

**Committee of the Whole**  
Cedar Falls Council Chambers  
September 7, 2021

The Committee of the Whole met at City Hall at 5:30 p.m. on September 7, 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, City Hall Remodel and introduced Jamie Castle, Building Official and Jesse Lizer, Emergent Architecture Principal Architect. Ms. Castle stated the remodel is CIP #48; a couple main goals of this remodel are to provide the best customer service to our citizens and open space for the public and spacing of employees due to COVID. Mr. Lizer reviewed the proposal for the upstairs and downstairs of the remodel. Mr. Lizer explained some of the main considerations: public accessibility (one-stop-shop for citizens in the lower level); security; hosting events in the main lobby; overflow outside of the Council Chambers; new unisex bathrooms; and handicap accessibility to the dais. Mr. Lizer reviewed the scope of architectural work: renovating office spaces; new finishes throughout; improving accessibility through the building; updating Council Chambers; and majority of furniture to be reused with new pieces to match. Mr. Lizer reviewed the mechanical upgrades: new HVAC system; LED lighting; network cabling; updated A/V; and a new fire alarm system. Mr. Lizer explained the costs of the project: total construction cost \$3,958,348.42; soft costs \$618,438.23; and total project cost of \$4,576,787.16. Ms. Castle reviewed the anticipated timeline: October 4, 2021, set public hearing; October 5, 2021, release plans for bidding; October 18, 2021, public hearing; November 4, 2021, public bid opening; November 15, 2021, present apparent low bidder to Council; December 6, 2021, Contract for Council approval; December 13, 2021, begin construction; 12 month construction schedule. Mayor Green opened it up for questions from the Council. Councilmember deBuhr and Mayor Green asked about security/access. Ms. Castle explained each section will still be secure and access will be limited; the main change is the public will have access to the lobby. Mayor Green asked about mechanicals of the building and is there a pressing need for the remodel. Ms. Castle stated the building is in need of updates, one of them being the fire alarm panel. Councilmember Sires expressed concerns with the cost and asked for alternative plans. Ms. Castle stated that several plans have been discussed and there are alternatives that can be taken into consideration. Mayor Green asked if remote work has been incorporated into this plan and Ms. Castle stated not at this time. Councilmembers Harding and Kruse asked about updating cabling and Mr. Lizer confirmed that modern cabling, routing and cleaning up the cabling will be included. Ms. Castle stated discussion of certain rooms with future Zoom capability have been discussed. Councilmember deBuhr asked about funding the remodel. Stephanie Houk Sheetz, Community Development Director stated the funding sources are outlined in the CIP and the CIP currently has 4.5 million outlined.

Mayor Green introduced the second item of the agenda, Review of New International Building Codes, and introduced Jamie Castle, Building Official. Ms. Castle stated she will be discussing adoption of 2021 Building Codes; every 6 years the City adopts the most current model codes. Ms. Castle stated that by staying current with the codes the City ensures we are enforcing the codes and keeping our citizens safe, and it aids in a higher ranking with Building Code Effectiveness Grading Schedule. Ms. Castle explained the three types building codes: Chapter 7 of City Code of Ordinances, Model Codes and Chapter 15 of City Code of Ordinances. Ms. Castle listed the proposed codes to be adopted and stated the mechanical code, plumbing code, electrical code, and fuel gas code are mandated by the State and must follow those same codes. The 2009 ICC A117.1 and 2012 International Energy Conservation Code will be staying the same. Ms. Castle explained these changes have been presented at public presentations

and reviewed with the City of Waterloo for similarity of their practices. Ms. Castle reviewed the changes that would be occurring in the City Code of Ordinances, Model Codes and Chapter 15. Ms. Castle gave the following anticipated timeline for these code changes: September 20, 2021, set public hearing; October 4, 2021, public hearing and first reading; October 18, 2021, second reading; November 1, 2021, third reading; November 1, 2022, implementation of enforcement. Mayor Green opened it up for questions from the Council. Councilmember Kruse asked about adoption of the International Property Maintenance code and Ms. Sheetz stated that code has not been adopted. Councilmember deBuhr inquired about the code implementation on January 1, 2022 and if it applied to new construction and remodels. Ms. Castle explained it's required with any City permit that is obtained, but pertains to the work permitted. (Example: permit taken out for a remodel of a bathroom; the code only applies to the bathroom.)

There being no further discussion, Mayor Green adjourned the meeting at 6:13 p.m.

Minutes by Kim Kerr, Administrative Supervisor