetermined by the contracting authority.

If the proposal is computer generated, the bidder shall submit a form titled as “Form of Proposal,” followed by: the project name, project number, the City of Cedar Falls, Iowa and the bidder's name. The form shall then include the item numbers, item descriptions, and units and their quantities. The bidder shall specify a unit price in figures of dollars and cents for all pay items, the extensions for the respective unit prices and quantities in figures in a column provided for the purpose, and the total amount of the proposal obtained by adding the amounts of the several items. The form shall then conclude with the bidder's name, that of its representative and the representative's signature.

The computer generated proposal then is to be attached to the Form of Proposal included herewith, which has the following entries completed: bid security sum and form, the name of the bidder and its official address, and the bidder's representative's name, signature, and title. Also the total bid shall be completed with the entry of "see attached."

The Proposal shall be submitted in a sealed envelope separate from the Bid Security, Bidder Status Form, and the Non-Collusion Affidavit. The envelope shall bear the return address of the Bidder and shall be addressed as follows:

To: City Clerk  
 City of Cedar Falls  
 City Hall  
 220 Clay Street  
 Cedar Falls, Iowa 50613  
 Proposal for: Center Street Corridor Streetscaping Project  
 Project No. MC-000-3206

**FORM OF PROPOSAL  
 CENTER STREET CORRIDOR STREETSCAPING PROJECT  
 CITY OF CEDAR FALLS, IOWA  
 PROJECT NO. MC-000-3206**

To the Mayor and City Council  
 City of Cedar Falls, Iowa

The undersigned hereby certifies that \_\_\_\_\_ have personally and carefully examined the specifications, general conditions, and form of contract annexed hereto. Having made such examination, the undersigned hereby proposes to construct the improvements for the CENTER STREET CORRIDOR STREETSCAPING PROJECT in accordance with the plans and specifications on file in the office of the City Clerk, the published Notice to Bidders and the Form of Contract, herewith, complying with all the laws of the State of Iowa, and the Rules, Regulations and Ordinances of the City of Cedar Falls, and to the satisfaction of the City Council of the City of Cedar Falls, Iowa, including the guaranteeing of this Project for a period of two (2) years from the date of final acceptance thereof at the following prices, to-wit:

Item No.	Item Code	Description	Item Quantity and Units	Unit Price		Amount	
				Dollars	Cents	Dollars	Cents
1	2010-108-D-2	TOPSOIL, COMPOST-AMENDED	672 CY				
2	2010-108-D-3	TOPSOIL, OFF-SITE	315 CY				
3	2010-108-E-0	EXCAVATION, CLASS 10	910 CY				
4	2010-108-J-0	SUBBASE, GRANULAR 6"	3140 SY				
5	SUPPLEMENTAL	BIOCELL AGGREGATE BACKFILL	217 CY				
6	SUPPLEMENTAL	SHOULDER GRAVEL REMOVAL	1 LS				
7	4020-108-A-1	STORM SEWER, TRENCHED, RCP CLASS III, 15"	250 LF				
8	4020-108-D-0	REMOVAL OF STORM SEWER, RCP CLASS III, 12"	76 LF				

9	4040-108-A-0	SUBDRAIN, PERFORATED HDPE, 6"	1295 LF				
10	4040-108-C-0	SUBDRAIN CLEANOUT, TYPE A-2, 6", MODIFIED	12 EA				
11	4040-108-D-0	SUBDRAIN OUTLET AND CONNECTIONS, CMP, 8"	7 EA				
12	SUPPLEMENTAL	CURB OUTLETS, NEENAH R-3262-3	37 EA				
13	6010-108-B-0	INTAKE, SW-512, 24"	3 EA				
14	6010-108-E-0	MANHOLE ADJUSTMENT, MINOR	10 EA				
15	6010-108-E-0	INTAKE ADJUSTMENT, MINOR	6 EA				
16	6010-108-H-0	REMOVE INTAKE	2 EA				
17	7010-108-A-0	PAVEMENT, PCC, 8"	1052 SY				
18	7010-108-E-0	CURB AND GUTTER, 2.0', 8"	1060 LF				
19	7030-108-C-0	SHARED USE PATH, PCC, 6"	484 SY				
20	7030-108-E-0	SIDEWALK, PCC, 5 IN	1212 SY				
21	7030-108-E-0	SIDEWALK, PCC, 6 IN	77 SY				
22	7030-108-G-0	DETECTABLE WARNING	473 SF				
23	7030-108-H-1	DRIVEWAY, PAVED, PCC, 6"	1160 SY				
24	7040-108-A-0	FULL DEPTH PATCHES, HMA	50 TON				
25	7040-108-H-0	PAVEMENT REMOVAL	3870 SY				
26	SUPPLEMENTAL	ACCENT PAVERS	4887 SF				
27	SUPPLEMENTAL	EDGE RESTRAINT, PCC, 8"	510 LF				
28	8030-108-A-0	TEMPORARY TRAFFIC CONTROL	1 LS				
29	2524-6765010	REMOVE AND REINSTALL SIGN AS PER PLAN	13 EA				
30	9010-108-B-0	HYDRAULIC SEEDING, SEEDING, FERTILIZING AND MULCHING, TYPE 1	1 AC				
31	9010-108-B-0	HYDRAULIC SEEDING, SEEDING, FERTILIZING AND MULCHING, TEMPORARY,	2 AC				

		TYPE 4					
32	9030-108-A-0	PLANTS WITH WARRANTY, TREES	15 EA				
33	9030-108-B-0	PLANTS WITH WARRANTY, #SP5 CONTAINER (BIOCELL EDGE)	1985 EA				
34	9030-108-B-0	PLANTS WITH WARRANTY, 1 GAL. CONTAINER (BIOCELL BOTTOM)	816 EA				
35	9040-108-A-1	SWPPP PREPARATION	1 LS				
36	9040-108-A-2	SWPPP MANAGEMENT	1 LS				
37	9040-108-F-1	WATTLE, STRAW, 9"	1326 LF				
38	9040-108-F-2	WATTLE, REMOVAL	1326 LF				
39	9040-108-T-1	INLET PROTECTION DEVICE, FILTER SOCK	4 EA				
40	2523-0000100	LIGHTING POLES	19 EA				
41	2523-0000200	ELECTRICAL CIRCUITS	1735 LF				
42	11010-108-A	CONSTRUCTION SURVEY	1 LS				
43	11020-108-A	MOBILIZATION	1 LS				
44	11030-108-A	MAINTENANCE OF POSTAL SERVICE	1 LS				
45	11050-108-A-0	CONCRETE WASHOUT	1 LS				
46	SUPPLEMENTAL	LANDSCAPING	1 LS				
			Total Bid				

Bidders may not independently bid on selective items of work. In this project, all items constitute one indivisible work that will be let to one bidder. Bids shall be submitted for all of the items. The successful bidder will be determined by evaluating the Total Bid shown above. Failure to submit a bid on any item shall be just cause for disqualification of the entire proposal. Unit bids must be filled in ink, typed or computer generated, or the bid will be rejected. The Owner reserves the right to delete any part or all of any item.

The Owner reserves the right to reject any and all bids, including without limitation, nonconforming, nonresponsive, unbalanced, or conditional bids. The Owner further reserves the right to reject the bid of any bidder whom it finds, after reasonable inquiry and evaluation, to be non-responsible. The

Owner may also reject the bid of any bidder if the Owner believes that it would not be in the best interest of the project to make an award to that bidder. The Owner also reserves the right to waive all informalities not involving price time or changes in the work

If written notice of approval of award is mailed, telegraphed or delivered to the undersigned within thirty (30) calendar days after the opening thereof, or any time thereafter before this bid is withdrawn, the undersigned agrees to execute and deliver an agreement in the prescribed form and furnish the required bond within ten (10) calendar days after the Contract is presented to him for signature, and start work within ten (10) calendar days after "Notice to Proceed" is issued.

Bid Security in the sum of \_\_\_\_\_ in the form of \_\_\_\_\_, is submitted herewith in accordance with the Instructions to Bidders.

The bidder is prepared to submit a financial and experience statement upon request.

The bidder has received the following Addendum or Addenda:

Addendum No.	_____	Date	_____
Addendum No.	_____	Date	_____
Addendum No.	_____	Date	_____

The bidder has filled in all blanks on this Proposal.

Note: The Penalty for making false statements in offers is prescribed in 18 U.S.A., Section 1001.  
Name of bidder

\_\_\_\_\_

\_\_\_\_\_

By

Official Address \_\_\_\_\_

\_\_\_\_\_

Title

**BID BOND**  
**PROJECT NO. SA-000-3297**

KNOW ALL MEN BY THESE PRESENTS, that we, \_\_\_\_\_,  
\_\_\_\_\_, as Principal, and \_\_\_\_\_  
as Surety are held and firmly bound unto the City of Cedar Falls, Iowa, as Obligee, hereinafter called "OBLIGEE," in the  
penal sum of \_\_\_\_\_ Dollars (\$\_\_\_\_\_) lawful money of the United  
States, for the payment of which sum will and truly be made, we bind ourselves, our heirs, executors, administrators,  
and successors, jointly and severally, firmly by these presents. Whereas the Principal has submitted the accompanying  
bid dated the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, for  
\_\_\_\_\_.

NOW THEREFORE,

- (a) If said Bid shall be rejected, or in the alternate,
- (b) If said Bid shall be accepted and the Principal shall execute and deliver a contract in the form specified and shall furnish a bond for the faithful performance of said contract, and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall in all other respects perform the agreement created by the acceptance of said Bid,

Then this obligation shall be void, otherwise the same shall remain in force and effect; it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.

By virtue of statutory authority, the full amount of this bid bond shall be forfeited to the Obligee in liquidation of damages sustained in the event that the Principal fails to execute the contract and provide the bond as provided in the specifications or by law.

The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its bond shall be in no way impaired or affected by any extension of the time within which the Obligee may accept such Bid or execute such contract; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations, have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_\_.

\_\_\_\_\_  
Principal (Seal)

\_\_\_\_\_  
Witness

By \_\_\_\_\_ (Title)

\_\_\_\_\_  
Surety (Seal)

\_\_\_\_\_  
Witness

By \_\_\_\_\_  
Attorney-in-fact

**Bidder Status Form**

**To be completed by all bidders**

**Part A**

Please answer "Yes" or "No" for each of the following:

- Yes  No My company is authorized to transact business in Iowa.  
*(To help you determine if your company is authorized, please review the worksheet on the next page).*
- Yes  No My company has an office to transact business in Iowa.
- Yes  No My company's office in Iowa is suitable for more than receiving mail, telephone calls, and e-mail.
- Yes  No My company has been conducting business in Iowa for at least 3 years prior to the first request for bids on this project.
- Yes  No My company is not a subsidiary of another business entity or my company is a subsidiary of another business entity that would qualify as a resident bidder in Iowa.

If you answered "Yes" for each question above, your company qualifies as a resident bidder. Please complete Parts B and D of this form.

If you answered "No" to one or more questions above, your company is a nonresident bidder. Please complete Parts C and D of this form.

**To be completed by resident bidders**

**Part B**

My company has maintained offices in Iowa during the past 3 years at the following addresses:

Dates: \_\_\_\_/\_\_\_\_/\_\_\_\_ to \_\_\_\_/\_\_\_\_/\_\_\_\_ Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_

Dates: \_\_\_\_/\_\_\_\_/\_\_\_\_ to \_\_\_\_/\_\_\_\_/\_\_\_\_ Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_

Dates: \_\_\_\_/\_\_\_\_/\_\_\_\_ to \_\_\_\_/\_\_\_\_/\_\_\_\_ Address: \_\_\_\_\_  
*You may attach additional sheet(s) if needed.* City, State, Zip: \_\_\_\_\_

**To be completed by non-resident bidders**

**Part C**

1. Name of home state or foreign country reported to the Iowa Secretary of State:  
\_\_\_\_\_
2. Does your company's home state or foreign country offer preferences to bidders who are residents?  Yes  No
3. If you answered "Yes" to question 2, identify each preference offered by your company's home state or foreign country and the appropriate legal citation.  
\_\_\_\_\_  
\_\_\_\_\_

*You may attach additional sheet(s) if needed.*

**To be completed by all bidders**

**Part D**

I certify that the statements made on this document are true and complete to the best of my knowledge and I know that my failure to provide accurate and truthful information may be a reason to reject my bid.

Firm Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**You must submit the completed form to the governmental body requesting bids per 875 Iowa Administrative Code Chapter 156.**

**This form has been approved by the Iowa Labor Commissioner.**

309-6001 02-14



## Worksheet: Authorization to Transact Business

This worksheet may be used to help complete Part A of the Resident Bidder Status form. If at least one of the following describes your business, you are authorized to transact business in Iowa.

- Yes  No My business is currently registered as a contractor with the Iowa Division of Labor.
- Yes  No My business is a sole proprietorship and I am an Iowa resident for Iowa income tax purposes.
- Yes  No My business is a general partnership or joint venture. More than 50 percent of the general partners or joint venture parties are residents of Iowa for Iowa income tax purposes.
- Yes  No My business is an active corporation with the Iowa Secretary of State and has paid all fees required by the Secretary of State, has filed its most recent biennial report, and has not filed articles of dissolution.
- Yes  No My business is a corporation whose articles of incorporation are filed in a state other than Iowa, the corporation has received a certificate of authority from the Iowa secretary of state, has filed its most recent biennial report with the secretary of state, and has neither received a certificate of withdrawal from the secretary of state nor had its authority revoked.
- Yes  No My business is a limited liability partnership which has filed a statement of qualification in this state and the statement has not been canceled.
- Yes  No My business is a limited liability partnership which has filed a statement of qualification in a state other than Iowa, has filed a statement of foreign qualification in Iowa and a statement of cancellation has not been filed.
- Yes  No My business is a limited partnership or limited liability limited partnership which has filed a certificate of limited partnership in this state, and has not filed a statement of termination.
- Yes  No My business is a limited partnership or a limited liability limited partnership whose certificate of limited partnership is filed in a state other than Iowa, the limited partnership or limited liability limited partnership has received notification from the Iowa secretary of state that the application for certificate of authority has been approved and no notice of cancellation has been filed by the limited partnership or the limited liability limited partnership.
- Yes  No My business is a limited liability company whose certificate of organization is filed in Iowa and has not filed a statement of termination.
- Yes  No My business is a limited liability company whose certificate of organization is filed in a state other than Iowa, has received a certificate of authority to transact business in Iowa and the certificate has not been revoked or canceled.



## FORM OF CONTRACT

This Contract entered into in quadruplicate at Cedar Falls, Iowa, this \_\_\_\_ day of \_\_\_\_\_, 2022, by and between the City of Cedar Falls, Iowa, hereinafter called the Owner, and \_\_\_\_\_ of \_\_\_\_\_, hereinafter called the Contractor.

### WITNESSETH:

The Contractor hereby agrees to furnish all labor, tools, materials, and equipment and construct the public improvement consisting of: CENTER STREET CORRIDOR STREETSCAPING PROJECT; PROJECT NO. MC-000-3206 all in the City of Cedar Falls, Iowa, ordered to be constructed by the City Council of the City of Cedar Falls, Iowa, by Resolution duly passed on the 2<sup>ND</sup> day of May, 2022 and shown and described in the Plans and Specifications therefore now on file with the City Clerk of said City.

Said improvement shall be constructed strictly in accordance with said Plans and Specifications.

The following parts of the Plans and Specifications for said CENTER STREET CORRIDOR STREETSCAPING PROJECT attached hereto shall be made a part of this contract as fully as though set out herein verbatim:

- a. Resolution of Necessity
- b. Resolution ordering construction of the improvement
- c. Plans
- d. Notice of Public Hearing on Plans and Specifications
- e. Notice to Bidders
- f. Instructions to Bidders
- g. Supplemental Conditions
- h. General Conditions
- i. Project Specifications
- j. Form of Proposal
- k. Performance Bond
- l. Maintenance Bond
- m. Form of Contract

- n. Non-collusion Affidavit of Prime Bidder
- o. Bidder Status Form

On completion of the said improvement, the Owner agrees to pay to the Contractor the prices set out in the Form of Proposal of the Contractor, said payment to be made in the manner stated in the published Notice to Bidders.

In Witness whereof, this Contract has been executed in quadruplicate on the date first herein written.

\_\_\_\_\_  
Contractor

CITY OF CEDAR FALLS, IOWA

By \_\_\_\_\_  
Robert Green, Mayor City of Cedar Falls

Attest: \_\_\_\_\_  
Jacqueline Danielsen, MMC  
City Clerk

## **DIVISION 2 – Special Provisions**

Special Provisions are intended to amend or supplement the General Provisions and Covenants of the “SUDAS” Standard Specifications. All sections that are not amended or supplemented remain in full force and effect.

### **01 Award of Contract**

*Add the following to Standard Specification Section 1030 – 1.03:*

The lowest responsive bidder will be required to furnish a performance, payment, and maintenance bond in the sum equal to one hundred (100%) percent of the total bid. The maintenance bond shall guarantee the maintenance of the improvements for a period of two (2) years from and after its completion and acceptance by the City of Cedar Falls.

### **02 Availability of Site**

*Add the following to Standard Specification Section 1050 – 1.04:*

During construction of this project, the Contractor will be required to coordinate all work operations with the Department of Community development, City project contractors, and / or others involved with, but not limited to, the following events:

- 1) Public Works garbage collection operations
- 2) Cedar Falls Util. Co. electrical, communications, gas & water main projects

### **03 Borrow and Waste Sites**

*Add the following to Standard Specification Section 1070 – 2.13:*

It shall be the Contractor's responsibility to provide waste areas or disposal sites for excess material which is not desirable to be incorporated in the work involved on this project (excavation or broken concrete). No payment for overhaul will be allowed for material hauled to these sites. The Engineer shall review all proposed disposal sites and determine the acceptability of each. Overhaul will not be measured or paid for but will be considered incidental to pavement removal or roadway excavation on this project.

### **04 Subletting or Assignment of Contract**

*Add the following to Standard Specification Section 1080 – 1.01:*

The Contractor's own organization shall perform work amounting to not less than fifty (50%) percent of the total contract cost unless otherwise specified. An item designated as a specialty item may be performed by subcontract, and the cost of any such specialty item as performed

by subcontract may be deducted from the total cost before computing the amount of work required by the Contractor's organization.

## **05 Contract Time**

*Add the following to Standard Specification Section 1080 – 1.02:*

The work under the proposed contract shall commence within ten (10) calendar weeks after the date set forth in the written Notice to Proceed and shall be performed regularly and diligently throughout the duration of the project. There is no specified number of allotted working days for this contract; however, the Contractor shall fully complete the project no later than November 18<sup>th</sup>, 2022.

Liquidated damages in the amount of \$1000 per calendar day shall be assessed for each calendar day that work remains uncompleted after November 18<sup>th</sup>, 2022.

## **06 Weekly Record of Working Days**

*Add the following to Standard Specification Section 1080 – 1.06:*

Work shall not begin before 7:00 a.m. and shall stop at sunset. Contractor is approved to work seven (7) days a week. Night work will be limited to tasks approved by the Engineer.

## **07 Liquidated Damages**

*Add the following to The SUDAS Standard Specifications Section 1080 – 1.12:*

Liquidated damages in the amount of eight hundred (\$1000.00) dollars per calendar day will be assessed for work not completed within the designated contract term as described in the Notice to Proceed.

## **08 Progress Payments**

*Add the following to Standard Specification Section 1090 – 1.01:*

Pay estimates will be submitted to the City Council for approval on the first (1st) and third (3rd) Mondays of each month.

Payment for the work may be made in three parts, if requested by the Contractor. The Contractor may request from the Owner a progress payment when the job is 33% complete and another when the job is 66% complete. Final payment will be made upon satisfactory completion of this contract. Payment will be in accordance with the prices set forth in the proposal for the quantity of work performed. This shall include any additional expenses preapproved by the Owner.

Before final payment is made, the Contractor shall furnish vouchers showing that all subcontractors and all persons furnishing labor and materials have been fully paid for such

materials and labor and that the City may retain ten (10) percent of the project cost from the last payment for a period of ninety (90) calendar days following such completion and approval, unless satisfied that material and laborers have been paid for in full.

## **09 Pollution Prevention Plan**

### 1. Project Description

This work involves streetscaping improvements to Center Street from Clair Street to W. Lone Tree Road including new curb, sidewalks, ADA compliant pedestrian ramps, biocells, and landscaping.

### 2. Erosion and Sediment Controls

All contractors and subcontractors operating on the site shall take efforts to prevent contamination of storm water runoff, groundwater, and soils by hazardous material and / or pollutants caused by their operations or encountered in their work. All waste materials and supplies must be removed from the site(s). If construction equipment maintenance or repair is performed on any site, provisions must be made to capture and remove any lubricants or other fluids.

The Contractor shall notify the Owner immediately upon finding a hazardous material contamination either existing at the site or caused by construction activities.

The Contractor and every Subcontractor shall be responsible to the Owner to:

1. Execute Contractor's part of the pollution prevention plan as described.
2. Conduct all work activities to not damage an existing erosion control measure or stabilizing vegetation. If damages occur, the Contractor shall make repairs with no additional cost to the Owner.
3. Coordinate with the Owner for installation of additional erosion control measures that may be needed during construction.

### 3. Certification Statement

#### **N.P.D.E.S. CERTIFICATION**

The contractor certifies under penalty of law that they understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) permit that authorizes the storm water discharges associated with industrial activity from the construction site as part of this certification. Further, by signing and entering into contract for this work, the contractor understands that they are becoming a co-permittee, along with the owner(s) and other contractors and subcontractors, to the Iowa Department of Natural Resources NPDES General Permit No. 2 for "Storm Water Discharge Associated with Industrial Activity for

Construction Activities” at the identified site. As co-permittee, the contractor understands that they and their company are legally required under the Clean Water Act and the Code of Iowa, to ensure compliance with the terms and conditions of the Storm Pollution Prevention Plan developed under this NPDES permit and the terms of this NPDES permit.

## **10 METHOD OF MEASUREMENT**

The Engineer will measure the items of work that have been acceptably constructed as specified in the contract documents for the CENTER STREET CORRIDOR STREETSCAPING PROJECT in accordance with the 2022 edition of the Iowa “Statewide Urban Design and Specifications” (SUDAS) for public improvements and as further modified by the current City of Cedar Falls’ Supplemental Specifications, except as amended or supplemented as follows:

## **11 BASIS OF PAYMENT**

Payment for the items listed in the Method of Measurement will be determined by multiplying the item quantity (as determined in the Method of Measurement) by the unit price as bid on the proposal form in accordance with the 2022 edition of the Iowa “STATEWIDE URBAN DESIGN AND SPECIFICATIONS” (SUDAS) as amended by the current City of Cedar Falls’ Supplemental Specifications to the latest edition of the Iowa “STATEWIDE URBAN DESIGN AND SPECIFICATIONS” (SUDAS), except as amended or supplemented as follows:



## DIVISION 4 - SUPPLEMENTAL PLANS AND SPECIFICATIONS

All work shall be constructed as specified in the Contract documents for the CENTER STREET CORRIDOR STREETSCAPING PROJECT in accordance with the 2022 Edition of the Iowa "STATEWIDE URBAN DESIGN AND SPECIFICATIONS" (SUDAS) as amended by the current City of Cedar Falls' Supplemental Specifications to the latest edition of the Iowa "STATEWIDE URBAN DESIGN AND SPECIFICATIONS" (SUDAS), except as amended or supplemented as follows:

### **Item No. 46 – Landscaping**

This Section includes all elements of the project associated with the Landscaping not specified elsewhere in the Drawings. Work includes:

Section 9.20.1	Unit Paving
Section 9.20.2	Site Furnishings
Section 9.20.3	Plants

### **SECTION 9.20.1 UNIT PAVING**

#### **PART 1 - GENERAL**

##### **1.1 RELATED DOCUMENTS**

Drawings and General Provisions of Contract, including Bidding Requirements, General and Supplementary Conditions and Division I Specification Sections, apply to work specified in this Section.

##### **1.2 DESCRIPTION OF WORK**

Provide all labor, materials, equipment and supervision required to furnish and install concrete pavers.

##### **1.3 RELATED WORK SPECIFIED ELSEWHERE**

- A. Division 2 Streets and Related Work: SUDAS Standard Specifications.

##### **1.4 SUBMITTALS**

- A. Paver manufacturer's material test data certifying pavers comply with specification.
- B. Paver sample, one of each specified color.

##### **1.5 CODES, PERMITS AND FEES**

- A. Obtain any necessary permits for this Section of Work and pay any fees required for permits.
- B. The entire installation shall fully comply with all local and state laws and ordinances, and with all established codes applicable thereto.

##### **1.6 SITE DISTURBANCES**

- A. Take precautions to insure that equipment and vehicles do not disturb or damage existing site grading, walks, drives, utilities, plants, etc.

- B. Verify locations and depths of all underground utilities prior to excavation.
- C. Repair and/or return to original condition any damage caused by Contractor's negligence at no cost to Owner.
- D. Provide temporary barricades and warning lights as required for protection of project work and public safety.

## **PART 2 - PRODUCTS**

### **2.1 CONCRETE PAVERS**

- A. "Holland Premier": interlocking paving stones as manufactured by Unilock, Chicago, Illinois.
  - 1. 8 cm depth
  - 2. Compressive strength: Average 8,000 p.s.i. with no individual piece less than 7,500 p.s.i.
  - 3. Water absorption: Not greater than 5%.
  - 4. Color: Rustic Red – Premier Finish
  - 5. Pattern: Hollandstone 'C' (herringbone)

### **2.2 NEOPRENE-MODIFIED ASPHALT ADHESIVE**

- A. Mastic (asphalt adhesive):
  - 1. Solids (base): 75+1%.
  - 2. Lbs./Gal.: 8-8.5 lb.
  - 3. Solvent: Varsol (over 100 degrees F Flash).
- B. Base (2% Neoprene, 10% Fibers, 88% Asphalt):
  - 1. Melting point - ASTM D-36; 200 degrees F minimum.
  - 2. Penetration - 77 degrees F, 100 gram load, 5 second (.1 m.m.): 23-
  - 3. Ductility - ASTM D-113-44 at 25 degrees C; 5 cm/minute: 125 cm minute.
- C. After applying neoprene modified asphalt adhesive begin laying pavers from the edge/s referenced on the drawings.

## **PART 3 - EXECUTION**

### **3.1 PREPARATION OF CONCRETE SUB-BASE:**

- A. Inspect concrete sub-base to ensure surface is clean and built in conformance with details.

- B. Verify elevation difference between concrete sub-base and adjacent finish concrete surface to ensure concrete pavers can be installed flush with bordering concrete pavement.

### 3.2 PREPARATION OF ASPHALT BASE:

- A. Apply High Performance Bituminous Mix in 7/8-inch layer over concrete base that is 4 inches below the finished surface grade of the concrete pavers.
- B. Asphalt slab bed surface must be parallel with (have the same slope as) the finish grade of the concrete pavers.
- C. Asphalt surface shall be smooth and free of low spots, voids and debris.

### 3.3 PREPARATION OF AGGREGATE SUBBASE:

- A. Verify that the subgrade soil is free of standing water.
- B. Stockpile Setting Bed Sand, Joint Sand, and Base Aggregate materials such that they are free from standing water, uniformly graded, free of any organic material or sediment, debris, and ready for placement.
- C. Place base aggregate to depth as shown in Drawings.
- D. Compact soil subgrade uniformly to at least 95 percent of Standard Proctor Density per ASTM D 698 for pedestrian areas. Compact soil subgrade uniformly to at least 98 percent Modified Proctor per ASTM D 1557 for vehicular areas. Stabilization of the subgrade and/or base material may be necessary with weak or saturated subgrade soils.
- E. Trim the subgrade to within 0 to 1/2 in. (0 to 13mm) of the specified grades. Do not deviate the surface of the prepared subgrade by more than 3/8 in. (10mm) from the bottom edge of a 39 in. (1m) straight edge laid in any direction.

### 3.4 PLACEMENT OF CONCRETE PAVERS:

- A. Begin laying pavers from the edges referenced on the drawings.
- B. Place pavers by hand.
- C. Always work on top of laid pavers.
- D. A chalk line may be snapped on asphalt base to assist in alignment of pavers.
- E. Complete placement of whole pavers over entire area.
- F. Complete placement of pavers by placing cut pavers along edges.

### 3.5 JOINT FILLING:

- A. Cross directionally sweep a thin layer of sand over the entire paver area.

### 3.6 CLEAN-UP:

- A. Sweep excess sand from paved surfaces and remove from site.

## **SECTION 9.20.2 SITE FURNISHINGS**

### **PART 1 – GENERAL**

#### **1.1 SUMMARY**

- A. Section Includes.
  - 1. Bicycle Racks
  - 2. Trash Receptacles
  - 3. Benches

#### **1.2 SUBMITTALS**

- A. See Section 01 33 23 – Submittals, for submittal procedures.
- B. Product Data: Provide manufacturer’s data for each type of product indicated.
- C. Samples for Verification: For each type of exposed finish required, prepared on Samples of size indicated below.
- D. Size: Not less than 4-inch-square sheet components.
- E. Manufacturer’s Instructions: Indicate conditions requiring special procedures.
- F. Maintenance Data: For site furnishings to include in maintenance manuals.

#### **1.3 QUALITY ASSURANCE**

- A. Source Limitations: Obtain each type of site furnishing(s) through one source from a single manufacturer.
- B. Installer Qualifications: Company specializing in performing the work of this section and approved by manufacturer.

#### **1.4 DELIVERY, STORAGE, AND HANDLING**

- A. Delivery: Deliver products to site in manufacturer’s original, unopened containers and packaging. Upon delivery, examine packages immediately to ensure all products are complete and undamaged.
- B. Storage: Store products in a protected, dry area in manufacturer’s unopened containers and packaging.
- C. Handling: Protect product’s finish from damage during handling and installation.

### **PART 2 PRODUCTS**

#### **2.1 BICYCLE RACKS**

- A. Basis-of-Design Product: Subject to compliance with requirements, provide the product indicated on Drawings:
1. Dero Bike Rack Co., Minneapolis, MN: "Hoop Rack" Model, surface mount. Finish: Powdercoat Black. No Lean-bar Ph: 888-337-6729.

## 2.2 TRASH RECEPTACLES

- A. Basis-of-Design Product: Subject to compliance with requirements, provide the product indicated on Drawings:
1. Victor Stanley, Inc., Dunkirk, MD: "SD-42 Ironsites Collection" Model, surface mount, side-opening, 36 gal with polyethylene liner. Finish: Powdercoat Black. Ph: 800-368-2573.

## 2.3 BENCHES

- A. Basis-of-Design Product: Subject to compliance with requirements, provide the product indicated on Drawings:
1. DuMor Inc., Mifflintown, PA: "Model 58-60" Model, surface mount, 69" length, backed, Finish: Powdercoat Black. Ph: 800-598-4018.

## PART 3 EXECUTION

### 3.1 EXAMINATION

- A. Examine areas and conditions, with Installer present, for compliance with requirements for correct and level finished grade, mounting surfaces, installation tolerances, and other conditions affecting performance.
1. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 INSTALLATION, GENERAL

- A. Comply with manufacturer's written installation instructions unless more stringent requirements are indicated. Complete field assembly of site furnishings where required.
- B. Unless otherwise indicated, install site furnishings after landscaping and paving have been completed.
- C. Install site furnishings level, plumb, true, and securely anchored at locations indicated on Drawings.

### 3.3 CLEANING

- A. After completing site furnishing installation, inspect components. Remove spots, dirt, and debris. Repair damaged finishes to match original finish or replace component.

### 3.4 WASTE MANAGEMENT

- A. Separate and dispose of waste in accordance with the Project's Waste Management Plan. Refer to Section 01 74 19 - Construction Waste Management and Disposal.

### **SECTION 9.20.3 PLANTS**

#### **PART 1 - GENERAL**

##### **1.1 RELATED DOCUMENTS**

Drawings and General Provisions of Contract, including Bidding Requirements, General and Supplementary Conditions and Division I Specification Sections, apply to work specified in this Section.

##### **1.2 WORK INCLUDED**

Provide all labor, materials, equipment and supervision required for the installation of all proposed plant material.

##### **1.3 DELIVERY, HANDLING AND TEMPORARY STORAGE**

- A. Install plant material on the day of delivery to the site; in the event this is not possible, protect that stock not planted.
- B. Keep plant material that cannot be planted immediately after delivery in the shade, well protected with soil, wet moss or other acceptable material and well watered.
- C. Do not bind plants with wire or rope at any time so as to damage the bark or break branches.
- D. Lift and handle plants from the bottom of the ball only.
- E. Plants moved with a ball will not be accepted if the ball is cracked, loose or broken before or during planting operations.
- F. Deliver fertilizer to site in original, unopened containers, each bearing manufacturer's guaranteed analysis.
- G. Store packaged materials off ground and protect from moisture.

##### **1.4 CODES, PERMITS AND FEES**

- A. Obtain any necessary permits for this Section of Work and pay any fees required for permits.
- B. The entire installation shall fully comply with all local and state laws and ordinances, and with all established codes applicable thereto.

##### **1.5 JOB CONDITIONS**

- A. Existing Utilities:
1. Locate existing underground utilities in areas of work. If utilities are to remain in place, provide adequate means of support and protection during this work.
  2. Underground utilities shown on the drawings have been taken from existing public records, Owner's records available as-built drawings and are correct to the best of our knowledge, provided for information only.

3. Should uncharted, or incorrectly charted, piping or other utilities be encountered during excavation, consult Utility Owner immediately for directions. Cooperate with Owner and utility companies in keeping respective services and facilities in operation. Repair damaged utilities caused by Contractor's negligence to the satisfaction of Utility Owner at no cost to the Project Owner.
4. Do not interrupt existing utilities serving facilities occupied and used by Owner or others, during occupied hours, except when permitted in writing by Owner's Representative and then only after acceptable temporary utility services have been provided.
5. Provide minimum of 48-hour notice to Owner and Owner's Representative and receive written notice to proceed before interrupting any utility.

B. Protection of Persons and Property:

1. Barricade open excavations occurring as part of this work and post with warning lights.
2. Operate warning lights as recommended by authorities having jurisdiction.
3. Protect structures, utilities, sidewalks, pavements, and other facilities from damage caused by settlement, lateral movement, undermining, washout and other hazards created by this work.
4. Perform excavation within drip-line of large trees to remain by hand, and protect the root system from damage or dryout to the greatest extent possible. Maintain moist condition for root system and cover exposed roots with burlap. Paint root cuts of 1" diameter and larger with emulsified asphalt tree paint.

## 1.6 INSPECTION AND APPROVAL

- A. All materials described and specified herein are subject to inspection and approval by Owner's Representative.
- B. Materials may be inspected by the Owner's Representative at source of supply or the Owner's Representative may require the Contractor to submit color slides and/or photographs which illustrate the specified plant material at the source of supply.
- C. This inspection does not waive the right to reject any material after it has been delivered to the site and/or installed.

## 1.7 INITIAL INSPECTION AND ACCEPTANCE

- A. Initial inspection of the planting to determine completion of contract work, exclusive of possible replacement of plants, will be made by the Owner's Representative upon completion of the work.
- B. Initial inspection will not be conducted unless all items of work as outlined in 3. EXECUTION have been completed.
- C. Five (5) days prior to the anticipated date of inspection submit written notice requesting inspection to Owner's Representative.
- D. After inspection, the Contractor will be notified in writing, by the Owner, of initial acceptance of inspected work exclusive of the possible replacement of plants and correction of deficiencies in the requirements for completion of the work.
- E. Maintain, as specified, areas not acceptable until corrections are completed and reinspection is conducted.
- F. If a significant time delay (sixty to ninety days) is encountered, through no fault of the Landscape Contractor, inspection and initial acceptance of a major portion of the plantings may be granted.
- G. All plants shall be alive and healthy at the time of initial acceptance.

- H. Replacement of rejected plants before initial acceptance to meet the terms of initial acceptance shall not be considered a part of the guaranty and replacement requirement of this Specification.

## **1.8 GUARANTEE, REPLACEMENT AND FINAL INSPECTION:**

- A. Guarantee plants for the duration of one (1) full year after they are initially accepted as defined herein.
- B. Plants shall be alive and in good, healthy and flourishing condition of growth at the end of the guaranty period.
- C. At the end of the guaranty period, final inspection will be made by Owner's Representative upon written notice requesting such inspection; submit notice to Owner's Representative at least ten (10) days before the anticipated date of inspection.
- D. Any plant, required under this Contract, that is dead or not in a vigorous, thriving condition, as determined by Owner's Representative at the time of Final Inspection, will be removed from the site.
- E. Plants that are missing at the time of Final Inspection are to be installed during the specified planting season when weather and site conditions permit.
- F. In case of any questions regarding the condition and satisfactory establishment of a rejected plant, the Landscape Contractor may elect to allow such plant to remain through another complete growing season. If at that time the rejected plant is found to be dead, in an unhealthy or badly impaired condition, it shall be replaced.
- G. After Initial Acceptance, replace plants (once during or at the end of the guaranty period) that are observed to be dead or in a badly impaired condition.
- H. One replacement after initial acceptance shall constitute fulfillment of Contractor's guaranty for the particular plant replaced.
- I. Replacement Plants: Plants of the same kind and size as specified in the Plant Schedule; furnished and planted as specified herein.
- J. Replacement Plants: Guyed or staked, mulched, wrapped, fertilized, pruned and restored to original condition as originally specified at no cost to Owner.
- K. Make all necessary repairs to grades, lawns and paving required because of plant replacements, at no cost to the Owner.
- L. Plant Replacement Cost: Borne by Contractor except for possible replacements resulting from removal, loss or damage due to occupancy of project in any part, vandalism, civil disobedience, or acts of neglect on the part of others, physical damage by animals, vehicles, fire, etc., or losses due to curtailment of water by local authority, or to "Acts of God". Floods, tornadoes, wind of hurricane force, and hail are not normal and the damage they do cannot be calculated in a bid.

## **PART 2 - PRODUCTS**

### **2.1 PLANT MATERIALS**

- A. Plant Schedule: A list of plant materials is scheduled on the Drawing. In the event of any discrepancy between this schedule and the Plan Drawing showing the plants, the Plan Drawing shall govern.



- B. Certification of inspection of plant materials required by Federal, State or other governmental agencies to accompany all shipments to be furnished to the Owner's Representative.
- C. Nomenclature: The names of plants required under this Contract conform to those given in the "Standardized Plant Names", 1942 Edition, prepared by the American Joint Committee on Horticultural Nomenclature. Names of varieties not included therein conform generally with names accepted in the nursery trade.
- D. Standards: All plant materials, grading, sizes, methods, etc., are to conform to the Standards of the American Association of Nurserymen, Inc., as contained in their current publication "American Standard for Nursery Stock", (ANSI Z60.1-1996). In the event there is a discrepancy between these standards and this Specification, the most restrictive requirement shall govern.
- E. Labeling: Legibly tag all plants as to name and size.
- F. Species and Variety: True to name as specified. Plants approved as true to name at time of initial acceptance which, during the guaranty period, exhibit characteristics indicating they are not true to name will be replaced at no cost to the Owner.
- G. Availability: Before submitting his bid, the Contractor shall have investigated the sources of supply and satisfied himself that he can supply the listed plants in the size, variety and quality listed and specified. Failure to take this precaution will not relieve the Contractor from his responsibility for furnishing and installing all plant materials in strict accordance with the Contract Documents without additional cost to the Owner.
- H. Quality:
1. Growth habit typical for species and as indicated on the Plant Schedule.
  2. Sound, healthy, vigorous and free from insect pests, plant diseases and injuries.
  3. One sided plants or plants taken from tightly planted nursery rows will be rejected.
- I. Size and Form:
1. Equivalent or exceed measurements specified in the Plant Schedule.
  2. Measured before pruning with branches in normal position. Height and spread specified refers to main body of plant and not from tip to tip of branches or roots.
  3. Caliper of trees less than four inches (4") - taken six inches (6") above ground level. Trees four inches (4") and over - measured one foot (1') above ground level.
  4. Specified trunk height can be obtained by pruning lower branches of a plant after the plant has been installed; however, pruning to achieve specified trunk height is to occur only after Owner's Representative has inspected plant and directed Contractor as to the amount of pruning required.
  5. Where specified by caliper, no one stem of a specific multi-stemmed plant shall be smaller than the caliper size specified.
- J. Balled and Burlapped Plants:
1. Designated as "B&B"; dug with firm, natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant.
  2. In compliance with ANSI Z60.1-1996.
  3. Balls: Firmly wrapped with burlap or similar biodegradable material and bound with twine, cord, or wire mesh.
  4. Where necessary to prevent breaking or cracking of the ball during the process of planting, the ball may be secured to a platform. Broken or loose balls will not be accepted.
  5. A container grown plant, in lieu of a "B&B" plant, will be accepted provided it meets specified sizes and complies with ANSI Z60.1-1996.

6. A machine moved plant, in lieu of a "B&B" plant, will be accepted provided it meets specified sizes and complies with ANSI Z60.1-1996.

K. Container Grown Plants:

1. Container size as specified in Plant Schedule.
2. In compliance with ANSI Z60.1-1996.

## 2.2 PLANTING SOIL

- A. Soil excavated from planting pits that is similar in nature to topsoil and is determined to be suitable for planting soil shall be thoroughly mixed with one (1) part of compost to five (5) parts of existing soil.
- B. Very poor soils of clay, gumbo, gravel, hard-pan, or other soils injurious to plants shall not be used.
- C. If quantity of soil excavated from planting pits is not adequate for planting, furnish planting soil consisting of partially decomposed vegetable matter of natural occurrence; black, clean, low in content of mineral or woody material, mildly acid, fertile and friable. Mix with one (1) part of compost to five (5) parts of soil.
- D. Dispose of soil excavated from planting hole that is determined not to be of quality required or is not needed to be used for planting soil.

## 2.3 PEAT

A domestic product consisting of partially decomposed vegetable matter of natural occurrence; black, clean, granulated or shredded.

## 2.4 FERTILIZER

- A. Similar or equivalent to Milorganite (6-3-0).
- B. Uniform in composition, dry and free flowing.
- C. Fertilizer which becomes caked or otherwise damaged making it not suitable for use, will not be accepted.

## 2.5 MULCH

- A. River Rock Mulch, 1-3" dia.
- B. Depth and locations as shown on drawings.
- C. Furnish in bags or bulk.
- D. Submit sample for approval by Owner's Representative.

## 2.6 STAKING, GUYING AND WRAPPING MATERIALS:

- A. Stakes: Similar or equivalent to steel farm fence posts, green vinyl coated or painted black with a rust inhibiting paint. All stakes the same color.
- B. Wire: No. 11 gauge pliable galvanized wire.
- C. Hose: New green or black 2-ply one-half inch (1/2") diameter reinforced rubber garden hose; all hose the same color.

- D. Guying cable: Five-strand, three-sixteenth inch (3/16") diameter, steel cable. Attach wire cable clamps and turnbuckles (galvanized or aluminum).
- E. Steel auger type screw anchor with twenty-four inch (24") rod length and three inch (3") plate.
- F. Wrapping material: Heavy crinkle crepe tree wrapping paper in strips four to ten inches (4-10") wide.

## 2.7 ALUMINUM EDGING:

- A. Product: Permaloc StructurEdge, 3/16" (4.8mm) x 2-1/4" (57mm) high, extruded aluminum, 6063 alloy, T6 hardness, paver restraint edging for straight-line and curvilinear applications in corrugated L-shaped profile, as manufactured by Permaloc Corporation, Holland MI 49424, telephone (800) 356-9660 or (616) 399-9600. Horizontal base shall have holes spaced 4 inches (102 mm) apart along its length to receive spikes, or equal.
- B. Thickness: 3/32 inch (2.4 mm) gage section shall have 0.170 inch (4.32 mm) thick exposed top lip, 1/8 inch (3.2 mm) gage section shall have 0.190 inch (4.83 mm) thick exposed top lip, and 3/16 inch (4.8 mm) gage section shall have 0.210 inch (5.33 mm) thick exposed top lip.
- C. Length: 8 feet (2.44 meters).
- D. Connection Method: Section ends shall splice together with horizontal 0.060 inch (1.52 mm) thick x 1 inch (25 mm) wide x 4 inches (102 mm) long aluminum sliding connector.
- E. Anchoring: 3/8 inch x 10 inches (9.5 mm x 254 mm) bright spiral steel spike. Use plastic washers if desired.
- F. Finish: Mill Finish.
- G. Warranty: 15-year limited material warranty for paver restraint edging from manufacturing defects in workmanship or material.

## 2.8 WEED PREVENTER:

- A. Dacthal or equivalent.
- B. For groundcovers and shrub plant beds only.
- C. Apply as per manufacturer's recommendation.

## PART 3 - EXECUTION

### 3.1 COMMENCEMENT DATE:

- A. At the earliest possible date site conditions permit.

### 3.2 PLANTING SEASON FOR BALLED AND BURLAPPED AND CONTAINER GROWN PLANTS:

- A. Deciduous trees and shrubs: April 1 to June 1 and August 15 to November 15.
- A. Evergreen trees and shrubs: April 1 to June 1 and August 15 to October 15.

**3.3 PREPARATION:**

- A. Stake out on the ground the locations of all plants and obtain approval of the Owner's Representative before excavation is begun.
- B. Relocate incorrectly located plants at no expense to the Owner.

**3.4 EXCAVATION:**

- A. Excavate the plant pit, centered at the location stake.
- B. Planting soil for backfilling shall be kept separate from excavated subsoil.
- B. Excavate the plant pit large enough to provide for at least six inches (6") of planting soil backfill around and beneath the root system.
- C. Where surface or subsurface conditions prevent digging a plant pit to specified dimensions, obtain approval from Owner's Representative to modify location of pit dimensions.

**3.5 DRAINAGE TEST:**

- A. Randomly select a representative number of shrub plant pits in each shrub planting area and test for drainage prior to planting.
- B. Test all tree plant pits for drainage.
- D. Fill each selected plant pit with water and let stand for twenty-four (24) hours.
- E. Do not proceed with planting where drainage problems are apparent.
- F. Report to the Owner's Representative areas which do not drain within twenty-four (24) hours.

**3.6 PLANTING:**

- A. Groundcover:
  1. Cultivate groundcover areas six inches (6") deep and grade smooth immediately before planting groundcover plants.
  2. Before planting, spread commercial fertilizer at the rate of one-eighth (1/8) pound per plant over entire groundcover area, and cultivate into top six inches (6") of soil.
  3. Plant groundcover to within one foot (1') of trunk of tree or shrub planted within the area unless noted otherwise on the Drawings.
  4. After planting and before mulching, spread weed preventer over plant bed soil surface as per manufacturer's recommendation.
  5. Install mulch to depth of three inches (3") over entire groundcover bed.
- B. Balled and Burlapped and Container Grown Plants:
  1. Center the root ball in the plant pit resting on six inches (6") of well tamped planting soil.
  2. Backfill the plant hole with planting soil placed in layers around the root ball.
  3. Carefully tamp each layer in place in a manner to avoid injury to roots or ball.

4. When approximately two-thirds (2/3) of the plant hole has been backfilled, fill the hole with water and allow the soil to settle around the roots.
5. Set top of root ball level with the surrounding grade as shown in the Planting Details.
6. Place mulch as indicated in the Planting Details.
7. Cut cord or wire securing burlap at base of tree.

### 3.7 FERTILIZING B&B AND CONTAINER GROWN PLANTS:

- A. Trees and Shrubs: Mix with backfill.
- B. Large shade trees: Two (2) pounds per inch of caliper.
- C. Small trees: One (1) pound per inch of caliper.
- D. Shrubs: One-quarter (1/4) pound per foot height.
- E. Evergreens: One-eighth (1/8) pound per foot height or spread.
- F. Vines and groundcover: One-eighth (1/8) pound per plant; place in bottom of plant pit.
- G. Herbaceous plants: One-eighth (1/8) pound per plant.

### 3.8 STAKING:

- A. Stake evergreen trees eight feet (8') in height and less and deciduous trees having a trunk caliper of three inches (3") or less.
- B. Use two (2) stakes driven vertically to depth to provide a firm structure.
- C. Attach wire to the stake at a point approximately four feet (4') from the ground and attach to the tree at the same height.
- D. Encase the wire in rubber hose to avoid direct contact between wire and bark of tree.
- E. Place stakes opposite each other in an east-west direction and drive with a slight tilt away from each at the top so that slight tension can be placed on the wires when attached.
- F. All staking material may be salvaged by the Landscape Contractor twelve to eighteen (12-18) months after planting.

### 3.9 GUYING:

- A. Anchor and guy evergreen trees over eight feet (8') in height and deciduous trees having a trunk caliper of more than two and one-half inches (2 1/2") with three (3) guying cables, unless shown otherwise on the Drawings, Plant Schedule or Planting Details.
- B. Space three (3) guys equally about each tree.
- C. Each guy will consist of three-sixteenth inch (3/16") cable attached to the tree trunk at an angle of thirty (30) to forty-five (45) degrees at about two-thirds (2/3) of the height of the tree and anchored at the ground to earth anchors as specified.
- D. Make all cable fastenings with an approved cable clamp and turnbuckle.

- E. All guying materials may be salvaged by the Landscape Contractor twelve to eighteen (12-18) months after planting.

**3.10 WRAPPING:**

- A. Promptly after planting, wrap trunks of all deciduous trees with tree wrapping paper spirally from ground line to bottom branches.
- B. Neat and snug; materials held in place by a suitable cord; tapes are unacceptable.

**3.11 EROSION CONTROL NETTING:**

- A. Install in accordance with manufacturer's recommendations.
- B. Install at the location shown on drawings.

**3.12 PRUNING AND REPAIR:**

- A. Prior to initial inspection, prune all trees and shrubs and repair any injuries.
- B. Limit the amount of pruning to the minimum necessary to remove dead or injured branches and twigs.
- C. Maintain the natural habit, shape and specified size of the plant.
- D. Make all cuts flush; leave no stubs.
- E. On all cuts over three-quarters inch (3/4") in diameter and bruises or scars on the bark, trace the injured cambium back to living tissue and remove; smooth and shape wounds so as not to retain water and coat the treated area with an approved antiseptic tree paint.

**3.13 MULCH:**

- A. Install at consistent depth as shown on drawings.
- B. Sub-grade surface of areas to receive mulch shall be sloped to drain, smooth and free of ruts and clods.

**3.14 CLEAN UP:**

- A. Remove any soil, peat or similar material that has been brought onto paved areas by planting operations keeping those areas clean at all times.
- B. Upon completion of the planting, dispose of all excess soil and stones resulting from the planting operation.
- C. Remove all debris, resulting from planting operations, from the site.

**3.15 MAINTENANCE:**

- A. Begin immediately following installation of plants and continue until initial acceptance.
- B. Include watering, weeding, cultivating, mulching, removal of dead material, resetting plants to proper grades or upright position and restoration of the planting saucer, and other necessary operations.

- C. If any planting is done after lawn preparation, provide proper protection to lawn areas and repair any damage resulting from planting operation promptly at no cost to the Owner.
- D. Landscape Contractor is responsible for maintaining plants from their arrival on site until the punch list approval and initial acceptance. Maintenance after initial acceptance of the planting will be performed by the Owner.
- E. Furnish detailed written recommended maintenance program to the Owner with a copy to Owner's Representatives, prior to initial acceptance of the various planting areas.
- F. Maintenance performed by the Owner in accordance with recommended program will not affect the Landscape Contractor's obligation to guarantee and replace defective plants as herein described.



**100% PLAN OPINION OF PROBABLE CONSTRUCTION COSTS**  
**CITY OF CEDAR FALLS**  
**CENTER STREET CORRIDOR STREETScape PROJECT**  
 City Project Number MC-000-3206  
 3/28/2022



Bid Date: 4/22/2022

ITEM NO.	ITEM CODE	ITEM DESCRIPTION	UNIT	UNIT PRICE	DIVISION 1 (City Funding)		TOTAL	
					QUANTITY	SUBTOTAL	QUANTITY	PRICE
1	2010-108-D-2	TOPSOIL, COMPOST-AMENDED	CY	\$ 95.00	672	\$ 63,840.00	672	\$ 63,840.00
2	2010-108-D-3	TOPSOIL, OFF-SITE	CY	\$ 25.00	315	\$ 7,875.00	315	\$ 7,875.00
3	2010-108-E-0	EXCAVATION, CLASS 10	CY	\$ 25.00	910	\$ 22,750.00	910	\$ 22,750.00
4	2010-108-J-0	SUBBASE, GRANULAR 6"	SY	\$ 10.00	3140	\$ 31,400.00	3140	\$ 31,400.00
5	SUPPLEMENTAL	BIOCELL AGGREGATE BACKFILL	CY	\$ 15.00	217	\$ 3,255.00	217	\$ 3,255.00
6	SUPPLEMENTAL	SHOULDER GRAVEL REMOVAL	LS	\$ 140,000.00	1	\$ 140,000.00	1	\$ 140,000.00
7	4020-108-A-1	STORM SEWER, TRENCHED, RCP CLASS III, 15"	LF	\$ 100.00	250	\$ 25,000.00	250	\$ 25,000.00
8	4020-108-D-0	REMOVAL OF STORM SEWER, RCP CLASS III, 12"	LF	\$ 60.00	76	\$ 4,560.00	76	\$ 4,560.00
9	4040-108-A-0	SUBDRAIN, PERFORATED HDPE, 6"	LF	\$ 18.00	1295	\$ 23,310.00	1295	\$ 23,310.00
10	4040-108-C-0	SUBDRAIN CLEANOUT, TYPE A-2, 6", MODIFIED	EA	\$ 1,000.00	12	\$ 12,000.00	12	\$ 12,000.00
11	4040-108-D-0	SUBDRAIN OUTLET AND CONNECTIONS, CMP, 8"	EA	\$ 300.00	7	\$ 2,100.00	7	\$ 2,100.00
12	SUPPLEMENTAL	CURB OUTLETS, NEENAH R-3262-3	EA	\$ 250.00	37	\$ 9,250.00	37	\$ 9,250.00
13	6010-108-B-0	INTAKE, SW-512, 24"	EA	\$ 5,500.00	3	\$ 16,500.00	3	\$ 16,500.00
14	6010-108-E-0	MANHOLE ADJUSTMENT, MINOR	EA	\$ 1,500.00	10	\$ 15,000.00	10	\$ 15,000.00
15	6010-108-E-0	INTAKE ADJUSTMENT, MINOR	EA	\$ 1,500.00	6	\$ 9,000.00	6	\$ 9,000.00
16	6010-108-H-0	REMOVE INTAKE	EA	\$ 2,500.00	2	\$ 5,000.00	2	\$ 5,000.00
17	7010-108-A-0	PAVEMENT, PCC, 8"	SY	\$ 60.00	1052	\$ 63,120.00	1052	\$ 63,120.00
18	7010-108-E-0	CURB AND GUTTER, 2.0', 8"	LF	\$ 60.00	1060	\$ 63,600.00	1060	\$ 63,600.00
19	7030-108-C-0	SHARED USE PATH, PCC, 6"	SY	\$ 45.00	484	\$ 21,780.00	484	\$ 21,780.00
20	7030-108-E-0	SIDEWALK, PCC, 5 IN	SY	\$ 45.00	1212	\$ 54,540.00	1212	\$ 54,540.00
21	7030-108-E-0	SIDEWALK, PCC, 6 IN	SY	\$ 50.00	77	\$ 3,850.00	77	\$ 3,850.00
22	7030-108-G-0	DETECTABLE WARNING	SF	\$ 45.00	473	\$ 21,285.00	473	\$ 21,285.00
23	7030-108-H-1	DRIVEWAY, PAVED, PCC, 6"	SY	\$ 45.00	1160	\$ 52,200.00	1160	\$ 52,200.00
24	7040-108-A-0	FULL DEPTH PATCHES, HMA	TON	\$ 125.00	50	\$ 6,250.00	50	\$ 6,250.00
25	7040-108-H-0	PAVEMENT REMOVAL	SY	\$ 20.00	3870	\$ 77,400.00	3870	\$ 77,400.00
26	SUPPLEMENTAL	ACCENT PAVERS	SF	\$ 15.00	4887	\$ 73,305.00	4887	\$ 73,305.00
27	SUPPLEMENTAL	EDGE RESTRAINT, PCC, 8"	LF	\$ 25.00	510	\$ 12,750.00	510	\$ 12,750.00
28	8030-108-A-0	TEMPORARY TRAFFIC CONTROL	LS	\$ 25,000.00	1	\$ 25,000.00	1	\$ 25,000.00
29	2524-6765010	REMOVE AND REINSTALL SIGN AS PER PLAN	EA	\$ 500.00	13	\$ 6,500.00	13	\$ 6,500.00
30	9010-108-B-0	HYDRAULIC SEEDING, SEEDING, FERTILIZING AND MULCHING, TYPE 1	AC	\$ 5,000.00	1	\$ 5,000.00	1	\$ 5,000.00
31	9010-108-B-0	HYDRAULIC SEEDING, SEEDING, FERTILIZING AND MULCHING, TEMPORARY, TYPE 4	AC	\$ 3,500.00	2	\$ 7,000.00	2	\$ 7,000.00
32	9030-108-A-0	PLANTS WITH WARRANTY, TREES	EA	\$ 500.00	15	\$ 7,500.00	15	\$ 7,500.00
33	9030-108-B-0	PLANTS WITH WARRANTY, #SP5 CONTAINER (BIOCELL EDGE)	EA	\$ 15.00	1985	\$ 29,775.00	1985	\$ 29,775.00
34	9030-108-B-0	PLANTS WITH WARRANTY, 1 GAL. CONTAINER (BIOCELL BOTTOM)	EA	\$ 28.00	816	\$ 22,848.00	816	\$ 22,848.00
35	9040-108-A-1	SWPPP PREPARATION	LS	\$ 1,500.00	1	\$ 1,500.00	1	\$ 1,500.00
36	9040-108-A-2	SWPPP MANAGEMENT	LS	\$ 2,500.00	1	\$ 2,500.00	1	\$ 2,500.00
37	9040-108-F-1	WATTLE, STRAW, 9"	LF	\$ 2.50	1326	\$ 3,315.00	1326	\$ 3,315.00
38	9040-108-F-2	WATTLE, REMOVAL	LF	\$ 1.00	1326	\$ 1,326.00	1326	\$ 1,326.00
39	9040-108-T-1	INLET PROTECTION DEVICE, FILTER SOCK	EA	\$ 150.00	4	\$ 600.00	4	\$ 600.00
40	2523-0000100	LIGHTING POLES	EA	\$ 2,000.00	19	\$ 38,000.00	19	\$ 38,000.00
41	2523-0000200	ELECTRICAL CIRCUITS	LF	\$ 15.00	1735	\$ 26,025.00	1735	\$ 26,025.00
42	11010-108-A	CONSTRUCTION SURVEY	LS	\$ 12,000.00	1	\$ 12,000.00	1	\$ 12,000.00
43	11020-108-A	MOBILIZATION	LS	\$ 40,000.00	1	\$ 40,000.00	1	\$ 40,000.00
44	11030-108-A	MAINTENANCE OF POSTAL SERVICE	LS	\$ 5,000.00	1	\$ 5,000.00	1	\$ 5,000.00
45	11050-108-A-0	CONCRETE WASHOUT	LS	\$ 2,000.00	1	\$ 2,000.00	1	\$ 2,000.00
<b>SUBTOTAL CONSTRUCTION</b>						<b>\$ 1,076,809.00</b>		<b>\$ 1,076,809.00</b>
CONTINGENCIES (5%)								\$ 53,840.00
<b>CONSTRUCTION TOTAL</b>								<b>\$ 1,130,649.00</b>
<b>TOTAL PROJECT COST</b>								<b>\$ 1,130,649</b>

Optional Added Construction      Shoulder Gravel Removal between south end of Center Street project to Cedar River Bridge (included)

Notes      1) City CIP Budget: \$1,375,000





## DEPARTMENT OF FINANCE &amp; BUSINESS OPERATIONS

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

---

**INTEROFFICE MEMORANDUM**

---

**TO:** Mayor Green & City Council Members  
**FROM:** Jennifer Rodenbeck, Director of Finance & Business Operations  
**DATE:** May 9, 2022  
**SUBJECT:** 2022 Bond Sale

On July 18<sup>th</sup>, the City is scheduled to sell General Obligation Capital Loan Notes for various purposes and projects as outlined on the City's Capital Improvements Program (CIP). Prior to that sale, the City must hold a public hearing authorizing the maximum amount of the bond sale. We are requesting that the public hearing be held on June 6, 2022. You will note that the resolutions for the hearings and sales are separated into various pieces on the Council agenda. This is due to the requirement of disclosing amounts for general corporate purpose and essential corporate purpose.

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

**ITEMS TO INCLUDE ON AGENDA**

**CITY OF CEDAR FALLS, IOWA**

Not to exceed \$3,200,000 General Obligation Capital Loan Notes (ECP)

- Resolution fixing date for a meeting on the proposition to authorize a Loan Agreement and the issuance of Notes to evidence the obligations of the City thereunder.

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE  
CHAPTER 21 AND THE LOCAL RULES OF THE CITY.

May 16, 2022

The City Council of the City of Cedar Falls, State of Iowa, met in Regular session, in the Community Center, 528 Main Street, Cedar Falls, Iowa, at 7:00 P.M., on the above date. There were present Mayor Robert M. Green, in the chair, and the following named Council Members:

\_\_\_\_\_

Absent: \_\_\_\_\_

Vacant: \_\_\_\_\_

\* \* \* \* \*

Council Member \_\_\_\_\_ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$3,200,000 GENERAL OBLIGATION CAPITAL LOAN NOTES (ECP) OF THE CITY OF CEDAR FALLS, STATE OF IOWA (FOR ESSENTIAL CORPORATE PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Council Member \_\_\_\_\_ seconded the motion to adopt. The roll was called and the vote was,

AYES: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO. \_\_\_\_\_

RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$3,200,000 GENERAL OBLIGATION CAPITAL LOAN NOTES (ECP) OF THE CITY OF CEDAR FALLS, STATE OF IOWA (FOR ESSENTIAL CORPORATE PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, it is deemed necessary and advisable that the City of Cedar Falls, State of Iowa, should provide for the authorization of a Loan Agreement and issuance of General Obligation Capital Loan Notes, to the amount of not to exceed \$3,200,000, as authorized by Sections 384.24A and 384.25, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out essential corporate purpose project(s) as hereinafter described; and

WHEREAS, the Loan Agreement and Notes shall be payable from the Debt Service Fund; and

WHEREAS, before a Loan Agreement may be authorized and General Obligation Capital Loan Notes, issued to evidence the obligation of the City thereunder, it is necessary to comply with the provisions of the Code of Iowa, as amended, and to publish a notice of the proposal and of the time and place of the meeting at which the Council proposes to take action for the authorization of the Loan Agreement and Notes and to receive oral and/or written objections from any resident or property owner of the City to such action.

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

Section 1. That this Council meet in the Community Center, 528 Main Street, Cedar Falls, Iowa, at 7:00 P.M., on the 6<sup>th</sup> day of June, 2022, for the purpose of taking action on the matter of the authorization of a Loan Agreement and issuance of not to exceed \$3,200,000 General Obligation Capital Loan Notes, for essential corporate purposes, the proceeds of which notes will be used to provide funds to pay the costs of City capital projects, including opening, widening, extending, grading, and draining of the right-of-way of streets, highways, avenues, alleys and public grounds, and market places, and the removal and replacement of dead or diseased trees thereon; the construction, reconstruction, and repairing of any street improvements, bridges, grade crossing separations and approaches; the acquisition, installation, and repair of sidewalks, culverts, retaining walls, storm sewers, sanitary sewers, water service lines, street lighting, and traffic control devices, and the acquisition of any real estate needed for any of the foregoing purposes; and equipping the fire department.

Section 2. To the extent any of the projects or activities described in this resolution may be reasonably construed to be included in more than one classification under Subchapter III of Chapter 384 of the Code of Iowa, the Council hereby elects the "essential corporate purpose" classification and procedure with respect to each such project or activity, pursuant to Section 384.28 of the Code of Iowa.

Section 3. The Clerk is authorized and directed to proceed on behalf of the City with the negotiation of terms of a Loan Agreement and the issuance of General Obligation Capital Loan Notes, evidencing the City's obligations to a principal amount of not to exceed \$3,200,000, to select a date for the final approval thereof, to cause to be prepared such notice and sale information as may appear appropriate, to publish and distribute the same on behalf of the City and this Council and otherwise to take all action necessary to permit the completion of a loan on a basis favorable to the City and acceptable to the Council.

Section 4. That the Clerk is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the City. The publication to be not less than four clear days nor more than twenty days before the date of the public meeting on the issuance of the Notes.

Section 5. The notice of the proposed action to issue notes shall be in substantially the following form:

(To be published on or before: May 24, 2022)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE CITY OF CEDAR FALLS, STATE OF IOWA, ON THE MATTER OF THE PROPOSED AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$3,200,000 GENERAL OBLIGATION CAPITAL LOAN NOTES (ECP) OF THE CITY (FOR ESSENTIAL CORPORATE PURPOSES), AND THE HEARING ON THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Cedar Falls, State of Iowa, will hold a public hearing on the 6<sup>th</sup> day of June, 2022, at 7:00 P.M., in the Community Center, 220 Clay Street, Cedar Falls, Iowa, at which meeting the Council proposes to take additional action for the authorization of a Loan Agreement and the issuance of not to exceed \$3,200,000 General Obligation Capital Loan Notes, for essential corporate purposes, to provide funds to pay the costs of City capital projects, including opening, widening, extending, grading, and draining of the right-of-way of streets, highways, avenues, alleys and public grounds, and market places, and the removal and replacement of dead or diseased trees thereon; the construction, reconstruction, and repairing of any street improvements, bridges, grade crossing separations and approaches; the acquisition, installation, and repair of sidewalks, culverts, retaining walls, storm sewers, sanitary sewers, water service lines, street lighting, and traffic control devices, and the acquisition of any real estate needed for any of the foregoing purposes; and equipping the fire department. Principal and interest on the proposed Loan Agreement will be payable from the Debt Service Fund.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the authorization of a Loan Agreement and the issuance of the Notes to evidence the obligation of the City thereunder or will abandon the proposal to issue said Notes.

This notice is given by order of the City Council of the City of Cedar Falls, State of Iowa, as provided by Sections 384.24A and 384.25 of the Code of Iowa.

Dated this 16<sup>th</sup> day of May, 2022.

---

Jacqueline Danielsen, MMC, City Clerk  
City of Cedar Falls, State of Iowa

(End of Notice)

PASSED AND APPROVED this 16<sup>th</sup> day of May, 2022.

---

Robert M. Green, Mayor

ATTEST:

---

Jacqueline Danielsen, MMC, City Clerk

CERTIFICATE

STATE OF IOWA )  
 ) SS  
COUNTY OF BLACK HAWK )

I, the undersigned City Clerk of the City of Cedar Falls, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Jacqueline Danielsen, MMC, City Clerk  
City of Cedar Falls, State of Iowa

(SEAL)



CERTIFICATE

STATE OF IOWA )  
 ) SS  
COUNTY OF BLACK HAWK )

I, the undersigned, do hereby certify that I am now and was at the times hereinafter mentioned, the duly qualified and acting Clerk of the City of Cedar Falls, in the County of Black Hawk, State of Iowa, and that as such Clerk and by full authority from the Council of the City, I have caused a

NOTICE OF PUBLIC HEARING  
(Not To Exceed \$3,200,000 General Obligation Capital Loan Notes (ECP))

of which the clipping annexed to the publisher's affidavit hereto attached is in words and figures a correct and complete copy, to be published as required by law in the "Waterloo-Cedar Falls Courier", a legal newspaper published at least once weekly, printed wholly in the English language, published regularly and mailed through the post office of current entry for more than two years and which has had for more than two years a bona fide paid circulation recognized by the postal laws of the United States, and has a general circulation in the City, and that the Notice was published in all of the issues thereof published and circulated on the following date:

\_\_\_\_\_, 2022.

WITNESS my official signature this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Jacqueline Danielsen, MMC, City Clerk  
City of Cedar Falls, State of Iowa

(SEAL)

**ITEMS TO INCLUDE ON AGENDA**

**CITY OF CEDAR FALLS, IOWA**

Not to exceed \$600,000 General Obligation Capital Loan Notes (GCP-1)

- Resolution fixing date for a meeting on the proposition to authorize a Loan Agreement and the issuance of Notes to evidence the obligations of the City thereunder.

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE  
CHAPTER 21 AND THE LOCAL RULES OF THE CITY.

May 16, 2022

The City Council of the City of Cedar Falls, State of Iowa, met in Regular session, in the Community Center, 528 Main Street, Cedar Falls, Iowa, at 7:00 P.M., on the above date. There were present Mayor Robert M. Green, in the chair, and the following named Council Members:

\_\_\_\_\_

Absent: \_\_\_\_\_

Vacant: \_\_\_\_\_

\* \* \* \* \*

Council Member \_\_\_\_\_ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$600,000 GENERAL OBLIGATION CAPITAL LOAN NOTES (GCP-1) OF THE CITY OF CEDAR FALLS, STATE OF IOWA (FOR GENERAL CORPORATE PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Council Member \_\_\_\_\_ seconded the motion to adopt. The roll was called and the vote was,

AYES: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO. \_\_\_\_\_

RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$600,000 GENERAL OBLIGATION CAPITAL LOAN NOTES (GCP-1) OF THE CITY OF CEDAR FALLS, STATE OF IOWA (FOR GENERAL CORPORATE PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, it is deemed necessary and advisable that the City of Cedar Falls, State of Iowa, should provide for the authorization of a Loan Agreement and issuance of General Obligation Capital Loan Notes, to the amount of not to exceed \$600,000, as authorized by Sections 384.24A and 384.26, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out general corporate purpose project(s) as hereinafter described; and

WHEREAS, the Loan Agreement and Notes shall be payable from the Debt Service Fund; and

WHEREAS, the Issuer has a population of more than 5,000 but not more than 75,000, and the Notes for these purposes do not exceed \$700,000; and

WHEREAS, before a Loan Agreement may be authorized and General Obligation Capital Loan Notes, issued to evidence the obligation of the City thereunder, it is necessary to comply with the provisions of the Code of Iowa, as amended, and to publish a notice of the proposal and of the time and place of the meeting at which the Council proposes to take action for the

authorization of the Loan Agreement and Notes and to receive oral and/or written objections from any resident or property owner of the City to such action; and

WHEREAS, before the Notes may be issued, it is necessary to comply with the provisions of Chapter 384 of the Code of Iowa, and to publish a notice of the proposal to issue such Notes and the right to petition for an election.

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

Section 1. That this Council meet in the Community Center, 528 Main Street, Cedar Falls, Iowa, at 7:00 P.M., on the 6<sup>th</sup> day of June, 2022, for the purpose of taking action on the matter of the authorization of a Loan Agreement and issuance of not to exceed \$600,000 General Obligation Capital Loan Notes, for general corporate purposes, the proceeds of which notes will be used to provide funds to pay the costs of City capital projects, including acquisition, construction, reconstruction, enlargement, improvement, and equipping of City facilities, including camera installation, replacement and maintenance, and a finance system; and expanded public infrastructure, related amenities and site improvements and shall bear interest at a rate not exceeding the maximum specified in the attached notice.

Section 2. The Clerk is authorized and directed to proceed on behalf of the City with the negotiation of terms of a Loan Agreement and the issuance of General Obligation Capital Loan Notes, evidencing the City's obligations to a principal amount of not to exceed \$600,000, to select a date for the final approval thereof, to cause to be prepared such notice and sale information as may appear appropriate, to publish and distribute the same on behalf of the City and this Council and otherwise to take all action necessary to permit the completion of a loan on a basis favorable to the City and acceptable to the Council.

Section 3. That the Clerk is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the City. The publication to be not less than ten clear days nor more than twenty days before the date of the public meeting on the issuance of the Notes.

Section 4. The notice of the proposed action to issue notes shall be in substantially the following form:

(To be published on or before: May 24, 2022)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE CITY OF CEDAR FALLS, STATE OF IOWA, ON THE MATTER OF THE PROPOSED AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$600,000 GENERAL OBLIGATION CAPITAL LOAN NOTES (GCP-1) OF THE CITY (FOR GENERAL CORPORATE PURPOSES), AND THE HEARING ON THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Cedar Falls, State of Iowa, will hold a public hearing on the 6<sup>th</sup> day of June, 2022, at 7:00 P.M., in the Community Center, 528 Main Street, Cedar Falls, Iowa, at which meeting the Council proposes to take additional action for the authorization of a Loan Agreement and the issuance of not to exceed \$600,000 General Obligation Capital Loan Notes, for general corporate purposes, bearing interest at a rate of not to exceed nine (9) per centum per annum, the Notes to be issued to provide funds to pay the costs of City capital projects, including acquisition, construction, reconstruction, enlargement, improvement, and equipping of City facilities, including camera installation, replacement and maintenance, and a finance system; and expanded public infrastructure, related amenities and site improvements. Principal and interest on the proposed Loan Agreement will be payable from the Debt Service Fund.

At any time before the date of the meeting, a petition, asking that the question of issuing such Notes be submitted to the legal voters of the City, may be filed with the Clerk of the City in the manner provided by Section 362.4 of the Code of Iowa, pursuant to the provisions of Sections 384.24A and 384.26 of the Code of Iowa.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the authorization of a Loan Agreement and the issuance of the Notes to evidence the obligation of the City thereunder or will abandon the proposal to issue said Notes.

This notice is given by order of the City Council of the City of Cedar Falls, State of Iowa, as provided by Sections 384.24A and 384.26 of the Code of Iowa.

Dated this 16<sup>th</sup> day of May, 2022.

---

Jacqueline Danielsen, MMC, City Clerk  
City of Cedar Falls, State of Iowa

(End of Notice)

PASSED AND APPROVED this 16<sup>th</sup> day of May, 2022.

---

Robert M. Green, Mayor

ATTEST:

---

Jacqueline Danielsen, MMC, City Clerk

CERTIFICATE

STATE OF IOWA )  
 ) SS  
COUNTY OF BLACK HAWK )

I, the undersigned City Clerk of the City of Cedar Falls, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Jacqueline Danielsen, MMC, City Clerk  
City of Cedar Falls, State of Iowa

(SEAL)



CERTIFICATE

STATE OF IOWA )  
 ) SS  
COUNTY OF BLACK HAWK )

I, the undersigned, do hereby certify that I am now and was at the times hereinafter mentioned, the duly qualified and acting Clerk of the City of Cedar Falls, in the County of Black Hawk, State of Iowa, and that as such Clerk and by full authority from the Council of the City, I have caused a

NOTICE OF PUBLIC HEARING  
(Not To Exceed \$600,000 General Obligation Capital Loan Notes (GCP-1))

of which the clipping annexed to the publisher's affidavit hereto attached is in words and figures a correct and complete copy, to be published as required by law in the "Waterloo-Cedar Falls Courier", a legal newspaper published at least once weekly, printed wholly in the English language, published regularly and mailed through the post office of current entry for more than two years and which has had for more than two years a bona fide paid circulation recognized by the postal laws of the United States, and has a general circulation in the City, and that the Notice was published in all of the issues thereof published and circulated on the following date:

\_\_\_\_\_, 2022.

WITNESS my official signature this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Jacqueline Danielsen, MMC, City Clerk  
City of Cedar Falls, State of Iowa

(SEAL)

**ITEMS TO INCLUDE ON AGENDA**

**CITY OF CEDAR FALLS, IOWA**

Not to exceed \$700,000 General Obligation Capital Loan Notes (GCP-2)

- Resolution fixing date for a meeting on the proposition to authorize a Loan Agreement and the issuance of Notes to evidence the obligations of the City thereunder.

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE  
CHAPTER 21 AND THE LOCAL RULES OF THE CITY.

May 16, 2022

The City Council of the City of Cedar Falls, State of Iowa, met in Regular session, in the Community Center, 528 Main Street, Cedar Falls, Iowa, at 7:00 P.M., on the above date. There were present Mayor Robert M. Green, in the chair, and the following named Council Members:

\_\_\_\_\_

Absent: \_\_\_\_\_

Vacant: \_\_\_\_\_

\* \* \* \* \*

Council Member \_\_\_\_\_ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$700,000 GENERAL OBLIGATION CAPITAL LOAN NOTES (GCP-2) OF THE CITY OF CEDAR FALLS, STATE OF IOWA (FOR GENERAL CORPORATE PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Council Member \_\_\_\_\_ seconded the motion to adopt. The roll was called and the vote was,

AYES: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO. \_\_\_\_\_

RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$700,000 GENERAL OBLIGATION CAPITAL LOAN NOTES (GCP-2) OF THE CITY OF CEDAR FALLS, STATE OF IOWA (FOR GENERAL CORPORATE PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, it is deemed necessary and advisable that the City of Cedar Falls, State of Iowa, should provide for the authorization of a Loan Agreement and issuance of General Obligation Capital Loan Notes, to the amount of not to exceed \$700,000, as authorized by Sections 384.24A and 384.26, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out general corporate purpose project(s) as hereinafter described; and

WHEREAS, the Loan Agreement and Notes shall be payable from the Debt Service Fund; and

WHEREAS, the Issuer has a population of more than 5,000 but not more than 75,000, and the Notes for these purposes do not exceed \$700,000; and

WHEREAS, before a Loan Agreement may be authorized and General Obligation Capital Loan Notes, issued to evidence the obligation of the City thereunder, it is necessary to comply with the provisions of the Code of Iowa, as amended, and to publish a notice of the proposal and of the time and place of the meeting at which the Council proposes to take action for the

authorization of the Loan Agreement and Notes and to receive oral and/or written objections from any resident or property owner of the City to such action; and

WHEREAS, before the Notes may be issued, it is necessary to comply with the provisions of Chapter 384 of the Code of Iowa, and to publish a notice of the proposal to issue such Notes and the right to petition for an election.

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

Section 1. That this Council meet in the Community Center, 528 Main Street, Cedar Falls, Iowa, at 7:00 P.M., on the 6<sup>th</sup> day of June, 2022, for the purpose of taking action on the matter of the authorization of a Loan Agreement and issuance of not to exceed \$700,000 General Obligation Capital Loan Notes, for general corporate purposes, the proceeds of which notes will be used to provide funds to pay the costs of City capital projects, including acquisition, construction, reconstruction, enlargement, improvement, drainage enhancements, grading and terracing, slope stabilization and protection, and equipping of recreational trails and parks associated with the Cedar River Recreation Project and shall bear interest at a rate not exceeding the maximum specified in the attached notice.

Section 2. The Clerk is authorized and directed to proceed on behalf of the City with the negotiation of terms of a Loan Agreement and the issuance of General Obligation Capital Loan Notes, evidencing the City's obligations to a principal amount of not to exceed \$700,000, to select a date for the final approval thereof, to cause to be prepared such notice and sale information as may appear appropriate, to publish and distribute the same on behalf of the City and this Council and otherwise to take all action necessary to permit the completion of a loan on a basis favorable to the City and acceptable to the Council.

Section 3. That the Clerk is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the City. The publication to be not less than ten clear days nor more than twenty days before the date of the public meeting on the issuance of the Notes.

Section 4. The notice of the proposed action to issue notes shall be in substantially the following form:

(To be published on or before: May 24, 2022)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE CITY OF CEDAR FALLS, STATE OF IOWA, ON THE MATTER OF THE PROPOSED AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$700,000 GENERAL OBLIGATION CAPITAL LOAN NOTES (GCP-2) OF THE CITY (FOR GENERAL CORPORATE PURPOSES), AND THE HEARING ON THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Cedar Falls, State of Iowa, will hold a public hearing on the 6<sup>th</sup> day of June, 2022, at 7:00 P.M., in the Community Center, 528 Main Street, Cedar Falls, Iowa, at which meeting the Council proposes to take additional action for the authorization of a Loan Agreement and the issuance of not to exceed \$700,000 General Obligation Capital Loan Notes, for general corporate purposes, bearing interest at a rate of not to exceed nine (9) per centum per annum, the Notes to be issued to provide funds to pay the costs of City capital projects, including acquisition, construction, reconstruction, enlargement, improvement, drainage enhancements, grading and terracing, slope stabilization and protection, and equipping of recreational trails and parks associated with the Cedar River Recreation Project. Principal and interest on the proposed Loan Agreement will be payable from the Debt Service Fund.

At any time before the date of the meeting, a petition, asking that the question of issuing such Notes be submitted to the legal voters of the City, may be filed with the Clerk of the City in the manner provided by Section 362.4 of the Code of Iowa, pursuant to the provisions of Sections 384.24A and 384.26 of the Code of Iowa.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the authorization of a Loan Agreement and the issuance of the Notes to evidence the obligation of the City thereunder or will abandon the proposal to issue said Notes.

This notice is given by order of the City Council of the City of Cedar Falls, State of Iowa, as provided by Sections 384.24A and 384.26 of the Code of Iowa.

Dated this 16<sup>th</sup> day of June, 2022.

---

Jacqueline Danielsen, MMC, City Clerk  
City of Cedar Falls, State of Iowa

(End of Notice)

PASSED AND APPROVED this 16<sup>th</sup> day of May, 2022.

---

Robert M. Green, Mayor

ATTEST:

---

Jacqueline Danielsen, MMC, City Clerk  
City of Cedar Falls, State of Iowa

CERTIFICATE

STATE OF IOWA )  
 ) SS  
COUNTY OF BLACK HAWK )

I, the undersigned City Clerk of the City of Cedar Falls, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Jacqueline Danielsen, MMC, City Clerk  
City of Cedar Falls, State of Iowa

(SEAL)



CERTIFICATE

STATE OF IOWA )  
 ) SS  
COUNTY OF BLACK HAWK )

I, the undersigned, do hereby certify that I am now and was at the times hereinafter mentioned, the duly qualified and acting Clerk of the City of Cedar Falls, in the County of Black Hawk, State of Iowa, and that as such Clerk and by full authority from the Council of the City, I have caused a

NOTICE OF PUBLIC HEARING  
(Not To Exceed \$700,000 General Obligation Capital Loan Notes (GCP-2))

of which the clipping annexed to the publisher's affidavit hereto attached is in words and figures a correct and complete copy, to be published as required by law in the "Waterloo-Cedar Falls Courier", a legal newspaper published at least once weekly, printed wholly in the English language, published regularly and mailed through the post office of current entry for more than two years and which has had for more than two years a bona fide paid circulation recognized by the postal laws of the United States, and has a general circulation in the City, and that the Notice was published in all of the issues thereof published and circulated on the following date:

\_\_\_\_\_, 2022.

WITNESS my official signature this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Jacqueline Danielsen, MMC, City Clerk  
City of Cedar Falls, State of Iowa

(SEAL)



## DEPARTMENT OF FINANCE &amp; BUSINESS OPERATIONS

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

---

**INTEROFFICE MEMORANDUM**

---

**TO:** Mayor Green and City Council Members  
**FROM:** Jennifer Rodenbeck, Director of Finance & Business Operations  
**DATE:** May 6, 2022  
**SUBJECT:** Storm Water Rate Increases

On May 2<sup>nd</sup> a presentation in regards to storm water rate increases was made at the Committee of the Whole Meeting. During that meeting, staff outlined the various projects on the current CIP that used storm water funding and also noted projections related to operating costs and stresses on the fund looking forward. Staff outlined the proposed increase of 7% each year for the next 5 years and the impacts of those increases on the average home. Staff noted that the 7% increase would also affect commercial rates and that staff is proposing maintaining the same method in calculating commercial rates. The Council voted to direct staff to draft an ordinance to establish the storm water rate increases as presented. The attached ordinance implements the proposed rate increases.

If you have any questions regarding the ordinance, please feel free to contact Chase Schrage or myself.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING SECTION 24-230, ESTABLISHMENT OF STORMWATER MANAGEMENT FEE, OF ARTICLE III, STORMWATER MANAGEMENT PROGRAM, OF CHAPTER 24, UTILITIES, OF THE CODE OF ORDINANCES OF THE CITY OF CEDAR FALLS, IOWA, BY REPEALING AND REPLACING THE RATE TABLES IN SUBSECTION 24-230(a) IN ORDER TO ESTABLISH NEW STORMSEWER MANAGEMENT FEES.

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

The untitled Tables found in Subsection (a) of Section 24-230, Establishment of Stormwater Management Fee, of Article III, Stormwater Management Program, of Chapter 24, Utilities, of the Code of Ordinances of the City of Cedar Falls, Iowa, are hereby repealed in their entirety and new untitled Tables in Subsection 24-230(a) are enacted in lieu thereof, as follows:

**Sec. 24-230. Establishment of stormwater management fee.**

(a) *Monthly fee.* Subject to the exemptions provided for in section 24-231, each owner or tenant of property within the city shall pay to the city a monthly stormwater management fee, as follows:

(1) *Residential property.*

a. Each single-unit residential dwelling shall be assessed a fee in accordance with the following table:

Effective Date of Rate	Rate
July 1, <del>2021</del> <sup>06</sup>	\$ <del>3.65</del> <sup>00</sup> per month
July 1, <del>2018</del> <sup>22</sup>	\$ <del>3.91</del> <sup>15</sup> per month
July 1, <del>2019</del> <sup>23</sup>	\$ <del>4.18</del> <sup>3-31</sup> per month
July 1, 202 <del>0</del> <sup>4</sup>	\$ <del>4.47</del> <sup>3-48</sup> per month
July 1, 202 <del>1</del> <sup>5</sup>	\$ <del>4.78</del> <sup>3-65</sup> per month
<u>July 1, 2026</u>	<u>\$5.12 per month</u>

b. For every two-unit and multi-unit residential property, a fee in accordance with the following table shall be assessed to each individual dwelling unit located on said property:

Effective Date of Rate	Rate
July 1, 2021 <del>06</del>	\$3. <del>6500</del> per month
July 1, 2022 <del>18</del>	\$3. <del>9115</del> per month
July 1, 2023 <del>19</del>	\$ <del>4.183-31</del> per month
July 1, 202 <del>40</del>	\$ <del>4.473-48</del> per month
July 1, 202 <del>51</del>	\$ <del>4.783-65</del> per month
<u>July 1, 2026</u>	<u>\$5.12 per month</u>

(2) *Commercial, industrial, institutional or other nonresidential property.* Each commercial, industrial, institutional or other nonresidential property shall be assessed a base fee in accordance with the following table, plus an additional fee in accordance with the following table for the first 10,000 square feet, or any part thereof, of impervious surface (as such term is defined in section 24-224), and a fee in accordance with the following table for each additional 10,000 square feet, or any part thereof, of impervious surface, located on the property:

Effective Date of Rate	Base Rate	1st 10,000 square feet of impervious area	Each additional 10,000 square feet of impervious area
July 1, 2021 <del>06</del>	\$3. <del>6500</del> per month	\$ <del>6.085-00</del> per month	\$ <del>6.085-00</del> per month
July 1, 2022 <del>18</del>	\$3. <del>9115</del> per month	\$ <del>6.515-25</del> per month	\$ <del>6.515-25</del> per month
July 1, 2023 <del>19</del>	\$ <del>4.183-31</del> per month	\$ <del>6.975-51</del> per month	\$ <del>6.975-51</del> per month
July 1, 202 <del>40</del>	\$ <del>4.473-48</del> per month	\$ <del>7.465-79</del> per month	\$ <del>7.465-79</del> per month
July 1, 202 <del>51</del>	\$ <del>4.783-65</del> per month	\$ <del>7.986-08</del> per month	\$ <del>7.986-08</del> per month
<u>July 1, 2026</u>	<u>\$5.12 per month</u>	<u>\$8.54 per month</u>	<u>\$8.54 per month</u>

(3) *Mixed uses.* For each property which has mixed residential, commercial, industrial, institutional or other nonresidential uses located on the same property, the residential portions shall be assessed the residential rate, and the commercial, industrial, institutional or other nonresidential portions shall be assessed the commercial, industrial, institutional or other nonresidential rate, as set forth in this subsection (a).

INTRODUCED: \_\_\_\_\_  
PASSED 1<sup>ST</sup> CONSIDERATION: \_\_\_\_\_  
PASSED 2<sup>ND</sup> CONSIDERATION: \_\_\_\_\_  
PASSED 3<sup>RD</sup> CONSIDERATION: \_\_\_\_\_  
ADOPTED: \_\_\_\_\_

\_\_\_\_\_  
Robert M. Green, Mayor

ATTEST:  
\_\_\_\_\_  
Jacqueline Danielsen, MMC, City Clerk

# Daily Invoices for Council Meeting 05/16/22

Item 28.
----------

PREPARED 05/10/2022, 9:26:54  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 1  
 ACCOUNTING PERIOD 10/2022

GROUP	PO	ACCTG	----	TRANSACTION	----	DESCRIPTION	DEBITS	CREDITS	CURRENT
NBR	NBR	PER.	CD	DATE	NUMBER				BALANCE
									POST DT
FUND 101 GENERAL FUND									
101-0000-213.00-00 CURRENT LIABILITY / SALES TAX PAYABLE									
1890		10/22	AP	04/25/22	0006177	IOWA DEPT.OF REVENUE	1,350.61		05/03/22
						SEMI MONTHLY SALES TAX			
						RECREATION			
1890		10/22	AP	04/08/22	0006175	IOWA DEPT.OF REVENUE	1,406.96		05/03/22
						SEMI MONTHLY SALES TAX			
						RECREATION			
ACCOUNT TOTAL							2,757.57	.00	2,757.57
101-1008-441.64-02 INSURANCE / HEALTH INS. REIMBURSEMENT									
1890		10/22	AP	04/14/22	0006182	ISOLVED BENEFIT SERVICES, INC	36.30		05/03/22
						HEALTH INS. REIMBURSEMENT			
ACCOUNT TOTAL							36.30	.00	36.30
101-1008-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
1890		10/22	AP	04/07/22	0006171	FARMERS STATE BANK		17.37	05/03/22
						REF:TAX ON DEPOSIT BOOKS			
1890		10/22	AP	04/06/22	0006171	FARMERS STATE BANK	54.58		05/03/22
						DEPOSIT TICKET BOOKS			
ACCOUNT TOTAL							54.58	17.37	37.21
101-1028-441.64-02 INSURANCE / HEALTH INS. REIMBURSEMENT									
1890		10/22	AP	04/14/22	0006182	ISOLVED BENEFIT SERVICES, INC	12.20		05/03/22
						HEALTH INS. REIMBURSEMENT			
ACCOUNT TOTAL							12.20	.00	12.20
101-1028-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
1890		10/22	AP	04/06/22	0006171	FARMERS STATE BANK	37.22		05/03/22
						DEPOSIT TICKET BOOKS			
ACCOUNT TOTAL							37.22	.00	37.22
101-1028-441.83-05 TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)									
1912		11/22	AP	04/22/22	0396944	KOCKLER, PAUL	136.88		05/02/22
						RMB:MILEAGE-IMFOA CONT.ED			
						DES MOINES			
ACCOUNT TOTAL							136.88	.00	136.88
101-1028-441.89-17 MISCELLANEOUS SERVICES / BANK SERVICE CHARGES									
1890		10/22	AP	04/29/22	0006172	FARMERS STATE BANK	20.00		05/03/22
						OUTGOING WIRE FEE			
						US BANK CDS			
1890		10/22	AP	04/29/22	0006173	FARMERS STATE BANK	12.00		05/03/22

PREPARED 05/10/2022, 9:26:54  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 2  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND									
101-1028-441.89-17 MISCELLANEOUS SERVICES / BANK SERVICE CHARGES						continued			
					INCOMING WIRE FEE				
					MIDWEST CD				
1890				10/22 AP 04/20/22	0006170 FARMERS STATE BANK	20.00		05/03/22	
					VOYA OUTGOING WIRE				
					04/22/22 PAYROLL				
1890				10/22 AP 04/11/22	0006169 FARMERS STATE BANK	20.00		05/03/22	
					OUTGOING WIRE FEE				
					FUND TRANSFER				
1890				10/22 AP 04/06/22	0006168 FARMERS STATE BANK	20.00		05/03/22	
					VOYA OUTGOING WIRE				
					04/08/22 PAYROLL				
					ACCOUNT TOTAL	92.00	.00	92.00	
101-1038-441.64-02 INSURANCE / HEALTH INS. REIMBURSEMENT									
1890				10/22 AP 04/14/22	0006182 ISOLVED BENEFIT SERVICES, INC	129.40		05/03/22	
					HEALTH INS. REIMBURSEMENT				
1890				10/22 AP 04/14/22	0006182 ISOLVED BENEFIT SERVICES, INC	63.98		05/03/22	
					HEALTH INS. REIMBURSEMENT				
					ACCOUNT TOTAL	193.38	.00	193.38	
101-1038-441.89-82 MISCELLANEOUS SERVICES / SECTION 105									
1890				10/22 AP 04/06/22	0006180 ISOLVED BENEFIT SERVICES, INC	710.70		05/03/22	
					CAFE ADMIN FEE-MAR'22				
					ACCOUNT TOTAL	710.70	.00	710.70	
101-1060-423.64-02 INSURANCE / HEALTH INS. REIMBURSEMENT									
1890				10/22 AP 04/14/22	0006182 ISOLVED BENEFIT SERVICES, INC	61.71		05/03/22	
					HEALTH INS. REIMBURSEMENT				
					ACCOUNT TOTAL	61.71	.00	61.71	
101-1060-423.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
1790				11/22 AP 04/08/22	0396975 OFFICE EXPRESS OFFICE PRODUCT	183.04		04/27/22	
					PAPER, AA & AAA BATTERIES				
					& PUPLE PAPER				
1790				11/22 AP 04/07/22	0396968 GORDON FLESCH COMPANY	143.00		04/27/22	
					BANNER PAPER FOR PRINTING				
					ACCOUNT TOTAL	326.04	.00	326.04	
101-1060-423.72-99 OPERATING SUPPLIES / POSTAGE									
1838				11/22 AP 03/27/22	0396977 QUADIENT FINANCE USA, INC.	304.73		04/27/22	
					POSTAGE				
					ACCOUNT TOTAL	304.73	.00	304.73	

PREPARED 05/10/2022, 9:26:54  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 3  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 101 GENERAL FUND								
101-1060-423.81-01					PROFESSIONAL SERVICES / PROFESSIONAL SERVICES			
1838		11/22	AP	04/20/22	0396967 GIESLER, ROBERT	870.00		04/27/22
					TECHNOLOGY ASSISTANCE			
					ACCOUNT TOTAL	870.00	.00	870.00
101-1060-423.81-91					PROFESSIONAL SERVICES / LICENSES & SERVICE CONTRT			
1838		11/22	AP	04/11/22	0396969 GORDON FLESCH COMPANY INC	874.89		04/27/22
					COPIER CONTRACT 015-1483981-000			
					ACCOUNT TOTAL	874.89	.00	874.89
101-1060-423.85-01					UTILITIES / UTILITIES			
1790		11/22	AP	04/05/22	0396961 CEDAR FALLS UTILITIES	5,478.35		04/27/22
					LIBRARY UTILITIES			
					ACCOUNT TOTAL	5,478.35	.00	5,478.35
101-1060-423.86-01					REPAIR & MAINTENANCE / REPAIR & MAINTENANCE			
1838		11/22	AP	04/14/22	0396978 QUADIENT, INC.	172.33		04/27/22
					QUADIENT METER RENTAL 05/14/22-08/13/22			
1790		11/22	AP	04/08/22	0396956 ARAMARK	15.70		04/27/22
					LIBRARY MAT SERVICE			
1890		10/22	AP	04/04/22	0006198 PROFESSIONAL SOLUTIONS	16.91		05/03/22
					MARCH CREDIT CARD FEES			
1790		11/22	AP	04/01/22	0396956 ARAMARK	15.70		04/27/22
					LIBRARY MAT SERVICE			
1790		11/22	AP	03/25/22	0396956 ARAMARK	15.70		04/27/22
					LIBRARY MAT SERVICE			
1838		11/22	AP	03/16/22	0396955 AABLE PEST CONTROL, INC.	225.00		04/27/22
					INSPECTION			
					ACCOUNT TOTAL	461.34	.00	461.34
101-1060-423.89-33					MISCELLANEOUS SERVICES / FRIENDS SUPPORTED PROGRAM			
1790		11/22	AP	04/04/22	0396965 DEMCO, INC		262.44	04/27/22
					REFUND ON FOTL:YOUTH-SLATWALL BOOK HOLDERS			
1790		11/22	AP	04/01/22	0396958 BAKER & TAYLOR BOOKS	171.00		04/27/22
					FOTL:ADULT-ADULT BOOKS			
1790		11/22	AP	04/01/22	0396958 BAKER & TAYLOR BOOKS	188.10		04/27/22
					FOTL:MEMORIAL-ADULT BOOKS			
1790		11/22	AP	03/28/22	0396965 DEMCO, INC	295.86		04/27/22
					FOTL:YOUTH-SLATWALL BOOK HOLDERS			
1790		11/22	AP	03/28/22	0396970 GUDENKAUF, HEATHER	150.00		04/27/22
					FOTL:ADULT-AUTHOT TALK & BOOK SIGNING			
1790		11/22	AP	03/23/22	0396965 DEMCO, INC	188.69		04/27/22



PREPARED 05/10/2022, 9:26:54  
PROGRAM GM360L  
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 4  
ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 101 GENERAL FUND								
101-1060-423.89-33					MISCELLANEOUS SERVICES / FRIENDS SUPPORTED PROGRAM			continued
1790				11/22 AP 03/23/22	FOTL:YOUTH-POSTER, CLOCK, KENYON, MARY POTTER	217.00		04/27/22
1790				11/22 AP 03/22/22	FOTL:COLAB-CREATIVITY WORKSHOP	14.80		04/27/22
1790				11/22 AP 03/19/22	FOTL:YOUTH-SLATWALL BOOK DEMCO, INC	1,695.00		04/27/22
1790				11/22 AP 03/18/22	FOTL:YOUTH-KINDERGARTEN ROUNDUP BOOKS (YOUTH)	24.15		04/27/22
1790				11/22 AP 03/14/22	FOTL:YOUTH-SLATWALL BOOK DEMCO, INC	349.92		04/27/22
					FOTL:YOUTH-SLATWALL BOOK HOLDERS			
					ACCOUNT TOTAL	3,294.52	262.44	3,032.08
101-1061-423.71-11 OFFICE SUPPLIES / TECHNICAL PROCESSING SUPP								
1790				11/22 AP 04/05/22	DEMCO, INC	63.59		04/27/22
1790				11/22 AP 03/28/22	2" BOOK TAPE & HS READING LEVEL LABELS	12.20		04/27/22
1790				11/22 AP 03/22/22	INSPIRATIONAL LABELS BRODART CO.	41.31		04/27/22
1790				11/22 AP 03/21/22	2" PREMIUM BOOK TAPE DEMCO, INC	273.55		04/27/22
1790				11/22 AP 03/18/22	2" BOOK & NEW TAPE, MODERN HOLIDAY, & SUBJECT LABELS	27.62		04/27/22
					PREMIUM 2" BOOK TAPE			
					ACCOUNT TOTAL	418.27	.00	418.27
101-1061-423.81-91 PROFESSIONAL SERVICES / LICENSES & SERVICE CONTRT								
1790				11/22 AP 04/01/22	OCLC, INC.	743.86		04/27/22
					CATALOG AND METADATA SUBSCRIPTION			
					ACCOUNT TOTAL	743.86	.00	743.86
101-1061-423.89-20 MISCELLANEOUS SERVICES / ADULT BOOKS								
1838				11/22 AP 04/18/22	BAKER & TAYLOR BOOKS	185.11		04/27/22
1838				11/22 AP 04/13/22	ADULT BOOKS BAKER & TAYLOR BOOKS	511.70		04/27/22
1790				11/22 AP 04/11/22	ADULT BOOKS BAKER & TAYLOR BOOKS	395.54		04/27/22
1790				11/22 AP 04/07/22	ADULT BOOKS BAKER & TAYLOR BOOKS	150.35		04/27/22
1790				11/22 AP 04/05/22	ADULT BOOKS BAKER & TAYLOR BOOKS	558.71		04/27/22
1790				11/22 AP 04/01/22	ADULT BOOKS BAKER & TAYLOR BOOKS	64.93		04/27/22

PREPARED 05/10/2022, 9:26:54  
PROGRAM GM360L  
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 5  
ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	-----TRANSACTION----- DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 101 GENERAL FUND									
101-1061-423.89-20						MISCELLANEOUS SERVICES / ADULT BOOKS			continued
						ADULT BOOKS			
1790				11/22 AP 03/30/22	0396958	BAKER & TAYLOR BOOKS	477.02		04/27/22
						ADULT BOOKS			
1790				11/22 AP 03/28/22	0396958	BAKER & TAYLOR BOOKS	179.95		04/27/22
						ADULT BOOKS			
1790				11/22 AP 03/28/22	0396962	CENGAGE LEARNING INC	258.93		04/27/22
						ADULT BOOKS			
1790				11/22 AP 03/28/22	0396962	CENGAGE LEARNING INC	51.79		04/27/22
						ADULT BOOKS			
1790				11/22 AP 03/24/22	0396958	BAKER & TAYLOR BOOKS	355.67		04/27/22
						ADULT BOOKS			
1790				11/22 AP 03/23/22	0396958	BAKER & TAYLOR BOOKS	161.77		04/27/22
						ADULT BOOKS			
						ACCOUNT TOTAL	3,351.47	.00	3,351.47
101-1061-423.89-21 MISCELLANEOUS SERVICES / YOUNG ADULT BOOKS									
1838				11/22 AP 04/18/22	0396958	BAKER & TAYLOR BOOKS	99.77		04/27/22
						YOUNG ADULT BOOKS			
1838				11/22 AP 04/13/22	0396958	BAKER & TAYLOR BOOKS	75.54		04/27/22
						YOUNG ADULT BOOKS			
1790				11/22 AP 04/11/22	0396958	BAKER & TAYLOR BOOKS	22.21		04/27/22
						YOUNG ADULT BOOKS			
1790				11/22 AP 04/07/22	0396958	BAKER & TAYLOR BOOKS	154.96		04/27/22
						YOUNG ADULT BOOKS			
1790				11/22 AP 04/05/22	0396958	BAKER & TAYLOR BOOKS	424.56		04/27/22
						YOUNG ADULT BOOKS			
1790				11/22 AP 04/01/22	0396958	BAKER & TAYLOR BOOKS	38.20		04/27/22
						YOUNG ADULT BOOKS			
1790				11/22 AP 03/30/22	0396958	BAKER & TAYLOR BOOKS	103.96		04/27/22
						YOUNG ADULT BOOKS			
1790				11/22 AP 03/28/22	0396958	BAKER & TAYLOR BOOKS	86.81		04/27/22
						YOUNG ADULT BOOKS			
1790				11/22 AP 03/24/22	0396958	BAKER & TAYLOR BOOKS	21.07		04/27/22
						YOUNG ADULT BOOKS			
1790				11/22 AP 03/23/22	0396958	BAKER & TAYLOR BOOKS	66.08		04/27/22
						YOUNG ADULT BOOKS			
						ACCOUNT TOTAL	1,093.16	.00	1,093.16
101-1061-423.89-22 MISCELLANEOUS SERVICES / YOUTH BOOKS									
1838				11/22 AP 04/18/22	0396958	BAKER & TAYLOR BOOKS	122.89		04/27/22
						YOUTH BOOKS			
1838				11/22 AP 04/13/22	0396958	BAKER & TAYLOR BOOKS	123.65		04/27/22
						YOUTH BOOKS			
1790				11/22 AP 04/11/22	0396958	BAKER & TAYLOR BOOKS	104.31		04/27/22
						YOUTH BOOKS			

PREPARED 05/10/2022, 9:26:54  
PROGRAM GM360L  
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 6  
ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT	
FUND 101 GENERAL FUND											
101-1061-423.89-22 MISCELLANEOUS SERVICES / YOUTH BOOKS <span style="float:right">continued</span>											
1790		11/22 AP	04/08/22	0396958		BAKER & TAYLOR BOOKS	604.50		04/27/22		
		YOUTH BOOKS									
1790		11/22 AP	04/07/22	0396958		BAKER & TAYLOR BOOKS	66.66		04/27/22		
		YOUTH BOOKS									
1790		11/22 AP	04/05/22	0396958		BAKER & TAYLOR BOOKS	123.95		04/27/22		
		YOUTH BOOKS									
1838		11/22 AP	04/04/22	0396980		WORLD BOOK SCHOOL AND LIBRARY	189.00		04/27/22		
		YOUTH BOOKS									
1790		11/22 AP	04/01/22	0396958		BAKER & TAYLOR BOOKS	25.25		04/27/22		
		YOUTH BOOKS									
1790		11/22 AP	03/30/22	0396958		BAKER & TAYLOR BOOKS	109.67		04/27/22		
		YOUTH BOOKS									
1790		11/22 AP	03/28/22	0396958		BAKER & TAYLOR BOOKS	60.92		04/27/22		
		YOUTH BOOKS									
1790		11/22 AP	03/24/22	0396958		BAKER & TAYLOR BOOKS	32.59		04/27/22		
		YOUTH BOOKS									
1790		11/22 AP	03/23/22	0396958		BAKER & TAYLOR BOOKS	391.54		04/27/22		
		YOUTH BOOKS									
1790		11/22 AP	03/23/22	0396958		BAKER & TAYLOR BOOKS	359.44		04/27/22		
		YOUTH BOOKS									
		ACCOUNT TOTAL						2,314.37	.00	2,314.37	
101-1061-423.89-23 MISCELLANEOUS SERVICES / LARGE PRINT BOOKS											
1838		11/22 AP	04/14/22	0396962		CENGAGE LEARNING INC	26.59		04/27/22		
		LARGE PRINT BOOKS									
1838		11/22 AP	04/13/22	0396958		BAKER & TAYLOR BOOKS	15.59		04/27/22		
		LARGE PRINT BOOKS									
1838		11/22 AP	04/12/22	0396962		CENGAGE LEARNING INC	20.99		04/27/22		
		LARGE PRINT BOOKS									
1790		11/22 AP	04/11/22	0396958		BAKER & TAYLOR BOOKS	18.59		04/27/22		
		LARGE PRINT BOOKS									
1790		11/22 AP	04/07/22	0396958		BAKER & TAYLOR BOOKS	17.99		04/27/22		
		LARGE PRINT BOOKS									
1790		11/22 AP	04/05/22	0396958		BAKER & TAYLOR BOOKS	17.67		04/27/22		
		LARGE PRINT BOOKS									
1790		11/22 AP	04/01/22	0396963		CENTER POINT LARGE PRINT	47.94		04/27/22		
		LARGE PRINT BOOKS									
1790		11/22 AP	03/30/22	0396958		BAKER & TAYLOR BOOKS	31.92		04/27/22		
		LARGE PRINT BOOKS									
1790		11/22 AP	03/28/22	0396958		BAKER & TAYLOR BOOKS	36.04		04/27/22		
		LARGE PRINT BOOKS									
1790		11/22 AP	03/25/22	0396962		CENGAGE LEARNING INC	53.88		04/27/22		
		LARGE PRINT BOOKS									
1790		11/22 AP	03/22/22	0396962		CENGAGE LEARNING INC	26.59		04/27/22		
		LARGE PRINT BOOKS									
		ACCOUNT TOTAL						313.79	.00	313.79	

PREPARED 05/10/2022, 9:26:54  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 7  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT	
FUND 101 GENERAL FUND											
101-1061-423.89-24 MISCELLANEOUS SERVICES / ADULT AUDIO											
1838		11/22	AP	04/20/22	0396966	FINDAWAY WORLD LLC	87.73		04/27/22		
		ADULT PLAYAWAYS									
1838		11/22	AP	04/18/22	0396966	FINDAWAY WORLD LLC	51.99		04/27/22		
		ADULT PLAYAWAY AUDIO									
1838		11/22	AP	04/13/22	0396958	BAKER & TAYLOR BOOKS	43.99		04/27/22		
		ADULT CD BOOKS									
1790		11/22	AP	04/11/22	0396958	BAKER & TAYLOR BOOKS	41.23		04/27/22		
		ADULT CD BOOKS									
1790		11/22	AP	04/06/22	0396959	BAKER & TAYLOR ENTERTAINMENT	57.70		04/27/22		
		ADULT CD MUSIC									
1790		11/22	AP	03/30/22	0396958	BAKER & TAYLOR BOOKS	21.99		04/27/22		
		ADULT CD BOOKS									
1790		11/22	AP	03/28/22	0396958	BAKER & TAYLOR BOOKS	50.58		04/27/22		
		ADULT CD BOOKS									
1790		11/22	AP	03/28/22	0396959	BAKER & TAYLOR ENTERTAINMENT	12.73		04/27/22		
		ADULT CD MUSIC									
1790		11/22	AP	03/23/22	0396959	BAKER & TAYLOR ENTERTAINMENT	26.31		04/27/22		
		ADULT CD MUSIC									
		ACCOUNT TOTAL						394.25	.00	394.25	
101-1061-423.89-25 MISCELLANEOUS SERVICES / ADULT VIDEO											
1838		11/22	AP	04/15/22	0396959	BAKER & TAYLOR ENTERTAINMENT	16.09		04/27/22		
		ADULT VIDEOS									
1790		11/22	AP	04/12/22	0396959	BAKER & TAYLOR ENTERTAINMENT	13.96		04/27/22		
		ADULT VIDEOS									
1790		11/22	AP	04/11/22	0396959	BAKER & TAYLOR ENTERTAINMENT	149.01		04/27/22		
		ADULT VIDEOS									
1790		11/22	AP	04/06/22	0396959	BAKER & TAYLOR ENTERTAINMENT	24.48		04/27/22		
		ADULT VIDEOS									
1790		11/22	AP	03/29/22	0396959	BAKER & TAYLOR ENTERTAINMENT	165.10		04/27/22		
		ADULT VIDEOS									
1790		11/22	AP	03/28/22	0396959	BAKER & TAYLOR ENTERTAINMENT	13.96		04/27/22		
		ADULT VIDEOS									
1790		11/22	AP	03/23/22	0396959	BAKER & TAYLOR ENTERTAINMENT	174.89		04/27/22		
		ADULT VIDEOS									
1790		11/22	AP	03/23/22	0396959	BAKER & TAYLOR ENTERTAINMENT	35.67		04/27/22		
		ADULT VIDEOS									
		ACCOUNT TOTAL						593.16	.00	593.16	
101-1061-423.89-26 MISCELLANEOUS SERVICES / NON-PRINT RESOURCES											
1838		11/22	AP	04/13/22	0396971	INGRAM ENTERTAINMENT INC.	46.99		04/27/22		
		ADULT VIDEO GAMES									
1790		11/22	AP	04/08/22	0396971	INGRAM ENTERTAINMENT INC.	66.99		04/27/22		
		YOUNG ADULT VIDEO GAMES									
1790		11/22	AP	04/06/22	0396971	INGRAM ENTERTAINMENT INC.	66.99		04/27/22		

PREPARED 05/10/2022, 9:26:54  
PROGRAM GM360L  
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 8  
ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND									
101-1061-423.89-26 MISCELLANEOUS SERVICES / NON-PRINT RESOURCES						continued			
1790				11/22 AP 04/04/22	0396971 INGRAM ENTERTAINMENT INC.	66.99		04/27/22	
1790				11/22 AP 04/01/22	0396971 INGRAM ENTERTAINMENT INC.	420.93		04/27/22	
1790				11/22 AP 04/01/22	0396971 INGRAM ENTERTAINMENT INC.	126.98		04/27/22	
1790				11/22 AP 03/30/22	0396971 INGRAM ENTERTAINMENT INC.	31.39		04/27/22	
1790				11/22 AP 03/30/22	0396971 INGRAM ENTERTAINMENT INC.	125.57		04/27/22	
1790				11/22 AP 03/23/22	0396971 INGRAM ENTERTAINMENT INC.	250.96		04/27/22	
1790				11/22 AP 03/23/22	0396971 INGRAM ENTERTAINMENT INC.	66.99		04/27/22	
				ACCOUNT TOTAL		1,270.78	.00	1,270.78	
101-1061-423.89-35 MISCELLANEOUS SERVICES / YOUTH AUDIO									
1838				11/22 AP 04/13/22	0396966 FINDAWAY WORLD LLC	251.20		04/27/22	
				ACCOUNT TOTAL		251.20	.00	251.20	
101-1061-423.89-36 MISCELLANEOUS SERVICES / YOUTH VIDEO									
1790				11/22 AP 04/07/22	0396973 MIDWEST TAPE, LLC	73.48		04/27/22	
1790				11/22 AP 04/01/22	0396973 MIDWEST TAPE, LLC	158.20		04/27/22	
				ACCOUNT TOTAL		231.68	.00	231.68	
101-1061-423.89-37 MISCELLANEOUS SERVICES / YOUNG ADULT AUDIO									
1838				11/22 AP 04/18/22	0396958 BAKER & TAYLOR BOOKS	25.84		04/27/22	
1790				11/22 AP 04/11/22	0396958 BAKER & TAYLOR BOOKS	34.09		04/27/22	
1790				11/22 AP 03/28/22	0396958 BAKER & TAYLOR BOOKS	23.09		04/27/22	
				ACCOUNT TOTAL		83.02	.00	83.02	
101-1061-423.89-42 MISCELLANEOUS SERVICES / ADULT E-MATERIALS									
1790				11/22 AP 04/11/22	0396976 OVERDRIVE, INC.	371.83		04/27/22	
				ACCOUNT TOTAL					

PREPARED 05/10/2022, 9:26:54  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 9  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT	
FUND 101 GENERAL FUND											
101-1061-423.89-42 MISCELLANEOUS SERVICES / ADULT E-MATERIALS							continued				
1790		11/22	AP	03/31/22	0396976	OVERDRIVE, INC.	491.00		04/27/22		
		ADULT E-BOOKS									
1790		11/22	AP	03/28/22	0396973	MIDWEST TAPE, LLC	15,000.00		04/27/22		
		HOOPLA ADVANCED PAYMENT									
1790		11/22	AP	03/25/22	0396976	OVERDRIVE, INC.	207.18		04/27/22		
		ADULT E-BOOKS									
1790		11/22	AP	03/24/22	0396976	OVERDRIVE, INC.	212.21		04/27/22		
		ADULT E-BOOKS									
		ACCOUNT TOTAL						16,282.22	.00	16,282.22	
101-1061-423.89-46 MISCELLANEOUS SERVICES / YOUTH E-MATERIALS											
1790		11/22	AP	04/08/22	0396976	OVERDRIVE, INC.	937.59		04/27/22		
		YOUTH E-BOOKS									
		ACCOUNT TOTAL						937.59	.00	937.59	
101-1061-423.93-01 EQUIPMENT / EQUIPMENT											
1790		11/22	AP	04/02/22	0396964	DELL MARKETING L.P.	4,060.87		04/27/22		
		COMPUTERS & MONITORS									
		ACCOUNT TOTAL						4,060.87	.00	4,060.87	
101-1199-421.31-21 HUMAN DEVELOPMENT GRANTS / GRANTS-LIBRARY STATE AID											
1838		11/22	AP	04/18/22	0396975	OFFICE EXPRESS OFFICE PRODUCT	7.42		04/27/22		
		EXPO DRY ERASE MARKER SET									
1790		11/22	AP	04/01/22	0396958	BAKER & TAYLOR BOOKS	15.19		04/27/22		
		YOUTH BOOKS (IEEE STEM)									
1790		11/22	AP	03/23/22	0396958	BAKER & TAYLOR BOOKS	11.18		04/27/22		
		YOUTH BOOKS (IEEE STEM)									
		ACCOUNT TOTAL						33.79	.00	33.79	
101-1199-441.81-03 PROFESSIONAL SERVICES / RECORDING FEES											
1950		11/22	AP	05/06/22	0396981	BLACK HAWK CO.RECORDER	52.00		05/06/22		
		RCD:NTC.FNL.ASSESS.PROC. C.FOSTER-1404 CLAY STREET									
1950		11/22	AP	05/06/22	0396981	BLACK HAWK CO.RECORDER	52.00		05/06/22		
		RCD:NTC.FNL.ASSESS.PROC. J.NELSON-603 FIRESIDE DR.									
1950		11/22	AP	05/06/22	0396981	BLACK HAWK CO.RECORDER	47.00		05/06/22		
		RCD:NTC.FNL.ASSESS.PROC. MB RENTALS II-2012 STATE									
1950		11/22	AP	05/06/22	0396981	BLACK HAWK CO.RECORDER	52.00		05/06/22		
		RCD:NTC.FNL.ASSESS.PROC. CEDAR PAK LLC-1612 W.1ST									
1950		11/22	AP	05/06/22	0396981	BLACK HAWK CO.RECORDER	37.00		05/06/22		
		RCD:DEV.PROCEDURES AGRMT. CRAIG INDUSTRIES									
1912		11/22	AP	04/27/22	0396942	BLACK HAWK CO.RECORDER	17.00		05/02/22		

PREPARED 05/10/2022, 9:26:54  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 10  
 ACCOUNTING PERIOD 10/2022

GROUP	PO	ACCTG	----	TRANSACTION	----				
NBR	NBR	PER.	CD	DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE
									POST DT
FUND 101 GENERAL FUND									
101-1199-441.81-03 PROFESSIONAL SERVICES / RECORDING FEES						continued			
1912						RCD:QUIT CLAIM DEED/FEE CITY OF CF TO CF SCHOOL			
	11/22	AP	04/27/22	0396942		BLACK HAWK CO.RECORDER	17.00		05/02/22
1912						RCD:QUIT CLAIM DEED/FEE CF SCHOOL TO CITY OF CF			
	11/22	AP	04/27/22	0396942		BLACK HAWK CO.RECORDER	17.00		05/02/22
1912						RCD:PERM.DRAIN.EASE.AGRMT CF SCHOOL DISTRICT			
	11/22	AP	04/27/22	0396942		BLACK HAWK CO.RECORDER	47.00		05/02/22
1912						RCD:STRM.WTR.MAINT.& RPR. AGRMT.-CF SCHOOL DISTRICT			
	11/22	AP	04/27/22	0396942		BLACK HAWK CO.RECORDER	52.00		05/02/22
						RCD:STRM.WTR.MAINT.& RPR. AGRMT.-CF SCHOOL DISTRICT			
ACCOUNT TOTAL							390.00	.00	390.00
101-1199-441.89-13 MISCELLANEOUS SERVICES / CONTINGENCY									
1912						11/22 AP 04/27/22 0396947 PETTY CASH	50.00		05/02/22
1950						CASH-BUS. & IND. LUNCHEON			
	11/22	AP	04/13/22	0396982		CEDAR FALLS UTILITIES	57.18		05/06/22
1890						UTILITIES THRU 04/13/22			
	10/22	AP	04/04/22	0006189		PROFESSIONAL SOLUTIONS	82.26		05/03/22
						MARCH CREDIT CARD FEES			
ACCOUNT TOTAL							189.44	.00	189.44
101-2235-412.64-02 INSURANCE / HEALTH INS. REIMBURSEMENT									
1890						10/22 AP 04/14/22 0006182 ISOLVED BENEFIT SERVICES, INC	325.27		05/03/22
						HEALTH INS. REIMBURSEMENT			
ACCOUNT TOTAL							325.27	.00	325.27
101-2235-412.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
1890						10/22 AP 04/06/22 0006171 FARMERS STATE BANK	33.49		05/03/22
						DEPOSIT TICKET BOOKS			
ACCOUNT TOTAL							33.49	.00	33.49
101-2235-412.89-15 MISCELLANEOUS SERVICES / CREDIT CARD CHARGES									
1890						10/22 AP 04/04/22 0006193 PROFESSIONAL SOLUTIONS	1,094.42		05/03/22
						MARCH CREDIT CARD FEES			
1890						10/22 AP 04/04/22 0006194 PROFESSIONAL SOLUTIONS	792.39		05/03/22
						MARCH CREDIT CARD FEES			
ACCOUNT TOTAL							1,886.81	.00	1,886.81
101-2253-423.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
1890						10/22 AP 04/06/22 0006171 FARMERS STATE BANK	37.22		05/03/22

PREPARED 05/10/2022, 9:26:54  
PROGRAM GM360L  
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 11  
ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND									
101-2253-423.71-01					OFFICE SUPPLIES / OFFICE SUPPLIES				
					DEPOSIT TICKET BOOKS				
					ACCOUNT TOTAL	37.22	.00	37.22	
continued									
101-2253-423.85-01					UTILITIES / UTILITIES				
1950		11/22 AP		04/13/22	0396982 CEDAR FALLS UTILITIES	135.04		05/06/22	
					UTILITIES THRU 04/13/22				
					ACCOUNT TOTAL	135.04	.00	135.04	
101-2253-423.89-14					MISCELLANEOUS SERVICES / REFUNDS				
1912		11/22 AP		04/28/22	0396948 TANDEM TIRE	225.00		05/02/22	
					REF.-REC. SOFTBALL LEAGUE				
					ACCOUNT TOTAL	225.00	.00	225.00	
101-2253-423.89-15					MISCELLANEOUS SERVICES / CREDIT CARD CHARGES				
1890		10/22 AP		04/04/22	0006196 PROFESSIONAL SOLUTIONS	6.95		05/03/22	
					MARCH CREDIT CARD FEES				
1890		10/22 AP		04/04/22	0006197 PROFESSIONAL SOLUTIONS	6.95		05/03/22	
					MARCH CREDIT CARD FEES				
1890		10/22 AP		04/04/22	0006199 PROFESSIONAL SOLUTIONS	761.78		05/03/22	
					MARCH CREDIT CARD FEES				
1890		10/22 AP		04/04/22	0006190 PROFESSIONAL SOLUTIONS	495.43		05/03/22	
					MARCH CREDIT CARD FEES				
					ACCOUNT TOTAL	1,271.11	.00	1,271.11	
101-2280-423.71-01					OFFICE SUPPLIES / OFFICE SUPPLIES				
1890		10/22 AP		04/06/22	0006171 FARMERS STATE BANK	7.44		05/03/22	
					DEPOSIT TICKET BOOKS				
					ACCOUNT TOTAL	7.44	.00	7.44	
101-2280-423.89-14					MISCELLANEOUS SERVICES / REFUNDS				
1928		11/22 AP		04/29/22	0396953 MICHELLE VISOKEY	500.00		05/04/22	
					REFUND-SECURITY DEPOSIT				
1928		11/22 AP		04/07/22	0396950 KRISTEN CARLSON	500.00		05/04/22	
					REFUND-SECURITY DEPOSIT				
					ACCOUNT TOTAL	1,000.00	.00	1,000.00	
101-2280-423.89-15					MISCELLANEOUS SERVICES / CREDIT CARD CHARGES				



PREPARED 05/10/2022, 9:26:54  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 12  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 101 GENERAL FUND								
101-2280-423.89-15 MISCELLANEOUS SERVICES / CREDIT CARD CHARGES						continued		
1890				10/22 AP 04/11/22	0006159 CLOVER APP	12.66		05/03/22
					MERCHANT SUBSCRIPTION FEE			
1890				10/22 AP 04/04/22	0006191 PROFESSIONAL SOLUTIONS	75.93		05/03/22
					MARCH CREDIT CARD FEES			
1890				10/22 AP 04/04/22	0006187 PROFESSIONAL SOLUTIONS	6.95		05/03/22
					MARCH CREDIT CARD FEES			
1890				10/22 AP 04/04/22	0006190 PROFESSIONAL SOLUTIONS	61.80		05/03/22
					MARCH CREDIT CARD FEES			
					ACCOUNT TOTAL	157.34	.00	157.34
101-4511-414.64-02 INSURANCE / HEALTH INS. REIMBURSEMENT								
1890				10/22 AP 04/14/22	0006182 ISOLVED BENEFIT SERVICES, INC	500.00		05/03/22
					HEALTH INS. REIMBURSEMENT			
					ACCOUNT TOTAL	500.00	.00	500.00
101-4511-414.85-01 UTILITIES / UTILITIES								
1950				11/22 AP 04/13/22	0396982 CEDAR FALLS UTILITIES	393.33		05/06/22
					UTILITIES THRU 04/13/22			
					ACCOUNT TOTAL	393.33	.00	393.33
101-4511-414.89-14 MISCELLANEOUS SERVICES / REFUNDS								
1912				11/22 AP 04/28/22	0396946 PANDA EXPRESS #2011	200.00		05/02/22
					REF-OVRPMT.COMM.FIRE INSP CK#1647678			
					ACCOUNT TOTAL	200.00	.00	200.00
101-5521-415.64-02 INSURANCE / HEALTH INS. REIMBURSEMENT								
1890				10/22 AP 04/14/22	0006182 ISOLVED BENEFIT SERVICES, INC	125.36		05/03/22
					HEALTH INS. REIMBURSEMENT			
1890				10/22 AP 04/14/22	0006182 ISOLVED BENEFIT SERVICES, INC	100.00		05/03/22
					HEALTH INS. REIMBURSEMENT			
1890				10/22 AP 04/14/22	0006182 ISOLVED BENEFIT SERVICES, INC	47.45		05/03/22
					HEALTH INS. REIMBURSEMENT			
1890				10/22 AP 04/14/22	0006182 ISOLVED BENEFIT SERVICES, INC	194.75		05/03/22
					HEALTH INS. REIMBURSEMENT			
1890				10/22 AP 04/14/22	0006182 ISOLVED BENEFIT SERVICES, INC	100.00		05/03/22
					HEALTH INS. REIMBURSEMENT			
					ACCOUNT TOTAL	567.56	.00	567.56
101-5521-415.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES								

PREPARED 05/10/2022, 9:26:54  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 13  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND									
101-5521-415.72-01					OPERATING SUPPLIES / OPERATING SUPPLIES				
1950		11/22 AP		04/13/22	0396982 CEDAR FALLS UTILITIES	36.18		05/06/22	
					UTILITIES THRU 04/13/22				
1890		10/22 AP		04/04/22	0006188 PROFESSIONAL SOLUTIONS	21.72		05/03/22	
					MARCH CREDIT CARD FEES				
					ACCOUNT TOTAL	57.90	.00	57.90	
101-6613-433.85-01					UTILITIES / UTILITIES				
1950		11/22 AP		04/13/22	0396982 CEDAR FALLS UTILITIES	692.76		05/06/22	
					UTILITIES THRU 04/13/22				
					ACCOUNT TOTAL	692.76	.00	692.76	
101-6623-423.85-01					UTILITIES / UTILITIES				
1950		11/22 AP		04/13/22	0396982 CEDAR FALLS UTILITIES	319.25		05/06/22	
					UTILITIES THRU 04/13/22				
					ACCOUNT TOTAL	319.25	.00	319.25	
101-6625-432.64-02					INSURANCE / HEALTH INS. REIMBURSEMENT				
1890		10/22 AP		04/14/22	0006182 ISOLVED BENEFIT SERVICES, INC	147.76		05/03/22	
					HEALTH INS. REIMBURSEMENT				
					ACCOUNT TOTAL	147.76	.00	147.76	
101-6625-432.71-01					OFFICE SUPPLIES / OFFICE SUPPLIES				
1890		10/22 AP		04/06/22	0006171 FARMERS STATE BANK	33.49		05/03/22	
					DEPOSIT TICKET BOOKS				
					ACCOUNT TOTAL	33.49	.00	33.49	
101-6633-423.85-01					UTILITIES / UTILITIES				
1950		11/22 AP		04/13/22	0396982 CEDAR FALLS UTILITIES	896.79		05/06/22	
					UTILITIES THRU 04/13/22				
					ACCOUNT TOTAL	896.79	.00	896.79	
					FUND TOTAL	57,542.89	279.81	57,263.08	

PREPARED 05/10/2022, 9:26:54  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 14  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 203 TAX INCREMENT FINANCING								
FUND 206 STREET CONSTRUCTION FUND								
206-6637-436.64-02				10/22 AP 04/14/22	INSURANCE / HEALTH INS. REIMBURSEMENT ISOLVED BENEFIT SERVICES, INC	207.99		05/03/22
1890				0006182	HEALTH INS. REIMBURSEMENT			
					ACCOUNT TOTAL	207.99	.00	207.99
206-6637-436.72-56 OPERATING SUPPLIES / FLOOD CONTROL								
1950				11/22 AP 04/13/22	OPERATING SUPPLIES / FLOOD CONTROL CEDAR FALLS UTILITIES	126.33		05/06/22
				0396982	UTILITIES THRU 04/13/22			
					ACCOUNT TOTAL	126.33	.00	126.33
206-6637-436.92-81 STRUCTURE IMPROV & BLDGS / PERMEABLE ALLEY PROGRAM								
1950				11/22 AP 05/06/22	STRUCTURE IMPROV & BLDGS / PERMEABLE ALLEY PROGRAM BLACK HAWK CO.RECORDER	27.00		05/06/22
				3268-2022	ALLEY RECON. PUBL.UTIL.EASE.-GEISLER			
				PROJECT#: 023268				
					ACCOUNT TOTAL	27.00	.00	27.00
206-6647-436.64-02 INSURANCE / HEALTH INS. REIMBURSEMENT								
1890				10/22 AP 04/14/22	INSURANCE / HEALTH INS. REIMBURSEMENT ISOLVED BENEFIT SERVICES, INC	153.09		05/03/22
				0006182	HEALTH INS. REIMBURSEMENT			
					ACCOUNT TOTAL	153.09	.00	153.09
206-6647-436.85-01 UTILITIES / UTILITIES								
1950				11/22 AP 04/13/22	UTILITIES / UTILITIES CEDAR FALLS UTILITIES	1,136.71		05/06/22
				0396982	UTILITIES THRU 04/13/22			
					ACCOUNT TOTAL	1,136.71	.00	1,136.71
					FUND TOTAL	1,651.12	.00	1,651.12
FUND 215 HOSPITAL FUND								
FUND 216 POLICE BLOCK GRANT FUND								
FUND 217 SECTION 8 HOUSING FUND								
217-2214-432.89-61				11/22 AP 05/01/22	MISCELLANEOUS SERVICES / HOUS.ASSIST PMTS-OCCUPIED RINNELS, DOUGLAS G.	304.00		04/28/22
1895				0038492	HAP_Wierck L 052022			
1895				11/22 AP 05/01/22	MISCELLANEOUS SERVICES / HOUS.ASSIST PMTS-OCCUPIED CHESTNUT, SHAWN	502.00		04/28/22
				0038442	HAP_Chestnut N 052022			
1895				11/22 AP 05/01/22	MISCELLANEOUS SERVICES / HOUS.ASSIST PMTS-OCCUPIED WEVERINK, TOM	503.00		04/28/22
				0038504	HAP_Stewart J 052022			

PREPARED 05/10/2022, 9:26:54  
PROGRAM GM360L  
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 15  
ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 217 SECTION 8 HOUSING FUND									
217-2214-432.89-61 MISCELLANEOUS SERVICES / HOUS.ASSIST PMTS-OCCUPIED						continued			
1895				11/22 AP 05/01/22	0038456 EXCEPTIONAL PERSONS, INC.	320.00		04/28/22	
					HAP Poldberg J 052022				
1895				11/22 AP 05/01/22	0038456 EXCEPTIONAL PERSONS, INC.	388.00		04/28/22	
					HAP Nissen A 052022				
1895				11/22 AP 05/01/22	0038456 EXCEPTIONAL PERSONS, INC.	424.00		04/28/22	
					HAP Myers J 052022				
1895				11/22 AP 05/01/22	0038456 EXCEPTIONAL PERSONS, INC.	190.00		04/28/22	
					HAP Anderson B 052022				
1895				11/22 AP 05/01/22	0038456 EXCEPTIONAL PERSONS, INC.	420.00		04/28/22	
					HAP Blake M 052022				
1895				11/22 AP 05/01/22	0038456 EXCEPTIONAL PERSONS, INC.	115.00		04/28/22	
					HAP Houdek C 052022				
1895				11/22 AP 05/01/22	0038462 GOLD FALLS VILLA	460.00		04/28/22	
					HAP Shuman J 052022				
1895				11/22 AP 05/01/22	0038503 WEVERINK, RANDY	725.00		04/28/22	
					HAP Archer D 052022				
1895				11/22 AP 05/01/22	0038459 GEELAN, JOSEPH N.	369.00		04/28/22	
					HAP Juhl A 052022				
1895				11/22 AP 05/01/22	0038459 GEELAN, JOSEPH N.	353.00		04/28/22	
					HAP Becker T 052022				
1895				11/22 AP 05/01/22	0038444 CLARK ENTERPRISES LLC	451.00		04/28/22	
					HAP Hord B 052022				
1895				11/22 AP 05/01/22	0038444 CLARK ENTERPRISES LLC	216.00		04/28/22	
					HAP Bachman K 052022				
1895				11/22 AP 05/01/22	0038444 CLARK ENTERPRISES LLC	429.00		04/28/22	
					HAP Galvez Munguia 052022				
1895				11/22 AP 05/01/22	0038434 BARTELT PROPERTIES L.C.	558.00		04/28/22	
					HAP Woodward C 052022				
1895				11/22 AP 05/01/22	0038434 BARTELT PROPERTIES L.C.	1,018.00		04/28/22	
					HAP Avino G 052022				
1895				11/22 AP 05/01/22	0038434 BARTELT PROPERTIES L.C.	509.00		04/28/22	
					HAP Luck L 052022				
1895				11/22 AP 05/01/22	0038453 EDGE MANAGEMENT GROUP, LLC	764.00		04/28/22	
					HAP Young C 052022				
1895				11/22 AP 05/01/22	0038448 COOK CO.HOUSING AUTHORITY	219.00		04/28/22	
					HAP Goldstein K 052022				
1895				11/22 AP 05/01/22	0038505 WILKEN PROPERTIES, LLC	536.00		04/28/22	
					HAP Barfels K 052022				
1895				11/22 AP 05/01/22	0038491 PURDY PROPERTIES, LLC	896.00		04/28/22	
					HAP Cummings A 052022				
1895				11/22 AP 05/01/22	0038436 BETH N BROS LLC	853.00		04/28/22	
					HAP Beaman D 052022				
1895				11/22 AP 05/01/22	0038451 D & J PROPERTIES	509.00		04/28/22	
					HAP Grant F 052022				
1895				11/22 AP 05/01/22	0038451 D & J PROPERTIES	314.00		04/28/22	
					HAP Rogers S 052022				
1895				11/22 AP 05/01/22	0038451 D & J PROPERTIES	616.00		04/28/22	
					HAP Terry M 052022				
1895				11/22 AP 05/01/22	0038451 D & J PROPERTIES	336.00		04/28/22	

PREPARED 05/10/2022, 9:26:54  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 16  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 217 SECTION 8 HOUSING FUND										
217-2214-432.89-61 MISCELLANEOUS SERVICES / HOUS.ASSIST PMTS-OCCUPIED continued										
1895				11/22	AP 05/01/22 0038451	HAP_Wilson T 052022 D & J PROPERTIES	464.00			04/28/22
1895				11/22	AP 05/01/22 0038450	HAP_Redd S 052022 CV PROPERTIES, LLC	509.00			04/28/22
1895				11/22	AP 05/01/22 0038450	HAP_Langel A 052022 CV PROPERTIES, LLC	383.00			04/28/22
1895				11/22	AP 05/01/22 0038496	HAP_Barr G 052022 STANDARD FAMILY ASSIST.LIVING	261.00			04/28/22
1895				11/22	AP 05/01/22 0038440	HAP_Refshauge T 052022 CEDAR APARTMENTS LLC	133.00			04/28/22
1895				11/22	AP 05/01/22 0038440	HAP_Groskurth D 052022 CEDAR APARTMENTS LLC	233.00			04/28/22
1895				11/22	AP 05/01/22 0038466	HAP_Becerra C 052022 HAUS TO HOME INVESTMENTS	285.00			04/28/22
1895				11/22	AP 05/01/22 0038494	HAP_Lehr B 052022 SCHUERMAN PROPERTIES, LLC	835.00			04/28/22
1895				11/22	AP 05/01/22 0038498	HAP_Boehmer R 052022 SWEETING, LARRY	753.00			04/28/22
1895				11/22	AP 05/01/22 0038500	HAP_Schumacher D 052022 THUNDER RIDGE SR.APARTMENTS L	448.00			04/28/22
1895				11/22	AP 05/01/22 0038500	HAP_Stegen R 052022 THUNDER RIDGE SR.APARTMENTS L	227.00			04/28/22
1895				11/22	AP 05/01/22 0038500	HAP_Stock M 052022 THUNDER RIDGE SR.APARTMENTS L	495.00			04/28/22
1895				11/22	AP 05/01/22 0038500	HAP_Howe J 052022 THUNDER RIDGE SR.APARTMENTS L	236.00			04/28/22
1895				11/22	AP 05/01/22 0038500	HAP_Wray M 052022 THUNDER RIDGE SR.APARTMENTS L	223.00			04/28/22
1895				11/22	AP 05/01/22 0038500	HAP_Schlueter J 052022 THUNDER RIDGE SR.APARTMENTS L	394.00			04/28/22
1895				11/22	AP 05/01/22 0038500	HAP_Hayden J 052022 THUNDER RIDGE SR.APARTMENTS L	134.00			04/28/22
1895				11/22	AP 05/01/22 0038500	HAP_Brown J 052022 THUNDER RIDGE SR.APARTMENTS L	458.00			04/28/22
1895				11/22	AP 05/01/22 0038500	HAP_Shelton S 052022 THUNDER RIDGE SR.APARTMENTS L	414.00			04/28/22
1895				11/22	AP 05/01/22 0038500	HAP_Greene L 052022 THUNDER RIDGE SR.APARTMENTS L	171.00			04/28/22
1895				11/22	AP 05/01/22 0038500	HAP_Garvis C 052022 THUNDER RIDGE SR.APARTMENTS L	257.00			04/28/22
1895				11/22	AP 05/01/22 0038500	HAP_Stevens R 052022 THUNDER RIDGE SR.APARTMENTS L	280.00			04/28/22
1895				11/22	AP 05/01/22 0038500	HAP_Vognsen P 052022 THUNDER RIDGE SR.APARTMENTS L	499.00			04/28/22
1895				11/22	AP 05/01/22 0038500	HAP_Graves D 052022 THUNDER RIDGE SR.APARTMENTS L	422.00			04/28/22
1895				11/22	AP 05/01/22 0038500	HAP_Good S 052022 THUNDER RIDGE SR.APARTMENTS L	368.00			04/28/22
						HAP_Wright S 052022				

PREPARED 05/10/2022, 9:26:54  
PROGRAM GM360L  
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 17  
ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 217 SECTION 8 HOUSING FUND								
217-2214-432.89-61 MISCELLANEOUS SERVICES / HOUS.ASSIST PMTS-OCCUPIED						continued		
1895				11/22 AP 05/01/22	0038500 THUNDER RIDGE SR.APARTMENTS L	287.00		04/28/22
					HAP Ford M 052022			
1895				11/22 AP 05/01/22	0038500 THUNDER RIDGE SR.APARTMENTS L	497.00		04/28/22
					HAP Henning S 052022			
1895				11/22 AP 05/01/22	0038500 THUNDER RIDGE SR.APARTMENTS L	114.00		04/28/22
					HAP Lenz J 052022			
1895				11/22 AP 05/01/22	0038500 THUNDER RIDGE SR.APARTMENTS L	466.00		04/28/22
					HAP Turner S 052022			
1895				11/22 AP 05/01/22	0038500 THUNDER RIDGE SR.APARTMENTS L	439.00		04/28/22
					HAP Strickland L 052022			
1895				11/22 AP 05/01/22	0038500 THUNDER RIDGE SR.APARTMENTS L	215.00		04/28/22
					HAP Martin H 052022			
1895				11/22 AP 05/01/22	0038500 THUNDER RIDGE SR.APARTMENTS L	211.00		04/28/22
					HAP Matthias L 052022			
1895				11/22 AP 05/01/22	0038500 THUNDER RIDGE SR.APARTMENTS L	405.00		04/28/22
					HAP Lebahn B 052022			
1895				11/22 AP 05/01/22	0038500 THUNDER RIDGE SR.APARTMENTS L	468.00		04/28/22
					HAP Hoth P 052022			
1895				11/22 AP 05/01/22	0038461 GLENN, MATTHEW	279.00		04/28/22
					HAP Clayton R 052022			
1895				11/22 AP 05/01/22	0038501 VILLAGE I AT NINE23 APARTMENT	469.00		04/28/22
					HAP Nelson B 052022			
1895				11/22 AP 05/01/22	0038501 VILLAGE I AT NINE23 APARTMENT	287.00		04/28/22
					HAP Ford D 052022			
1895				11/22 AP 05/01/22	0038501 VILLAGE I AT NINE23 APARTMENT	599.00		04/28/22
					HAP Fry S 052022			
1895				11/22 AP 05/01/22	0038501 VILLAGE I AT NINE23 APARTMENT	425.00		04/28/22
					HAP Smith W 052022			
1895				11/22 AP 05/01/22	0038501 VILLAGE I AT NINE23 APARTMENT	579.00		04/28/22
					HAP Ducharme T 052022			
1895				11/22 AP 05/01/22	0038501 VILLAGE I AT NINE23 APARTMENT	401.00		04/28/22
					HAP Aswegan S 052022			
1895				11/22 AP 05/01/22	0038501 VILLAGE I AT NINE23 APARTMENT	368.00		04/28/22
					HAP Cameron J 052022			
1895				11/22 AP 05/01/22	0038501 VILLAGE I AT NINE23 APARTMENT	454.00		04/28/22
					HAP Swartley J 052022			
1895				11/22 AP 05/01/22	0038501 VILLAGE I AT NINE23 APARTMENT	430.00		04/28/22
					HAP Brandt D 052022			
1895				11/22 AP 05/01/22	0038501 VILLAGE I AT NINE23 APARTMENT	454.00		04/28/22
					HAP Moore D 052022			
1895				11/22 AP 05/01/22	0038501 VILLAGE I AT NINE23 APARTMENT	327.00		04/28/22
					HAP Greene D 052022			
1895				11/22 AP 05/01/22	0038501 VILLAGE I AT NINE23 APARTMENT	226.00		04/28/22
					HAP Bradley J 052022			
1895				11/22 AP 05/01/22	0038501 VILLAGE I AT NINE23 APARTMENT	106.00		04/28/22
					HAP Dixon S 052022			
1895				11/22 AP 05/01/22	0038501 VILLAGE I AT NINE23 APARTMENT	536.00		04/28/22
					HAP Clark T 052022			
1895				11/22 AP 05/01/22	0038501 VILLAGE I AT NINE23 APARTMENT	73.00		04/28/22

PREPARED 05/10/2022, 9:26:54  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 18  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 217 SECTION 8 HOUSING FUND									
217-2214-432.89-61 MISCELLANEOUS SERVICES / HOUS.ASSIST PMTS-OCCUPIED						continued			
1895				11/22 AP 05/01/22	HAP Porter J 052022 VILLAGE I AT NINE23 APARTMENT	350.00		04/28/22	
1895				11/22 AP 05/01/22	HAP Harper S 052022 VILLAGE I AT NINE23 APARTMENT	687.00		04/28/22	
1895				11/22 AP 05/01/22	HAP Henderson D 052022 VILLAGE I AT NINE23 APARTMENT	232.00		04/28/22	
1895				11/22 AP 05/01/22	HAP Havlik C 052022 VILLAGE I AT NINE23 APARTMENT	427.00		04/28/22	
1895				11/22 AP 05/01/22	HAP Temple S 052022 VILLAGE I AT NINE23 APARTMENT	430.00		04/28/22	
1895				11/22 AP 05/01/22	HAP Gordon Jr. T 052022 VILLAGE I AT NINE23 APARTMENT	254.00		04/28/22	
1895				11/22 AP 05/01/22	HAP Aswegan J 052022 VILLAGE I AT NINE23 APARTMENT	489.00		04/28/22	
1895				11/22 AP 05/01/22	HAP Prior L 052022 VILLAGE I AT NINE23 APARTMENT	237.00		04/28/22	
1895				11/22 AP 05/01/22	HAP Vaughn S 052022 VILLAGE I AT NINE23 APARTMENT	455.00		04/28/22	
1895				11/22 AP 05/01/22	HAP Redd A 052022 VILLAGE I AT NINE23 APARTMENT	506.00		04/28/22	
1895				11/22 AP 05/01/22	HAP Smith T 052022 VILLAGE I AT NINE23 APARTMENT	298.00		04/28/22	
1895				11/22 AP 05/01/22	HAP Duesenberg J 052022 CEDAR FALLS UTILITIES-SEC.8	171.00		04/28/22	
1895				11/22 AP 05/01/22	Archer 7038175862 CEDAR FALLS UTILITIES-SEC.8	78.00		04/28/22	
1895				11/22 AP 05/01/22	BALM 4535924167 CEDAR FALLS UTILITIES-SEC.8	125.00		04/28/22	
1895				11/22 AP 05/01/22	Atkins 1050264405 CEDAR FALLS UTILITIES-SEC.8	46.00		04/28/22	
1895				11/22 AP 05/01/22	Rule 9816666531 CEDAR FALLS UTILITIES-SEC.8	149.00		04/28/22	
1895				11/22 AP 05/01/22	Archer 9095290344 CEDAR FALLS UTILITIES-SEC.8	14.00		04/28/22	
1895				11/22 AP 05/01/22	Guzzle 7174748062 CEDAR FALLS UTILITIES-SEC.8	85.00		04/28/22	
1895				11/22 AP 05/01/22	BRINER 6898932426 CEDAR FALLS UTILITIES-SEC.8	4.00		04/28/22	
1895				11/22 AP 05/01/22	Forney 5525104763 CEDAR FALLS UTILITIES-SEC.8	28.00		04/28/22	
1895				11/22 AP 05/01/22	Ross 3100498948 CEDAR FALLS UTILITIES-SEC.8	122.00		04/28/22	
1895				11/22 AP 05/01/22	Grisby 3375820084 CEDAR FALLS UTILITIES-SEC.8	111.00		04/28/22	
1895				11/22 AP 05/01/22	Jurries 7681775462 CEDAR FALLS UTILITIES-SEC.8	206.00		04/28/22	
1895				11/22 AP 05/01/22	Lowe 8726127079 MALBEC PROPERTIES, LLC	416.00		04/28/22	
					HAP_Smith T 052022				

PREPARED 05/10/2022, 9:26:54  
PROGRAM GM360L  
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 19  
ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	---TRANSACTION--- DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 217 SECTION 8 HOUSING FUND										
217-2214-432.89-61 MISCELLANEOUS SERVICES / HOUS.ASSIST PMTS-OCCUPIED						continued				
1895				11/22 AP 05/01/22	0038482	MALBEC PROPERTIES, LLC	410.00			04/28/22
				HAP Himes G 052022						
1895				11/22 AP 05/01/22	0038482	MALBEC PROPERTIES, LLC	428.00			04/28/22
				HAP Halterman A 052022						
1895				11/22 AP 05/01/22	0038482	MALBEC PROPERTIES, LLC	424.00			04/28/22
				HAP Hepker D 052022						
1895				11/22 AP 05/01/22	0038482	MALBEC PROPERTIES, LLC	225.00			04/28/22
				HAP Stevens B 052022						
1895				11/22 AP 05/01/22	0038443	CHRISTOPHERSON RENTALS	477.00			04/28/22
				HAP Sumerall T 052022						
1895				11/22 AP 05/01/22	0038443	CHRISTOPHERSON RENTALS	688.00			04/28/22
				HAP Hoffert J 052022						
1895				11/22 AP 05/01/22	0038443	CHRISTOPHERSON RENTALS	533.00			04/28/22
				HAP Hunt M 052022						
1895				11/22 AP 05/01/22	0038443	CHRISTOPHERSON RENTALS	378.00			04/28/22
				HAP Hall T 052022						
1895				11/22 AP 05/01/22	0038443	CHRISTOPHERSON RENTALS	1,050.00			04/28/22
				HAP BRINER K 052022						
1895				11/22 AP 05/01/22	0038443	CHRISTOPHERSON RENTALS	216.00			04/28/22
				HAP Sherwood S 052022						
1895				11/22 AP 05/01/22	0038443	CHRISTOPHERSON RENTALS	643.00			04/28/22
				HAP Dyer A 052022						
1895				11/22 AP 05/01/22	0038443	CHRISTOPHERSON RENTALS	141.00			04/28/22
				HAP Schwaab A 052022						
1895				11/22 AP 05/01/22	0038443	CHRISTOPHERSON RENTALS	439.00			04/28/22
				HAP Ross Z 052022						
1895				11/22 AP 05/01/22	0038443	CHRISTOPHERSON RENTALS	589.00			04/28/22
				HAP Keys A 052022						
1895				11/22 AP 05/01/22	0038443	CHRISTOPHERSON RENTALS	631.00			04/28/22
				HAP Ricks F 052022						
1895				11/22 AP 05/01/22	0038484	MELICK, KENT L.	591.00			04/28/22
				HAP Drewelow D 052022						
1895				11/22 AP 05/01/22	0038490	PETERSEN, RANDEL	753.00			04/28/22
				HAP Brown S 052022						
1895				11/22 AP 05/01/22	0038485	MHP 2216 LINCOLN STREET, LLC	460.00			04/28/22
				HAP Wilder S 052022						
1895				11/22 AP 05/01/22	0038485	MHP 2216 LINCOLN STREET, LLC	575.00			04/28/22
				HAP Rule S 052022						
1895				11/22 AP 05/01/22	0038485	MHP 2216 LINCOLN STREET, LLC	316.00			04/28/22
				HAP Cochran S 052022						
1895				11/22 AP 05/01/22	0038485	MHP 2216 LINCOLN STREET, LLC	451.00			04/28/22
				HAP Malone S 052022						
1895				11/22 AP 05/01/22	0038485	MHP 2216 LINCOLN STREET, LLC	330.00			04/28/22
				HAP Jones T 052022						
1895				11/22 AP 05/01/22	0038455	EPM IOWA	618.00			04/28/22
				HAP Thompson T 052022						
1895				11/22 AP 05/01/22	0038455	EPM IOWA	411.00			04/28/22
				HAP Frisch K 052022						
1895				11/22 AP 05/01/22	0038452	DC MANAGEMENT, LLC	480.00			04/28/22



PREPARED 05/10/2022, 9:26:54  
PROGRAM GM360L  
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 20  
ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 217 SECTION 8 HOUSING FUND									
217-2214-432.89-61 MISCELLANEOUS SERVICES / HOUS.ASSIST PMTS-OCCUPIED						continued			
1895				11/22 AP 05/01/22	HAP White M 052022 KROEMER, KRAIG	366.00		04/28/22	
1895				11/22 AP 05/01/22	HAP_Currie L 052022 LEGACY RESIDENTIAL	291.00		04/28/22	
1895				11/22 AP 05/01/22	HAP_Jordan L 052022 ARENDS INVESTMENTS	550.00		04/28/22	
1895				11/22 AP 05/01/22	HAP_Wortham W 052022 OWL INVESTMENTS, LLC	509.00		04/28/22	
1895				11/22 AP 05/01/22	HAP_Schroeder S 052022 CRESCENT CONDOMINIUMS, LLC	435.00		04/28/22	
1895				11/22 AP 05/01/22	HAP_Lohr K 052022 HARRINGTON'S RENTAL LLC	586.00		04/28/22	
1895				11/22 AP 05/01/22	HAP_Larronda E 052022 FERNHOLZ, KARI L.	1,041.00		04/28/22	
1895				11/22 AP 05/01/22	HAP_Carlton D 052022 ROGERS, DERICK	1,217.00		04/28/22	
1895				11/22 AP 05/01/22	HAP_Santiago-Lebro 052022 ROGERS, DERICK	866.00		04/28/22	
1895				11/22 AP 05/01/22	HAP_Sherwood J 052022 KAI, BRENT	278.00		04/28/22	
1895				11/22 AP 05/01/22	HAP_Hamilton T 052022 STAND FIRM PROPERTIES LLC	395.00		04/28/22	
1895				11/22 AP 05/01/22	HAP_Hodge G 052022 WYMORE, LARRY R.	532.00		04/28/22	
1895				11/22 AP 05/01/22	HAP_MOFFETT J 052022 JDR PROPERTIES, INC.	161.00		04/28/22	
1895				11/22 AP 05/01/22	HAP_Poock V 052022 WINGSB, LLC	737.00		04/28/22	
1895				11/22 AP 05/01/22	HAP_Johnson A 052022 JLL EXTENDED STAY INN	191.00		04/28/22	
1895				11/22 AP 05/01/22	HAP_Zanders D 052022 JLL EXTENDED STAY INN	319.00		04/28/22	
1895				11/22 AP 05/01/22	HAP_Moore E 052022 LARSEN RENTALS LLC	484.00		04/28/22	
1895				11/22 AP 05/01/22	HAP_Boyd J 052022 LARSEN RENTALS LLC	800.00		04/28/22	
1895				11/22 AP 05/01/22	HAP_Grisby C 052022 VILLAGE II AT NINE23 APARTMEN	365.00		04/28/22	
1895				11/22 AP 05/01/22	HAP_Wilson J 052022 VILLAGE II AT NINE23 APARTMEN	423.00		04/28/22	
1895				11/22 AP 05/01/22	HAP_Cruise B 052022 VILLAGE II AT NINE23 APARTMEN	461.00		04/28/22	
1895				11/22 AP 05/01/22	HAP_Garrigus S 052022 VILLAGE II AT NINE23 APARTMEN	424.00		04/28/22	
1895				11/22 AP 05/01/22	HAP_Billman D 052022 VILLAGE II AT NINE23 APARTMEN	500.00		04/28/22	
1895				11/22 AP 05/01/22	HAP_Reams L 052022 VILLAGE II AT NINE23 APARTMEN	189.00		04/28/22	
				11/22 AP 05/01/22	HAP_Hoodjer S 052022				

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 217 SECTION 8 HOUSING FUND										
217-2214-432.89-61 MISCELLANEOUS SERVICES / HOUS.ASSIST PMTS-OCCUPIED						continued				
1895		11/22 AP		05/01/22	0038502	VILLAGE II AT NINE23 APARTMEN	332.00		04/28/22	
		HAP Frazier T 052022								
1895		11/22 AP		05/01/22	0038502	VILLAGE II AT NINE23 APARTMEN	424.00		04/28/22	
		HAP Lam K 052022								
1895		11/22 AP		05/01/22	0038502	VILLAGE II AT NINE23 APARTMEN	285.00		04/28/22	
		HAP O'dell J 052022								
1895		11/22 AP		05/01/22	0038502	VILLAGE II AT NINE23 APARTMEN	436.00		04/28/22	
		HAP Humphrey E 052022								
1895		11/22 AP		05/01/22	0038502	VILLAGE II AT NINE23 APARTMEN	380.00		04/28/22	
		HAP Wiedow C 052022								
1895		11/22 AP		05/01/22	0038502	VILLAGE II AT NINE23 APARTMEN	580.00		04/28/22	
		HAP BALM D 052022								
1895		11/22 AP		05/01/22	0038502	VILLAGE II AT NINE23 APARTMEN	676.00		04/28/22	
		HAP Wilson S 052022								
1895		11/22 AP		05/01/22	0038502	VILLAGE II AT NINE23 APARTMEN	722.00		04/28/22	
		HAP Forney A 052022								
1895		11/22 AP		05/01/22	0038502	VILLAGE II AT NINE23 APARTMEN	319.00		04/28/22	
		HAP Saccento J 052022								
1895		11/22 AP		05/01/22	0038502	VILLAGE II AT NINE23 APARTMEN	461.00		04/28/22	
		HAP Harken G 052022								
1895		11/22 AP		05/01/22	0038502	VILLAGE II AT NINE23 APARTMEN	357.00		04/28/22	
		HAP OBrien N 052022								
1895		11/22 AP		05/01/22	0038502	VILLAGE II AT NINE23 APARTMEN	100.00		04/28/22	
		HAP Rogers E 052022								
1895		11/22 AP		05/01/22	0038502	VILLAGE II AT NINE23 APARTMEN	179.00		04/28/22	
		HAP Humphrey J 052022								
1895		11/22 AP		05/01/22	0038502	VILLAGE II AT NINE23 APARTMEN	328.00		04/28/22	
		HAP Dzap0 S 052022								
1895		11/22 AP		05/01/22	0038502	VILLAGE II AT NINE23 APARTMEN	333.00		04/28/22	
		HAP Harmon A 052022								
1895		11/22 AP		05/01/22	0038502	VILLAGE II AT NINE23 APARTMEN	703.00		04/28/22	
		HAP Miller K 052022								
1895		11/22 AP		05/01/22	0038502	VILLAGE II AT NINE23 APARTMEN	435.00		04/28/22	
		HAP Haug K 052022								
1895		11/22 AP		05/01/22	0038502	VILLAGE II AT NINE23 APARTMEN	163.00		04/28/22	
		HAP Mullins J 052022								
1895		11/22 AP		05/01/22	0038502	VILLAGE II AT NINE23 APARTMEN	139.00		04/28/22	
		HAP Nielsen J 052022								
1895		11/22 AP		05/01/22	0038502	VILLAGE II AT NINE23 APARTMEN	251.00		04/28/22	
		HAP Lane S 052022								
1895		11/22 AP		05/01/22	0038502	VILLAGE II AT NINE23 APARTMEN	436.00		04/28/22	
		HAP Loffredo C 052022								
1895		11/22 AP		05/01/22	0038502	VILLAGE II AT NINE23 APARTMEN	539.00		04/28/22	
		HAP Willis C 052022								
1895		11/22 AP		05/01/22	0038475	KLEIN, JULIE	192.00		04/28/22	
		HAP Stover A 052022								
1895		11/22 AP		05/01/22	0038467	HOUSING AUTHORITY OF JOLIET	1,067.00		04/28/22	
		HAP Wilson Q 052022								
1895		11/22 AP		05/01/22	0038467	HOUSING AUTHORITY OF JOLIET	1,960.00		04/28/22	

PREPARED 05/10/2022, 9:26:54  
PROGRAM GM360L  
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 22  
ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 217 SECTION 8 HOUSING FUND									
217-2214-432.89-61 MISCELLANEOUS SERVICES / HOUS.ASSIST PMTS-OCCUPIED continued									
1895				11/22 AP 05/01/22	HAP_Payne I 052022 HOWARD, BRAD	1,008.00			04/28/22
1895				11/22 AP 05/01/22	HAP_Thrower M 052022 KREMER PROPERTIES LLC	422.00			04/28/22
1895				11/22 AP 05/01/22	HAP_Mulanax W 052022 KRAAYENBRINK, RANDY L.	715.00			04/28/22
1895				11/22 AP 05/01/22	HAP_Maltas M 052022 KRAAYENBRINK, RANDY L.	654.00			04/28/22
1895				11/22 AP 05/01/22	HAP_Cafferty M 052022 KRAAYENBRINK, RANDY L.	757.00			04/28/22
1895				11/22 AP 05/01/22	HAP_Ewing J 052022 CMY PROPERTIES, LLC	1,222.00			04/28/22
1895				11/22 AP 05/01/22	HAP_Garcia K 052022 CNC INVESTMENTS, LLC	985.00			04/28/22
1895				11/22 AP 05/01/22	HAP_Carrillo D 052022 BUTLER, MICHAEL	495.00			04/28/22
1895				11/22 AP 05/01/22	HAP_Cochran C 052022 HUNTER PROPERTY LLC	768.00			04/28/22
1895				11/22 AP 05/01/22	HAP_Thompson L 052022 HAGEDORN, JEREMIAH	826.00			04/28/22
1895				11/22 AP 05/01/22	HAP_Gottfried L 052022 SUNRISE PROPERTIES LLC	499.00			04/28/22
1895				11/22 AP 05/01/22	HAP_Lake L 052022 KOG PROPERTIES LLC	1,225.00			04/28/22
1895				11/22 AP 05/01/22	HAP_Atkins T 052022 KOG PROPERTIES LLC	1,300.00			04/28/22
1895				11/22 AP 05/01/22	HAP_Archer A 052022 GOV, LLC	1,100.00			04/28/22
1895				11/22 AP 05/01/22	HAP_Guzzle T 052022 CARL ERICSON	867.00			04/28/22
1895				11/22 AP 05/01/22	HAP_Burk B 052022 PANHWAR, ABDUL	302.00			04/28/22
1895				11/22 AP 05/01/22	HAP_Mussman C 052022 KIDWELL, STEVE	599.00			04/28/22
1895				11/22 AP 05/01/22	HAP_Tomlyanovich C 052022 WYTH FLATS LLC	1,036.00			04/28/22
1895				11/22 AP 05/01/22	HAP_Prior D 052022 CND PROPERTIES LLC	365.00			04/28/22
1895				11/22 AP 05/01/22	HAP_Gilmore A 052022 WINGERT, BRIAN	426.00			04/28/22
1895				11/22 AP 05/01/22	HAP_Weaver J 052022 WINGERT, BRIAN	420.00			04/28/22
1895				11/22 AP 05/01/22	HAP_Holden K 052022 OAKVIEW PROPERTIES LLC	1,000.00			04/28/22
1895				11/22 AP 05/01/22	HAP_Jurries P 052022 PAULSON, JAMES	188.00			04/28/22
1895				11/22 AP 05/01/22	HAP_Gordon L 052022 ELMCREST ESTATES, L.C.	422.00			04/28/22
1895				11/22 AP 05/01/22	HAP_Davis D 052022				

PREPARED 05/10/2022, 9:26:54  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 23  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT	
FUND 217 SECTION 8 HOUSING FUND											
217-2214-432.89-61 MISCELLANEOUS SERVICES / HOUS.ASSIST PMTS-OCCUPIED						continued					
1895		11/22 AP		05/01/22	0038483	MCKERNAN, JAMES M.	345.00			04/28/22	
		HAP Buchanan J 052022									
1895		11/22 AP		05/01/22	0038458	G P MANAGEMENT LLC	414.00			04/28/22	
		HAP Wenzel J 052022									
1895		11/22 AP		05/01/22	0038499	T.J.J.C. L.L.C.	222.00			04/28/22	
		HAP Hornback K 052022									
1895		11/22 AP		05/01/22	0038499	T.J.J.C. L.L.C.	282.00			04/28/22	
		HAP Dornbrock M 052022									
1895		11/22 AP		05/01/22	0038499	T.J.J.C. L.L.C.	568.00			04/28/22	
		HAP Bracelly J 052022									
1895		11/22 AP		05/01/22	0038460	GERDES III, BENJAMIN P.	596.00			04/28/22	
		HAP Sherwood D 052022									
1895		11/22 AP		05/01/22	0038460	GERDES III, BENJAMIN P.	726.00			04/28/22	
		HAP Orgell A 052022									
1895		11/22 AP		05/01/22	0038460	GERDES III, BENJAMIN P.	307.00			04/28/22	
		HAP Alessi S 052022									
1895		11/22 AP		05/01/22	0038460	GERDES III, BENJAMIN P.	703.00			04/28/22	
		HAP Barnes A 052022									
1895		11/22 AP		05/01/22	0038470	J & A PROPERTIES	1,300.00			04/28/22	
		HAP Lowe L 052022									
1895		11/22 AP		05/01/22	0038435	BARTELT RENTALS L.C.	472.00			04/28/22	
		HAP Luck J 052022									
1895		11/22 AP		05/01/22	0038435	BARTELT RENTALS L.C.	437.00			04/28/22	
		HAP Woods N 052022									
1895		11/22 AP		05/01/22	0038438	C & H HOLDINGS LLC	798.00			04/28/22	
		HAP Ross S 052022									
		ACCOUNT TOTAL						98,159.00	.00	98,159.00	
217-2214-432.89-65 MISCELLANEOUS SERVICES / ADMIN FEE DUE OTHERS											
1895		11/22 AP		05/01/22	0038448	COOK CO.HOUSING AUTHORITY	34.16			04/28/22	
		AF_Goldstein K 052022									
1895		11/22 AP		05/01/22	0038467	HOUSING AUTHORITY OF JOLIET	48.79			04/28/22	
		AF_Wilson Q 052022									
1895		11/22 AP		05/01/22	0038467	HOUSING AUTHORITY OF JOLIET	48.79			04/28/22	
		AF_Payne I 052022									
		ACCOUNT TOTAL						131.74	.00	131.74	
		FUND TOTAL						98,290.74	.00	98,290.74	

PREPARED 05/10/2022, 9:26:54  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 24  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 223 COMMUNITY BLOCK GRANT									
FUND 224 TRUST & AGENCY									
FUND 242 STREET REPAIR FUND									
FUND 254 CABLE TV FUND									
254-1088-1890		431.64-02		10/22 AP 04/14/22	INSURANCE / HEALTH INS. REIMBURSEMENT ISOLVED BENEFIT SERVICES, INC	60.00		60.00	05/03/22
					HEALTH INS. REIMBURSEMENT				
					ACCOUNT TOTAL	60.00	.00	60.00	
254-1088-431.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES									
254-1088-1890		431.72-01		10/22 AP 04/06/22	OPERATING SUPPLIES FARMERS STATE BANK	7.44		7.44	05/03/22
					DEPOSIT TICKET BOOKS				
					ACCOUNT TOTAL	7.44	.00	7.44	
					FUND TOTAL	67.44	.00	67.44	
FUND 258 PARKING FUND									
258-5531-1890		435.71-01		10/22 AP 04/06/22	OFFICE SUPPLIES / OFFICE SUPPLIES FARMERS STATE BANK	17.37		17.37	05/03/22
					DEPOSIT TICKET BOOKS				
					ACCOUNT TOTAL	17.37	.00	17.37	
258-5531-435.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES									
258-5531-1890		435.72-01		10/22 AP 04/04/22	OPERATING SUPPLIES PROFESSIONAL SOLUTIONS	288.76		288.76	05/03/22
					MARCH CREDIT CARD FEES				
258-5531-1890		435.72-01		10/22 AP 04/04/22	OPERATING SUPPLIES PROFESSIONAL SOLUTIONS	109.03		109.03	05/03/22
					MARCH CREDIT CARD FEES				
258-5531-1890		435.72-01		10/22 AP 04/04/22	OPERATING SUPPLIES PROFESSIONAL SOLUTIONS	420.47		420.47	05/03/22
					MARCH CREDIT CARD FEES				
258-5531-1890		435.72-01		10/22 AP 04/04/22	OPERATING SUPPLIES PROFESSIONAL SOLUTIONS	12.78		12.78	05/03/22
					MARCH CREDIT CARD FEES				
258-5531-1890		435.72-01		10/22 AP 04/04/22	OPERATING SUPPLIES PROFESSIONAL SOLUTIONS	73.71		73.71	05/03/22
					MARCH CREDIT CARD FEES				
					ACCOUNT TOTAL	904.75	.00	904.75	
					FUND TOTAL	922.12	.00	922.12	

PREPARED 05/10/2022, 9:26:54  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 25  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 261 TOURISM & VISITORS									
261-2291-423.73-57					OTHER SUPPLIES / GIFT SHOP				
1890		10/22	AP	04/04/22	0006192 PROFESSIONAL SOLUTIONS	14.48			05/03/22
					MARCH CREDIT CARD FEES				
					ACCOUNT TOTAL	14.48	.00	14.48	
261-2291-423.85-01 UTILITIES / UTILITIES									
1950		11/22	AP	04/13/22	0396982 CEDAR FALLS UTILITIES	77.28			05/06/22
					UTILITIES THRU 04/13/22				
					ACCOUNT TOTAL	77.28	.00	77.28	
FUND TOTAL									
						91.76	.00	91.76	
FUND 262 SENIOR SERVICES & COMM CT									
262-1092-423.72-01					OPERATING SUPPLIES / OPERATING SUPPLIES				
1850		11/22	AP	04/18/22	0396975 OFFICE EXPRESS OFFICE PRODUCT	65.10			04/27/22
					DECAF & REGULAR COFFEE				
					ACCOUNT TOTAL	65.10	.00	65.10	
262-1092-423.85-01 UTILITIES / UTILITIES									
1791		11/22	AP	04/05/22	0396961 CEDAR FALLS UTILITIES	1,043.50			04/27/22
					COMMUNITY CTRER UTILITIES				
					ACCOUNT TOTAL	1,043.50	.00	1,043.50	
262-1092-423.87-01 RENTALS / RENTALS									
1912		11/22	AP	04/28/22	0396943 JUANITA VALDEZ	500.00			05/02/22
					REFUND-SECURITY DEPOSIT				
					ACCOUNT TOTAL	500.00	.00	500.00	
262-1092-423.89-08 MISCELLANEOUS SERVICES / BUS TRIPS/PROGRAMMING									
1928		11/22	AP	03/01/22	0396952 MASMAR, MANDY SUE	60.00			05/04/22
					SENIOR LINE DANCING FOR FEB'22-REISSUE CK#139613				
					ACCOUNT TOTAL	60.00	.00	60.00	
FUND TOTAL									
						1,668.60	.00	1,668.60	

PREPARED 05/10/2022, 9:26:54  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 26  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 291 POLICE FORFEITURE FUND										
FUND 292 POLICE RETIREMENT FUND										
292-5521-415.54-01				10/22	AP 04/13/22 0006163	WORKERS COMP / POLICE WORKERS COMP EMC RISK SERVICES, LLC	7,348.72			05/03/22
1890						WORKER COMP-POLICE CLAIM				
ACCOUNT TOTAL							7,348.72	.00	7,348.72	
FUND TOTAL							7,348.72	.00	7,348.72	
FUND 293 FIRE RETIREMENT FUND										
293-4511-414.54-02				10/22	AP 04/13/22 0006163	WORKERS COMP / FIRE WORKERS COMP EMC RISK SERVICES, LLC	5,730.06			05/03/22
1890						WORKER COMP-FIRE CLAIM				
ACCOUNT TOTAL							5,730.06	.00	5,730.06	
FUND TOTAL							5,730.06	.00	5,730.06	
FUND 294 LIBRARY RESERVE										
FUND 295 SOFTBALL PLAYER CAPITAL										
FUND 296 GOLF CAPITAL										
FUND 297 REC FACILITIES CAPITAL										
FUND 298 HEARST CAPITAL										
FUND 311 DEBT SERVICE FUND										
FUND 402 WASHINGTON PARK FUND										
FUND 404 FEMA										
FUND 405 FLOOD RESERVE FUND										
FUND 407 VISION IOWA PROJECT										
FUND 408 STREET IMPROVEMENT FUND										
FUND 410 CORONAVIRUS LOCAL RELIEF										
FUND 430 2004 TIF BOND										
FUND 431 2014 BOND										
FUND 432 2003 BOND										
FUND 433 2001 TIF										
FUND 434 2000 BOND										
FUND 435 1999 TIF										
FUND 436 2012 BOND										
FUND 437 2018 BOND										
FUND 438 2020 BOND FUND										
FUND 439 2022 BOND FUND										
FUND 443 CAPITAL PROJECTS										

PREPARED 05/10/2022, 9:26:54  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 27  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 472 PARKADE RENOVATION									
FUND 473 SIDEWALK ASSESSMENT									
FUND 483 ECONOMIC DEVELOPMENT									
FUND 484 ECONOMIC DEVELOPMENT LAND									
FUND 541 2018 STORM WATER BONDS									
FUND 544 2008 SEWER BONDS									
FUND 545 2006 SEWER BONDS									
FUND 546 SEWER IMPROVEMENT FUND									
FUND 547 SEWER RESERVE FUND									
FUND 548 1997 SEWER BOND FUND									
FUND 549 1992 SEWER BOND FUND									
FUND 550 2000 SEWER BOND FUND									
FUND 551 REFUSE FUND									
551-0000-213.00-00 CURRENT LIABILITY / SALES TAX PAYABLE									
1890		10/22 AP		04/08/22	0006175 IOWA DEPT.OF REVENUE	195.35			05/03/22
					SEMI MONTHLY SALES TAX COMMERCIAL GARBAGE A/R				
ACCOUNT TOTAL						195.35	.00	195.35	
551-6685-436.64-02 INSURANCE / HEALTH INS. REIMBURSEMENT									
1890		10/22 AP		04/14/22	0006182 ISOLVED BENEFIT SERVICES, INC	394.78			05/03/22
					HEALTH INS. REIMBURSEMENT				
1890		10/22 AP		04/14/22	0006182 ISOLVED BENEFIT SERVICES, INC	171.80			05/03/22
					HEALTH INS. REIMBURSEMENT				
ACCOUNT TOTAL						566.58	.00	566.58	
551-6685-436.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
1890		10/22 AP		04/06/22	0006171 FARMERS STATE BANK	37.22			05/03/22
					DEPOSIT TICKET BOOKS				
ACCOUNT TOTAL						37.22	.00	37.22	
551-6685-436.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES									
1890		10/22 AP		04/04/22	0006195 PROFESSIONAL SOLUTIONS	284.60			05/03/22
					MARCH CREDIT CARD FEES				
1890		10/22 AP		04/04/22	0006189 PROFESSIONAL SOLUTIONS	24.40			05/03/22
					MARCH CREDIT CARD FEES				
ACCOUNT TOTAL						309.00	.00	309.00	
551-6685-436.85-01 UTILITIES / UTILITIES									
1950		11/22 AP		04/13/22	0396982 CEDAR FALLS UTILITIES	44.68			05/06/22
					UTILITIES THRU 04/13/22				
ACCOUNT TOTAL						44.68	.00	44.68	



PREPARED 05/10/2022, 9:26:54  
PROGRAM GM360L  
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 28  
ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 551 REFUSE FUND										
551-6685-436.87-02						RENTALS / MATERIAL DISPOSAL/HANDLIN				
1912		11/22 AP		04/15/22	0396941	BLACK HAWK CO.LANDFILL	21,230.87			05/02/22
						LANDFILL SRV:4/1-4/15/22				
						ACCOUNT TOTAL	21,230.87	.00	21,230.87	
551-6685-436.89-04 MISCELLANEOUS SERVICES / SALES TAX										
1890		10/22 AP		04/25/22	0006177	IOWA DEPT.OF REVENUE	78.05			05/03/22
						SEMI MONTHLY SALES TAX				
1890		10/22 AP		04/08/22	0006175	IOWA DEPT.OF REVENUE	87.01			05/03/22
						SEMI MONTHLY SALES TAX				
						ACCOUNT TOTAL	165.06	.00	165.06	
						FUND TOTAL	22,548.76	.00	22,548.76	
FUND 552 SEWER RENTAL FUND										
552-6655-436.85-01						UTILITIES / UTILITIES				
1950		11/22 AP		04/13/22	0396982	CEDAR FALLS UTILITIES	5,541.46			05/06/22
						UTILITIES THRU 04/13/22				
						ACCOUNT TOTAL	5,541.46	.00	5,541.46	
552-6665-436.64-02 INSURANCE / HEALTH INS. REIMBURSEMENT										
1890		10/22 AP		04/14/22	0006182	ISOLVED BENEFIT SERVICES, INC	475.70			05/03/22
						HEALTH INS. REIMBURSEMENT				
1890		10/22 AP		04/14/22	0006182	ISOLVED BENEFIT SERVICES, INC	200.35			05/03/22
						HEALTH INS. REIMBURSEMENT				
1890		10/22 AP		04/14/22	0006182	ISOLVED BENEFIT SERVICES, INC	100.00			05/03/22
						HEALTH INS. REIMBURSEMENT				
						ACCOUNT TOTAL	776.05	.00	776.05	
552-6665-436.86-33 REPAIR & MAINTENANCE / SLUDGE REMOVAL										
1912		11/22 AP		04/15/22	0396941	BLACK HAWK CO.LANDFILL	42.25			05/02/22
						LANDFILL SRV:4/1-4/15/22				
						ACCOUNT TOTAL	42.25	.00	42.25	
552-6665-436.89-04 MISCELLANEOUS SERVICES / SALES TAX										
1890		10/22 AP		04/25/22	0006177	IOWA DEPT.OF REVENUE	1,572.81			05/03/22
						SEMI MONTHLY SALES TAX				
1890		10/22 AP		04/08/22	0006175	IOWA DEPT.OF REVENUE	6,676.62			05/03/22
						SEMI MONTHLY SALES TAX				
						COMMERCIAL SEWER				

PREPARED 05/10/2022, 9:26:54  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 29  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 552 SEWER RENTAL FUND								
552-6665-436.89-04 MISCELLANEOUS SERVICES / SALES TAX						continued		
ACCOUNT TOTAL						8,249.43	.00	8,249.43
FUND TOTAL						14,609.19	.00	14,609.19
FUND 553 2004 SEWER BOND								
FUND 555 STORM WATER UTILITY								
FUND 570 SEWER ASSESSMENT								
FUND 606 DATA PROCESSING FUND								
606-1078-441.82-10 COMMUNICATION / TELEPHONE HOLDING ACCOUNT								
1912				11/22 AP 04/06/22	0396949 U.S. CELLULAR	2,955.42		05/02/22
WIRELESS SRV:4/6-5/5/22								
ACCOUNT TOTAL						2,955.42	.00	2,955.42
FUND TOTAL						2,955.42	.00	2,955.42
FUND 680 HEALTH INSURANCE FUND								
680-1902-457.51-01 INSURANCE / HEALTH INSURANCE								
1890				10/22 AP 04/29/22	0006209 WELLMARK IOWA	32,098.99		05/03/22
HEALTH CLAIMS PROCESSING								
1890				10/22 AP 04/25/22	0006167 EXPRESS SCRIPTS, INC.	21,703.63		05/03/22
RX CLAIMS PROCESSING								
1890				10/22 AP 04/25/22	0006210 WEX HEALTH, INC.	121.80		05/03/22
COBRA MONTHLY ADMIN FEE								
1890				10/22 AP 04/22/22	0006208 WELLMARK IOWA	27,013.49		05/03/22
HEALTH CLAIMS PROCESSING								
1890				10/22 AP 04/18/22	0006166 EXPRESS SCRIPTS, INC.	36,647.58		05/03/22
RX CLAIMS PROCESSING								
1890				10/22 AP 04/15/22	0006207 WELLMARK IOWA	41,253.15		05/03/22
HEALTH CLAIMS PROCESSING								
1890				10/22 AP 04/11/22	0006165 EXPRESS SCRIPTS, INC.	7,530.49		05/03/22
RX CLAIMS PROCESSING								
1890				10/22 AP 04/08/22	0006206 WELLMARK IOWA	28,645.15		05/03/22
HEALTH CLAIMS PROCESSING								
1890				10/22 AP 04/04/22	0006164 EXPRESS SCRIPTS, INC.	25,712.02		05/03/22
RX CLAIMS PROCESSING								
1890				10/22 AP 04/01/22	0006204 WELLMARK IOWA	52,073.47		05/03/22
HEALTH CLAIMS PROCESSING								
1890				10/22 AP 04/01/22	0006205 WELLMARK IOWA	26,442.02		05/03/22
HEALTH CLAIMS PROCESSING								
ACCOUNT TOTAL						299,241.79	.00	299,241.79

PREPARED 05/10/2022, 9:26:54  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 30  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 680 HEALTH INSURANCE FUND										
680-1902-457.51-06						INSURANCE / DENTAL INSURANCE				
1890		10/22 AP		04/01/22	0006162	DELTA DENTAL OF IOWA	7,788.66			05/03/22
						APRIL 2022 DENTAL				
						ACCOUNT TOTAL	7,788.66	.00	7,788.66	
						FUND TOTAL	307,030.45	.00	307,030.45	
FUND 681 HEALTH SEVERANCE										
681-1902-457.51-10						INSURANCE / HEALTH SEVERANCE PAYMENTS				
1912		11/22 AP		04/29/22	0396945	LUX, JOSH	105.27			05/02/22
						RMB:HEALTH SEV.1/2 MAR'22				
1912		11/22 AP		04/29/22	0396945	LUX, JOSH	105.27			05/02/22
						RMB:HEALTH SEV.1/2 APR'22				
1912		11/22 AP		04/29/22	0396945	LUX, JOSH	105.27			05/02/22
						RMB:HEALTH SEV.1/2 APR'22				
						ACCOUNT TOTAL	315.81	.00	315.81	
						FUND TOTAL	315.81	.00	315.81	
FUND 682 HEALTH INSURANCE - FIRE										
FUND 685 VEHICLE MAINTENANCE FUND										
685-6698-446.64-02						INSURANCE / HEALTH INS. REIMBURSEMENT				
1890		10/22 AP		04/14/22	0006182	ISOLVED BENEFIT SERVICES, INC	121.36			05/03/22
						HEALTH INS. REIMBURSEMENT				
						ACCOUNT TOTAL	121.36	.00	121.36	
						FUND TOTAL	121.36	.00	121.36	
FUND 686 PAYROLL FUND										
686-0000-222.01-00						PAYROLL LIABILITY / FEDERAL TAXES				
1890		10/22 AP		04/25/22	0006201	UNITED STATES TREASURY	63,443.12			05/03/22
						FEDERAL WITHHOLDING TAX				
1890		10/22 AP		04/11/22	0006200	UNITED STATES TREASURY	61,741.72			05/03/22
						FEDERAL WITHHOLDING TAX				
						ACCOUNT TOTAL	125,184.84	.00	125,184.84	
686-0000-222.02-00						PAYROLL LIABILITY / STATE WITHHOLDING				
1890		10/22 AP		04/25/22	0006178	IOWA DEPT.OF REVENUE	27,157.76			05/03/22
						STATE WITHHOLDING TAX				
						ACCOUNT TOTAL	27,157.76	.00	27,157.76	

PREPARED 05/10/2022, 9:26:54  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 31  
 ACCOUNTING PERIOD 10/2022

GROUP	PO	ACCTG	---	TRANSACTION---						CURRENT
NBR	NBR	PER.	CD	DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS		BALANCE
										POST DT
FUND 686 PAYROLL FUND										
686-0000-222.02-00 PAYROLL LIABILITY / STATE WITHHOLDING						continued				
1890		10/22 AP	04/12/22	0006176		IOWA DEPT.OF REVENUE	26,588.96			05/03/22
						STATE WITHHOLDING TAX				
						04/08/22 PAYROLL				
						ACCOUNT TOTAL	53,746.72	.00		53,746.72
686-0000-222.03-00 PAYROLL LIABILITY / FICA										
1890		10/22 AP	04/25/22	0006201		UNITED STATES TREASURY	72,723.30			05/03/22
						SS & MQGE/MEDICARE TAX				
						04/22/22 PAYROLL				
1890		10/22 AP	04/11/22	0006200		UNITED STATES TREASURY	72,134.52			05/03/22
						SS & MQGE/MEDICARE TAX				
						04/08/22 PAYROLL				
						ACCOUNT TOTAL	144,857.82	.00		144,857.82
686-0000-222.04-00 PAYROLL LIABILITY / IPERS										
1890		10/22 AP	04/26/22	0006174		I.P.E.R.S.	136,718.28			05/03/22
						IPERS APRIL 2022				
						ACCOUNT TOTAL	136,718.28	.00		136,718.28
686-0000-222.05-00 PAYROLL LIABILITY / OTHER DEDUCTIONS PAYABLE										
1890		10/22 AP	04/25/22	0006161		COLLECTION SERVICES CENTER	625.42			05/03/22
						CHILD SUPPORT PAYMENTS				
						04/22/22 PAYROLL				
1890		10/22 AP	04/22/22	0006181		ISOLVED BENEFIT SERVICES, INC	6,330.61			05/03/22
						CAFETERIA PLAN				
						04/22/22 PAYROLL				
1890		10/22 AP	04/20/22	0006203		VOYA FINANCIAL	51,183.91			05/03/22
						EMPLOYEE 457 CONTRIBUTION				
						04/22/22 PAYROLL				
1890		10/22 AP	04/11/22	0006160		COLLECTION SERVICES CENTER	625.42			05/03/22
						CHILD SUPPORT PAYMENTS				
						04/08/22 PAYROLL				
1890		10/22 AP	04/08/22	0006179		ISOLVED BENEFIT SERVICES, INC	6,350.61			05/03/22
						CAFETERIA PLAN				
						04/08/22 PAYROLL				
1890		10/22 AP	04/06/22	0006202		VOYA FINANCIAL	13,383.91			05/03/22
						EMPLOYEE 457 CONTRIBUTION				
						04/08/22 PAYROLL				
						ACCOUNT TOTAL	78,499.88	.00		78,499.88
686-0000-222.14-00 PAYROLL LIABILITY / POLICE & FIRE RETIREMENT										
1890		10/22 AP	04/27/22	0006183		MUNICIPAL FIRE & POLICE RETIR	163,318.88			05/03/22
						MFRSI RETIREMENT				
						ACCOUNT TOTAL	163,318.88	.00		163,318.88
						FUND TOTAL	702,326.42	.00		702,326.42

PREPARED 05/10/2022, 9:26:54  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 32  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	---TRANSACTION--- DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT	
FUND 687 WORKERS COMPENSATION FUND											
687-1902-457.51-02 INSURANCE / WORKERS COMP INSURANCE											
1890		10/22 AP		04/13/22	0006163	EMC RISK SERVICES, LLC	1,350.00		05/03/22		
		WORKER COMP ADMIN FEE									
1890		10/22 AP		04/13/22	0006163	EMC RISK SERVICES, LLC	14,097.97		05/03/22		
		WORKER COMP CLAIM									
		ACCOUNT TOTAL						15,447.97	.00	15,447.97	
		FUND TOTAL						15,447.97	.00	15,447.97	
FUND 688 LTD INSURANCE FUND											
688-1902-457.51-03 INSURANCE / LTD INSURANCE											
1928		11/22 AP		05/01/22	0396951	MADISON NATIONAL LIFE INS.CO.	3,865.67		05/04/22		
		LTD - MAY 2022									
		ACCOUNT TOTAL						3,865.67	.00	3,865.67	
688-1902-457.51-04 INSURANCE / LIFE INSURANCE											
1928		11/22 AP		05/01/22	0396954	STANDARD INSURANCE COMPANY	3,490.99		05/04/22		
		GROUP LIFE AD/D-MAY'22									
		ACCOUNT TOTAL						3,490.99	.00	3,490.99	
		FUND TOTAL						7,356.66	.00	7,356.66	
FUND 689 LIABILITY INSURANCE FUND											
689-1902-457.51-05 INSURANCE / LIABILITY INSURANCE											
1890		10/22 AP		04/13/22	0006163	EMC RISK SERVICES, LLC	1,370.00		05/03/22		
		LIABILITY ADMIN FEES									
1890		10/22 AP		04/13/22	0006163	EMC RISK SERVICES, LLC	615.92		05/03/22		
		LIABILITY CLAIM									
		ACCOUNT TOTAL						1,985.92	.00	1,985.92	
		FUND TOTAL						1,985.92	.00	1,985.92	
FUND 724 TRUST & AGENCY											
FUND 727 GREENWOOD CEMETERY P-CARE											

PREPARED 05/10/2022, 9:26:54  
PROGRAM GM360L  
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 33  
ACCOUNTING PERIOD 10/2022

GROUP	PO	ACCTG	-----TRANSACTION-----						CURRENT
NBR	NBR	PER.	CD	DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	BALANCE
									POST DT -----
FUND 728						FAIRVIEW CEMETERY P-CARE			
FUND 729						HILLSIDE CEMETERY P-CARE			
FUND 790						FLOOD LEVY			
GRAND TOTAL							1,248,011.41	279.81	1,247,731.60

# Council Invoices for Council Meeting 05/16/22

Item 28.

PREPARED 05/10/2022, 9:20:04  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 1  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	----TRANSACTION---- CD	DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-1008-441.71-01						OFFICE SUPPLIES / OFFICE SUPPLIES				
1957		11/22 AP	04/30/22	0000000		CULLIGAN WATER CONDITIONING	13.83			05/10/22
						WATER-606 UNION ROAD				
1923		11/22 AP	04/26/22	0000000		OFFICE EXPRESS OFFICE PRODUCT	1.63			05/10/22
						ERASERS, ERASER CLIC HLDR				
1923		11/22 AP	04/26/22	0000000		OFFICE EXPRESS OFFICE PRODUCT	28.35			05/10/22
						COPY PAPER				
						ACCOUNT TOTAL	43.81	.00	43.81	
101-1008-441.83-05						TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)				
1923		11/22 AP	05/01/22	0000000		HOLIDAY INN-CONFERENCE CENTER	112.00			05/10/22
						HOTEL-IMFOA CONF-KERR				
						DES MOINES 4/21-4/22/22				
						ACCOUNT TOTAL	112.00	.00	112.00	
101-1008-441.86-01						REPAIR & MAINTENANCE / REPAIR & MAINTENANCE				
1946		11/22 AP	05/03/22	0000000		SHRED-IT USA	52.38			05/10/22
						ON-SITE DOC. DESTRUCTION				
						TICKET #85062001				
						ACCOUNT TOTAL	52.38	.00	52.38	
101-1026-441.71-01						OFFICE SUPPLIES / OFFICE SUPPLIES				
1957		11/22 AP	04/30/22	0000000		CULLIGAN WATER CONDITIONING	5.53			05/10/22
						WATER-606 UNION ROAD				
1923		11/22 AP	04/26/22	0000000		OFFICE EXPRESS OFFICE PRODUCT	.65			05/10/22
						ERASERS, ERASER CLIC HLDR				
1923		11/22 AP	04/26/22	0000000		OFFICE EXPRESS OFFICE PRODUCT	5.67			05/10/22
						COPY PAPER				
						ACCOUNT TOTAL	11.85	.00	11.85	
101-1026-441.83-05						TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)				
1923		11/22 AP	05/01/22	0000000		HOLIDAY INN-CONFERENCE CENTER	112.00			05/10/22
						HOTEL-IMFOA CONF-RODENBEC				
						DES MOINES 4/21-4/22/22				
						ACCOUNT TOTAL	112.00	.00	112.00	
101-1026-441.83-06						TRANSPORTATION&EDUCATION / EDUCATION				
1930		11/22 AP	03/25/22	0140029		US BANK	343.00			05/06/22
						IOWA SOCIETY OF CPA				
						REG:CONT.EDU WEB-RODENBEC				
						ACCOUNT TOTAL	343.00	.00	343.00	

PREPARED 05/10/2022, 9:20:04  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 2  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND									
101-1028-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
1957		11/22	AP	04/30/22	0000000 CULLIGAN WATER CONDITIONING	18.44		05/10/22	
					WATER-606 UNION ROAD				
1923		11/22	AP	04/26/22	0000000 OFFICE EXPRESS OFFICE PRODUCT	2.16		05/10/22	
					ERASERS, ERASER CLIC HLDR				
1923		11/22	AP	04/26/22	0000000 OFFICE EXPRESS OFFICE PRODUCT	34.01		05/10/22	
					COPY PAPER				
					ACCOUNT TOTAL	54.61	.00	54.61	
101-1028-441.83-05 TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)									
1923		11/22	AP	05/01/22	0000000 HOLIDAY INN-CONFERENCE CENTER	112.00		05/10/22	
					HOTEL-IMFOA CONF-ROEDING DES MOINES 4/21-4/22/22				
1953		11/22	AP	05/01/22	0000000 HOLIDAY INN-CONFERENCE CENTER	224.00		05/10/22	
					HOTEL-IMFOA CONF-KOCKLER DES MOINES 4/20-4/22/22				
					ACCOUNT TOTAL	336.00	.00	336.00	
101-1028-441.83-06 TRANSPORTATION&EDUCATION / EDUCATION									
1930		11/22	AP	03/30/22	0140029 US BANK	250.00		05/06/22	
					ISU EVENT REGISTRATION REG:IMPI-KOCKLER 4/20/22				
					ACCOUNT TOTAL	250.00	.00	250.00	
101-1038-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
1957		11/22	AP	04/30/22	0000000 CULLIGAN WATER CONDITIONING	5.53		05/10/22	
					WATER-606 UNION ROAD				
1923		11/22	AP	04/26/22	0000000 OFFICE EXPRESS OFFICE PRODUCT	.65		05/10/22	
					ERASERS, ERASER CLIC HLDR				
1923		11/22	AP	04/26/22	0000000 OFFICE EXPRESS OFFICE PRODUCT	22.67		05/10/22	
					COPY PAPER				
					ACCOUNT TOTAL	28.85	.00	28.85	
101-1038-441.81-09 PROFESSIONAL SERVICES / HUMAN RIGHTS COMMISSION									
1923		11/22	AP	04/26/22	0000000 OFFICE EXPRESS OFFICE PRODUCT	2.27		05/10/22	
					COPY PAPER				
					ACCOUNT TOTAL	2.27	.00	2.27	
101-1038-441.81-49 ADMINISTRATIVE SERVICES / PROFESSIONAL SERVICES									
1930		11/22	AP	04/13/22	0140029 US BANK	256.45		05/06/22	
					ONE SOURCE THE BACKGROUND BACKGROUND CHECKS				
1930		11/22	AP	03/30/22	0140029 US BANK	42.30		05/06/22	
					ONE SOURCE THE BACKGROUND BACKGROUND CHECKS				



PREPARED 05/10/2022, 9:20:04  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 3  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND									
101-1038-441.81-49 ADMINISTRATIVE SERVICES / PROFESSIONAL SERVICES						continued			
ACCOUNT TOTAL						298.75	.00	298.75	
101-1038-441.81-53 PROFESSIONAL SERVICES / JOB NOTICES									
1957				11/22 AP 04/29/22 0000000	CEDAR VALLEY SAVER, INC.	203.00			05/10/22
					JOB AD:WE WANT YOU 4/28/22 DISPLAY/WEB ADS				
1957				11/22 AP 04/29/22 0000000	CEDAR VALLEY SAVER, INC.	75.00			05/10/22
					JOB AD:SEASONAL LABORERS 4/28/22 DISPLAY/WEB ADS				
1957				11/22 AP 04/29/22 0000000	CEDAR VALLEY SAVER, INC.	75.00			05/10/22
					JOB AD:ENGINEERING INTERN 4/28/22 DISPLAY/WEB ADS				
1957				11/22 AP 04/29/22 0000000	CEDAR VALLEY SAVER, INC.	75.00			05/10/22
					JOB AD:HEARST CENTER 4/28/22 DISPLAY/WEB ADS				
1930				11/22 AP 04/05/22 0140029	US BANK	119.95			05/06/22
					LINKEDIN-772*6912264 RECRUITER LITE RENEWAL				
1930				11/22 AP 04/01/22 0140029	US BANK	175.00			05/06/22
					TEMPLEPUBLI JOB AD:DIR.PUBLIC SAFETY				
1923				11/22 AP 03/31/22 0000000	REGISTER MEDIA	479.30			05/10/22
					JOB AD:DIR PUBLIC SAFETY 3/25/22 DIGITAL ADV				
1923				11/22 AP 03/31/22 0000000	REGISTER MEDIA	311.35			05/10/22
					JOB AD:DIR PUBLIC SAFETY 3/31/22 DIGITAL ADV				
1923				11/22 AP 03/31/22 0000000	REGISTER MEDIA	208.35			05/10/22
					JOB AD:LAND SURVEYOR 2/7/22-3/24/22 PKG ADV				
1923				11/22 AP 03/27/22 0000000	WATERLOO TOWNSQUARE MEDIA	532.00			05/10/22
					JOB AD:EQUIPMENT MECHANIC RADIO				
ACCOUNT TOTAL						2,253.95	.00	2,253.95	
101-1038-441.81-55 PROFESSIONAL SERVICES / EMPLOYEE ASSISTANCE PROG									
1923				11/22 AP 05/02/22 0000000	MERCYONE	375.00			05/10/22
					EMPL.ASSISTANCE PROGRAM				
ACCOUNT TOTAL						375.00	.00	375.00	
101-1038-441.83-04 TRANSPORTATION&EDUCATION / DUES & MEMBERSHIPS									
1930				11/22 AP 04/11/22 0140029	US BANK	229.00			05/06/22
					SOCIETYFORHUMANRESOURCE MEMBERSHIP-B BALVANZ				
ACCOUNT TOTAL						229.00	.00	229.00	
101-1038-441.83-06 TRANSPORTATION&EDUCATION / EDUCATION									
1923				11/22 AP 04/26/22 0000000	AHLERS AND COONEY, P.C.	275.00			05/10/22
					EMPL LAW WEBINAR-4/14/22 BALVANZ,SCHINDEL,SOLE,AGU				
ACCOUNT TOTAL						275.00	.00	275.00	

PREPARED 05/10/2022, 9:20:04  
PROGRAM GM360L  
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 4  
ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-1048-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
1957		11/22 AP		04/30/22	0000000	CULLIGAN WATER CONDITIONING	2.77		05/10/22	
						WATER-606 UNION ROAD				
1923		11/22 AP		04/26/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	.32		05/10/22	
						ERASERS, ERASER CLIC HLDR				
1923		11/22 AP		04/26/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	4.53		05/10/22	
						COPY PAPER				
						ACCOUNT TOTAL	7.62	.00	7.62	
101-1048-441.72-11 OPERATING SUPPLIES / DUES, BOOKS, MAGAZINES										
1923		11/22 AP		05/01/22	0000000	THOMSON REUTERS - WEST	644.21		05/10/22	
						WESTLAW INFORMATION				
						4/1/22-4/30/22				
						ACCOUNT TOTAL	644.21	.00	644.21	
101-1048-441.81-29 PROFESSIONAL SERVICES / LEGAL CONSULTANTS										
1923		11/22 AP		04/27/22	0000000	FEDERAL EXPRESS	16.74		05/10/22	
						SHIPPING-M CARRINGTON				
1923		11/22 AP		04/26/22	0000000	AHLERS AND COONEY, P.C.	78.00		05/10/22	
						LGL:GENERAL MATTERS				
						4/1/22				
1923		11/22 AP		04/25/22	0000000	AHLERS AND COONEY, P.C.	73.35		05/10/22	
						LGL:LABOR RELATIONS				
						3/21/22-4/12/22				
						ACCOUNT TOTAL	168.09	.00	168.09	
101-1048-441.83-06 TRANSPORTATION&EDUCATION / EDUCATION										
1930		11/22 AP		04/20/22	0140029	US BANK	130.00		05/06/22	
						IOWA STATE BAR ASSOCIATIO				
						REG:GOVT.SEMINAR-ROGERS				
						ACCOUNT TOTAL	130.00	.00	130.00	
101-1060-423.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
1931		11/22 AP		04/14/22	0140029	US BANK	19.90		05/06/22	
						AMZN MKTP US*1A29N8A30				
						GREETING CARDS				
1931		11/22 AP		04/11/22	0140029	US BANK	27.72		05/06/22	
						AMZN MKTP US*1H7Y87VH2				
						2" TAPE DISPENSER				
1931		11/22 AP		04/11/22	0140029	US BANK	57.80		05/06/22	
						AMZN MKTP US*1H9MP7WEO				
						ROTARY CUTTER SETS				
1931		11/22 AP		04/07/22	0140029	US BANK	6.99		05/06/22	
						AMZN MKTP US*1H97S0H20				
						TELESCOPIC POINTER				
						ACCOUNT TOTAL	112.41	.00	112.41	
101-1060-423.72-75 OPERATING SUPPLIES / DISPLAY										

PREPARED 05/10/2022, 9:20:04  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 5  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-1060-423.72-75						OPERATING SUPPLIES / DISPLAY				
1931		11/22	AP	04/08/22	0140029	US BANK	667.99		667.99	05/06/22
						SQ *THE DOLLYWOOD FOUNDAT				
						DOLLY PARTON IMAGINATION				
						ACCOUNT TOTAL	667.99	.00	667.99	
101-1060-423.81-91 PROFESSIONAL SERVICES / LICENSES & SERVICE CONTRT										
1931		11/22	AP	04/12/22	0140029	US BANK	80.00		80.00	05/06/22
						INTUIT *QUICKBOOKS ONLINE				
						QUICKBOOKS MONTHLY SUB.				
1931		11/22	AP	04/04/22	0140029	US BANK	549.90		549.90	05/06/22
						ZOOM.US 888-799-9666				
						ZOOM PRO & WEBINAR 1 YEAR				
						ACCOUNT TOTAL	629.90	.00	629.90	
101-1060-423.83-05 TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)										
1931		11/22	AP	04/07/22	0140029	US BANK	144.48		144.48	05/06/22
						GATEWAY HOTEL & CONFER				
						HOTEL FOR POP YS CON				
						ACCOUNT TOTAL	144.48	.00	144.48	
101-1060-423.89-33 MISCELLANEOUS SERVICES / FRIENDS SUPPORTED PROGRAM										
1931		11/22	AP	04/18/22	0140029	US BANK	29.62		29.62	05/06/22
						AMZN MKTP US*101AV3XI1				
						FOTL:YOUTH-TROPHIES, DRY				
1931		11/22	AP	04/11/22	0140029	US BANK	10.00		10.00	05/06/22
						TEA CELLAR				
						FOTL:YOUTH-GIFT CARD				
1931		11/22	AP	04/04/22	0140029	US BANK	19.94		19.94	05/06/22
						WM SUPERCENTER #1496				
						FOTL:YA-NERF BLASTERS				
1931		11/22	AP	04/01/22	0140029	US BANK	8.99		8.99	05/06/22
						AMZN MKTP US*1H1HK63V1				
						FOTL:YA-BALLOONS				
1931		11/22	AP	04/01/22	0140029	US BANK	40.97		40.97	05/06/22
						AMZN MKTP US*1H2B683Q1				
						FOTL:YA-SODA ASH &SQUEEZE				
1931		11/22	AP	03/30/22	0140029	US BANK	108.00		108.00	05/06/22
						AMAZON.COM*160CE4YI1 AMZN				
						FOTL:YA-COLD WATER DYE				
1931		11/22	AP	03/30/22	0140029	US BANK	119.99		119.99	05/06/22
						AMZN MKTP US*164R61WG1				
						FOTL:YA-TIE DYE POWDER				
1931		11/22	AP	03/30/22	0140029	US BANK	40.89		40.89	05/06/22
						AMZN MKTP US*1607M1BS0				
						FOTL:YA-BALLOONS & BEAD				
1931		11/22	AP	03/29/22	0140029	US BANK	20.78		20.78	05/06/22
						AMAZON.COM*1656V3FP2				
						FOTL:YOUTH-YOUTH BOOKS				
1931		11/22	AP	03/28/22	0140029	US BANK	10.39		10.39	05/06/22
						AMAZON.COM*1695D83R0				
						FOTL:YOUTH-YOUTH BOOKS				
1931		11/22	AP	03/28/22	0140029	US BANK	32.65		32.65	05/06/22
						USPS PO 1814940913				
						FOTL:YOUTH-POSTAGE ON				
1931		11/22	AP	03/24/22	0140029	US BANK	140.71		140.71	05/06/22
						AMAZON.COM*1N2TH5D00				
						FOTL:YOUTH-ZIPLOC BAGS,				
1931		11/22	AP	03/24/22	0140029	US BANK	8.19		8.19	05/06/22
						AMZN MKTP US*1N0V25SS0				
						FOTL:YOUTH-GLUE DOTS				

PREPARED 05/10/2022, 9:20:04  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 6  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-1060-423.89-33						MISCELLANEOUS SERVICES / FRIENDS SUPPORTED PROGRAM				continued
1931		11/22	AP	03/23/22	0140029	US BANK	489.99			05/06/22
		WF*				WAYFAIR3730299083				FOTL:YOUTH-BOOKCASES
1931		11/22	AP	03/23/22	0140029	US BANK	155.92			05/06/22
						AMERICAN BUTTON M				FOTL:COLAB-3" BUTTON SETS
						ACCOUNT TOTAL	1,237.03	.00		1,237.03
101-1060-423.89-34 MISCELLANEOUS SERVICES / ENDOWMENT SUPPORTED PROG.										
1931		11/22	AP	04/20/22	0140029	US BANK	31.98			05/06/22
						AMZN MKTP US*1A7WY39E2				BERG 2 RMB SLP '22-ROCKS&
1931		11/22	AP	04/19/22	0140029	US BANK	44.35			05/06/22
						PAYPAL *STICKTOGETH				BERG 2 RMB SLP '22-IREAD
						ACCOUNT TOTAL	76.33	.00		76.33
101-1061-423.89-20 MISCELLANEOUS SERVICES / ADULT BOOKS										
1931		11/22	AP	04/20/22	0140029	US BANK	10.49			05/06/22
						AMAZON.COM*1A18512Q2				ADULT BOOKS
1931		11/22	AP	04/18/22	0140029	US BANK	34.55			05/06/22
						AMZN MKTP US*1A5IO8BG0				ADULT BOOKS
1931		11/22	AP	04/14/22	0140029	US BANK	43.37			05/06/22
						AMAZON.COM*1A45X40Y0				ADULT BOOKS
1931		11/22	AP	04/13/22	0140029	US BANK	18.72			05/06/22
						AMAZON.COM*1H95X0RV2				AMZN ADULT BOOKS
1931		11/22	AP	04/12/22	0140029	US BANK	30.98			05/06/22
						AMAZON.COM*1H8LJ6232				AMZN ADULT BOOKS
1931		11/22	AP	04/11/22	0140029	US BANK	19.99			05/06/22
						AMAZON.COM*1A9H03M91				AMZN ADULT BOOKS
1931		11/22	AP	04/08/22	0140029	US BANK	15.00			05/06/22
						AMAZON.COM*1H7U84TV2				AMZN ADULT BOOKS
1931		11/22	AP	04/07/22	0140029	US BANK	14.48			05/06/22
						AMAZON.COM*1A89I94Y1				AMZN ADULT BOOKS
1931		11/22	AP	04/06/22	0140029	US BANK	5.95			05/06/22
						AMZN MKTP US*1H9NG0UB1				ADULT BOOKS
1931		11/22	AP	04/06/22	0140029	US BANK	14.99			05/06/22
						AMAZON.COM*1H4LW4V70				ADULT BOOKS
1931		11/22	AP	04/04/22	0140029	US BANK	14.29			05/06/22
						AMAZON.COM*1H7SO33Y0				ADULT BOOKS
1931		11/22	AP	03/31/22	0140029	US BANK	35.89			05/06/22
						AMAZON.COM*168NE8TX2				ADULT BOOKS
1931		11/22	AP	03/31/22	0140029	US BANK	38.85			05/06/22
						AMZN MKTP US*161FC18Z0				ADULT BOOKS
1931		11/22	AP	03/23/22	0140029	US BANK	23.99			05/06/22
						AMAZON.COM*167HU00K1				ADULT BOOKS
						ACCOUNT TOTAL	321.54	.00		321.54

PREPARED 05/10/2022, 9:20:04  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 7  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND									
101-1061-423.89-21					MISCELLANEOUS SERVICES / YOUNG ADULT BOOKS				
1931		11/22 AP		04/12/22	0140029 US BANK	10.75		05/06/22	
					AMAZON.COM*1A42T0691 AMZN YOUNG ADULT BOOKS				
					ACCOUNT TOTAL	10.75	.00	10.75	
101-1061-423.89-22 MISCELLANEOUS SERVICES / YOUTH BOOKS									
1931		11/22 AP		04/19/22	0140029 US BANK	19.99		05/06/22	
					AMAZON.COM*1A9R14IS0 AMZN YOUTH BOOKS				
1931		11/22 AP		04/18/22	0140029 US BANK	34.20		05/06/22	
					AMAZON.COM*1A92J2MW2 AMZN YOUTH BOOKS				
1931		11/22 AP		04/18/22	0140029 US BANK	7.99		05/06/22	
					AMAZON.COM*1A3S048P2 AMZN YOUTH BOOKS				
1931		11/22 AP		04/12/22	0140029 US BANK	6.78		05/06/22	
					AMAZON.COM*1A42T0691 AMZN YOUTH BOOKS				
1931		11/22 AP		04/11/22	0140029 US BANK	43.68		05/06/22	
					AMAZON.COM*1H8HP8IH0 YOUTH BOOKS				
1931		11/22 AP		03/28/22	0140029 US BANK	10.49		05/06/22	
					AMAZON.COM*1695D83R0 YOUTH BOOKS				
					ACCOUNT TOTAL	123.13	.00	123.13	
101-1061-423.89-23 MISCELLANEOUS SERVICES / LARGE PRINT BOOKS									
1931		11/22 AP		04/11/22	0140029 US BANK	25.49		05/06/22	
					AMAZON.COM*1H8HP8IH0 LARGE PRINT BOOKS				
					ACCOUNT TOTAL	25.49	.00	25.49	
101-1061-423.89-24 MISCELLANEOUS SERVICES / ADULT AUDIO									
1931		11/22 AP		04/04/22	0140029 US BANK	23.98		05/06/22	
					AMZN MKTP US*164TK57B2 ADULT CD MUSIC				
					ACCOUNT TOTAL	23.98	.00	23.98	
101-1061-423.89-25 MISCELLANEOUS SERVICES / ADULT VIDEO									
1931		11/22 AP		04/04/22	0140029 US BANK	16.50		05/06/22	
					AMZN MKTP US*169TL57G2 ADULT VIDEOS				
					ACCOUNT TOTAL	16.50	.00	16.50	
101-1061-423.89-26 MISCELLANEOUS SERVICES / NON-PRINT RESOURCES									
1931		11/22 AP		04/07/22	0140029 US BANK	46.95		05/06/22	
					AMAZON.COM*1A4QS54J1 AMZN YOUNG ADULT VIDEO GAMES				
					ACCOUNT TOTAL	46.95	.00	46.95	

PREPARED 05/10/2022, 9:20:04  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 8  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 101 GENERAL FUND								
101-1118-441.71-01					OFFICE SUPPLIES / OFFICE SUPPLIES			
1923		11/22	AP	04/26/22	0000000 OFFICE EXPRESS OFFICE PRODUCT	2.27		05/10/22
					COPY PAPER			
1921		11/22	AP	04/19/22	0000000 OFFICE EXPRESS OFFICE PRODUCT	1.26		05/10/22
					OFFICE PAPER ADMIN			
					ACCOUNT TOTAL	3.53	.00	3.53
101-1118-441.81-98 PROFESSIONAL SERVICES / ECONOMIC DEVELOPMENT ACT.								
1953		11/22	AP	05/04/22	0000000 JOURNAL COMMUNICATIONS INC.	4,400.00		05/10/22
					BUSINESS SECTION AD- WEB DISPLAY AD			
					ACCOUNT TOTAL	4,400.00	.00	4,400.00
101-1118-441.83-06 TRANSPORTATION&EDUCATION / EDUCATION								
1930		11/22	AP	04/14/22	0140029 US BANK	75.00		05/06/22
					IOWA UTILITY ASSOCIATION ECON DEV CONF-S GRAHAM			
					ACCOUNT TOTAL	75.00	.00	75.00
101-1158-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES								
1923		11/22	AP	04/26/22	0000000 OFFICE EXPRESS OFFICE PRODUCT	2.27		05/10/22
					COPY PAPER			
					ACCOUNT TOTAL	2.27	.00	2.27
101-1199-421.31-10 HUMAN DEVELOPMENT GRANTS / GRANTS - CULTURAL SERVICE								
1933		11/22	AP	04/28/22	0000000 GALLAGHER-BLUEDORN PERFORMING	512.45		05/10/22
					MUSIC PROVIDED FOR BLOCK PARTIES. FY22 CBG			
					ACCOUNT TOTAL	512.45	.00	512.45
101-1199-421.31-12 HUMAN DEVELOPMENT GRANTS / GRANTS-CULT IAC GEN OP								
1930		11/22	AP	04/20/22	0140029 US BANK	1,278.99		05/06/22
					AMAZON.COM*106UX9CY0 IPAD & KEYBOARD FOR			
1923		11/22	AP	04/20/22	0000000 CDW GOVERNMENT, INC.	1,115.63		05/10/22
					LAPTOP-E DRENNAN			
1933		11/22	AP	03/10/22	0000000 REED, VICTORIA ANN	100.00		05/10/22
					ESSAY WRITTEN FOR NISSEN GALLERY BROCHURE			
					ACCOUNT TOTAL	2,494.62	.00	2,494.62
101-1199-421.31-21 HUMAN DEVELOPMENT GRANTS / GRANTS-LIBRARY STATE AID								
1931		11/22	AP	04/06/22	0140029 US BANK	8.18		05/06/22

PREPARED 05/10/2022, 9:20:04  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 9  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT	
FUND 101 GENERAL FUND											
101-1199-421.31-21						HUMAN DEVELOPMENT GRANTS / GRANTS-LIBRARY STATE AID				continued	
		AMZN MKTP	US*1H3DH4YQ1			TOTE BAG (IEBE STEM)					
1931		11/22 AP	03/30/22	0140029		US BANK	26.99			05/06/22	
		AMZN MKTP	US*1H8PS0091			ZIPPERED STORAGE BAGS					
		ACCOUNT TOTAL						35.17	.00		35.17
101-2205-432.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES											
1924		11/22 AP	04/27/22	0000000		OFFICE EXPRESS OFFICE PRODUCT	8.81			05/10/22	
		COPY PAPER									
		ACCOUNT TOTAL						8.81	.00		8.81
101-2235-412.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES											
1924		11/22 AP	04/27/22	0000000		OFFICE EXPRESS OFFICE PRODUCT	31.47			05/10/22	
		COPY PAPER									
1924		11/22 AP	04/20/22	0000000		OFFICE EXPRESS OFFICE PRODUCT	3.43			05/10/22	
		2X4 LABELS									
1924		11/22 AP	04/19/22	0000000		OFFICE EXPRESS OFFICE PRODUCT	13.16			05/10/22	
		BRIGHT PAPER									
		ACCOUNT TOTAL						48.06	.00		48.06
101-2235-412.72-16 OPERATING SUPPLIES / TOOLS											
1930		11/22 AP	04/11/22	0140029		US BANK	244.79			05/06/22	
		AMZN MKTP	US*1H2X11S02			NOISE AND GAS DETECTORS					
		ACCOUNT TOTAL						244.79	.00		244.79
101-2235-412.83-05 TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)											
1930		11/22 AP	04/11/22	0140029		US BANK	40.00			05/06/22	
		PILOT_00913									
1930		11/22 AP	04/11/22	0140029		US BANK	266.56			05/06/22	
		SHERATON DES MOINES									
		ACCOUNT TOTAL						306.56	.00		306.56
101-2235-412.83-06 TRANSPORTATION&EDUCATION / EDUCATION											
1924		11/22 AP	04/08/22	0000000		COMMUNITY ELECTRIC, INC.	60.00			05/10/22	
		20 CODE UPDATE-J.WARDELL									
1924		11/22 AP	04/08/22	0000000		COMMUNITY ELECTRIC, INC.	60.00			05/10/22	
		PHOTOVATAIC-J.WARDELL									
		ACCOUNT TOTAL						120.00	.00		120.00

PREPARED 05/10/2022, 9:20:04  
PROGRAM GM360L  
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 10  
ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND									
101-2245-442.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
1924		11/22 AP		04/27/22	0000000 OFFICE EXPRESS OFFICE PRODUCT	25.17		05/10/22	
					COPY PAPER				
					ACCOUNT TOTAL	25.17	.00	25.17	
101-2245-442.83-06 TRANSPORTATION&EDUCATION / EDUCATION									
1930		11/22 AP		04/06/22	0140029 US BANK	255.00		05/06/22	
					AMERICAN PLANNING A AICP EXAM-MICHELLE PEZLEY				
					ACCOUNT TOTAL	255.00	.00	255.00	
101-2253-423.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
1920		11/22 AP		05/02/22	0000000 OFFICE EXPRESS OFFICE PRODUCT	17.86		05/10/22	
					SORTER				
1930		11/22 AP		04/15/22	0140029 US BANK	66.35		05/06/22	
					AMZN MKTP US*1062P0NF1 BIZ LAUNDRY DETERGENT				
1930		11/22 AP		04/06/22	0140029 US BANK	183.97		05/06/22	
					WM SUPERCENTER #753 VACUUM AND TAPE				
1930		11/22 AP		03/25/22	0140029 US BANK	50.05		05/06/22	
					O DONNELL ACE HARDWARE VARNISH,STAIN,BURSH,GLUE				
1930		11/22 AP		03/23/22	0140029 US BANK	13.98		05/06/22	
					AMZN MKTP US*165IB7CW1 ERGONOMIC MOUSE PAD				
1930		11/22 AP		03/23/22	0140029 US BANK	19.97		05/06/22	
					AMZN MKTP US*1N5QN1H20 ADJUSTABLE LAPTOP STAND				
					ACCOUNT TOTAL	352.18	.00	352.18	
101-2253-423.72-19 OPERATING SUPPLIES / PRINTING									
1930		11/22 AP		04/14/22	0140029 US BANK	136.41		05/06/22	
					MAKESTICKERS.COM 150 GLOSSY CIRCLE				
1930		11/22 AP		04/08/22	0140029 US BANK	29.00		05/06/22	
					STICKER MULE 3 BY 3 CLEAR ROLL LABELS				
					ACCOUNT TOTAL	165.41	.00	165.41	
101-2253-423.72-30 OPERATING SUPPLIES / REC CENTER EQUIP. & SUPP.									
1920		11/22 AP		04/28/22	0000000 IOWA SPORTS SUPPLY	57.00		05/10/22	
					MUELLERKOLD				
					ACCOUNT TOTAL	57.00	.00	57.00	
101-2253-423.72-31 OPERATING SUPPLIES / YOUTH SPORTS EQUIPMENT									
1920		11/22 AP		04/28/22	0000000 IOWA SPORTS SUPPLY	132.00		05/10/22	
					BASEBALLS				



PREPARED 05/10/2022, 9:20:04  
PROGRAM GM360L  
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 11  
ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND									
101-2253-423.72-31 OPERATING SUPPLIES / YOUTH SPORTS EQUIPMENT						continued			
ACCOUNT TOTAL						132.00	.00	132.00	
101-2253-423.72-32 OPERATING SUPPLIES / ADULT SPORTS EQUIPMENT									
1920		11/22 AP		04/22/22	0000000 BSN SPORTS, INC. IN GROUND HOME PLATE	359.20			05/10/22
ACCOUNT TOTAL						359.20	.00	359.20	
101-2253-423.72-41 OPERATING SUPPLIES / THE FALLS CONCESSIONS									
1930		11/22 AP		04/20/22	0140029 US BANK NYRP SHOWER MIXER GASKETS	41.65			05/06/22
ACCOUNT TOTAL						41.65	.00	41.65	
101-2253-423.72-42 OPERATING SUPPLIES / SWIM LESSON SUPPLIES									
1930		11/22 AP		04/05/22	0140029 US BANK AMERICAN RED CROSS ARC COURSE FEES	287.00			05/06/22
1930		11/22 AP		03/29/22	0140029 US BANK AMERICAN RED CROSS ARC COURSE FEES	656.00			05/06/22
ACCOUNT TOTAL						943.00	.00	943.00	
101-2253-423.72-44 OPERATING SUPPLIES / EXERCISE EQUIP. REPAIRS									
1930		11/22 AP		04/11/22	0140029 US BANK JOHNSON HLTH TECH-CRP 2 QUICK KEY SET	76.05			05/06/22
ACCOUNT TOTAL						76.05	.00	76.05	
101-2253-423.73-18 OTHER SUPPLIES / LIFEGUARD TRAINING SUPP.									
1930		11/22 AP		03/31/22	0140029 US BANK THE LIFEGUARD STORE 12 POCKET MASK,13 VALVES	401.31			05/06/22
ACCOUNT TOTAL						401.31	.00	401.31	
101-2253-423.73-55 OTHER SUPPLIES / MEDIA									
1930		11/22 AP		03/28/22	0140029 US BANK CANVA* I03372-23263174 MEDIA-CANVA PRO SUBSCRIPT	12.99			05/06/22
ACCOUNT TOTAL						12.99	.00	12.99	
101-2253-423.86-31 REPAIR & MAINTENANCE / THE FALLS REPAIR & MAINT.									

PREPARED 05/10/2022, 9:20:04  
PROGRAM GM360L  
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 12  
ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-2253-423.86-31						REPAIR & MAINTENANCE / THE FALLS REPAIR & MAINT.				
1920				11/22	AP 04/21/22 0000000	MENARDS-CEDAR FALLS	2,069.59			05/10/22
						BRIDGE RAILING MATERIALS				
1930				11/22	AP 04/20/22 0140029	US BANK	16.38			05/06/22
						O DONNELL ACE HARDWARE				
						FITTING BRUSH, ORING LUBE				
1930				11/22	AP 04/19/22 0140029	US BANK	23.34			05/06/22
						O DONNELL ACE HARDWARE				
						SHOWER/PLUMBING SUPPLIES				
						ACCOUNT TOTAL	2,109.31	.00		2,109.31
101-2280-423.72-70						OPERATING SUPPLIES / CLASSROOM SUPPLIES				
1930				11/22	AP 04/19/22 0140029	US BANK	40.81			05/06/22
						RIO GRANDE INC				
						METAL & POLISHING CLOTHS				
1930				11/22	AP 04/18/22 0140029	US BANK	121.65			05/06/22
						RIO GRANDE INC				
						WIRE, METALS FOR JEWELRY				
1930				11/22	AP 04/15/22 0140029	US BANK	23.96			05/06/22
						WM SUPERCENTER #753				
						SHELLS				
1930				11/22	AP 04/15/22 0140029	US BANK	64.84			05/06/22
						MICHAELS STORES 1246				
						SEASHELLS, FOAM, PAINT				
1930				11/22	AP 04/14/22 0140029	US BANK	53.96			05/06/22
						MENARDS CEDAR FALLS IA				
						TORCH AND BUTANE FUEL				
1930				11/22	AP 04/11/22 0140029	US BANK	12.59			05/06/22
						HOBBY-LOBBY #0135				
						FLORAL STEMS AND TAPE				
1930				11/22	AP 04/11/22 0140029	US BANK	76.35			05/06/22
						RIO GRANDE INC				
						WIRE, SOLDER, FLUX, PAN FOR				
1930				11/22	AP 04/11/22 0140029	US BANK	7.49			05/06/22
						AMZN MKTP US*1H81X1VM2				
						FLOWER STEMS				
1930				11/22	AP 04/11/22 0140029	US BANK	85.82			05/06/22
						AMZN MKTP US*1H17Y2VN2				
						FLOWER RIBBONS, SOLA WOOD				
1930				11/22	AP 04/08/22 0140029	US BANK	71.45			05/06/22
						WAL-MART #0753				
						GLYCERIN, CRAYONS, BLACK				
1930				11/22	AP 04/08/22 0140029	US BANK	27.87			05/06/22
						WM SUPERCENTER #753				
						FLORAL STEMS, COLOR PAPER				
1930				11/22	AP 04/04/22 0140029	US BANK	186.60			05/06/22
						WAWAK				
						RED HOUSE VISITING ARTIST				
1930				11/22	AP 04/04/22 0140029	US BANK	79.30			05/06/22
						WAL-MART #0753				
						MODELING CLAY, WATERCOLOR				
1930				11/22	AP 03/31/22 0140029	US BANK	25.97			05/06/22
						AMZN MKTP US*1H8RD5OP1 AM				
						WATERCOLOR PAINTS				
1930				11/22	AP 03/30/22 0140029	US BANK	30.15			05/06/22
						WAL-MART #0753				
						CITRIC, CORN STARCH, BAKING				
1930				11/22	AP 03/30/22 0140029	US BANK	220.50			05/06/22
						DISCOUNTSCH 8006272829				
						PAINT, BEADS				
1930				11/22	AP 03/28/22 0140029	US BANK	54.24			05/06/22
						AMZN MKTP US*164JF0GM1				
						ESSENTIAL OILS, MICA				
						ACCOUNT TOTAL	1,183.55	.00		1,183.55

PREPARED 05/10/2022, 9:20:04  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 13  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 101 GENERAL FUND								
101-2280-423.72-71 OPERATING SUPPLIES / GALLERY SUPPLIES								
1933		11/22	AP	04/22/22	0000000 BANCROFT'S FLOWERS	60.00		05/10/22
					FLOWERS FOR JERRY NISSEN RECEPTION			
1930		11/22	AP	04/08/22	0140029 US BANK	70.45		05/06/22
					AMZN MKTP US*1H4B16T22 GAFFER TAPE & PICTURE			
1930		11/22	AP	04/04/22	0140029 US BANK	56.14		05/06/22
					DIAMOND VOGEL PAINT #210 NISSEN GALLERY PAINT			
1930		11/22	AP	03/31/22	0140029 US BANK	56.14		05/06/22
					DIAMOND VOGEL PAINT #210 K-12 GALLERY PAINT			
		ACCOUNT TOTAL				242.73	.00	242.73
101-2280-423.72-73 OPERATING SUPPLIES / GROUNDS SUPPLIES								
1930		11/22	AP	04/20/22	0140029 US BANK	6.99		05/06/22
					O DONNELL ACE HARDWARE GARDEN PLAQUES ADHESIVE			
		ACCOUNT TOTAL				6.99	.00	6.99
101-2280-423.72-74 OPERATING SUPPLIES / SERVICE/VOLUNTEER SUPP.								
1930		11/22	AP	04/15/22	0140029 US BANK		55.01	05/06/22
					AMZN MKTP US REFUND FOR UNDELIVERED			
1930		11/22	AP	04/07/22	0140029 US BANK		3.92	05/06/22
					B&H PHOTO 800-606-6969 REFUND OF SALES TAX			
1930		11/22	AP	04/05/22	0140029 US BANK	55.01		05/06/22
					AMZN MKTP US*1H9IR72H1 BEVERAGE DISPENSER			
1930		11/22	AP	04/04/22	0140029 US BANK	90.04		05/06/22
					AMZN MKTP US*1H4ID7GUL BEVERAGE TUBS			
1930		11/22	AP	03/31/22	0140029 US BANK	123.00		05/06/22
					WAVE - *PRETTY GOOD CO VOLUNTEER THANK YOU CARDS			
1930		11/22	AP	03/30/22	0140029 US BANK	59.97		05/06/22
					B&H PHOTO 800-606-6969 CYANOTYPE COTTON FOR BIO			
		ACCOUNT TOTAL				328.02	58.93	269.09
101-2280-423.73-01 OTHER SUPPLIES / REPAIR & MAINT. SUPPLIES								
1930		11/22	AP	03/23/22	0140029 US BANK	41.98		05/06/22
					O DONNELL ACE HARDWARE HOUSE LIGHT BULBS			
		ACCOUNT TOTAL				41.98	.00	41.98
101-2280-423.81-01 PROFESSIONAL SERVICES / PROFESSIONAL SERVICES								
1951		11/22	AP	05/05/22	0000000 SCHNEIDER, RALDO	300.00		05/10/22
					CONCERT PERFORMANCE 5/12 MAY 12 IN THE GARDEN			
1933		11/22	AP	04/28/22	0000000 CITY LAUNDERING CO.	59.39		05/10/22
					FIRST AID KIT REFILLS			
1933		11/22	AP	04/20/22	0000000 POTTER, STEVE	225.00		05/10/22

PREPARED 05/10/2022, 9:20:04  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 14  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-2280-423.81-01 PROFESSIONAL SERVICES / PROFESSIONAL SERVICES						continued				
1933		11/22 AP	04/04/22	0000000	0000000	INSTRUCTION OF INTRO TO CARTOONING CLASS	300.00		05/10/22	
1933		11/22 AP	03/29/22	0000000	0000000	DANCE PERFORMANCE FOR BIO DIVERSITY DAY EVENT	200.00		05/10/22	
						WALBERG, KATIE				
						VIRTUAL ARTIST TALK				
						ACCOUNT TOTAL	1,084.39	.00	1,084.39	
101-2280-423.81-06 PROFESSIONAL SERVICES / PRINTING & PUBLICATION										
1933		11/22 AP	04/30/22	0000000	0000000	LEVERAGE PRINTING INC	509.64		05/10/22	
						SUMMER 2022 BROCHURE				
						ACCOUNT TOTAL	509.64	.00	509.64	
101-2280-423.81-61 PROFESSIONAL SERVICES / PROMOTIONS										
1930		11/22 AP	04/13/22	0140029	0140029	US BANK	30.00		05/06/22	
						FACEBK RS7M3E3ZN2 RECEPTION, CONCERT & AUTHOR				
1930		11/22 AP	04/11/22	0140029	0140029	US BANK	12.95		05/06/22	
						CANVA* I03385-16560766 MONTHLY SERVICE CHARGE				
1930		11/22 AP	04/04/22	0140029	0140029	US BANK	28.27		05/06/22	
						FACEBK 6YKDUD3ZN2 SPRING CLASS & EXHIBITION				
						ACCOUNT TOTAL	71.22	.00	71.22	
101-2280-423.89-01 MISCELLANEOUS SERVICES / MISCELLANEOUS										
1930		11/22 AP	04/01/22	0140029	0140029	US BANK	58.32		05/06/22	
						HOME EC WORKSHOP - ECOM CLOTH FOR RED HOUSE				
						ACCOUNT TOTAL	58.32	.00	58.32	
101-2280-423.89-33 MISCELLANEOUS SERVICES / FRIENDS SUPPORTED PROGRAM										
1930		11/22 AP	04/20/22	0140029	0140029	US BANK	19.96		05/06/22	
						HY-VEE CEDAR FALLS 1052 PHOTO CLUB SHOW RECEPTION				
1933		11/22 AP	04/06/22	0000000	0000000	TEASHINE MEALS	300.00		05/10/22	
						FOOD FOR BIO DIVERSITY DAY EVENT				
1930		11/22 AP	03/22/22	0140029	0140029	US BANK	32.27		05/06/22	
						HY-VEE CEDAR FALLS 1052 COOKIES, CREAM, COFFEE				
						ACCOUNT TOTAL	352.23	.00	352.23	
101-2280-423.93-01 EQUIPMENT / EQUIPMENT										
1930		11/22 AP	03/30/22	0140029	0140029	US BANK	170.00		05/06/22	
						WAL-MART #0753 BANQUET TABLES FOR				
1930		11/22 AP	03/28/22	0140029	0140029	US BANK	193.48		05/06/22	

PREPARED 05/10/2022, 9:20:04  
PROGRAM GM360L  
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 15  
ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND									
101-2280-423.93-01					EQUIPMENT / EQUIPMENT GAYLORD BROS INC				
					TEMP/HUMIDITY LOGGER				continued
					ACCOUNT TOTAL	363.48	.00	363.48	
101-4511-414.71-01					OFFICE SUPPLIES / OFFICE SUPPLIES				
1923		11/22 AP		04/26/22	0000000 OFFICE EXPRESS OFFICE PRODUCT COPY PAPER	4.53			05/10/22
					ACCOUNT TOTAL	4.53	.00	4.53	
101-4511-414.72-02					OPERATING SUPPLIES / LAUNDRY				
1940		11/22 AP		04/29/22	0000000 ARAMARK	7.25			05/10/22
					TOWELS-STATION #1				
1940		11/22 AP		04/29/22	0000000 ARAMARK	13.65			05/10/22
					TOWELS;MATS-PSS BUILDING				
					ACCOUNT TOTAL	20.90	.00	20.90	
101-4511-414.72-07					OPERATING SUPPLIES / EMS/RESCUE SUPPLIES				
1930		11/22 AP		04/15/22	0140029 US BANK	89.16			05/06/22
					AMZN MKTP US*1A3Q92Z12 PATIENT TRANSPORT SHEETS				
					ACCOUNT TOTAL	89.16	.00	89.16	
101-4511-414.72-11					OPERATING SUPPLIES / DUES, BOOKS, MAGAZINES				
1930		11/22 AP		04/20/22	0140029 US BANK	49.73			05/06/22
					AMZN MKTP US*107173US1 STRUCTURAL FIREFIGHTING				
1930		11/22 AP		04/15/22	0140029 US BANK	51.52			05/06/22
					CLARION BOOKS VIDEOS STEP UP AND LEAD BOOK				
1930		11/22 AP		03/28/22	0140029 US BANK	22.94			05/06/22
					AMAZON.COM*1N6UT72K2 AMZN IFC FAST TABS-BUILDERS BK				
					ACCOUNT TOTAL	124.19	.00	124.19	
101-4511-414.72-20					OPERATING SUPPLIES / OFFICERS EQUIPMENT				
1940		11/22 AP		04/29/22	0000000 SANDRY FIRE SUPPLY, L.L.C.	390.03			05/10/22
					HELMET-TODD TAYLOR				
1930		11/22 AP		04/11/22	0140029 US BANK	1,239.73			05/06/22
					WPSG 3 HELMETS-FIRE CAPTAINS				
					ACCOUNT TOTAL	1,629.76	.00	1,629.76	
101-4511-414.72-23					OPERATING SUPPLIES / RADIO & MDC FEES				

PREPARED 05/10/2022, 9:20:04  
PROGRAM GM360L  
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 16  
ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-4511-414.72-23						OPERATING SUPPLIES / RADIO & MDC FEES				continued
1940		11/22 AP		05/04/22	0000000	BLACK HAWK CO.E911-TREASURER	2,934.37			05/10/22
						FIRE EDACS FEE;APR-JUN'22				
1930		11/22 AP		04/20/22	0140029	US BANK	537.30			05/06/22
						SONETICS CORPORATION				
						HELMET HEADSETS-2				
						ACCOUNT TOTAL	3,471.67	.00		3,471.67
101-4511-414.73-02 OTHER SUPPLIES / DORMITORY FURNISHINGS										
1930		11/22 AP		04/07/22	0140029	US BANK	135.96			05/06/22
						AMZN MKTP US*1A6LN54K1				
						TOWELS-FIRE DEPARTMENT				
1930		11/22 AP		04/01/22	0140029	US BANK	539.94			05/06/22
						AMAZON.COM*169ZW0PN2				
						6 MATTRESS TOPPERS				
						ACCOUNT TOTAL	675.90	.00		675.90
101-4511-414.73-10 OTHER SUPPLIES / HEADQUARTER SUPPLIES										
1940		11/22 AP		05/02/22	0000000	MENARDS-CEDAR FALLS	39.50			05/10/22
						SPONGES;LAUNDRY DETERGENT				
						RUBBER BANDS				
1940		11/22 AP		05/02/22	0000000	MIRACLE CAR WASH, INC.	14.95			05/10/22
						1 PD CAR WASH				
1940		11/22 AP		04/29/22	0000000	AWARDS, GIFTS & ENGRAVING	88.00			05/10/22
						AWARDS OF EXCELLENCE-2022				
1940		11/22 AP		04/21/22	0000000	SIGNS BY TOMORROW	205.38			05/10/22
						DECALS-JOB POSTING BOARD				
						LABELS-KEYBOXES/MAILBOXES				
1930		11/22 AP		04/12/22	0140029	US BANK	199.00			05/06/22
						MICHAELS STORES 1246				
						FRAME EMPL.RIGHT POSTER				
1930		11/22 AP		04/04/22	0140029	US BANK	224.58			05/06/22
						FIREAWARDS.COM				
						FIREFIGHTER AWARDS				
1891		11/22 AP		03/31/22	0000000	NAPA AUTO PARTS	51.86			05/10/22
						PARTS & EXPENSES MAR'22				
						ACCOUNT TOTAL	823.27	.00		823.27
101-4511-414.83-05 TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)										
1930		11/22 AP		04/18/22	0140029	US BANK	29.84			05/06/22
						PILOT				
						00002683				
						MEALS-READING SMOKE CONF.				
1930		11/22 AP		04/15/22	0140029	US BANK	61.19			05/06/22
						BP#9257809IOWA 80 TRUCKS				
						FUEL-READING SMOKE CONF.				
1930		11/22 AP		04/15/22	0140029	US BANK	86.67			05/06/22
						SOI 3 THAI NOODLE SHOP				
						MEALS-READING SMOKE CONF.				
1930		11/22 AP		04/08/22	0140029	US BANK	122.08			05/06/22
						HILTON GARDEN INN				
						HOTEL-IAPFC ANNUAL CONF.				
1930		11/22 AP		04/08/22	0140029	US BANK	13.72			05/06/22
						HILTON GARDEN INN				
						MEAL-IAPFC ANNUAL CONF.				
1930		11/22 AP		04/08/22	0140029	US BANK	40.70			05/06/22
						KUM&GO 0129 JOHNSTON				
						FUEL-IAPFC ANNUAL CONF.				

PREPARED 05/10/2022, 9:20:04  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 17  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
-----										
FUND 101 GENERAL FUND										
101-4511-1930		414.83-05		11/22	04/04/22 0140029	TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD) US BANK	90.00			05/06/22
						PIZZA RANCH - CEDAR FALLS				
						MEALS-FIRE @ 727 BLUFF ST				
						ACCOUNT TOTAL	444.20	0.00	444.20	
101-4511-1930		414.83-06		11/22	04/08/22 0140029	TRANSPORTATION&EDUCATION / EDUCATION US BANK		2.45		05/06/22
						AMERICAN HEART SHOPCPR				
						CREDIT SALES TAX-BLS CARD				
1930				11/22	04/08/22 0140029	US BANK		2.45		05/06/22
						AMERICAN HEART SHOPCPR				
						CREDIT SALES TAX-BLS CARD				
1930				11/22	04/08/22 0140029	US BANK		2.45		05/06/22
						AMERICAN HEART SHOPCPR				
						CREDIT-SALES TAX-BLS CARD				
1930				11/22	03/30/22 0140029	US BANK	37.45			05/06/22
						AMERICAN HEART SHOPCPR				
						BLS INSTRUCTOR-Z.ANDERSEN				
1930				11/22	03/28/22 0140029	US BANK	37.45			05/06/22
						AMERICAN HEART SHOPCPR				
						BLS INSTRUCTOR-M.ROSS				
1930				11/22	03/28/22 0140029	US BANK	37.45			05/06/22
						AMERICAN HEART SHOPCPR				
						BLS INSTRUCTOR-S.DOUGAN				
						ACCOUNT TOTAL	112.35	7.35	105.00	
101-4511-1930		414.86-01		11/22	03/25/22 0140029	REPAIR & MAINTENANCE / REPAIR & MAINTENANCE US BANK	26.99			05/06/22
						AMZN MKTP US*1610P51S1				
						PUMP-REPAIR SMOKE MACHINE				
						ACCOUNT TOTAL	26.99	0.00	26.99	
101-4511-1940		414.89-40		11/22	05/04/22 0000000	MISCELLANEOUS SERVICES / UNIFORM ALLOWANCE COVER-ALL EMBROIDERY, INC.	132.00			05/10/22
						12 MESH BACK CAPS				
						ACCOUNT TOTAL	132.00	0.00	132.00	
101-5521-1923		415.71-01		11/22	04/26/22 0000000	OFFICE SUPPLIES / OFFICE SUPPLIES OFFICE EXPRESS OFFICE PRODUCT	4.53			05/10/22
						COPY PAPER				
1946				11/22	04/26/22 0000000	OFFICE EXPRESS OFFICE PRODUCT	231.88			05/10/22
						PAPER;TAPE;LABELS;STENO				
						PADS				
1946				11/22	04/26/22 0000000	OFFICE EXPRESS OFFICE PRODUCT	15.03			05/10/22
						LEGAL PADS				
1930				11/22	04/06/22 0140029	US BANK	27.98			05/06/22
						AMZN MKTP US*1H6KL49P1				
						SHIPPING LABELS				
1930				11/22	04/04/22 0140029	US BANK	100.00			05/06/22
						ID ZONE				
						CARD PRINTER RIBBONS-PD				
						ACCOUNT TOTAL	379.42	0.00	379.42	

PREPARED 05/10/2022, 9:20:04  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 18  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
1946				11/22	AP 05/03/22 0000000	SHRED-IT USA	60.95			05/10/22
						ON-SITE DOC. DESTRUCTION				
						TICKET #85347518				
1946				11/22	AP 05/03/22 0000000	SHRED-IT USA	634.59			05/10/22
						ON-SITE DOC. DESTRUCTION				
						TICKET #85421729 (DVD'S)				
1946				11/22	AP 05/01/22 0000000	L & M TRANSMISSION	75.00			05/10/22
						TOW & STORE-TOYOTA CAMRY				
						KBB 703				
1946				11/22	AP 05/01/22 0000000	L & M TRANSMISSION	75.00			05/10/22
						TOW & STORE-CHRYSLER 200				
						18TH & WATERLOO ROAD				
1946				11/22	AP 05/01/22 0000000	L & M TRANSMISSION	75.00			05/10/22
						TOW & STORE-PONTIAC G6				
						JQS 508; #21-089307				
1946				11/22	AP 05/01/22 0000000	L & M TRANSMISSION	75.00			05/10/22
						TOW & STORE-DODGE DAKOTA				
						KYR 758				
1946				11/22	AP 05/01/22 0000000	THOMSON REUTERS - WEST	299.93			05/10/22
						INVESTIGATIVE SOFTWARE				
						04/01/22-04/30/22				
1940				11/22	AP 04/29/22 0000000	ARAMARK	13.65			05/10/22
						TOWELS;MATS-PSS BUILDING				
1940				11/22	AP 04/29/22 0000000	AWARDS, GIFTS & ENGRAVING	189.00			05/10/22
						AWARDS OF EXCELLENCE-2022				
1946				11/22	AP 04/22/22 0000000	RASMUSSEN CO., THE	75.00			05/10/22
						TOW STOLEN DODGE RAM				
						#22-024984				
1940				11/22	AP 04/21/22 0000000	SIGNS BY TOMORROW	205.37			05/10/22
						DECALS-JOB POSTING BOARD				
						LABELS-KEYBOXES/MAILBOXES				
1946				11/22	AP 04/14/22 0000000	MILLER FENCE CO., INC.	195.01			05/10/22
						GATE REMOTE CONTROLS-3				
						1-TRAINING CAR;2-INVEST.				
1930				11/22	AP 04/13/22 0140029	US BANK	128.44			05/06/22
						AMZN MKTP US*1A6MG5UI1				
						BLANK DVD'S				
1946				11/22	AP 04/13/22 0000000	RASMUSSEN CO., THE	75.00			05/10/22
						WINCH SQUAD CAR OFF HWY20				
						#22-021460				
1946				11/22	AP 04/13/22 0000000	RASMUSSEN CO., THE	75.00			05/10/22
						TOW STOLEN CHEV.SILVERADO				
						#22-023688				
1930				11/22	AP 04/07/22 0140029	US BANK	79.98			05/06/22
						AMZN MKTP US*1A2JW7LT1				
						WATER FILTERS-PD BRIEFING				
1930				11/22	AP 04/04/22 0140029	US BANK	154.62			05/06/22
						FIREAWARDS.COM				
						POLICE OFFICER AWARDS				
1930				11/22	AP 03/28/22 0140029	US BANK	35.96			05/06/22
						AMAZON.COM*1625D23V0 AMZN				
						COMBINATION PADLOCKS				
						ACCOUNT TOTAL	2,522.50	.00		2,522.50
1930				11/22	AP 04/11/22 0140029	US BANK	53.90			05/06/22
						101-5521-415.72-08 OPERATING SUPPLIES / CAMERA & PHOTO EQUIPMENT				
						AMZN MKTP US*1A1M66X51				
						10-CHARGING CORDS				
1930				11/22	AP 03/29/22 0140029	US BANK	1,393.00			05/06/22
						AMZN MKTP US*168P587A1				
						7-DIGITAL CAMERAS				
						ACCOUNT TOTAL	1,446.90	.00		1,446.90



PREPARED 05/10/2022, 9:20:04  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 19  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-5521-415.72-20 OPERATING SUPPLIES / OFFICERS EQUIPMENT										
1946		11/22	AP	04/26/22	0000000	KIESLER'S POLICE SUPPLY, INC.	882.00		05/10/22	
						DUTY PISTOLS-2 NEW PSO'S				
1946		11/22	AP	04/13/22	0000000	ENTENMANN-ROVIN CO.	2,106.20		05/10/22	
						P.O.BADGES #182-187;114 CHIEF;CPT.;LT.;DIRECTOR				
1930		11/22	AP	04/12/22	0140029	US BANK	731.25		05/06/22	
						AMAZON.COM*1H7HN49M2 GUN MOUNTED LIGHTS-5				
1930		11/22	AP	04/11/22	0140029	US BANK		124.95	05/06/22	
						AMAZON.COM CREDIT-HANDCUFF HOLSTERS				
1930		11/22	AP	04/11/22	0140029	US BANK	124.95		05/06/22	
						AMAZON.COM*1H8H56BY2 AMZN 5-HANDCUFF HOLSTERS				
1930		11/22	AP	04/06/22	0140029	US BANK	124.95		05/06/22	
						AMAZON.COM*1H94A59W1 5-HANDCUFF HOLSTERS				
						ACCOUNT TOTAL	3,969.35	124.95	3,844.40	
101-5521-415.72-23 OPERATING SUPPLIES / RADIO & MDC FEES										
1946		11/22	AP	05/04/22	0000000	BLACK HAWK CO.E911-TREASURER	4,484.60		05/10/22	
						POL.EDACS FEES;APR-JUN'22				
						ACCOUNT TOTAL	4,484.60	.00	4,484.60	
101-5521-415.72-24 OPERATING SUPPLIES / AMMUNITION										
1946		11/22	AP	04/11/22	0000000	KIESLER'S POLICE SUPPLY, INC.	1,468.60		05/10/22	
						9MM AMMO 5 CASES				
1930		11/22	AP	03/28/22	0140029	US BANK	53.98		05/06/22	
						AMZN MKTP US*169AE4FMO 9MM DUMMY ROUNDS				
						ACCOUNT TOTAL	1,522.58	.00	1,522.58	
101-5521-415.72-33 OPERATING SUPPLIES / POLICE AUXILIARY PROGRAM										
1930		11/22	AP	04/04/22	0140029	US BANK	84.67		05/06/22	
						FIREAWARDS.COM RESERVE OFFICER AWARDS				
						ACCOUNT TOTAL	84.67	.00	84.67	
101-5521-415.81-01 PROFESSIONAL SERVICES / PROFESSIONAL SERVICES										
1946		11/22	AP	04/15/22	0000000	NET TRANSCRIPTS, INC.	49.75		05/10/22	
						TRANSCRIPTION SERVICES #22-002495				
1946		11/22	AP	04/15/22	0000000	NET TRANSCRIPTS, INC.	123.38		05/10/22	
						TRANSCRIPTION SERVICES #21-078971				
1946		11/22	AP	04/15/22	0000000	NET TRANSCRIPTS, INC.	31.84		05/10/22	
						TRANSCRIPTION SERVICES #22-009710				
						ACCOUNT TOTAL	204.97	.00	204.97	

PREPARED 05/10/2022, 9:20:04  
PROGRAM GM360L  
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 20  
ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-5521-415.83-05						TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)				
1930			AP	11/22	04/15/22 0140029	US BANK	99.86		05/06/22	
						HIDALGO MEXICAN BAR & GRI				
1930			AP	11/22	04/14/22 0140029	US BANK	150.08		05/06/22	
						HAMPTN INN DESMOINES APR				
1930			AP	11/22	04/08/22 0140029	US BANK	222.00		05/06/22	
						IA PUBLIC DEF TRAINING				
1930			AP	11/22	04/06/22 0140029	US BANK	289.00		05/06/22	
						ALLEGNT*AIR BSMHF				
1930			AP	11/22	04/04/22 0140029	US BANK	95.44		05/06/22	
						SUBWAY 35634				
1930			AP	11/22	03/31/22 0140029	US BANK	123.90		05/06/22	
						THE OTHER PLACE EDALE				
1930			AP	11/22	03/31/22 0140029	US BANK	32.06		05/06/22	
						SUBWAY 35634				
1930			AP	11/22	03/30/22 0140029	US BANK	14.78		05/06/22	
						MCDONALD'S F37412				
1930			AP	11/22	03/30/22 0140029	US BANK	444.00		05/06/22	
						IA PUBLIC DEF TRAINING				
1930			AP	11/22	03/29/22 0140029	US BANK	97.04		05/06/22	
						SUBWAY 35634				
						ACCOUNT TOTAL	1,568.16	.00	1,568.16	
101-5521-415.83-06 TRANSPORTATION&EDUCATION / EDUCATION										
1946			AP	11/22	04/26/22 0000000	WAUKESHA COUNTY TECHNICAL COL	440.00		05/10/22	
						REG:EVID.BSD.INT.-MADSEN				
1946			AP	11/22	04/19/22 0000000	IOWA LAW ENFORCEMENT ACADEMY	25.00		05/10/22	
						REG:OFF.INVEST.-G.CARMAN				
1946			AP	11/22	04/19/22 0000000	IOWA LAW ENFORCEMENT ACADEMY	25.00		05/10/22	
						REG:OFF.INVEST.-M.HAISLET				
1946			AP	11/22	04/19/22 0000000	IOWA LAW ENFORCEMENT ACADEMY	25.00		05/10/22	
						REG:OFF.INVST-HARRENSTEIN				
1946			AP	11/22	04/19/22 0000000	IOWA LAW ENFORCEMENT ACADEMY	25.00		05/10/22	
						REG:OFF.INVEST.-B.HEUER				
1946			AP	11/22	04/19/22 0000000	IOWA LAW ENFORCEMENT ACADEMY	25.00		05/10/22	
						REG:OFF.INVEST.-D.O'NEILL				
1946			AP	11/22	04/19/22 0000000	IOWA LAW ENFORCEMENT ACADEMY	25.00		05/10/22	
						REG:OFF.INVEST.-KARI REA				
1930			AP	11/22	04/15/22 0140029	US BANK	1,495.00		05/06/22	
						AXON				
1930			AP	11/22	03/29/22 0140029	US BANK	50.00		05/06/22	
						REG:TASER SCHL.-SCHREIBER				
1930			AP	11/22	03/28/22 0140029	US BANK	395.00		05/06/22	
						IOWA POLICE CHIEFS ASSOCI				
1930			AP	11/22	03/24/22 0140029	US BANK	710.00		05/06/22	
						REG:ADV.RESOURCE OFF.TRNG				
1930			AP	11/22	03/24/22 0140029	US BANK	710.00		05/06/22	
						SQ *NATIONAL TACTICAL OFF				
1930			AP	11/22	03/24/22 0140029	US BANK	710.00		05/06/22	
						REG:SWAT DEC.MAKING-SMITH				
						SQ *NATIONAL TACTICAL OFF				
						REG:SWAT DEC.MKG.-LADAGE				

PREPARED 05/10/2022, 9:20:04  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 21  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND									
101-5521-415.83-06					TRANSPORTATION&EDUCATION / EDUCATION				
1930		11/22	AP	03/23/22	0140029 US BANK	175.00		05/06/22	
					PSI SERVICES LLC DRONE TEST-THOMAS BALTES				
1930		11/22	AP	03/23/22	0140029 US BANK	359.00		05/06/22	
					CALIBRE PRESS REG:FINDING LDR.IN YOU				
1930		11/22	AP	03/22/22	0140029 US BANK	300.00		05/06/22	
					IOWA POLICE CHIEFS ASSOCI REG:INTERNAL AFFAIRS-5/26				
					ACCOUNT TOTAL	4,784.00	.00	4,784.00	
101-5521-415.93-01 EQUIPMENT / EQUIPMENT									
1946		11/22	AP	04/28/22	0000000 STREICHER'S INC.	158.24		05/10/22	
					CHEMICAL MUNITIONS				
1946		11/22	AP	04/11/22	0000000 KELTEK INCORPORATED	512.12		05/10/22	
					EMERGENCY LIGHTING PD#1				
					ACCOUNT TOTAL	670.36	.00	670.36	
101-6613-433.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES									
1921		11/22	AP	04/19/22	0000000 OFFICE EXPRESS OFFICE PRODUCT	1.68		05/10/22	
					OFFICE PAPER CEMETERY				
					ACCOUNT TOTAL	1.68	.00	1.68	
101-6616-446.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES									
1921		11/22	AP	04/28/22	0000000 O'DONNELL ACE HARDWARE	.33		05/10/22	
					SCREWS				
					PROJECT#: 062508				
1942		11/22	AP	04/27/22	0000000 OFFICE EXPRESS OFFICE PRODUCT	151.57		05/10/22	
					TISSUES,TOWELS,LINERS				
					PROJECT#: 062503				
1901		11/22	AP	04/25/22	0000000 JOHNSTONE SUPPLY OF WATERLOO	112.32		05/10/22	
					HVAC FILTERS				
					PROJECT#: 062501				
1901		11/22	AP	04/25/22	0000000 JOHNSTONE SUPPLY OF WATERLOO	56.16		05/10/22	
					HVAC FILTERS				
					PROJECT#: 062501				
1901		11/22	AP	04/21/22	0000000 OFFICE EXPRESS OFFICE PRODUCT	16.10		05/10/22	
					MAGNETS & DOCUMENT HOLDRS				
					PROJECT#: 062506				
1921		11/22	AP	04/19/22	0000000 OFFICE EXPRESS OFFICE PRODUCT	1.26		05/10/22	
					OFFICE PAPER PUB BLDG				
1942		11/22	AP	04/18/22	0000000 PLUMB SUPPLY COMPANY, LLC	612.81		05/10/22	
					DRINKING FOUNTAIN FILTER FAUCET KAY				
					PROJECT#: 062507				
1930		11/22	AP	04/14/22	0140029 US BANK	15.88		05/06/22	
					AMZN MKTP US*1A50H6A10 PAPER DISPENSER KEY				

PREPARED 05/10/2022, 9:20:04  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 22  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND									
101-6616-446.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES						continued			
PROJECT#: 062506									
1921		11/22 AP	04	04/13/22	0000000 OFFICE EXPRESS OFFICE PRODUCT	110.97		05/10/22	
TISSUES, MAGNETS									
PROJECT#: 062511									
1930		11/22 AP	04	04/13/22	0140029 US BANK	61.69		05/06/22	
ROBERT BROOKE & ASSOCIATE SHOWER CURTAIN HOOKS									
PROJECT#: 062507									
1921		11/22 AP	04	07/22	0000000 ECHO GROUP, INC.	324.75		05/10/22	
LIGHT BULBS									
PROJECT#: 062507									
1930		11/22 AP	04	05/22	0140029 US BANK	21.64		05/06/22	
AMZN MKTP US*1H6UI7TZ0 THERMOSTAT COVER									
PROJECT#: 062506									
1891		11/22 AP	03	31/22	0000000 NAPA AUTO PARTS	585.55		05/10/22	
PARTS & EXPENSES MAR'22									
1930		11/22 AP	03	30/22	0140029 US BANK	15.97		05/06/22	
AMZN MKTP US*163TC6NQ2 KEY BOX LOCK									
PROJECT#: 062511									
ACCOUNT TOTAL						2,087.00	.00	2,087.00	
101-6616-446.73-06 OTHER SUPPLIES / BUILDING REPAIR									
1921		11/22 AP	04	22/22	0000000 CHRISTIE DOOR COMPANY	434.75		05/10/22	
OVERHEAD DOOR REPAIR									
PROJECT#: 062506									
1891		11/22 AP	04	21/22	0000000 O'DONNELL ACE HARDWARE	5.98		05/10/22	
PARTS & EXPENSES MAR'22									
PROJECT#: 062511									
1901		11/22 AP	04	20/22	0000000 POLK'S LOCK SERVICE, INC.	75.00		05/10/22	
DOOR LOCK REPAIR									
PROJECT#: 062511									
1942		11/22 AP	04	18/22	0000000 PLUMB SUPPLY COMPANY, LLC		139.06	05/10/22	
CREDIT FOR RETURNS									
PROJECT#: 062506									
1901		11/22 AP	04	15/22	0000000 PLUMB SUPPLY COMPANY, LLC	388.28		05/10/22	
SUMP PUMP									
PROJECT#: 062501									
1891		11/22 AP	04	13/22	0000000 MENARDS-CEDAR FALLS	38.50		05/10/22	
PIPE FOR SUMP PUMP REPLACEMENT									
PROJECT#: 062501									
1930		11/22 AP	04	08/22	0140029 US BANK	26.66		05/06/22	
AMZN MKTP US*1H2FS61Q2 DOOR CHIME									
PROJECT#: 062509									
ACCOUNT TOTAL						969.17	139.06	830.11	
101-6616-446.81-08 PROFESSIONAL SERVICES / PEST CONTROL									

PREPARED 05/10/2022, 9:20:04  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 23  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT	
FUND 101 GENERAL FUND											
101-6616-446.81-08 PROFESSIONAL SERVICES / PEST CONTROL						continued					
1921		11/22 AP		05/01/22	0000000	PLUNKETT'S PEST CONTROL, INC	49.19		05/10/22		
		PROJECT#:			062511	PEST CONTROL					
1921		11/22 AP		05/01/22	0000000	PLUNKETT'S PEST CONTROL, INC	24.96		05/10/22		
		PROJECT#:			062508	PEST CONTROL					
1921		11/22 AP		05/01/22	0000000	PLUNKETT'S PEST CONTROL, INC	25.00		05/10/22		
		PROJECT#:			062505	PEST CONTROL					
1921		11/22 AP		05/01/22	0000000	PLUNKETT'S PEST CONTROL, INC	30.00		05/10/22		
		PROJECT#:			062510	PEST CONTROL					
		ACCOUNT TOTAL						129.15	.00	129.15	
101-6616-446.86-14 REPAIR & MAINTENANCE / MECH EQUIPMENT SERVICING											
1921		11/22 AP		05/01/22	0000000	FRESH START CLEANING SOLUTION	3,700.00		05/10/22		
		PROJECT#:			062501	JANITORIAL SERVICES					
1921		11/22 AP		05/01/22	0000000	FRESH START CLEANING SOLUTION	700.00		05/10/22		
		PROJECT#:			062509	JANITORIAL SERVICES					
1921		11/22 AP		05/01/22	0000000	FRESH START CLEANING SOLUTION	7,000.00		05/10/22		
		PROJECT#:			062507	JANITORIAL SERVICES					
1921		11/22 AP		05/01/22	0000000	FRESH START CLEANING SOLUTION	3,165.00		05/10/22		
		PROJECT#:			062511	JANITORIAL SERVICES					
1921		11/22 AP		05/01/22	0000000	FRESH START CLEANING SOLUTION	770.00		05/10/22		
		PROJECT#:			062508	JANITORIAL SERVICES					
1921		11/22 AP		05/01/22	0000000	FRESH START CLEANING SOLUTION	3,300.00		05/10/22		
		PROJECT#:			062503	JANITORIAL SERVICES					
1921		11/22 AP		05/01/22	0000000	FRESH START CLEANING SOLUTION	1,865.00		05/10/22		
		PROJECT#:			062506	JANITORIAL SERVICES					
1921		11/22 AP		05/01/22	0000000	FRESH START CLEANING SOLUTION	1,500.00		05/10/22		
		PROJECT#:			062505	JANITORIAL SERVICES					
1921		11/22 AP		05/01/22	0000000	FRESH START CLEANING SOLUTION	500.00		05/10/22		
		PROJECT#:			062515	JANITORIAL SERVICES					
1901		11/22 AP		04/21/22	0000000	AIRE SERV.OF THE CEDAR VALLEY	1,269.00		05/10/22		
		PROJECT#:			062507	HVAC REPAIR AND MAINT					
		ACCOUNT TOTAL						23,769.00	.00	23,769.00	

PREPARED 05/10/2022, 9:20:04  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 24  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND									
101-6623-423.86-01				11/22 AP 04/28/22	REPAIR & MAINTENANCE / REPAIR & MAINTENANCE TESTAMERICA LABORATORIES, INC	21.00		05/10/22	
1942				11/22 AP 04/28/22	0000000 PRO SHOP WATER TEST				
					ACCOUNT TOTAL	21.00	.00	21.00	
101-6625-432.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
1924				11/22 AP 04/27/22	OFFICE EXPRESS OFFICE PRODUCT	31.47		05/10/22	
					COPY PAPER				
1924				11/22 AP 04/20/22	OFFICE EXPRESS OFFICE PRODUCT	3.43		05/10/22	
					2X4 LABELS				
1930				11/22 AP 04/01/22	US BANK	70.13		05/06/22	
					AMZN MKTP US*161728XB2 PLOTTER PAPER				
					ACCOUNT TOTAL	105.03	.00	105.03	
101-6625-432.73-05 OTHER SUPPLIES / OPERATING EQUIPMENT									
1898				11/22 AP 04/19/22	MENARDS-CEDAR FALLS	19.96		05/10/22	
					HEAVY DUTY BAGS				
					ACCOUNT TOTAL	19.96	.00	19.96	
101-6625-432.81-44 PROFESSIONAL SERVICES / USGS RIVER GAUGE									
1898				11/22 AP 04/22/22	MIDAMERICAN ENERGY	10.15		05/10/22	
					FINCHFORD RIVER GAUGE 03/24/22-04/22/22				
					ACCOUNT TOTAL	10.15	.00	10.15	
101-6625-432.86-01 REPAIR & MAINTENANCE / REPAIR & MAINTENANCE									
1939				11/22 AP 04/20/22	COMPRESSED AIR & EQUIPMENT	304.11		05/10/22	
					CLEAN/SERVICE AIR COMPRES AT GOLF SHOP				
					ACCOUNT TOTAL	304.11	.00	304.11	
101-6633-423.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
1921				11/22 AP 04/19/22	OFFICE EXPRESS OFFICE PRODUCT	6.27		05/10/22	
					OFFICE PAPER PARKS				
1930				11/22 AP 04/07/22	US BANK	17.67		05/06/22	
					AMZN MKTP US*1H9Q08BL0 POST IT NOTES FOR KEVIN				
					ACCOUNT TOTAL	23.94	.00	23.94	
101-6633-423.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES									
1942				11/22 AP 05/04/22	STOKES WELDING	640.00		05/10/22	

PREPARED 05/10/2022, 9:20:04  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 25  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND									
101-6633-423.72-01					OPERATING SUPPLIES / OPERATING SUPPLIES				continued
					BATTERIES, CHARGER				
1942		11/22 AP		04/29/22	0000000 MENARDS-CEDAR FALLS	30.74		05/10/22	
					NUTS AND BOLTS, CLIPS				
1942		11/22 AP		04/29/22	0000000 MILLER FENCE CO., INC.	689.97		05/10/22	
					FLAGS				
1921		11/22 AP		04/28/22	0000000 C & C WELDING & SANDBLASTING	579.02		05/10/22	
					SPRAYER HAND RACK				
1939		11/22 AP		04/28/22	0000000 BLACK HAWK RENTAL	96.30		05/10/22	
					TRAILER RENTAL				
1942		11/22 AP		04/27/22	0000000 MENARDS-CEDAR FALLS	17.94		05/10/22	
					HOSE MENDERS				
1939		11/22 AP		04/25/22	0000000 MENARDS-CEDAR FALLS	17.45		05/10/22	
					BLEACH FOR BEACH HOUSE				
1921		11/22 AP		04/23/22	0000000 BDS EQUIPMENT	1,025.00		05/10/22	
					PALLET FORKS				
1921		11/22 AP		04/22/22	0000000 BLACKHAWK SPRINKLERS, INC.	199.80		05/10/22	
					PIPE-WATER FILL BLUFF ST				
1942		11/22 AP		04/21/22	0000000 PLUMB SUPPLY COMPANY, LLC	16.31		05/10/22	
					SCREW CAP				
1942		11/22 AP		04/21/22	0000000 ZIMCO SUPPLY CO.	1,060.00		05/10/22	
					PRE EMERGENT FERTILIZER				
1901		11/22 AP		04/19/22	0000000 MENARDS-CEDAR FALLS	57.69		05/10/22	
					SAW BLADES, CRFT CASE				
1901		11/22 AP		04/19/22	0000000 MENARDS-CEDAR FALLS	189.47		05/10/22	
					SEAL, LUMBER, HEX LAG, PLFD				
1921		11/22 AP		04/18/22	0000000 FERGUSON ENTERPRISES, INC.	383.19		05/10/22	
					NP 3BRS FPBV-WATER FILL				
1942		11/22 AP		04/18/22	0000000 MENARDS-WATERLOO	142.66		05/10/22	
					LUMBER				
1921		11/22 AP		04/14/22	0000000 FERGUSON ENTERPRISES, INC.	1,331.09		05/10/22	
					VALVES, TEE, COUPLING, ELL				
1930		11/22 AP		04/11/22	0140029 US BANK	358.41		05/06/22	
					FLEET FARM 5600				
1901		11/22 AP		04/04/22	0000000 MENARDS-CEDAR FALLS	45.80		05/10/22	
					SPRAY PAINT FOR BATHROOMS				
1891		11/22 AP		03/31/22	0000000 NAPA AUTO PARTS	2,740.85		05/10/22	
					PARTS & EXPENSES MAR'22				
1930		11/22 AP		03/31/22	0140029 US BANK	44.79		05/06/22	
					FLEET FARM 5600				
					DOOR OPENER EXTENSION				
					ACCOUNT TOTAL	9,666.48	.00	9,666.48	
101-6633-423.86-01 REPAIR & MAINTENANCE / REPAIR & MAINTENANCE									
1939		11/22 AP		04/22/22	0000000 COOLEY PUMPING, LLC	95.00		05/10/22	
					PORTA POTTY-VIKING/HUDSON				
					ACCOUNT TOTAL	95.00	.00	95.00	

PREPARED 05/10/2022, 9:20:04  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 26  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-6633-423.92-01						STRUCTURE IMPROV & BLDGS / STRUCTURE IMPROV & BLDGS				
1942		11/22 AP		05/02/22	0000000	WAPSIE PINES LAWN CARE/LANDSC	494.97		05/10/22	
						ARBOR DAY TREES				
1942		11/22 AP		04/18/22	0000000	WAPSIE PINES LAWN CARE/LANDSC	8,750.10		05/10/22	
						NURSERY TREES				
						ACCOUNT TOTAL	9,245.07	.00	9,245.07	
101-6633-423.93-01 EQUIPMENT / EQUIPMENT										
101-6633-423.93-01						EQUIPMENT / EQUIPMENT				
1921		11/22 AP		04/23/22	0000000	BDS EQUIPMENT	2,999.00		05/10/22	
						ROCK/TREE GRAPPLE				
						ACCOUNT TOTAL	2,999.00	.00	2,999.00	
						FUND TOTAL	105,227.12	330.29	104,896.83	
FUND 203 TAX INCREMENT FINANCING										
FUND 206 STREET CONSTRUCTION FUND										
206-6637-436.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
206-6637-436.71-01						OFFICE SUPPLIES / OFFICE SUPPLIES				
1921		11/22 AP		04/19/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	6.29		05/10/22	
						OFFICE PAPER STREETS				
						ACCOUNT TOTAL	6.29	.00	6.29	
206-6637-436.72-16 OPERATING SUPPLIES / TOOLS										
206-6637-436.72-16						OPERATING SUPPLIES / TOOLS				
1901		11/22 AP		04/21/22	0000000	MENARDS-CEDAR FALLS	36.86		05/10/22	
						METAL,SAW BLADE,TAPE				
						ACCOUNT TOTAL	36.86	.00	36.86	
206-6637-436.72-54 OPERATING SUPPLIES / BUILDING SUPPLIES										
206-6637-436.72-54						OPERATING SUPPLIES / BUILDING SUPPLIES				
1942		11/22 AP		04/29/22	0000000	MENARDS-CEDAR FALLS	39.99		05/10/22	
						MITER SAW BLADE				
1939		11/22 AP		04/25/22	0000000	MENARDS-CEDAR FALLS	3.75		05/10/22	
						FIBERGLASS				
						ACCOUNT TOTAL	43.74	.00	43.74	
206-6637-436.72-57 OPERATING SUPPLIES / ICE CONTROL										
206-6637-436.72-57						OPERATING SUPPLIES / ICE CONTROL				
1953		11/22 AP		05/15/22	0000000	TRACTOR SUPPLY CO.		1.49	05/10/22	
						CREDIT BALANCE ON ACCOUNT				
						FROM 2020 STILL SHOWING				
						ACCOUNT TOTAL	.00	1.49	1.49-	



PREPARED 05/10/2022, 9:20:04  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 27  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 206 STREET CONSTRUCTION FUND								
206-6637-1953		436.72-60		11/22 AP 05/04/22	OPERATING SUPPLIES / SAFETY SUPPLIES THOMPSON SHOES	160.00		05/10/22
					SAFETY SHOES-J DIETZ P.O. 56713			
					ACCOUNT TOTAL	160.00	.00	160.00
206-6637-436.73-05 OTHER SUPPLIES / OPERATING EQUIPMENT								
1921				11/22 AP 04/21/22	CAMPBELL SUPPLY WATERLOO	338.00		05/10/22
					DRILL IMPACT SET			
1921				11/22 AP 04/20/22	CAMPBELL SUPPLY WATERLOO		139.00	05/10/22
					IMPACT SET RETURN			
1901				11/22 AP 03/25/22	IOWA DEPT-TRANSPORTATION	2,629.20		05/10/22
					CONES AND BARRELS			
					ACCOUNT TOTAL	2,967.20	139.00	2,828.20
206-6637-436.73-06 OTHER SUPPLIES / BUILDING REPAIR								
1901				11/22 AP 04/25/22	TRACTOR SUPPLY CO.	8.98		05/10/22
					REPLACEMENT LENS			
					ACCOUNT TOTAL	8.98	.00	8.98
206-6637-436.73-19 OTHER SUPPLIES / BARRICADES & FLASHERS								
1939				11/22 AP 04/27/22	MENARDS-CEDAR FALLS	7.98		05/10/22
					LOCK NUTS			
1901				11/22 AP 04/18/22	IOWA PRISON INDUSTRIES	1,061.20		05/10/22
					TYPE 3 BARRICADES			
					ACCOUNT TOTAL	1,069.18	.00	1,069.18
206-6637-436.73-32 OTHER SUPPLIES / STREETS								
1939				11/22 AP 05/04/22	BUILDERS SELECT LLC	19.99		05/10/22
					LUMBER FOR FORMS			
1939				11/22 AP 05/04/22	BUILDERS SELECT LLC	30.36		05/10/22
					LUMBER FOR FORMS			
1939				11/22 AP 04/26/22	BENTON'S READY MIX CONCRETE,	762.00		05/10/22
					CONCRETE FOR WYNNEWOOD AND 4TH STREET			
1939				11/22 AP 04/25/22	BENTON'S READY MIX CONCRETE,	175.00		05/10/22
					CONCRETE WATERLOO ROAD			
					PROJECT#: 062436			
1921				11/22 AP 04/23/22	ASPRO, INC.	341.32		05/10/22
					COLDMIX ASPHALT			
1939				11/22 AP 04/23/22	BMC AGGREGATES L.C.	115.65		05/10/22
					CLEAN ROCK FOR FUTURE PROJECTS			
1939				11/22 AP 04/23/22	BMC AGGREGATES L.C.	1,059.93		05/10/22
					WASHED CHIP FOR SPRAY PATCHING			

PREPARED 05/10/2022, 9:20:04  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 28  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 206 STREET CONSTRUCTION FUND									
206-6637-436.73-32 OTHER SUPPLIES / STREETS						continued			
1901		11/22 AP		04/21/22	0000000 BITUMINOUS MATERIALS & SUPPLY	2,277.45		05/10/22	
					CRS-2 EMULSION				
1939		11/22 AP		04/21/22	0000000 BENTON'S READY MIX CONCRETE, CONCRETE WATERLOO ROAD	337.50		05/10/22	
					PROJECT#: 062436				
1901		11/22 AP		04/16/22	0000000 ASPRO, INC.	322.00		05/10/22	
					COLD MIX ASPHALT				
1901		11/22 AP		04/12/22	0000000 STETSON BUILDING PRODUCTS LLC	1,279.82		05/10/22	
					PAVERS, ANCHORS, CURING CMP REBAR, FORM RELEASE AGENT				
1901		11/22 AP		04/08/22	0000000 BMC AGGREGATES L.C.	481.67		05/10/22	
					ROADSTONE				
1891		11/22 AP		03/31/22	0000000 NAPA AUTO PARTS	1,522.52		05/10/22	
					PARTS & EXPENSES MAR'22				
					ACCOUNT TOTAL	8,725.21	.00	8,725.21	
206-6637-436.83-05 TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)									
1930		11/22 AP		04/11/22	0140029 US BANK	151.37		05/06/22	
					SHERATON DES MOINES HOTEL:HEATH-APWA CONF'22				
1930		11/22 AP		04/11/22	0140029 US BANK	16.00		05/06/22	
					SHERATON DES MOINES MEAL:B HEATH-APWA CONF'22				
					ACCOUNT TOTAL	167.37	.00	167.37	
206-6637-436.92-81 STRUCTURE IMPROV & BLDGS / PERMEABLE ALLEY PROGRAM									
1898		11/22 AP		04/13/22	0000000 AECOM TECHNICAL SERVICES, INC	6,185.77		05/10/22	
					3268-2022 ALLEY RECON. 03/05-04/08/22				
					PROJECT#: 023268				
					ACCOUNT TOTAL	6,185.77	.00	6,185.77	
206-6647-436.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
1921		11/22 AP		04/19/22	0000000 OFFICE EXPRESS OFFICE PRODUCT	1.26		05/10/22	
					OFFICE PAPER TRAFFIC OPS				
					ACCOUNT TOTAL	1.26	.00	1.26	
206-6647-436.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES									
1901		11/22 AP		04/13/22	0000000 MENARDS-CEDAR FALLS	14.48		05/10/22	
					USB3, CARD READER				
1930		11/22 AP		04/11/22	0140029 US BANK	155.80		05/06/22	
					AMZN MKTP US*1A39Z8CC0 BATTERY CHARGERS				
1891		11/22 AP		03/31/22	0000000 NAPA AUTO PARTS	548.48		05/10/22	
					PARTS & EXPENSES MAR'22				
1930		11/22 AP		03/25/22	0140029 US BANK	252.00		05/06/22	

PREPARED 05/10/2022, 9:20:04  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 29  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 206 STREET CONSTRUCTION FUND									
206-6647-436.72-01					OPERATING SUPPLIES / OPERATING SUPPLIES				continued
					MAGID GLOVE				ELECTRICAL GLOVES
					ACCOUNT TOTAL	970.76	.00	970.76	
206-6647-436.86-19 REPAIR & MAINTENANCE / TRAFFIC SIGNAL REPAIR									
1901				11/22 AP 04/21/22 0000000	KW ELECTRIC, INC.	230.00			05/10/22
					REPAIR TRAFFIC SIGNAL				
					ACCOUNT TOTAL	230.00	.00	230.00	
206-6647-436.92-01 STRUCTURE IMPROV & BLDGS / STRUCTURE IMPROV & BLDGS									
1901				11/22 AP 04/20/22 0000000	ATHENS TECHNICAL SPECIALISTS,	4,665.00			05/10/22
					CABINET TEST EQUIPMENT				
					ACCOUNT TOTAL	4,665.00	.00	4,665.00	
					FUND TOTAL	25,237.62	140.49	25,097.13	
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				
1924				11/22 AP 04/27/22 0000000	OFFICE EXPRESS OFFICE PRODUCT	5.03			05/10/22
					COPY PAPER				
					ACCOUNT TOTAL	5.03	.00	5.03	
217-2214-432.81-01					PROFESSIONAL SERVICES / PROFESSIONAL SERVICES				
1924				11/22 AP 01/31/22 0000000	ONE SOURCE THE BACKGROUND CHE	124.00			05/10/22
					JANUARY APPLICANTS SEC 8				4 APPLICANTS
					ACCOUNT TOTAL	124.00	.00	124.00	
					FUND TOTAL	129.03	.00	129.03	
FUND 223 COMMUNITY BLOCK GRANT									
223-2224-432.71-01					OFFICE SUPPLIES / OFFICE SUPPLIES				
1924				11/22 AP 04/27/22 0000000	OFFICE EXPRESS OFFICE PRODUCT	1.26			05/10/22
					COPY PAPER				
1923				11/22 AP 04/26/22 0000000	OFFICE EXPRESS OFFICE PRODUCT	2.27			05/10/22
					COPY PAPER				
					ACCOUNT TOTAL	3.53	.00	3.53	

PREPARED 05/10/2022, 9:20:04  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 30  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 223 COMMUNITY BLOCK GRANT									
					FUND TOTAL	3.53	.00	3.53	
FUND 224 TRUST & AGENCY									
FUND 242 STREET REPAIR FUND									
242-1240-431.92-25					HOME & COMMUNITY ENVIRON / STRUCTURE IMPROV & BLDGS				
1898		11/22 AP		04/13/22	0000000 AECOM TECHNICAL SERVICES, INC	2,292.66		05/10/22	
					3271-N CEDAR HEIGHTS PH1 03/05-04/08/22				
					PROJECT#: 023271				
					ACCOUNT TOTAL	2,292.66	.00	2,292.66	
242-1240-431.92-84					STRUCTURE IMPROV & BLDGS / CEDAR HEIGHTS DRIVE				
1898		11/22 AP		04/28/22	0000000 PETERSON CONTRACTORS	134,386.05		05/10/22	
					3230-22 STREET CONST-CHD				
					PROJECT#: 023230				
					ACCOUNT TOTAL	134,386.05	.00	134,386.05	
					FUND TOTAL	136,678.71	.00	136,678.71	
FUND 254 CABLE TV FUND									
254-1088-431.72-01					OPERATING SUPPLIES / OPERATING SUPPLIES				
1924		11/22 AP		04/27/22	0000000 OFFICE EXPRESS OFFICE PRODUCT	5.03		05/10/22	
					COPY PAPER				
1930		11/22 AP		04/18/22	0140029 US BANK	193.30		05/06/22	
					MARKERTEK VIDEO SUPPLY TRIPP LITE SWITCH 4-PORT				
1930		11/22 AP		04/14/22	0140029 US BANK	639.88		05/06/22	
					B&H PHOTO 800-606-6969 MEMORY CARD AND READER				
1930		11/22 AP		04/11/22	0140029 US BANK	668.29		05/06/22	
					NEWEGG MARKETPLACE INTEL BAREBONE SYSTEM				
1930		11/22 AP		04/11/22	0140029 US BANK	115.99		05/06/22	
					NEWEGG MARKETPLACE LAPTOP MEMORY				
1930		11/22 AP		03/29/22	0140029 US BANK	621.66		05/06/22	
					B&H PHOTO 800-606-6969 EXTERNAL HARD DRIVES,				
1930		11/22 AP		03/24/22	0140029 US BANK	37.56		05/06/22	
					AMZN MKTP US*1N5P80SB0 EXTENSION CABLES				
1930		11/22 AP		03/22/22	0140029 US BANK	83.50		05/06/22	
					B&H PHOTO 800-606-6969 CONNECTORS				
					ACCOUNT TOTAL	2,365.21	.00	2,365.21	
254-1088-431.73-01					OTHER SUPPLIES / REPAIR & MAINT. SUPPLIES				
1923		11/22 AP		04/20/22	0000000 FEDERAL EXPRESS	48.33		05/10/22	
					SHIPPING-ALLIED BROADCAST				
					ACCOUNT TOTAL	48.33	.00	48.33	

PREPARED 05/10/2022, 9:20:04  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 31  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 254 CABLE TV FUND								
254-1088-431.89-18					MISCELLANEOUS SERVICES / COMMUNITY PROGRAMMING			
1930		11/22	AP	03/29/22	0140029 US BANK	84.79		05/06/22
					ADOBE INC ADOBE STOCK-ON DEMAND			
					ACCOUNT TOTAL	84.79	.00	84.79
254-1088-431.92-01 STRUCTURE IMPROV & BLDGS / STRUCTURE IMPROV & BLDGS								
1930		11/22	AP	04/18/22	0140029 US BANK	243.16		05/06/22
1930		11/22	AP	04/13/22	0140029 US BANK	499.96		05/06/22
1930		11/22	AP	04/12/22	0140029 US BANK	71.68		05/06/22
1930		11/22	AP	04/11/22	0140029 US BANK	90.99		05/06/22
1930		11/22	AP	04/05/22	0140029 US BANK	861.76		05/06/22
					AMZN MKTP US*1A8QN9MM2 BULK MICROPHONE CABLE			
					AMZN MKTP US*1A9VV9UZ1 SEISMIC SPEAKERS CABLE			
					AMZN MKTP US*1A4KM37J1 SPEAKER DIST.PANEL			
					AMZN MKTP US*1H9I43GA2 CAJUN PULL LINE			
					B&H PHOTO 800-606-6969 COMPREHENSIVE CABLES			
					ACCOUNT TOTAL	1,767.55	.00	1,767.55
254-1088-431.93-01 EQUIPMENT / EQUIPMENT								
1930		11/22	AP	04/12/22	0140029 US BANK	2,039.96		05/06/22
1930		11/22	AP	03/29/22	0140029 US BANK	1,103.76		05/06/22
					NEWEGG INC. (4) 20TB HARD DRIVES			
					B&H PHOTO 800-606-6969 PORTABLE LCD MONITOR 7"			
					ACCOUNT TOTAL	3,143.72	.00	3,143.72
					FUND TOTAL	7,409.60	.00	7,409.60
FUND 258 PARKING FUND								
258-5531-435.71-01					OFFICE SUPPLIES / OFFICE SUPPLIES			
1924		11/22	AP	04/27/22	0000000 OFFICE EXPRESS OFFICE PRODUCT	7.55		05/10/22
					COPY PAPER			
					ACCOUNT TOTAL	7.55	.00	7.55
258-5531-435.81-48 PROFESSIONAL SERVICES / CONTRACT SERVICES								
1923		11/22	AP	04/30/22	0000000 IPS GROUP, INC	231.48		05/10/22
					CC & GATEWAY FEES-APR'22 (2) PAYSTATIONS			
					ACCOUNT TOTAL	231.48	.00	231.48
					FUND TOTAL	239.03	.00	239.03

PREPARED 05/10/2022, 9:20:04  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 32  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 261 TOURISM & VISITORS										
261-2291-423.72-99						OPERATING SUPPLIES / POSTAGE				
1930		11/22 AP		04/19/22	0140029	US BANK	11.18			05/06/22
						USPS PO 1814940913				
						SHIP 100 BARN QUILT BROCH				
						ACCOUNT TOTAL	11.18	.00	11.18	
261-2291-423.73-52 OTHER SUPPLIES / BROCHURES & PUBLICATIONS										
261-2291-423.73-52		11/22 AP		05/02/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	39.50			05/10/22
1927						8 1/2 X 14 BROCHURE PAPER				
						2 REAMS				
						ACCOUNT TOTAL	39.50	.00	39.50	
261-2291-423.73-57 OTHER SUPPLIES / GIFT SHOP										
261-2291-423.73-57		11/22 AP		04/01/22	0140029	US BANK	22.68			05/06/22
1930						WAL-MART #0753				
						SODA FOR GIFT SHOP				
						ACCOUNT TOTAL	22.68	.00	22.68	
261-2291-423.83-06 TRANSPORTATION&EDUCATION / EDUCATION										
261-2291-423.83-06		11/22 AP		04/06/22	0140029	US BANK	65.00			05/06/22
1930						IOWA SOCIETY OF ASSOCIATI				
						REG: ISAE-BOLANDER 4/25/22				
						PROJECT#: 032423				
261-2291-423.83-06		11/22 AP		04/01/22	0140029	US BANK	25.00			05/06/22
1930						IOWATRAVELINDUSTRY.ORG				
						REG: IA TRAVEL-J PICKAR				
						PROJECT#: 032426				
						ACCOUNT TOTAL	90.00	.00	90.00	
261-2291-423.85-20 UTILITIES / INTERNET SERVICE										
261-2291-423.85-20		11/22 AP		05/02/22	0000000	IDSS GLOBAL LLC	1,500.00			05/10/22
1927						QTRLY SUBSCRIPTION				
						JUNE-JULY-AUGUST				
						ACCOUNT TOTAL	1,500.00	.00	1,500.00	
261-2291-423.85-50 UTILITIES / COMMUNITY AWARENESS										
261-2291-423.85-50		11/22 AP		05/04/22	0000000	VOLUNTEER CENTER OF CEDAR VAL	80.00			05/10/22
1927						MAYORS VOLUNTEERS AWARDS				
						LOIS WISHMEYER HONOREE				
261-2291-423.85-50		11/22 AP		04/29/22	0000000	SANDEE'S LIMITED	176.00			05/10/22
1927						4 GLASS AWARDS FOR TOURSM				
						MONTH PARTNERS				
261-2291-423.85-50		11/22 AP		04/06/22	0140029	US BANK	12.99			05/06/22
1930						HY-VEE CEDAR FALLS 1052				
						COOKIES:MEETING US20				
						ACCOUNT TOTAL	268.99	.00	268.99	

PREPARED 05/10/2022, 9:20:04  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 33  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 261 TOURISM & VISITORS										
261-2291-1930	423.85-51	UTILITIES / EVENTS, BIDS, & SPONSORS								
	11/22	AP	04/11/22	0140029	US BANK	52.63			05/06/22	
PROJECT#: TST* BRASS TAPS - CEDAR F						LUNCH W/2 GROUP TOUR				
PROJECT#: 032422										
ACCOUNT TOTAL							52.63	.00	52.63	
FUND TOTAL							1,984.98	.00	1,984.98	
FUND 262 SENIOR SERVICES & COMM CT										
262-1092-1868	423.89-08	MISCELLANEOUS SERVICES / BUS TRIPS/PROGRAMMING								
	11/22	AP	05/02/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	34.38			05/10/22	
PROJECT#: DECAF COFFEE (X2)										
1868	11/22	AP	04/27/22	0000000	HAWKEYE STAGES, INC.	1,881.00			05/10/22	
PROJECT#: BUS TRIP TO DES MOINES						08/15/22				
ACCOUNT TOTAL							1,915.38	.00	1,915.38	
FUND TOTAL							1,915.38	.00	1,915.38	
FUND 291 POLICE FORFEITURE FUND										
FUND 292 POLICE RETIREMENT FUND										
FUND 293 FIRE RETIREMENT FUND										
FUND 294 LIBRARY RESERVE										
FUND 295 SOFTBALL PLAYER CAPITAL										
FUND 296 GOLF CAPITAL										
FUND 297 REC FACILITIES CAPITAL										
FUND 298 HEARST CAPITAL										
FUND 311 DEBT SERVICE FUND										
FUND 402 WASHINGTON PARK FUND										
FUND 404 FEMA										
FUND 405 FLOOD RESERVE FUND										
FUND 407 VISION IOWA PROJECT										
FUND 408 STREET IMPROVEMENT FUND										
FUND 410 CORONAVIRUS LOCAL RELIEF										
FUND 430 2004 TIF BOND										
430-1220-1898	431.97-64	TIF BOND PROJECTS / VIKING ROAD EXTENSION								
	11/22	AP	05/02/22	0000000	PETERSON CONTRACTORS	105,357.39			05/10/22	
PROJECT#: 3189-W VIKING IND.PARK V										
PROJECT#: 023189										
1898	11/22	AP	04/25/22	0000000	TERRACON CONSULTANTS, INC.	163.29			05/10/22	
PROJECT#: 3189-W VIKING IND.PARK V						SERVICES THROUGH 04/16/22				
PROJECT#: 023189										
ACCOUNT TOTAL							105,520.68	.00	105,520.68	

PREPARED 05/10/2022, 9:20:04  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 34  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 430 2004 TIF BOND										
430-1220-431.97-70						TIF BOND PROJECTS / VIKING ROAD				
1898		11/22 AP		04/22/22	0000000	SNYDER & ASSOCIATES, INC.	7,856.00			05/10/22
						3212-WEST VIKING RD RECON				
						SERVICFS 03/01-03/31/22				
						PROJECT#: 023212				
						ACCOUNT TOTAL	7,856.00	.00	7,856.00	
430-1220-431.97-82 TIF BOND PROJECTS / STREETSCAPE MAINTENANCE										
430-1220-431.97-82						TIF BOND PROJECTS / STREETSCAPE MAINTENANCE				
1898		11/22 AP		04/28/22	0000000	OWEN CONTRACTING INC.	75,622.37			05/10/22
						3242-DWNTWN STREETSCP II				
						PROJECT#: 023242				
						ACCOUNT TOTAL	75,622.37	.00	75,622.37	
430-1220-431.98-47 CAPITAL PROJECTS / CYBER LANE										
430-1220-431.98-47						CAPITAL PROJECTS / CYBER LANE				
1898		11/22 AP		04/28/22	0000000	OWEN CONTRACTING INC.	31,732.93			05/10/22
						3245-CYBER LANE EXTENSION				
						PROJECT#: 023245				
						ACCOUNT TOTAL	31,732.93	.00	31,732.93	
						FUND TOTAL	220,731.98	.00	220,731.98	
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										
438-1220-431.95-73						BOND FUND PROJECTS / SIDEWALK RECONSTRUCTION				
1898		11/22 AP		04/13/22	0000000	AECOM TECHNICAL SERVICES, INC	121.44			05/10/22
						3266-'21 PUBLIC SIDEWALK				
						DESIGN/LAND SURVEY				
						PROJECT#: 023266				
1898		11/22 AP		04/13/22	0000000	AECOM TECHNICAL SERVICES, INC	2,339.06			05/10/22
						3266-'21 PUBLIC SIDEWALK				
						ON CALL				
						PROJECT#: 023266				
						ACCOUNT TOTAL	2,460.50	.00	2,460.50	
438-1220-431.98-23 CAPITAL PROJECTS / GREENHILL RD & S MAIN INT										
438-1220-431.98-23						CAPITAL PROJECTS / GREENHILL RD & S MAIN INT				
1898		11/22 AP		04/28/22	0000000	PETERSON CONTRACTORS	272,096.34			05/10/22
						3228-GREENHILL/S MAIN INT				
						PROJECT#: 023228				



PREPARED 05/10/2022, 9:20:04  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 35  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 438 2020 BOND FUND										
438-1220-1898		431.98-23		11/22	04/22/22 0000000	GREENHILL RD & S MAIN INT SHIVE-HATTERY	2,763.30		05/10/22	
		3228-GREENHILL/S MAIN INT				SERVICES THROUGH 04/15/22				
PROJECT#: 023228										
ACCOUNT TOTAL							274,859.64	.00	274,859.64	
FUND 438-1220-431.98-83 CAPITAL PROJECTS / CEDAR HGTS DRIVE RECON										
1898		11/22 AP 05/02/22 0000000				PETERSON CONTRACTORS	186,094.11		05/10/22	
PROJECT#: 023171										
1898		11/22 AP 04/25/22 0000000				TERRACON CONSULTANTS, INC.	1,454.49		05/10/22	
PROJECT#: 023171										
ACCOUNT TOTAL							187,548.60	.00	187,548.60	
FUND TOTAL							464,868.74	.00	464,868.74	
FUND 439 2022 BOND FUND										
FUND 443 CAPITAL PROJECTS										
443-1220-1923		431.98-88		11/22	04/25/22 0000000	ASHWORTH DR TO HUDSON RD AHLERS AND COONEY, P.C.	102.00		05/10/22	
		3244-ASHWORTH DR EXT.				3/31/22				
PROJECT#: 023244										
1923		11/22 AP 04/25/22 0000000				AHLERS AND COONEY, P.C.	790.50		05/10/22	
PROJECT#: 023244										
ACCOUNT TOTAL							892.50	.00	892.50	
FUND TOTAL							892.50	.00	892.50	
FUND 472 PARKADE RENOVATION										
FUND 473 SIDEWALK ASSESSMENT										
FUND 483 ECONOMIC DEVELOPMENT										
483-2245-1953		432.89-02		11/22	05/06/22 0000000	MISCELLANEOUS SERVICES / PROPERTY TAX REBATES CV COMMERCIAL 2, LLC	37,493.12		05/10/22	
		THIRD ANNUAL TAX REBATE				917 W 23RD STREET				
1953		11/22 AP 05/06/22 0000000				RBJB, LLC	16,169.48		05/10/22	
PROJECT#: 023244										
ACCOUNT TOTAL							53,662.60	.00	53,662.60	

PREPARED 05/10/2022, 9:20:04  
PROGRAM GM360L  
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 36  
ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 483 ECONOMIC DEVELOPMENT								
FUND TOTAL						53,662.60	.00	53,662.60
FUND 484 ECONOMIC DEVELOPMENT LAND								
FUND 541 2018 STORM WATER BONDS								
FUND 544 2008 SEWER BONDS								
FUND 545 2006 SEWER BONDS								
FUND 546 SEWER IMPROVEMENT FUND								
FUND 547 SEWER RESERVE FUND								
FUND 548 1997 SEWER BOND FUND								
FUND 549 1992 SEWER BOND FUND								
FUND 550 2000 SEWER BOND FUND								
FUND 551 REFUSE FUND								
551-6675-436.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES								
1921				11/22 AP 04/19/22 0000000	OFFICE EXPRESS OFFICE PRODUCT OFFICE PAPER PW OFFICE	1.26		05/10/22
ACCOUNT TOTAL						1.26	.00	1.26
551-6685-436.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES								
1921				11/22 AP 04/19/22 0000000	OFFICE EXPRESS OFFICE PRODUCT OFFICE PAPER REFUSE	12.59		05/10/22
ACCOUNT TOTAL						12.59	.00	12.59
551-6685-436.72-16 OPERATING SUPPLIES / TOOLS								
1939				11/22 AP 04/27/22 0000000	MENARDS-CEDAR FALLS RAKE,DUST PAN	29.98		05/10/22
1942				11/22 AP 04/20/22 0000000	O'DONNELL ACE HARDWARE SCISSORS FOR RECYCLING	2.69		05/10/22
ACCOUNT TOTAL						32.67	.00	32.67
551-6685-436.72-66 OPERATING SUPPLIES / DUMPSTER REPLACEMENTS								
1901				11/22 AP 04/19/22 0000000	POYNETTE IRON WORKS, INC. DUMPSTERS	5,787.00		05/10/22
ACCOUNT TOTAL						5,787.00	.00	5,787.00
551-6685-436.73-01 OTHER SUPPLIES / REPAIR & MAINT. SUPPLIES								
1942				11/22 AP 04/29/22 0000000	MENARDS-CEDAR FALLS PAINT FOR TRANSFER STATIO	14.88		05/10/22
1942				11/22 AP 04/28/22 0000000	MENARDS-CEDAR FALLS WEED AND FEED,BROOM	63.69		05/10/22
1939				11/22 AP 04/27/22 0000000	MENARDS-CEDAR FALLS PLIERS,HAMMER,PAINT FLAPPER KIT	56.87		05/10/22

PREPARED 05/10/2022, 9:20:04  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 37  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 551 REFUSE FUND										
551-6685-436.73-01						OTHER SUPPLIES / REPAIR & MAINT. SUPPLIES				
1939		11/22 AP		04/27/22	0000000	MENARDS-CEDAR FALLS	7.99			05/10/22
						FILL VALVE				
						ACCOUNT TOTAL	143.43	.00	143.43	
551-6685-436.73-05 OTHER SUPPLIES / OPERATING EQUIPMENT										
551-6685-436.73-05						OTHER SUPPLIES / OPERATING EQUIPMENT				
1891		11/22 AP		03/31/22	0000000	NAPA AUTO PARTS	914.68			05/10/22
						PARTS & EXPENSES MAR'22				
						ACCOUNT TOTAL	914.68	.00	914.68	
551-6685-436.73-06 OTHER SUPPLIES / BUILDING REPAIR										
551-6685-436.73-06						OTHER SUPPLIES / BUILDING REPAIR				
1901		11/22 AP		04/28/22	0000000	C & C WELDING & SANDBLASTING	1,651.12			05/10/22
						METAL FOR BUNKER WALL				
						ACCOUNT TOTAL	1,651.12	.00	1,651.12	
551-6685-436.86-37 REPAIR & MAINTENANCE / REFUSE CART TRACKING SW										
551-6685-436.86-37						REPAIR & MAINTENANCE / REFUSE CART TRACKING SW				
1930		11/22 AP		03/24/22	0140029	US BANK	85.84			05/06/22
						PTOUCHDIRECT.COM LABEL MAKER FOR SMART				
						ACCOUNT TOTAL	85.84	.00	85.84	
551-6685-436.87-02 RENTALS / MATERIAL DISPOSAL/HANDLIN										
551-6685-436.87-02						RENTALS / MATERIAL DISPOSAL/HANDLIN				
1921		11/22 AP		04/26/22	0000000	MIDWEST ELECTRONIC RECOVERY	543.30			05/10/22
						ELECTRONIC RECYCLING				
1939		11/22 AP		04/23/22	0000000	LIBERTY TIRE RECYCLING, LLC	285.21			05/10/22
						SCRAP TIRE RECYCLING				
						ACCOUNT TOTAL	828.51	.00	828.51	
551-6685-436.92-01 STRUCTURE IMPROV & BLDGS / STRUCTURE IMPROV & BLDGS										
551-6685-436.92-01						STRUCTURE IMPROV & BLDGS				
1901		11/22 AP		04/27/22	0000000	KEITH MFG. CO.	369.06			05/10/22
						WALKING FLOOR PARTS				
						ACCOUNT TOTAL	369.06	.00	369.06	
						FUND TOTAL	9,826.16	.00	9,826.16	

PREPARED 05/10/2022, 9:20:04  
PROGRAM GM360L  
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 38  
ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 552 SEWER RENTAL FUND								
552-6655-436.71-01					OFFICE SUPPLIES / OFFICE SUPPLIES			
1921		11/22 AP		04/19/22	0000000 OFFICE EXPRESS OFFICE PRODUCT	1.68		05/10/22
					OFFICE PAPER SEWER			
					ACCOUNT TOTAL	1.68	.00	1.68
552-6655-436.72-16 OPERATING SUPPLIES / TOOLS								
552-6655-436.72-16					OPERATING SUPPLIES / TOOLS			
1932		11/22 AP		04/27/22	0000000 CAMPBELL SUPPLY WATERLOO	46.85		05/10/22
					ELECTRIC SCREWDRIVERS			
					ACCOUNT TOTAL	46.85	.00	46.85
552-6655-436.72-60 OPERATING SUPPLIES / SAFETY SUPPLIES								
552-6655-436.72-60					OPERATING SUPPLIES / SAFETY SUPPLIES			
1953		11/22 AP		05/04/22	0000000 THOMPSON SHOES	136.00		05/10/22
					SAFETY SHOES-T TIMSON P.O. 56714			
					ACCOUNT TOTAL	136.00	.00	136.00
552-6655-436.73-05 OTHER SUPPLIES / OPERATING EQUIPMENT								
552-6655-436.73-05					OTHER SUPPLIES / OPERATING EQUIPMENT			
1932		11/22 AP		04/28/22	0000000 GIERKE-ROBINSON COMPANY, INC.	18.52		05/10/22
					TRASH PUMP PARTS			
					ACCOUNT TOTAL	18.52	.00	18.52
552-6655-436.73-13 OTHER SUPPLIES / SANITARY SEWERS								
552-6655-436.73-13					OTHER SUPPLIES / SANITARY SEWERS			
1942		11/22 AP		05/04/22	0000000 O'DONNELL ACE HARDWARE	7.38		05/10/22
					MARKERS FOR MAN HOLE			
1939		11/22 AP		04/19/22	0000000 LEYMASTER TILE, RUSTY	197.50		05/10/22
					TILE FOR RIDGEWAY LIFT STATION			
					ACCOUNT TOTAL	204.88	.00	204.88
552-6655-436.73-27 OTHER SUPPLIES / IOWA ONE CALL								
552-6655-436.73-27					OTHER SUPPLIES / IOWA ONE CALL			
1921		11/22 AP		04/27/22	0000000 IOWA ONE CALL	252.90		05/10/22
					IOWA ONE CALL MARCH 2022			
					ACCOUNT TOTAL	252.90	.00	252.90
552-6665-436.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES								
552-6665-436.71-01					OFFICE SUPPLIES / OFFICE SUPPLIES			
1921		11/22 AP		04/19/22	0000000 OFFICE EXPRESS OFFICE PRODUCT	4.20		05/10/22
					OFFICE PAPER WATER REC			
					ACCOUNT TOTAL	4.20	.00	4.20

PREPARED 05/10/2022, 9:20:04  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 39  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 552 SEWER RENTAL FUND										
552-6665-436.72-16 OPERATING SUPPLIES / TOOLS										
1932		11/22	AP	04/19/22	0000000	GRAINGER PARTS	191.01		05/10/22	
						PLIERS SETS				
1932		11/22	AP	04/19/22	0000000	GRAINGER PARTS	735.30		05/10/22	
						ACTUATOR,SCREW EXTRACTORS				
1932		11/22	AP	04/15/22	0000000	CAMPBELL SUPPLY WATERLOO	539.83		05/10/22	
						SCREWDRIVERS,WRENCH,GLOVE				
						GREASE GUN,HEX KEYS				
						ACCOUNT TOTAL	1,466.14	.00	1,466.14	
552-6665-436.72-26 OPERATING SUPPLIES / TESTING & LAB										
1932		11/22	AP	04/22/22	0000000	ENVIRONMENTAL RESOURCE ASSOCI	613.22		05/10/22	
						LAB QC SAMPLES				
						ACCOUNT TOTAL	613.22	.00	613.22	
552-6665-436.72-68 OPERATING SUPPLIES / POLYMER										
1932		11/22	AP	05/02/22	0000000	MSD ENVIRONMENTAL SERVICES, I	5,042.40		05/10/22	
						POLYMER				
1932		11/22	AP	04/19/22	0000000	MSD ENVIRONMENTAL SERVICES, I		2,265.50	05/10/22	
						POLYMER CREDIT				
						ACCOUNT TOTAL	5,042.40	2,265.50	2,776.90	
552-6665-436.73-05 OTHER SUPPLIES / OPERATING EQUIPMENT										
1932		11/22	AP	05/03/22	0000000	MENARDS-CEDAR FALLS	9.92		05/10/22	
						PLUMBING PARTS-RISER,TEE				
1932		11/22	AP	05/03/22	0000000	MENARDS-CEDAR FALLS	18.96		05/10/22	
						BLADES				
1932		11/22	AP	04/27/22	0000000	MENARDS-CEDAR FALLS	56.80		05/10/22	
						CLEANER AND WATER				
1932		11/22	AP	04/14/22	0000000	CRESCENT ELECTRIC	56.61		05/10/22	
						LAMPS FOR PLANT				
1891		11/22	AP	03/31/22	0000000	NAPA AUTO PARTS	721.57		05/10/22	
						PARTS & EXPENSES MAR'22				
						ACCOUNT TOTAL	863.86	.00	863.86	
552-6665-436.73-36 OTHER SUPPLIES / SAN. LIFT STATION SUPP.										
1932		11/22	AP	04/18/22	0000000	VAN METER, INC.	41.38		05/10/22	
						LIGHTS AND PANEL				
1932		11/22	AP	04/18/22	0000000	VAN METER, INC.	1,080.30		05/10/22	
						LAMPS AND PANELS LIFT ST				
1932		11/22	AP	04/13/22	0000000	NAPA AUTO PARTS	1,554.60		05/10/22	
						BATTERIES				
1932		11/22	AP	04/13/22	0000000	NAPA AUTO PARTS		259.10	05/10/22	

PREPARED 05/10/2022, 9:20:04  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 40  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 552 SEWER RENTAL FUND									
552-6665-436.73-36 OTHER SUPPLIES / SAN. LIFT STATION SUPP. CORE REFUND						continued			
ACCOUNT TOTAL						2,676.28	259.10	2,417.18	
552-6665-436.86-29 REPAIR & MAINTENANCE / LAB & TESTING									
1932		11/22 AP		04/29/22	0000000 TESTAMERICA LABORATORIES, INC	429.00		05/10/22	
LAB TESTS									
1932		11/22 AP		04/21/22	0000000 TESTAMERICA LABORATORIES, INC	412.00		05/10/22	
LAB TESTS									
ACCOUNT TOTAL						841.00	.00	841.00	
552-6665-436.93-01 EQUIPMENT / EQUIPMENT									
1932		11/22 AP		04/25/22	0000000 ELECTRIC PUMP	10,761.08		05/10/22	
PUMP REPAIR PARTS									
ACCOUNT TOTAL						10,761.08	.00	10,761.08	
FUND TOTAL						22,929.01	2,524.60	20,404.41	
FUND 553 2004 SEWER BOND									
FUND 555 STORM WATER UTILITY									
555-6630-432.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES									
1924		11/22 AP		04/27/22	0000000 OFFICE EXPRESS OFFICE PRODUCT	6.29		05/10/22	
COPY PAPER									
1924		11/22 AP		04/20/22	0000000 OFFICE EXPRESS OFFICE PRODUCT	.36		05/10/22	
2X4 LABELS									
ACCOUNT TOTAL						6.65	.00	6.65	
555-6630-432.92-01 STRUCTURE IMPROV & BLDGS / STRUCTURE IMPROV & BLDGS									
1898		11/22 AP		04/22/22	0000000 ADVANCED ENVIRONMENTAL TESTIN	875.00		05/10/22	
3215-OLIVE ST BOX CULVERT ASBESTOS INSPECTION									
PROJECT#: 023215									
1898		11/22 AP		04/19/22	0000000 AECOM TECHNICAL SERVICES, INC	2,990.07		05/10/22	
3215-OLIVE ST BOX CULVERT 03/05-04/08/22									
PROJECT#: 023215									
1898		11/22 AP		03/31/22	0000000 PROSOURCE TECHNOLOGIES, LLC	304.50		05/10/22	
3215-OLIVE ST BOX CULVERT ADDITIONAL THROUGH 4/2/22									
PROJECT#: 023215									
ACCOUNT TOTAL						4,169.57	.00	4,169.57	

PREPARED 05/10/2022, 9:20:04  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 41  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 555 STORM WATER UTILITY									
					FUND TOTAL	4,176.22	.00	4,176.22	
FUND 570 SEWER ASSESSMENT									
FUND 606 DATA PROCESSING FUND									
606-1078-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
1924		11/22 AP		04/27/22	0000000 OFFICE EXPRESS OFFICE PRODUCT COPY PAPER	3.77		05/10/22	
					ACCOUNT TOTAL	3.77	.00	3.77	
606-1078-441.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES									
1930		11/22 AP		04/04/22	0140029 US BANK TONER FOR XEROX PRINTER	37.04		05/06/22	
					AMZN MKTP US*161Y79KR2				
					ACCOUNT TOTAL	37.04	.00	37.04	
606-1078-441.81-40 PROFESSIONAL SERVICES / PUBLIC INFORMATION PROG.									
1930		11/22 AP		04/04/22	0140029 US BANK ONLINE IMAGE SUBSCRIPTION	99.00		05/06/22	
					STK*BIGSTOCKPHOTO.COM				
					ACCOUNT TOTAL	99.00	.00	99.00	
606-1078-441.82-10 COMMUNICATION / TELEPHONE HOLDING ACCOUNT									
1923		11/22 AP		04/25/22	0000000 GORDON FLESCH COMPANY	1,083.25		05/10/22	
					COPIERS/24629-MPS01/APR22 4/22-5/21/22				
					ACCOUNT TOTAL	1,083.25	.00	1,083.25	
606-1078-441.86-10 REPAIR & MAINTENANCE / SOFTWARE SUPPORT AGREEMTS									
1930		11/22 AP		04/04/22	0140029 US BANK	1,399.60		05/06/22	
					ZOOM.US 888-799-9666 ZOOM LICENSE				
1930		11/22 AP		03/22/22	0140029 US BANK	189.98		05/06/22	
					DNH*GODADDY.COM GIS SSL RENEWAL				
					ACCOUNT TOTAL	1,589.58	.00	1,589.58	
606-1078-441.93-01 EQUIPMENT / EQUIPMENT									
1957		11/22 AP		04/26/22	0000000 ZONES CONNECTING BUS.& TECHN	1,785.00		05/10/22	
					HP DOCKS FOR FINANCE				
1930		11/22 AP		04/13/22	0140029 US BANK	52.93		05/06/22	
					AMAZON.COM*1A1W08WD1 AMZN WIRELESS KEYBOARD,MOUSE				
1930		11/22 AP		04/11/22	0140029 US BANK	62.87		05/06/22	
					AMZN MKTP US*1H41D3622 MOUSE PADS,SPEAKERS				
1930		11/22 AP		04/11/22	0140029 US BANK	539.94		05/06/22	

PREPARED 05/10/2022, 9:20:04  
PROGRAM GM360L  
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 42  
ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 606 DATA PROCESSING FUND									
606-1078-441.93-01					EQUIPMENT / EQUIPMENT AMAZON.COM*1H1NN7682				
					NVME SSD (6) PS PC'S				continued
					ACCOUNT TOTAL	2,440.74	.00	2,440.74	
					FUND TOTAL	5,253.38	.00	5,253.38	
FUND 680 HEALTH INSURANCE FUND									
FUND 681 HEALTH SEVERANCE									
FUND 682 HEALTH INSURANCE - FIRE									
FUND 685 VEHICLE MAINTENANCE FUND									
685-6698-446.71-01					OFFICE SUPPLIES / OFFICE SUPPLIES				
1921				11/22 AP 04/19/22 0000000	OFFICE EXPRESS OFFICE PRODUCT	51.24			05/10/22
					FOLDERS AND ENVELOPES FOR FLEET FILES				
1921				11/22 AP 04/19/22 0000000	OFFICE EXPRESS OFFICE PRODUCT	4.20			05/10/22
					OFFICE PAPER VEHICLE MAIN				
					ACCOUNT TOTAL	55.44	.00	55.44	
685-6698-446.72-05 OPERATING SUPPLIES / GAS & OIL									
1939				11/22 AP 04/29/22 0000000	DICK'S PETROLEUM COMPANY	201.01			05/10/22
					KEYPAD COVER 1500 BLUFF				
1921				11/22 AP 04/22/22 0000000	NORTHLAND PRODUCTS CO.	233.80			05/10/22
					USED OIL PICK UP				
1939				11/22 AP 04/21/22 0000000	AIRGAS USA, LLC	47.94			05/10/22
					WELDING GAS				
1891				11/22 AP 04/20/22 0000000	DICK'S PETROLEUM COMPANY	290.00			05/10/22
					DIESEL TANK GAUGE AT 1500 BLUFF STREET				
1921				11/22 AP 04/20/22 0000000	SUPERIOR WELDING SUPPLY	55.50			05/10/22
					WELDING GAS				
1891				11/22 AP 03/31/22 0000000	AIRGAS USA, LLC	71.52			05/10/22
					CUTTING GAS FOR WELDING				
1891				11/22 AP 03/31/22 0000000	NAPA AUTO PARTS	1,314.80			05/10/22
					PARTS & EXPENSES MAR'22				
					ACCOUNT TOTAL	2,214.57	.00	2,214.57	
685-6698-446.72-16 OPERATING SUPPLIES / TOOLS									
1921				11/22 AP 04/29/22 0000000	O'DONNELL ACE HARDWARE	40.68			05/10/22
					SCREWDRIVER SET FOR SERVICE TRUCK				
1921				11/22 AP 04/28/22 0000000	KAY, PHILIP R.	299.00			05/10/22
					SET OF CROWS FEET FOR SHOP				
1891				11/22 AP 04/18/22 0000000	CAMPBELL SUPPLY WATERLOO	798.00			05/10/22
					SHOP TOOLS AND SERVICE TRUCK				
					ACCOUNT TOTAL	1,137.68	.00	1,137.68	



PREPARED 05/10/2022, 9:20:04  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 43  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 685 VEHICLE MAINTENANCE FUND									
685-6698-446.72-54 OPERATING SUPPLIES / BUILDING SUPPLIES									
1891		11/22	AP	03/31/22	0000000 NAPA AUTO PARTS	1,072.91		05/10/22	
					PARTS & EXPENSES MAR'22				
					ACCOUNT TOTAL	1,072.91	.00	1,072.91	
685-6698-446.73-04 OTHER SUPPLIES / VEHICLE SUPPLIES									
1942		11/22	AP	04/28/22	0000000 MENARDS-CEDAR FALLS	65.40		05/10/22	
					CUTTING DISCS FOR STEEL				
1939		11/22	AP	04/27/22	0000000 LAWSON PRODUCTS, INC.	11.38		05/10/22	
					ZIP TIES				
1942		11/22	AP	04/26/22	0000000 MENARDS-CEDAR FALLS	14.40		05/10/22	
					EYE BOLTS FOR #2185				
1891		11/22	AP	04/19/22	0000000 PROSHIELD FIRE & SECURITY	144.00		05/10/22	
					FIRE EXTINGUISHER MOUNTS				
1891		11/22	AP	04/15/22	0000000 LAWSON PRODUCTS, INC.	1,390.50		05/10/22	
					MISC SHOP SUPPLIES				
1891		11/22	AP	04/14/22	0000000 D & D TIRE INC.	840.00		05/10/22	
					#384 REPLACED 3 TIRES				
1891		11/22	AP	04/14/22	0000000 POLK'S LOCK SERVICE, INC.	90.00		05/10/22	
					#303 SPARE KEYS				
1891		11/22	AP	04/14/22	0000000 SIGNS BY TOMORROW	412.50		05/10/22	
					CITY OF CEDAR FALLS DOOR				
					DECALS				
1891		11/22	AP	04/13/22	0000000 D & D TIRE INC.	325.00		05/10/22	
					#383 REPLACED TIRE				
1891		11/22	AP	04/12/22	0000000 LAWSON PRODUCTS, INC.	47.16		05/10/22	
					GRAY PRIMER PAINT				
1891		11/22	AP	04/12/22	0000000 MTI DISTRIBUTING, INC.		595.00	05/10/22	
					DEEP SNOW KIT RETURN				
1921		11/22	AP	04/07/22	0000000 AIRGAS USA, LLC	60.88		05/10/22	
					WELDING INSULATOR				
1891		11/22	AP	03/31/22	0000000 NAPA AUTO PARTS	34,666.55		05/10/22	
					PARTS & EXPENSES MAR'22				
1891		11/22	AP	03/30/22	0000000 FASTENAL COMPANY	60.37		05/10/22	
					#383 TRAILER REPAIRS				
1891		11/22	AP	12/09/21	0000000 MTI DISTRIBUTING, INC.	653.76		05/10/22	
					DEEP SNOW KIT				
					ACCOUNT TOTAL	38,781.90	595.00	38,186.90	
685-6698-446.86-04 REPAIR & MAINTENANCE / RADIO & COMMUNICATIONS									
1942		11/22	AP	04/25/22	0000000 PRECISE MRM LLC	1,020.00		05/10/22	
					AVL CELL CHARGES				
					ACCOUNT TOTAL	1,020.00	.00	1,020.00	
685-6698-446.86-15 REPAIR & MAINTENANCE / TIRE REPAIRS									

PREPARED 05/10/2022, 9:20:04  
 PROGRAM GM360L  
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 44  
 ACCOUNTING PERIOD 10/2022

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 685 VEHICLE MAINTENANCE FUND									
685-6698-446.86-15 REPAIR & MAINTENANCE / TIRE REPAIRS						continued			
1921		11/22	AP	04/25/22	0000000 D & D TIRE INC.	250.00		05/10/22	
					#290 TIRE REPAIR				
1891		11/22	AP	04/14/22	0000000 D & D TIRE INC.	120.00		05/10/22	
					#373 REPAIRED TIRE				
1891		11/22	AP	04/13/22	0000000 D & D TIRE INC.	90.00		05/10/22	
					#370 REPAIRED TIRE				
1891		11/22	AP	03/31/22	0000000 NAPA AUTO PARTS	529.91		05/10/22	
					PARTS & EXPENSES MAR'22				
					ACCOUNT TOTAL	989.91	.00	989.91	
685-6698-446.87-08 RENTALS / WORK BY OUTSIDE AGENCY									
1939		11/22	AP	05/02/22	0000000 C & C WELDING & SANDBLASTING	218.25		05/10/22	
					REPAIRED VACUUM DRUM #202				
1891		11/22	AP	04/22/22	0000000 WITHAM AUTO CENTERS	1,575.96		05/10/22	
					#PD20 4WD ACTUATOR LEAK				
1891		11/22	AP	04/19/22	0000000 WITHAM AUTO CENTERS	1,593.08		05/10/22	
					#PD11 AXLE SEAL REPAIR				
1891		11/22	AP	04/13/22	0000000 D & D TIRE INC.	370.00		05/10/22	
					#372 REPLACED TIRE				
					ACCOUNT TOTAL	3,757.29	.00	3,757.29	
685-6698-446.93-04 EQUIPMENT / REFURBISH VEHICLES									
1942		11/22	AP	05/03/22	0000000 VANDER HAAGS, INC.	8,828.00		05/10/22	
					FLAT BED #2123 AND 2142				
					ACCOUNT TOTAL	8,828.00	.00	8,828.00	
					FUND TOTAL	57,857.70	595.00	57,262.70	
FUND 686 PAYROLL FUND									
FUND 687 WORKERS COMPENSATION FUND									
FUND 688 LTD INSURANCE FUND									
FUND 689 LIABILITY INSURANCE FUND									
1923		11/22	AP	04/19/22	0000000 ARTHUR J. GALLAGHER RISK MGMT	38,192.00		05/10/22	
					ANNUAL BROKER FEE				
					EFFECTIVE DATE 3/1/22				
1923		11/22	AP	04/11/22	0000000 SELECTIVE INSURANCE (FLOOD)	3,870.00		05/10/22	
					FLOOD INS:501 E 4TH ST				
1923		11/22	AP	04/10/22	0000000 SELECTIVE INSURANCE (FLOOD)	8,439.00		05/10/22	
					FLOOD INS:215 E 15TH ST				
					ACCOUNT TOTAL	50,501.00	.00	50,501.00	

PREPARED 05/10/2022, 9:20:04  
PROGRAM GM360L  
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 45  
ACCOUNTING PERIOD 10/2022

GROUP	PO	ACCTG	----TRANSACTION----						CURRENT
NBR	NBR	PER.	CD	DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	BALANCE
									POST DT ----
FUND 689						LIABILITY INSURANCE FUND			
						FUND TOTAL	50,501.00	0.00	50,501.00
FUND 724						TRUST & AGENCY			
FUND 727						GREENWOOD CEMETERY P-CARE			
FUND 728						FAIRVIEW CEMETERY P-CARE			
FUND 729						HILLSIDE CEMETERY P-CARE			
FUND 790						FLOOD LEVY			
						GRAND TOTAL	1,169,524.29	3,590.38	1,165,933.91