

**Committee of the Whole**  
Cedar Falls Council Chambers  
November 15, 2021

The Committee of the Whole met at City Hall at 5:45 p.m. on November 15, 2021, with the following Committee persons in attendance: Mayor Robert Green and Councilmembers Frank Darrah, Susan deBuhr, Kelly Dunn, Simon Harding, Daryl Kruse, Mark Miller and Dave Sires. Staff members from all City Departments and members of the community attended in person and teleconferenced in.

Mayor Green called the meeting to order and introduced the first item on the agenda, Main Street Reconstruction and Right of Way, and introduced Chase Schrage, Director of Public Works. Mr. Schrage gave a brief overview of the 2017 Main Street traffic study and then introduced Aaron Moniza, Foth Senior Client Manger. Mr. Moniza gave an overview of design alternatives for 6<sup>th</sup> Street that included a traffic signal versus a roundabout and the pros and cons of each alternative, level of safety, and a life cycle cost comparison. Mr. Moniza asked for questions from Council. Mayor Green asked the difference between a traditional roundabout and a compact one; Mr. Moniza stated a compact roundabout is 90' diameter and a traditional one is 100' in diameter and the 6<sup>th</sup> Street intersection is an ideal location for a compact one due to minimal speeds. Councilmember deBuhr inquired about the accidents at 6<sup>th</sup> and Main Street; Mr. Moniza stated within the Main Street corridor the 6<sup>th</sup> and Main intersection has the largest number of injury accidents and has had an average of 1 accident per year for the last decade. Councilmembers voiced concerns about the loss of 10-13 parking stalls at the Library. Councilmember Miller asked the value of the parking stalls; Mr. Moniza stated \$2,000 per parking stall. Councilmember Sires wants to keep the parking stalls at the Library. Councilmember deBuhr asked about the impact to the gas station at 6<sup>th</sup> and Main; Mr. Moniza stated it would be a small impact and alternative solutions for customers would be given, similar to University Avenue construction. Councilmember Miller asked about cost of parking stalls within a parking ramp; Jennifer Rodenbeck, Director of Finance and Business Operations, stated quotes for parking ramp stalls are estimated to be between \$40,000-\$50,000 per stall. Councilmember Kruse suggested angled or parallel parking options at the Library. Mr. Moniza reviewed the potential right-of-way impacts at 6<sup>th</sup> & Main Street, 12<sup>th</sup> Street, 18<sup>th</sup> Street, 20<sup>th</sup> & 21<sup>st</sup> Streets and Seerley Boulevard. Mr. Moniza gave an overview of the schedule: design Contract – July 2021, design work has begun; December 6, 2021 – set public hearing to undertake a public improvement project and to authorize acquisition of private property; December 20, 2021 – public hearing on right-of-way; bid letting – December 2022; construction begins – Spring 2023. Mr. Schrage asked for questions from Council and stated that staff is looking for direction from Council; motion to proceed into final design for a roundabout at 6<sup>th</sup> Street (consultant recommendation). Mr. Schrage stated that right-of-way acquisitions can take up to 12 months. Councilmember Miller asked about shared parking at First National Bank; Mr. Schrage stated we can look at options like downsizing the medians to have additional angled parking and potential reduce the loss of parking stalls to 5 or 6, but will not know until the final design process is started. Councilmember Miller motioned to move forward with final design; Councilmember Darrah seconded. Motion carried. Councilmembers Dunn, Sires and Harding expressed concerns with loss of Library parking; Mr. Moniza stated they will try to minimize loss of parking in final design stages. Mr. Schrage stated that more communities are moving towards the compact roundabouts. Councilmember deBuhr asked about truck traffic being restricted; Mr. Moniza stated the center of the roundabout will be raised and conducive for truck traffic, no green space will be in the middle of the roundabout.

Mayor Green introduced the second item of the agenda, FY2021 Audit Report, and introduced Lisa Roeding, Controller/City Treasurer. Ms. Roeding thanked the Finance Department and stated it took 780 staff hours to complete this process. Ms. Roeding reviewed the FY2021 Comprehensive Annual Financial Report and stated the City is required to publish a complete set of audited financial statements presented in accordance with generally accepted accounting principles. Ms. Roeding stated the auditors reviewed and tested various things and gave an

unmodified or clean opinion; the unmodified opinion is the highest audit assurance that you can receive on your financial statements. She explained the Management's Discussion and Analysis section provides a narrative from the management prospective and analytical overview of the City's financial statements. Ms. Roeding reviewed the Schedule of Expenditures of Federal Awards, stating the City had 11 federally funded grants totaling about \$3 million in expenditures. Ms. Roeding stated that for FY2020 the City of Cedar Falls received a Certificate of Achievement of Excellence for financial reporting from the Governmental Finance Officers Association. Ms. Roeding explained the FY2021 report will be filed with the State Auditor's office as required by Iowa Code and it will be posted on the City's website. Councilmember deBuhr stated the City has received the Certificate of Achievement of Excellence for the last 31 consecutive years; outstanding work and we thank you.

There being no further discussion, Mayor Green adjourned the meeting at 6:46 p.m.

Minutes by Kim Kerr, Administrative Supervisor