

## **COMMITTEE OF THE WHOLE**

City Hall – Council Chambers

April 16, 2018

The Committee of the Whole met in the Council Chambers at 5:45 p.m. on April 16, 2018, with the following Committee persons in attendance: Mayor Jim Brown, Tom Blanford, Frank Darrah, Susan deBuhr, Rob Green, Daryl Kruse, Mark Miller, and David Wieland. Staff members attended from all City Departments. Aaron Moniza from Foth Engineering and other members of the community attended.

Mayor Brown called the meeting to order and introduced the first item on the agenda, Sewer Rate Study. Jennifer Rodenbeck, Director of Finance and Business Operations, stated during the Capital Improvements Plan and FY2019 Budget preparations it was stated that a sewer rate study will be prepared. She reviewed the history of the rates, stating in 2012-2016 there was 5% increase each year and for 2017-2019 there is a 9% increase. Ms. Rodenbeck reviewed some large sewer projects and their costs. She also reviewed future projects, the regionalization study, and the sewer debt and bond sales. She stated in order to have adequate debt coverage and maintain cash reserves to fund immediate projects and looking ahead to future projects staff recommends a 5% annual increase for three years, FY2020 – 2022. She reviewed other city's rates and how Cedar Falls compares, and we are currently 25<sup>th</sup> of 40 cities. She stated with the increase we would remain at the mid-point of the 40 cities. A brief discussion was held. Rob Green motioned for staff to draft a sewer rate ordinance for the 5% rate increase for three years, FY2020 – FY2022. David Wieland seconded the motion. The motion carried unanimously.

Mayor Brown introduced the second item on the agenda Stormwater Rate Study. Ms. Rodenbeck stated there are currently \$4.1 million in stormwater projects with other projects that are unfunded. She said there are multiple smaller projects when compared to sewer's handful of larger projects. Ms. Rodenbeck reviewed the history of the fee and the rate structure, which is a flat rate of \$3/month for residential and flat rate plus a fee based on impervious area for commercial/industrial. She stated other cities use an ERU or Equivalent Residential Unit calculation. She stated the fund has been self-supporting, however we have started to see a drawdown of cash and the possible need for bonding and because of this, staff recommends a 5% increase for the next four years, FY2019 – FY2022. She reviewed the effect of the increase on the average household and average commercial/industrial property. Ms. Rodenbeck stated the rate increase will allow for adequate cash coverage for current projects and still maintains the residential rate below the statewide average. A brief discussion was held. Frank Darrah motioned for staff to draft a storm water rate ordinance for the 5% increase each year, for 4-years, beginning FY2019 thorough FY2022. Mark Miller seconded the motion. The motion carried unanimously.

The Mayor introduced the third item on the agenda Highway 58/Viking Road Update. Aaron Moniza with Foth Engineering reviewed the project. He stated this is an IA-DOT project to reconstruct the intersection to have Viking Road go over Highway 58. He said this is a 2-year project and access will remain open through all phases as well as access to businesses will remain open. He stated they started the project the end of

March and the first major traffic shift to head to head traffic will take place April 27, 2018. He reviewed a traffic pattern map. Mr. Moniza stated the IA-DOT have placed alternate route signage throughout the area. He stated the IA-DOT will use social media to keep residents informed; through their website 511ia.org and the Black Hawk/Bremer Co Facebook page. He stated the City has a special project page on their website for Highway 58 and Viking Road Project, which will include these two IA-DOT links. Mr. Moniza stated information with regards to the project construction plan was sent to all business and they are holding a public information meeting on April 19<sup>th</sup> at the Municipal Operations & Programs Complex. A brief discussion was held.

Mayor Brown introduced the final item on the agenda bills and payroll. Tom Blanford moved to approve the bills as presented and Rob Green seconded the motion. The motion carried unanimously.

There being no further discussion Mayor Brown adjourned the meeting at 6:27 p.m.

Minutes by Lisa Roeding, Controller/City Treasurer