



**AGENDA  
CITY OF CEDAR FALLS, IOWA  
CITY COUNCIL MEETING  
MONDAY, JANUARY 21, 2019  
7:00 PM AT CITY HALL**

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**Call to Order by the Mayor**

**Roll Call**

**Approval of Minutes**

1. Regular meeting of January 7, 2019.

**Agenda Revisions**

**Special Order of Business**

2. Public hearing on the proposed FY2019-FY2024 Capital Improvements Program (CIP).
  - Receive and file proof of publication of notice of hearing. (Notice published January 9, 2019)
  - Written communications filed with the City Clerk.
  - Oral comments.
3. Resolution approving and adopting the FY2019-FY2024 Capital Improvements Program (CIP).
4. Resolution declaring an official intent under Treasury Regulation 1.150-2 to issue debt to reimburse the City for certain original expenditures paid in connection with specified projects.
5. Public hearing on the proposed plans, specifications, form of contract & estimate of cost for the Place to Play Playground Project.
  - Receive and file proof of publication of notice of hearing. (Notice published January 11, 2019)
  - Written communications filed with the City Clerk.
  - Oral comments.
6. Resolution approving and adopting the plans, specifications, form of contract & estimate of cost for the Place to Play Playground Project.
7. Public hearing on the proposed plans, specifications, form of contract & estimate of cost for the 2019 Street Construction Project.
  - Receive and file proof of publication of notice of hearing. (Notice published January 11, 2019)
  - Written communications filed with the City Clerk.
  - Oral comments.
8. Resolution approving and adopting the plans, specifications, form of contract & estimate of cost for the 2019 Street Construction Project.

**Old Business**

9. Pass Ordinance #2935, amending Section 29-107 of the Code of Ordinances by removing property located to the north of Arbors Drive and west of Richard Road from A-1, Agricultural District, and placing the same in R-1, Residence District, upon its second consideration.

### **New Business**

**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.)

10. Receive and file the resignation of Robert Frederick as a member of the Civil Service Commission.
11. Receive and file the Committee of the Whole minutes of January 7, 2019 relative to the following items:
  - a) FY19-24 Capital Improvements Program (CIP) - Joint Meeting with Planning & Zoning Commission.
  - b) Bills & Payroll.
12. Receive and file communications from the Civil Service Commission relative to certified lists for the following positions:
  - a) Civil Engineer I.
  - b) Public Works & Parks Supervisor.
13. Approve the following applications for beer permits and liquor licenses:
  - a) Pancho's Mexican Grill, 6421 University Avenue, Class B beer - renewal.
  - b) Hy-Vee Tasting Room, 6301 University Avenue, Special Class C liquor - renewal.
  - c) Fraternal Order of Eagles, 2125 West Lone Tree Road, Class C liquor & outdoor service - renewal.

**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.)

14. Resolution approving and authorizing execution of two leases relative to property vacated by the 2008 flood buyout programs.
15. Resolution approving and authorizing execution of two Owner Purchase Agreements and one Tenant Purchase Agreement, and approving and accepting two Owner's Temporary Grading Easements for Construction, in conjunction with the West 1st Street Reconstruction Project.
16. Resolution approving and accepting a Warranty Deed for the purchase of 73.65 acres, more or less, of real estate owned by Artesian Earthworks, LLC relative to expansion of the West Viking Road Industrial Park.
17. Resolution approving and accepting a Warranty Deed for the purchase of 126.07 acres, more or less, of real estate owned by Lois Rieger, John Rieger, Rick Rieger and Steven Rieger relative to expansion of the West Viking Road Industrial Park.
18. Resolution supporting a Workforce Housing Tax Incentive Program (WHTIP) application to be submitted to the Iowa Economic Development Authority, and supporting the contract with State Street Mixed Use II LC.
19. Resolution setting February 18, 2019 as the date of public hearing on a proposal to undertake a public improvement project for the Walnut Street Box Culvert Replacement - University Branch of Dry Run Creek Project and to authorize acquisition of private property for said project.

### **Allow Bills and Payroll**

20. Allow Bills and Payroll of January 21, 2019.

### **City Council Referrals**



## **City Council Updates**

### **Executive Session**

21. Executive Session to discuss Collective Bargaining per Iowa Code Section 20.17(3), following Public Forum.

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

### **Adjournment**

**CITY HALL  
CEDAR FALLS, IOWA, JANUARY 7, 2019  
REGULAR MEETING, CITY COUNCIL  
MAYOR JAMES P. BROWN 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, in the City Hall at Cedar Falls, Iowa, at 7:00 P.M. on the above date. Members present: Miller, deBuhr, Kruse, Blanford, Darrah, Wieland, Green. Absent: None.

- 52143 - It was moved by Kruse and seconded by Miller that the minutes of the Regular Meeting of December 17, 2018 be approved as presented and ordered of record. Motion carried unanimously.

Public Safety Services Director Olson provided introductions and Mayor Brown proceeded with the Administration of Oath to new Public Safety Officers Kaleb Bruggeman, Eric Van Horn, Marissa Abbott, Kyle Manternach, Tyler Lenox, Hannah Hoffa, Tyler Putney and Thomas Baltes.

- 52144 - Mayor Brown announced that in accordance with the public notice of December 18, 2018, this was the time and place for a public hearing on the proposed amendments to the City's FY19 Budget. It was then moved by Green and seconded by Blanford that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.
- 52145 - The Mayor then asked if there were any written communications filed to the proposed budget 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 explanation. There being no one else present wishing to speak either for or against the proposed budget amendments, the Mayor declared the hearing closed and passed to the next order of business.
- 52146 - It was moved by Blanford and seconded by Kruse that Resolution #21,384, approving and adopting amendments to the City's FY19 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: Miller, deBuhr, Kruse, Blanford, Darrah, Wieland, Green. Nay: None. Motion carried. The Mayor then declared Resolution #21,384 duly passed and adopted.
- 52147 - Mayor Brown announced that in accordance with the public notice of December 27, 2018, this was the time and place for a public hearing on the proposed ordinance rezoning from A-1, Agricultural District, to R-1, Residence District, of property located to the north of Arbors Drive and west of Richard Road. It was then moved by Wieland and seconded by deBuhr that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.
- 52148 - The Mayor then asked if there were any written communications filed to the proposed ordinance rezoning from A-1, Agricultural District, to R-1, Residence

District, of property located to the north of Arbors Drive and west of Richard Road. Upon being advised that there were no written communications on file, the Mayor then called for oral comments. Planner II Lehmann provided a brief explanation. There being no one else present wishing to speak either for or against the proposed rezoning, the Mayor declared the hearing closed and passed to the next order of business.

52149 - It was moved by Darrah and seconded by Kruse that Ordinance #2935, amending Section 29-107 of the Code of Ordinances by removing property located to the north of Arbors Drive and west of Richard Road from A-1, Agricultural District, and placing the same in R-1, Residence District, be passed upon its first 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: Miller, deBuhr, Kruse, Blanford, Darrah, Wieland, Green. Nay: None. Motion carried.

52150 - It was moved by Miller and seconded by Green that the following items and recommendations on the Consent Calendar be received, filed and approved:

Approve the recommendation of the Mayor relative to the appointment of Brooke Croshier-Sidebotham to the Visitors & Tourism Board, term ending 07/01/2019.

Receive and file the Committee of the Whole minutes of December 17, 2018 relative to the following items:

- a) Recognition of Art & Culture Board member Joni Krejchi.
- b) Greenhill Road Traffic Study update.
- c) Middle Cedar Watershed Plan update.
- d) Bills & Payroll.

Receive and file Departmental Monthly Reports of November 2018.

Approve the following applications for beer permits and liquor licenses:

- a) Second State Brewing Company, 203 State Street, Class B beer & outdoor service - renewal.
- b) Cedar Falls Family Restaurant, 2627 Center Street, Special Class C liquor - renewal.
- c) Panther Lounge, 210 East 18th Street, Class C liquor - renewal.
- d) Wild Hare American Bar and Grill, 2512 Whitetail Drive, Class C liquor & outdoor service - renewal.
- e) Holiday

Motion carried unanimously.

52151 - It was moved by Miller and seconded by Wieland to adopt the Greenhill Road Corridor Traffic Study. Following comments by Councilmember deBuhr, it was then moved by Councilmember Green and seconded by Councilmember deBuhr to amend the motion to receive and file the Study. Following a question by Councilmember Miller and response by Community Development Director Sheetz, City Attorney Rogers raised point of order that the Study had already

been received and filed with the Committee of the Whole report, and the Mayor ruled point well taken. Following questions by Councilmember Green, comments by Councilmembers Darrah, Miller and Kruse, and responses by Community Development Director Sheetz, the original motion carried 5-2 with Councilmembers deBuhr and Green voting nay.

52152 - It was moved by Kruse and seconded by Blanford that the following resolutions be introduced and adopted:

Resolution #21,385, approving the concept of potential improvements to Pettersen Plaza, as recommended by the Parks & Recreation Commission.

Resolution #21,386, approving and authorizing the expenditure of funds for the purchase of lockers, counters, shelves and related equipment from Midwest Storage Solutions, Inc. for the Public Safety Facility.

Resolution #21,387, approving the Certificate of Completion and accepting the work of Benton's Sand & Gravel, Inc. for the 2018 Permeable Alley Project.

Resolution #21,388, approving the Certificate of Completion and accepting the work of Feldman Concrete for the 2018 Public Sidewalk & Pedestrian Trail Improvement Project.

Resolution #21,389, approving the Certificate of Completion and accepting the work of Feldman Concrete for the 2018 Sidewalk Assessment Project, Zone 9.

Resolution #21,390, approving the Final Statement of Expenditures for the 2018 Sidewalk Assessment Project, Zone 9.

Resolution #21,391, approving and authorizing execution of an Owner Purchase Agreement, and approving and accepting an Owner's Temporary Grading Easement for Construction, in conjunction with the West 1st Street Reconstruction Project.

Resolution #21,392, approving and authorizing execution of a Professional Service Agreement with Confluence, Inc. relative to the Gibson Property Master Planning Project.

Resolution #21,393, authorizing advancement of costs for an Urban Renewal project and certification of expenses incurred by the City for payment under Iowa Code Section 403.19 relative to the South Cedar Falls Urban Renewal Area.

Resolution #21,394, setting January 21, 2019 as the date of public hearing on the proposed FY2019-FY2024 Capital Improvements Program (CIP).

Resolution #21,395, receiving and filing, and setting January 21, 2019 as the date of public hearing on, the proposed plans, specifications, form of contract & estimate of cost for the Place to Play Playground Project.

Resolution #21,396, receiving and filing, and setting January 21, 2019 as the date of public hearing on, the proposed plans, specifications, form of contract & estimate of cost for the 2019 Street Construction 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: Miller, deBuhr, Kruse, Blanford, Darrah, Wieland, Green. Nay: None. Motion carried. The Mayor then declared Resolutions #21,385 through #21,396 duly passed and adopted.

52153 - It was moved by Miller and seconded by Darrah that Resolution #21,397, approving and authorizing execution of the renewal of an Advertising Agreement with Lee Enterprises, Incorporated, d/b/a Courier Communications, relative to recruitment advertising, be adopted. Following questions by Councilmember Kruse and response by Finance and Business Operations Director Rodenbeck, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Miller, deBuhr, Kruse, Blanford, Darrah, Wieland, Green. Nay: None. Motion carried. The Mayor then declared Resolution #21,397 duly passed and adopted.

52154 - It was moved by Miller and seconded by Wieland that Resolution #21,398, approving and authorizing execution of an Independent Contractor Agreement for Massage Therapy Services with Ashley Kay Parcel, be adopted.

It was then moved by Green and seconded by deBuhr to refer the Agreement to the Committee of the Whole for discussion. Following questions by Councilmembers Miller, Green, Blanford, Kruse, deBuhr and Wieland and responses by Municipal Operations and Programs Director Ripplinger, Mayor Brown, City Attorney Rogers and Finance and Business Operations Director Rodenbeck, the motion to refer failed 3-4 with Councilmembers Miller, Blanford, Darrah and Wieland voting nay.

The Mayor then put the question on the original motion and upon call of the roll, the following named Councilmembers voted. Aye: Miller, Kruse, Blanford, Darrah, Wieland. Nay: deBuhr and Green. Motion carried. The Mayor then declared Resolution #21,398 duly passed and adopted.

52155 - It was moved by Kruse and seconded by Miller that the bills and payroll of January 7, 2019 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: Miller, deBuhr, Kruse, Blanford, Darrah, Wieland, Green. Nay: None. Motion carried.

52156 - Finance and Business Operations Director Rodenbeck provided a brief update on the Library Co-Lab renovation and responded to a question by Councilmember Darrah.

Community Development Director Sheetz announced the recertification of the

City as a 'Bicycle Friendly Community'.

Public Safety Services Director Olson gave a brief update on the recent purchase of a new fire truck and announced meetings scheduled with College Hill businesses to discuss security, crime prevention and safety.

Northern Iowa Student Liaison Jacob Madden addressed the recent shooting on College Hill, expressed appreciation to first responders and extended well wishes to those injured. He also announced that the Northern Iowa Student Government and University of Northern Iowa student body are committed to student involvement in improving safety and security in the college area.

Mayor Brown recognized a Girl Scout from Troop #6164 in attendance at the meeting.

52157 - It was moved by Wieland and seconded by Blanford to adjourn to Executive Session to discuss Legal Matters per Iowa Code Section 21.5(1)(c) to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation, following Public Forum. Upon call of the roll, the following named Councilmembers voted. Aye: Miller, deBuhr, Kruse, Blanford, Darrah, Wieland, Green. Nay: None. Motion carried.

52158 - Dale Ohl, 3609 Clearview Drive, commented on rumors about fire insurance ratings and current city council and mayor being challenged in the next election.

Public Safety Services Director Olson responded to questions and comments by Councilmembers Miller, Wieland, Kruse and Darrah and Mayor Brown regarding Insurance Service Office (ISO) ratings, response times, fire training and experience, Compressed Air Foam (CAF) systems and 28E Agreements.

Northern Iowa Student Liaison Jacob Madden indicated that the Northern Iowa Student Government and student body remain confident in Cedar Falls Public Safety.

The City Council adjourned to Executive Session at 8:04 P.M.

Mayor Brown reconvened the Council Meeting at 8:44 P.M. and stated that Legal Matters had been discussed but that no further action was required at this time.

52159 - It was moved by Darrah and seconded by Green that the meeting be adjourned at 8:45 P.M. Motion carried unanimously.

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Jacqueline Danielsen, MMC, City Clerk



DEPARTMENT OF FINANCE & BUSINESS OPERATIONS

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

**INTEROFFICE MEMORANDUM**

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**TO:** Mayor Brown & City Council Members  
**FROM:** Jennifer Rodenbeck, Director of Finance & Business Operations  
**DATE:** January 16, 2019  
**SUBJECT:** FY19-FY24 Capital Improvements Program

The FY19-FY24 Capital Improvements Program (CIP) is on the agenda for your formal approval. The CIP was presented at committee on January 7<sup>th</sup> to the City Council and the Planning & Zoning Commission.

If you have questions regarding the CIP or its impact, please feel free to contact me.



City of Cedar Falls, Iowa

**FY19 - FY24  
Preliminary Capital  
Improvements  
Program**

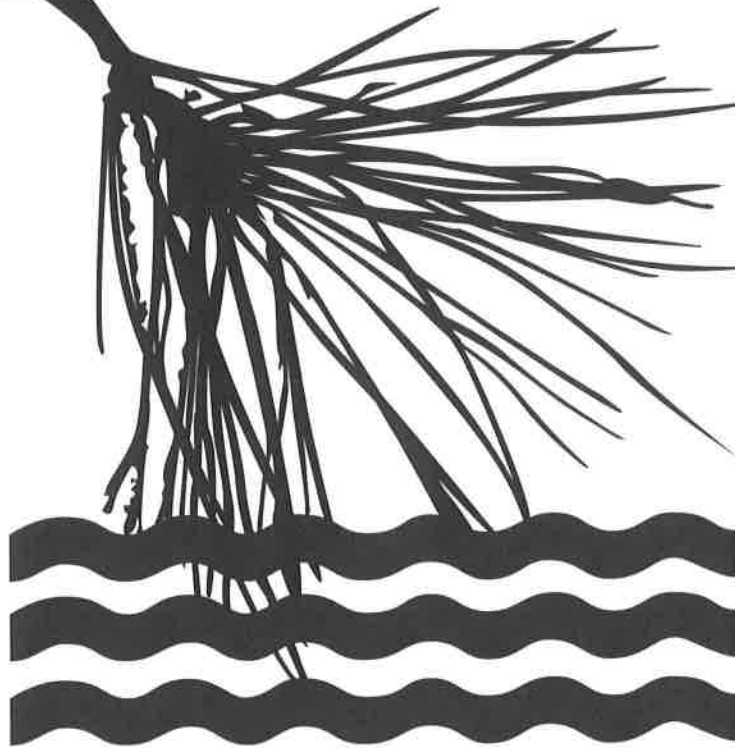


# **CITY OF CEDAR FALLS**

## **FY19 – FY24 PRELIMINARY CAPITAL IMPROVEMENT PROGRAM**

Prepared by:  
Department of Finance & Business Operations

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**FY19 - FY24 CAPITAL IMPROVEMENTS PROGRAM  
CITY OF CEDAR FALLS, IOWA**

Presented to City Council/Planning & Zoning Comm:  
Approved by the City Council:  
Resolution Number:

New FY19

#	PROJECT OR PROGRAM	DEPT/ DIV.	FY19		FY20		FY21		FY22		FY23		FY24		SUBTOTAL		TOTAL FUNDING AMOUNT
			FUNDING		FUNDING		FUNDING		FUNDING		FUNDING		FUNDING		FUNDING		
			SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	
1	Bond Fees	FBO/ADM			GO 2020	50,000			GO 2022	50,000			GO 2024	50,000	GO	150,000	150,000
2	Capitalized Interest	FBO/ADM			GO 2020	150,000			GO 2022	150,000			GO 2024	150,000	GO	450,000	450,000
3	Vehicle Replacement Program	FBO/ADM	SCF	320,000	SCF	505,000	SCF	212,000	SCF	212,000	SCF	212,000	SCF	212,000	SCF	1,673,000	5,897,000
			SRF	30,000	SRF	500,000	SRF	35,000	SRF	35,000	SRF	35,000	SRF	35,000	SRF	670,000	
			REF	220,000	REF	420,000	REF	190,000	REF	190,000	REF	190,000	REF	190,000	REF	1,400,000	
			VRF	330,000	VRF	304,000	VRF	470,000	VRF	350,000	VRF	350,000	VRF	350,000	VRF	2,154,000	
4	Cable TV Equipment Upgrades	FBO/CTV	CTF	105,000	CTF	105,000	CTF	105,000	CTF	105,000	CTF	105,000	CTF	105,000	CTF	630,000	630,000
5	Studio Camera Replacement	FBO/CTV			CTF	180,000									CTF	180,000	180,000
6	Video Switcher/Replay replacement	FBO/CTV			CTF	110,000									CTF	110,000	110,000
7	Business Continuity	FBO/IS	DPR	7,000	DPR	7,000	DPR	7,000	DPR	7,000	DPR	7,000	DPR	7,000	DPR	42,000	42,000
8	CIP/Capital Asset Software	FBO/IS			DPR	15,000									DPR	15,000	15,000
9	Computer Equipment & Software	FBO/IS	DPR	70,000	DPR	70,000	DPR	70,000	DPR	80,000	DPR	70,000	DPR	70,000	DPR	430,000	430,000
10	Copiers/Printers	FBO/IS	DPR	91,000											DPR	91,000	91,000
11	Document Imaging	FBO/IS			DPR	6,000	DPR	20,000	DPR	6,000			DPR	6,000	DPR	38,000	38,000
12	GIS	FBO/IS			DPR	15,000	DPR	15,000	DPR	15,000	DPR	15,000	DPR	15,000	DPR	75,000	75,000
13	Mid-Range Operating System Upgrade	FBO/IS					DPR	5,000							DPR	5,000	5,000
14	Mobile App for the City of Cedar Falls	FBO/IS	DPR	7,500	DPR	1,950	DPR	1,950	DPR	1,950	DPR	1,950	DPR	1,950	DPR	17,250	17,250
15	Mobile Data Computer Replacement - Police	FBO/IS	DPR	36,000							DPR	9,000	DPR	13,500	DPR	58,500	58,500
16	Network Upgrades	FBO/IS	DPR	77,000	DPR	70,000	DPR	50,000	DPR	10,000	DPR	10,000	DPR	50,000	DPR	267,000	267,000
17	Phone System Replacement	FBO/IS	DPR	150,000											DPR	150,000	150,000
18	New Application Tracking System	FBO/IS			DPR	11,375	DPR	7,125	DPR	7,125	DPR	7,125	DPR	7,125	DPR	39,875	39,875
19	Penetration Security Testing Services	FBO/IS			DPR	20,000			DPR	20,000			DPR	20,000	DPR	60,000	60,000
20	Circulation Desk	FBO/LIB	CF	18,000											CF	18,000	18,000
21	MakerSpace/Co-Lab	FBO/LIB	GR	15,000											GR	15,000	177,500
			BHCG	50,000											BHCG	50,000	
			FRIEND	27,500											FRIEND	27,500	
			CF	85,000											CF	85,000	
22	Handicap Access Improvements (General)	CD/CDBG			CDBG	50,000	CDBG	50,000	CDBG	50,000	CDBG	50,000	CDBG	50,000	CDBG	250,000	250,000
23	Housing Rehabilitation	CD/CDBG	CDBG	125,000	CDBG	125,000	CDBG	125,000	CDBG	125,000	CDBG	125,000	CDBG	125,000	CDBG	750,000	930,000
			HOME	30,000	HOME	30,000	HOME	30,000	HOME	30,000	HOME	30,000	HOME	30,000	HOME	180,000	
24	Bridges/Culverts: Black Hawk Rd. Box Culvert Replacement	CD/ENG									STW	200,000			STW	200,000	390,000
													GO 2024	190,000	GO	190,000	
25	Bridges/Culverts: Campus Street Box Culvert Replacement	CD/ENG	STW	300,000	STW	50,000									STW	350,000	350,000
26	Bridges/Culverts: Inspections/Repairs	CD/ENG	SCF	255,000	SCF	55,000	SCF	140,000	SCF	55,000	SCF	140,000	SCF	55,000	SCF	700,000	700,000
27	Bridges/Culverts: Olive Street Box Culvert Replacement (Dry Run Creek Watershet Imp. Phase II included)	CD/ENG			STW	110,000	STW	500,000							STW	610,000	1,010,000
					GO 2020	200,000	GO 2020	200,000							GO	400,000	
28	Bridges/Culverts: Ridgeway Avenue Bridge Replacement	CD/ENG									TIF-SCF	65,000	TIF-SCF	120,000	TIF-SCF	185,000	665,000
													F/S	480,000	F/S	480,000	
29	Bridges/Culverts: W. 20th Street Box Culvert Replacement	CD/ENG	F/S	220,000											FS	220,000	275,000
			STW	55,000											STW	55,000	
30	Bridges/Culverts: Walnut Street Bridge Replacement	CD/ENG			LST	400,000									LST	400,000	750,000
			STW	350,000											STW	350,000	
31	Cedar River Recreational Bank Improvements Ph. I	CD/ENG	GO 2020	70,000					GO 2022	471,000	GO 2022	85,000			GO	626,000	1,926,000
									BHCG	1,300,000					BHCG	1,300,000	

**FY19 - FY24 CAPITAL IMPROVEMENTS PROGRAM  
CITY OF CEDAR FALLS, IOWA**

Presented to City Council/Planning & Zoning Comm:  
Approved by the City Council:  
Resolution Number:

New FY19

#	PROJECT OR PROGRAM	DEPT/ DIV.	FY19		FY20		FY21		FY22		FY23		FY24		SUBTOTAL		TOTAL FUNDING AMOUNT	
			FUNDING		FUNDING		FUNDING		FUNDING		FUNDING		FUNDING		FUNDING			
			SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT		
32	Cedar River Safety and Recreational River Improvements Ph. I	CD/ENG	GO 2020	74,000						FR	1,000,000					GO	74,000	1,920,000
										PRIV	800,000					FR	1,000,000	
												GR	46,000			PRIV	800,000	
																GR	46,000	
33	Flood Control: Cedar River Levee Improvements	CD/ENG	STG	2,750,000												STG	2,750,000	2,750,000
34	Flood Control: Cedar River Levee Maintenance	CD/ENG	GR	5,000	GR	5,000	GR	5,000	GR	5,000	GR	5,000	GR	5,000	GR	GR	30,000	30,000
35	Industrial & City Development: Infrastructure Oversizing	CD/ENG	GO 2018	50,000	GO 2018	50,000	GO 2020	50,000	GO 2020	50,000	GO 2022	50,000	GO 2024	50,000	GO	GO	300,000	660,000
			STW	30,000	STW	30,000	STW	30,000	STW	30,000	STW	30,000	STW	30,000	STW	STW	180,000	
			SRF	30,000	SRF	30,000	SRF	30,000	SRF	30,000	SRF	30,000	SRF	30,000	SRF	SRF	180,000	
36	Industrial & City Development: McMahlil First Addition - Street	CD/ENG	GO 2018	726,312											GO	GO	726,312	1,452,624
			SCHOOLS	726,312											SCHOOLS	SCHOOLS	726,312	
37	Industrial & City Development: Venture Way Street Extension	CD/ENG			TIF-UN	67,500									TIF-UN	TIF-UN	67,500	67,500
38	Parking Lot: Improvements	CD/ENG	PMF	50,000	PMF	50,000	PMF	50,000	PMF	50,000	PMF	50,000	PMF	50,000	PMF	PMF	300,000	300,000
39	Parking Lot: South Main Street Parking Lot	CD/ENG			GO 2020	60,000									GO	GO	60,000	60,000
40	Sanitary Sewer: Ice House Museum Sanitary Sewer Service	CD/ENG	CFHS	82,700											CFHS	CFHS	82,700	82,700
41	Sidewalks: Assessment Program	CD/ENG	SA	75,000	SA	75,000	SA	75,000	SA	75,000	SA	75,000	SA	75,000	SA	SA	450,000	450,000
42	Sidewalks/Trails: Briarwood Hills Drive Sidewalk Infill	CD/ENG	GO 2018	5,000											GO	GO	5,000	5,000
43	Sidewalks/Trails: Campus Street Sidewalk Infill	CD/ENG			GO 2020	20,000									GO	GO	20,000	20,000
44	Sidewalks/Trails: Greenhill Drive Sidewalk Infill	CD/ENG	GO 2018	35,000											GO	GO	35,000	35,000
45	Sidewalks/Trails: Hudson Road Recreation Trail Phase IV	CD/ENG			GO 2018	16,000	GO 2018	20,000							GO	GO	36,000	72,000
							PRIV	36,000							PRIV	PRIV	36,000	
46	Sidewalks/Trails: Lake Street Trail	CD/ENG	GO 2020	7,000	GO 2020	79,000									GO	GO	86,000	430,000
			F/S	28,000	F/S	316,000									F/S	F/S	344,000	
47	Sidewalks/Trails: Reconstruction Program	CD/ENG	GO 2018	40,000	GO 2020	40,000	GO 2020	40,000	GO 2022	40,000	GO 2022	40,000	GO 2024	40,000	GO	GO	240,000	240,000
48	Sidewalks/Trails: Rownd Street Sidewalk Infill	CD/ENG			GO 2020	25,000									GO	GO	25,000	25,000
49	Sidewalks/Trails: Trail Reconstruction	CD/ENG	H/M	50,000	H/M	50,000	H/M	50,000	H/M	50,000	H/M	50,000	H/M	50,000	H/M	H/M	300,000	300,000
50	Sidewalks/Trails: Union Road Trail Phase II	CD/ENG	GO 2020	40,000	GO 2020	75,000									GO	GO	115,000	415,000
					F/S	300,000									F/S	F/S	300,000	
51	Sidewalks/Trails: W. 3rd Street Sidewalk Infill	CD/ENG	GO 2018	5,000											GO	GO	5,000	5,000
52	Sidewalks/Trails: W. 8th Street Sidewalk Infill	CD/ENG										GO 2024	60,000	GO	GO	60,000	60,000	
53	Sidewalks/Trails: W. 20th Street Sidewalk Infill	CD/ENG			GO 2020	10,000									GO	GO	10,000	10,000
54	Signalization of Hudson Road/Ridgeway Intersection	CD/ENG						TIF-SCF	330,000						TIF-SCF	TIF-SCF	330,000	330,000
55	Storm Water: Big Woods Road Ditch Improvements	CD/ENG	STW	50,000											STW	STW	50,000	50,000
56	Storm Water: Cedar Heights Storm Sewer	CD/ENG			STW	125,000									STW	STW	125,000	125,000
57	Storm Water: Clay Street Park Drainage	CD/ENG			GO 2020	43,000									GO	GO	43,000	193,000
			F/S	96,500	F/S	53,500									F/S	F/S	150,000	
58	Storm Water: Comprehensive Watershed Assessment	CD/ENG	STW	36,000	STW	55,000									STW	STW	91,000	91,000
59	Storm Water: Drainage Studies	CD/ENG	STW	100,000			STW	50,000			STW	50,000			STW	STW	200,000	200,000
60	Storm Water: Erosion Repair Project	CD/ENG			STW	75,000			STW	25,000			STW	25,000	STW	STW	125,000	125,000
61	Storm Water: Greenhill Road Ext. Bioretention Swales/Cells	CD/ENG							F/S	75,000					F/S	F/S	75,000	100,000
									STW	25,000					STW	STW	25,000	
62	Storm Water: Greenwood Cemetery Slope Repair Project	CD/ENG										GO 2024	160,000	GO	GO	160,000	160,000	
63	Storm Water: Hudson Road Subdrain	CD/ENG	STW	2,000											STW	STW	2,000	2,000
64	Storm Water: Mandalay Drive Slope Repair	CD/ENG	STW	35,000											STW	STW	35,000	35,000



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			FUNDING		FUNDING		FUNDING		FUNDING		FUNDING		FUNDING		FUNDING			
			SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT		
65	Storm Water: Permeable Alley Program	CD/ENG	STW	85,000	STW	85,000	STW	85,000	STW	85,000	STW	85,000	STW	85,000	STW	510,000	1,560,000	
			SCF	175,000	SCF	175,000	SCF	175,000	SCF	175,000	SCF	175,000	SCF	175,000	SCF	1,050,000		
66	Storm Water: University Avenue Bioretention Swales/Cells	CD/ENG			STW	25,000									STW	25,000	100,000	
					F/S	75,000										F/S		75,000
67	Streambank Stabilization - Trail Realignment	CD/ENG			STW	30,000									STW	30,000	30,000	
68	Streets: Annual Street Repair Program (Resurfacing & Reconstruction)	CD/ENG	LST	3,850,000	LST	4,350,000	LST	3,300,000	LST	2,700,000	LST	2,700,000	LST	4,050,000	LST	20,950,000	22,450,000	
					SRF	350,000	SRF	250,000	SRF	100,000	SRF	100,000	SRF	100,000	SRF	900,000		
			SCF	100,000	SCF	100,000	SCF	100,000	SCF	100,000	SCF	100,000	SCF	100,000	SCF	600,000		
69	Streets: Cedar Heights Drive Reconstruction	CD/ENG	F/S	280,000	F/S	345,000	F/S	1,190,000	F/S	1,085,000					F/S	2,900,000	5,900,000	
			GO 2020	20,000	GO 2020	55,000	GO 2020	335,000	GO 2022	240,000					GO	650,000		
					CFU	200,000										CFU		200,000
									SCF	687,000						SCF		687,000
70	Streets: Center Street Improvements	CD/ENG			BHCG	300,000									BHCG	300,000	1,375,000	
					LST	100,000									LST	100,000		
			FR	125,000	FR	375,000									FR	500,000		
					CDBG	75,000										CDBG		75,000
					GO 2020	150,000										GO		150,000
71	Streets: Center Street Trail	CD/ENG	F/S	216,600											F/S	216,600	550,000	
			GO 2018	333,400											GO	333,400		
72	Streets: Center Street Railroad Crossing	CD/ENG	LST	28,000											LST	28,000	140,000	
			F/S	84,000											F/S	84,000		
			RR	28,000											RR	28,000		
73	Streets: Greenhill Road Extension (Hudson Road to 27th Street)	CD/ENG	GO 2018	650,000										GO	650,000	650,000		
74	Streets: Greenhill Road & Hudson Intersection Improvements	CD/ENG			PRIV	50,000	PRIV	500,000						PRIV	550,000	550,000		
75	Streets: Greenhill Road & South Main Street Intersection	CD/ENG			GO 2020	290,000	GO 2022	298,000	GO 2022	715,000					GO	1,303,000	3,420,000	
							SCF	687,000							SCF	687,000		
							CFU	430,000								CFU		430,000
							LST	665,000	LST	335,000						LST		1,000,000
76	Streets: Hudson Road - W. 27th Street Intersection Improvements	CD/ENG								GO 2024	60,000	GO 2024	325,000	GO	385,000	385,000		
77	Streets: Hwy 58 & Viking Road Intersection Improvements	CD/ENG	F/S	6,965,640	F/S	6,965,640	F/S	6,965,640							F/S	20,896,920	32,141,910	
			TIF-UN	3,748,330	TIF-UN	3,748,330	TIF-UN	3,748,330							TIF-UN	11,244,990		
78	Streets: Main Street Alley	CD/ENG	BHCG	45,000											BHCG	45,000	150,000	
			TIF-DT	105,000											TIF-DT	105,000		
79	Streets: Main Street Reconstruction	CD/ENG							F/S	500,000					F/S	500,000	7,620,000	
											SCF	687,000			SCF	687,000		
											LST	1,350,000	LST	1,013,000	LST	4,063,000		
							GO 2020	1,000,000	GO 2022	590,000	GO 2022	490,000	GO 2024	290,000	GO	2,370,000		
80	Streets: Prairie Parkway & Viking Road Traffic Signals	CD/ENG							LST	125,000					LST	125,000	885,000	
									TIF-PP	67,500	TIF-PP	375,000			TIF-PP	442,500		
									SCF	67,500	SCF	250,000			SCF	317,500		
81	Streets: Ridgeway Avenue Reconstruction	CD/ENG	TIF-SCF	1,450,000	TIF-SCF	87,500	TIF-SCF	1,507,500							TIF-SCF	3,045,000	4,745,000	
			PRIV	800,000	PRIV	87,500	PRIV	812,500							PRIV	1,700,000		

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			FUNDING		FUNDING		FUNDING		FUNDING		FUNDING		FUNDING		FUNDING		
			SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	
82	Streets: Seal Coat Program	CD/ENG	LST	100,000	LST	100,000	LST	100,000	LST	100,000	LST	100,000	LST	100,000	LST	600,000	600,000
83	Streets: Traffic Planning	CD/ENG			SCF	50,000			SCF	50,000				SCF	100,000	100,000	
84	Streets: University Ave. (Hwy. 58 to Eastern City Limits) \$34.9 million already spent and included in FY19	CD/ENG	UA-TJ	20,000,000										UA-TJ	20,000,000	38,111,400	
			TIF-UN	4,278,700										TIF-UN	4,278,700		
			H/M	100,000										H/M	100,000		
			LST	4,708,900	LST	2,000								LST	4,710,900		
			F/S	550,000										F/S	550,000		
			SRB-5	980,000										SRB	980,000		
			STW	577,000										STW	577,000		
			CFU	3,013,000	CFU	21,300								CFU	3,034,300		
			BHCG	450,000										BHCG	450,000		
			SCF	3,285,800	SCF	144,700								SCF	3,430,500		
85	Streets: Viking Road Extension Phase I	CD/ENG					TIF-UN	200,000						TIF-UN	200,000	200,000	
86	Streets: Viking Road Extension Phase II	CD/ENG					TIF-UN	60,000	TIF-UN	600,000				TIF-UN	660,000	660,000	
87	Streets: West 1st Street Reconstruction	CD/ENG	F/S	4,649,825	F/S	3,451,675								F/S	8,101,500	14,992,960	
			CFU	1,778,350										CFU	1,778,350		
			GO 2018	636,000										GO	636,000		
			SRB-6	720,000										SRB	720,000		
			LST	1,346,305	LST	2,410,805								LST	3,757,110		
88	Streets: W. 12th Street Extension	CD/ENG					PRIV	500,000						PRIV	500,000	500,000	
89	Streets: W. 12th Street Reconstruction	CD/ENG							LST	650,000				LST	650,000	725,000	
							GO 2020	75,000						GO	75,000		
90	Streets: W. 22nd Street Realignment & Expansion	CD/ENG					LST	413,000						LST	413,000	473,000	
					TIF-CH	35,000	TIF-CH	25,000						TIF-CH	60,000		
91	Streetscape: Downtown Brick Replacement	CD/ENG			BHCG	210,000	BHCG	210,000	BHCG	187,500				BHCG	607,500	2,100,000	
			TIF-DT	75,000	TIF-DT	490,000	TIF-DT	490,000	TIF-DT	437,500				TIF-DT	1,492,500		
92	Streetscape: Downtown Streetscape Plan Implementatton	CD/ENG	BHCG	106,462	BHCG	381,750	BHCG	137,400	BHCG	39,900				BHCG	665,512	2,143,375	
			CMS	134,258	CMS	39,412	CMS	2,850						CMS	176,520		
					TIF-DT	830,038	TIF-DT	248,050	TIF-DT	93,100				TIF-DT	1,171,188		
			CFU	39,155	CFU	21,300	CFU	69,700						CFU	130,155		
93	Hearst Center Expansion	CD/INSPECT									PRIV	300,000	PRIV	1,055,000	1,355,000	2,685,000	
											GO 2024	700,000	GO	700,000			
											F/S	250,000	F/S	250,000			
											CIF	180,000	CIF	180,000			
											BHCG	200,000	BHCG	200,000			
94	Public Safety Building, including all project costs	CD/INSPECT	BHCG	380,367	BHCG	369,633								BHCG	750,000	7,621,211	
			GFS	6,871,211										GFS	6,871,211		
95	Recreation Center Expansion & Land Acquisition	CD/INSPECT											F/S	400,000	400,000	2,880,000	
													RCCIP	1,305,000	1,305,000		
													H/M	100,000	100,000		
													GO 2024	700,000	700,000		
													BHCG	300,000	300,000		
													HT	75,000	75,000		
96	Recreation Center Usage/Need/Study	CD/INSPECT	RCCIP	50,000										RCCIP	50,000	50,000	

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			FUNDING		FUNDING		FUNDING		FUNDING		FUNDING		FUNDING		FUNDING		
			SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	
97	Code Enforcement, Property Clean-up, Condemnation	CD/PLAN	CDBG	15,000	CDBG	15,000	CDBG	15,000	CDBG	15,000	CDBG	15,000	CDBG	15,000	CDBG	90,000	330,000
			CP	40,000	CP	40,000	CP	40,000	CP	40,000	CP	40,000	CP	40,000	CP	240,000	
98	Property/Flood Buyouts	CD/PLAN	CP	70,000	CP	70,000	CP	70,000	CP	70,000	CP	70,000	CP	70,000	CP	420,000	420,000
99	Bike Network On-street Signage	CD/PLAN	H/M	5,000	H/M	5,000	H/M	5,000	H/M	5,000	H/M	5,000	H/M	5,000	H/M	30,000	30,000
100	Bus Shelters & Related Amenities	CD/PLAN			MET	15,000			MET	15,000			MET	15,000	MET	45,000	45,000
101	Comprehensive Plan and Zoning Code Updates	CD/PLAN	TIF-DT	100,000	TIF-DT	50,000									TIF-DT	150,000	1,000,000
			GR	50,000	GR	50,000	GR	150,000	GR	150,000	GR	150,000	GR	150,000	GR	700,000	
					TIF-CH	100,000	TIF-CH	50,000							TIF-CH	150,000	
102	Conversion of rental homes back to 1-unit owner-occupied	CD/PLAN	GR	100,000	GR	100,000	GR	100,000						GR	300,000	300,000	
103	2016 Flood Recovery (Public Assistance & Buyouts)	CD/PLAN	F/S	177,854											F/S	177,854	1,778,549
			FEMA	1,300,000										FEMA	1,300,000		
			FR	300,695										FR	300,695		
104	Gibson Property Development	CD/PLAN	TIF-SCF	175,000	TIF-SCF	200,000	TIF-SCF	2,750,000	TIF-SCF	2,750,000				TIF-SCF	5,875,000	5,875,000	
105	Industrial Park Land Acquisition	CD/PLAN	TIF-SCF	2,750,000	TIF-SCF	4,200,000	TIF-SCF	2,250,000						TIF-SCF	9,200,000	9,200,000	
106	Mill Race Incentives	CD/PLAN	WLOO	33,000	WLOO	33,000									WLOO	66,000	233,760
			CFU	28,380	CFU	28,380									CFU	56,760	
			TIF-DT	33,000	TIF-DT	33,000									TIF-DT	66,000	
			UNI	15,000	UNI	15,000									UNI	30,000	
			WART	7,500	WART	7,500									WART	15,000	
107	Northern Industrial Park: Insurance & Maintenance	CD/PLAN	TIF-UN	30,000	TIF-UN	30,000	TIF-UN	30,000	TIF-UN	30,000	TIF-UN	30,000	TIF-UN	30,000	TIF-UN	180,000	180,000
108	Parking Lot: Drop Off Zones	CD/PLAN						TIF-DT	5,000					TIF-DT	5,000	5,000	
109	Parking Lot: Signage Improvements	CD/PLAN					TIF-DT	6,666							TIF-DT	6,666	20,000
							CMS	6,666						CMS	6,666		
							PMF	6,668						PMF	6,668		
110	Parking Lot: Wayfinding Signage Improvements	CD/PLAN						TIF-DT	24,000	TIF-DT	24,000				TIF-DT	48,000	144,000
							CMS	24,000	CMS	24,000			CMS	48,000			
							PMF	24,000	PMF	24,000			PMF	48,000			
111	Prairie Parkway Landscaping/Beautification	CD/PLAN	TIF-PP	120,000	TIF-PP	120,000								TIF-PP	240,000	240,000	
112	River Place Development Project	CD/PLAN	PRIV	5,000,000	PRIV	3,000,000									PRIV	8,000,000	13,800,000
			CMS	75,000	CMS	75,000	CMS	75,000	CMS	75,000	CMS	75,000	CMS	75,000	CMS	450,000	
			TIF-DT	500,000	TIF-DT	650,000	TIF-DT	900,000	TIF-DT	1,100,000	TIF-DT	1,100,000	TIF-DT	1,100,000	TIF-DT	5,350,000	
113	Wayfinding Signage Plan	CD/PLAN	H/M	40,000										H/M	40,000	40,000	
114	Building Maintenance	CD/WTR					SRF	30,000						SRF	30,000	30,000	
115	Facility Master Plan Update	CD/WTR			SRF	50,000	SRF	50,000						SRF	100,000	100,000	
116	Hudson Road Lining	CD/WTR					SRF	50,000	SRF	50,000				SRF	100,000	100,000	
117	Lift Station Electrical Generator	CD/WTR						SRF	60,000					SRF	60,000	60,000	
118	Mower/Snowblower	CD/WTR					SRF	20,000						SRF	20,000	20,000	
119	Nutrient Removal/Facility Plan	CD/WTR										SRB-8	42,000,000	SRB	42,000,000	42,000,000	
120	Oak Park Sewer Replacement Project	CD/WTR	SRF	10,000	SRF	290,000								SRF	300,000	300,000	
121	Plant Digester Rehabilitation	CD/WTR			SRB-6	1,600,000	SRB-7	8,000,000						SRB	9,600,000	9,600,000	
122	Sanitary Sewer Infiltration & Inflow Reduction Project	CD/WTR	SRF	25,000	SRF	25,000	SRF	25,000	SRF	25,000	SRF	25,000	SRF	20,000	SRF	145,000	145,000
123	Sanitary Sewer Spot Repairs/Emergency	CD/WTR	SRF	30,000	SRF	30,000	SRF	30,000	SRF	30,000	SRF	30,000	SRF	30,000	SRF	180,000	180,000
124	Sartori Trust Farm Improvements	CD/WTR					HT	20,000						HT	20,000	20,000	
125	Sewer Collection System Expansion Study	CD/WTR			SRF	50,000	SRF	250,000	SRF	250,000				SRF	550,000	550,000	



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			FUNDING		FUNDING		FUNDING		FUNDING		FUNDING		FUNDING		FUNDING		
			SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	
126	Silpiline Existing Sanitary Sewers	CD/WTR			SRF	100,000	SRF	200,000	SRF	200,000	SRF	250,000	SRF	250,000	SRF	1,000,000	1,000,000
127	Third Stage Trickling Filter Distributor	CD/WTR	SRF	150,000											SRF	150,000	150,000
128	UV Disinfection Bulb Replacement	CD/WTR	SRF	60,000											SRF	60,000	60,000
129	Water Line Extensions	CD/WTR			SRF	100,000									SRF	100,000	100,000
130	17th Street Lift Station Pump Repairs	CD/WTR							SRF	60,000					SRF	60,000	60,000
131	Seal Coat/Asphalt Overlay Program: Park & Cemetery	MOP/PK/CEM	SCF	50,000	SCF	50,000	SCF	50,000	SCF	50,000	SCF	50,000	SCF	50,000	SCF	300,000	300,000
132	Trail Maintenance	MOP/PK/CEM	H/M	40,000	H/M	40,000	H/M	40,000	H/M	40,000	H/M	40,000	H/M	40,000	H/M	240,000	240,000
133	Cemetery Road Construction and Improvements	MOP/PK/CEM	SCF	25,000	SCF	25,000	SCF	25,000	SCF	30,000	SCF	30,000	SCF	30,000	SCF	165,000	165,000
134	Golf Maintenance Complex Parking	MOP/PK/GOLF			GIF	6,000									GIF	6,000	6,000
135	Pheasant Ridge Cart Path Renovations	MOP/PK/GOLF			GIF	20,000			GIF	20,000					GIF	40,000	40,000
136	Pheasant Ridge Improvements	MOP/PK/GOLF							GIF	65,000					GIF	65,000	65,000
137	Pheasant Ridge Pro Shop - Water & Sewer Extension	MOP/PK/GOLF			GIF	70,000									GIF	70,000	70,000
138	Landscaping Roadways/Monuments & Signage	MOP/LANDSCAPE	H/M	50,000			H/M	50,000			H/M	50,000			H/M	150,000	150,000
139	New Park Development	MOP/LANDSCAPE					F/S	50,000					F/S	50,000	F/S	100,000	100,000
140	Northern Cedar Falls Landscape Improvements	MOP/LANDSCAPE	CP	25,000	CP	25,000	CP	25,000	CP	25,000	CP	25,000	CP	25,000	CP	150,000	150,000
141	Asphalt Paving of Select Alleys	MOP/PARK			SCF	55,000	SCF	55,000	SCF	55,000	SCF	55,000	SCF	55,000	SCF	275,000	275,000
142	Big Woods Campground Cabins	MOP/PARK							PRIV	125,000					PRIV	125,000	125,000
143	Emerald Ash Borer - Removal of Ash Trees	MOP/PARK			GR	50,000	GR	50,000	GR	50,000					GR	150,000	150,000
144	Fleet Wash Bay - In House	MOP/PARK			SCF	40,000									SCF	40,000	40,000
145	Fuel System Upgrade	MOP/PARK			GIF	80,000									GIF	80,000	175,000
							SCF	95,000							SCF	95,000	
146	Inclusive Park (Place to Play Playground)	MOP/PARK	BHCG	250,000											BHCG	250,000	1,000,000
			GR	40,000											GR	40,000	
			PRIV	250,000	PRIV	460,000									PRIV	710,000	
147	Island Park Masterplan	MOP/PARK					H/M	100,000							H/M	100,000	110,000
							GR	10,000							GR	10,000	
148	Park Improvements	MOP/PARK			F/S	25,000			F/S	40,000			F/S	25,000	F/S	90,000	90,000
149	Roof addition to restroom structures	MOP/PARK	GO 2018	28,000											GO	28,000	28,000
150	Roundabout Landscape Improvements	MOP/PARK					TIF-PP	50,000							TIF-PP	50,000	100,000
											TIF-SCF	50,000			TIF-SCF	50,000	
151	Security System Upgrade - PW Complex	MOP/PARK					REF	16,670							REF	16,670	50,000
							VRF	16,670							VRF	16,670	
							SCF	16,660							SCF	16,660	
152	Street Tree Replacement	MOP/PARK	F/S	5,000	F/S	5,000	F/S	5,000	F/S	5,000	F/S	5,000	F/S	7,000	F/S	32,000	95,000
			GR	10,000	GR	10,000	GR	10,000	GR	10,000	GR	10,000	GR	13,000	GR	63,000	
153	Bess Streeter Park Playground Equipment Upgrade	MOP/PARK							GR	5,000					GR	5,000	25,000
									PRIV	20,000					PRIV	20,000	
154	New Community Tennis Courts Amenities	MOP/PARK DEV	GR	10,000											GR	10,000	10,000
155	New Park Identification Signage	MOP/PARK DEV	GR	10,000	GR	15,000	GR	15,000							GR	40,000	40,000
156	Parks and Public Lands Master Plan	MOP/PARK DEV			GR	50,000	GR	50,000							GR	100,000	100,000
157	Peet Tennis Court Renovations	MOP/PARK DEV			GO 2020	15,000									GO	15,000	25,000
					SCHOOLS	10,000									SCHOOLS	10,000	



**FY19 - FY24 CAPITAL IMPROVEMENTS PROGRAM  
CITY OF CEDAR FALLS, IOWA**

Presented to City Council/Planning & Zoning Comm:  
Approved by the City Council:  
Resolution Number:

New FY19

#	PROJECT OR PROGRAM	DEPT/ DIV.	FY19		FY20		FY21		FY22		FY23		FY24		SUBTOTAL		TOTAL FUNDING AMOUNT
			FUNDING		FUNDING		FUNDING		FUNDING		FUNDING		FUNDING		FUNDING		
			SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	
158	Project Seeding	MOP/PARK DEV	GO 2018	25,000	GO 2018	25,000									GO	50,000	50,000
159	Shelter Construction (Seerley Park)	MOP/PARK DEV					GR	15,000							GR	15,000	45,000
							PRIV	30,000							PRIV	30,000	
160	Tennis/Pickleball Court Improvements - Orchard Hill	MOP/PARK DEV	GO 2018	50,000											GO	50,000	150,000
			BHCG	50,000											BHCG	50,000	
			PRIV	50,000											PRIV	50,000	
161	Birdsall Fencing	MOP/REC					SBPF	75,000							SBPF	75,000	75,000
162	Dugout Renovations Pfeiffer Park	MOP/REC	GR	8,700											GR	8,700	8,700
163	Falls - Camera System	MOP/REC	RCCIP	25,000											RCCIP	25,000	25,000
164	Falls - Chemical System Controllers	MOP/REC					RCCIP	14,500							RCCIP	14,500	14,500
165	Falls - Play Equipment	MOP/REC							RCCIP	30,000					RCCIP	30,000	30,000
166	Falls- Robotic Pool Cleaners	MOP/REC			RCCIP	18,000									RCCIP	18,000	18,000
167	Falls- Shelter	MOP/REC							RCCIP	17,000					RCCIP	17,000	17,000
168	Falls- Waterslide Refinish/Repair	MOP/REC					RCCIP	250,000							RCCIP	250,000	250,000
169	Falls- Wood	MOP/REC			RCCIP	10,000									RCCIP	10,000	10,000
170	Landscape Repairs @ Birdsell Softball Complex	MOP/REC			SBPF	15,000									SBPF	15,000	15,000
171	Paint Falls Aquatic Center Pools	MOP/REC					RCCIP	150,000							RCCIP	150,000	150,000
172	Rec Cameras	MOP/REC					RCCIP	42,000							RCCIP	42,000	42,000
173	Rec Center Locker Rooms	MOP/REC			RCCIP	500,000									RCCIP	500,000	500,000
174	Weight Equipment	MOP/REC					RCCIP	300,000							RCCIP	300,000	300,000
175	Replacement of Air Conditioning Units - Hearst	MOP/CULT	CIF	5,000	CIF	10,000									CIF	15,000	15,000
176	Electronic Entry for West Entrance - Hearst	MOP/CULT	CIF	8,300											CIF	8,300	8,300
177	Environmental Monitors for Art Storage, Gallery	MOP/CULT					CIF	900							CIF	900	900
178	Fascia needs to be Refurbished	MOP/CULT	CIF	6,900											CIF	6,900	6,900
179	Hearst Center Upper Restrooms Refurbish	MOP/CULT					CIF	35,000							CIF	35,000	35,000
180	Hearst Center Usage Study	MOP/CULT	ACB	7,500											ACB	7,500	7,500
181	Landscape area West of patio	MOP/V&T	TRC	5,000											TRC	5,000	5,000
182	Tuck Pointing Visitor Center	MOP/V&T			TRC	2,000									TRC	2,000	2,000
183	Building Controls Upgrade - City Hall	MOP/BLDG							GP	90,000					GP	90,000	90,000
184	Building Exterior Weatherproofing - Library	MOP/BLDG	CF	20,000											CF	20,000	40,000
			GR	20,000											GR	20,000	
185	Carpet - Library	MOP/BLDG					F/S	50,000							F/S	50,000	225,000
							CF	125,000							CF	125,000	
							GR	50,000							GR	50,000	
186	City Hall Carpet Replacement & Repurpose of City Hall	MOP/BLDG	GFS	25,000	GFS	50,000	GFS	525,000	GFS	400,000					GFS	1,000,000	1,000,000
187	Energy Conservation Initiatives	MOP/BLDG	GR	25,000	GR	25,000	GR	25,000	GR	25,000	GR	25,000	GR	25,000	GR	150,000	150,000
188	Energy Grants	MOP/BLDG	F/S	15,000	F/S	15,000	F/S	15,000	F/S	15,000	F/S	20,000	F/S	20,000	F/S	100,000	100,000
189	Falls - Brick Walls	MOP/BLDG			RCCIP	200,000									RCCIP	200,000	200,000
190	Falls - Restroom	MOP/BLDG			RCCIP	100,000									RCCIP	100,000	100,000
191	Compaction Equipment Refurbishing at Transfer Station	MOP/REF							REF	275,000					REF	275,000	275,000
192	Lloyd Lane Recycling Site Expansion	MOP/REF			REF	125,000									REF	125,000	125,000
193	Security Cameras at Recycling Sites	MOP/REF							REF	50,000	REF	50,000			REF	100,000	100,000

**FY19 - FY24 CAPITAL IMPROVEMENTS PROGRAM  
CITY OF CEDAR FALLS, IOWA**

Presented to City Council/Planning & Zoning Comm:  
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New FY19

#	PROJECT OR PROGRAM	DEPT/ DIV.	FY19		FY20		FY21		FY22		FY23		FY24		SUBTOTAL		TOTAL FUNDING AMOUNT
			FUNDING		FUNDING		FUNDING		FUNDING		FUNDING		FUNDING		FUNDING		
			SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	
194	Expansion of Automated Vehicle Locators	MOP/STR	VRF	25,000	VRF	25,000									VRF	50,000	50,000
195	Streetscape: College Hill Maintenance & Improvements	MOP/STR	TIF-CH	30,000	TIF-CH	10,000	TIF-CH	30,000	TIF-CH	10,000	TIF-CH	75,000	TIF-CH	75,000	TIF-CH	230,000	230,000
196	Streetscape: Downtown Maintenance & Improvements	MOP/STR	TIF-DT	10,000	TIF-DT	10,000	TIF-DT	10,000	TIF-DT	10,000					TIF-DT	40,000	40,000
197	Trench Shoring Equipment	MOP/STR	SCF	50,000	SCF	15,000									SCF	65,000	65,000
198	Signalized Intersection Upgrade	MOP/TO	SCF	200,000	SCF	200,000	SCF	200,000	SCF	200,000	SCF	200,000	SCF	200,000	SCF	1,200,000	1,200,000
199	Siren Replacement	MOP/TO	GR	40,000	GR	13,000	GR	15,000	GR	15,000	GR	60,000			GR	143,000	143,000
200	AED	PSS/FIRE			GR	15,000					GR	15,000			GR	30,000	30,000
201	Bunker Gear, Replacement of Pass Devices and Volunteer Equipment	PSS/FIRE	GO 2018	50,000	GO 2020	30,000	GO 2020	10,000	GO 2022	20,000	GO 2022	25,000	GO 2024	40,000	GO	175,000	175,000
202	Engine 501 Replacement	PSS/FIRE	GO 2018	500,000											GO	500,000	500,000
203	Fire Hose	PSS/FIRE	GR	5,000			GR	6,000			GR	6,000			GR	17,000	17,000
204	Fire Training Facility	PSS/FIRE											GO 2024	500,000	GO	500,000	500,000
205	Ballistic Vests Replacements	PSS/POLICE	PF	3,000	PF	6,375	PF	3,375	PF	3,375					PF	16,125	32,250
			F/S	3,000	F/S	6,375	F/S	3,375	F/S	3,375					F/S	16,125	
206	In Car Camera	PSS/POLICE			GR	75,000									GR	75,000	75,000
207	Lab & Investigative Equipment	PSS/POLICE			PF	10,000									PF	10,000	10,000
208	Equipment Reserve	PSS/POLICE	GR	7,000	GR	9,000	GR	9,000	GR	9,000	GR	9,000	GR	9,000	GR	52,000	52,000
209	Forensic Cellphone & Tablet Equipment	PSS/POLICE							GR	10,000					GR	10,000	10,000
210	Weapons	PSS/POLICE					GR	18,000			GR	7,500			GR	25,500	25,500
<b>FY19-24 CIP TOTAL</b>				<b>\$95,394,956</b>		<b>\$45,689,538</b>		<b>\$46,251,195</b>		<b>\$24,612,825</b>		<b>\$10,612,575</b>		<b>\$60,061,575</b>		<b>\$282,622,664</b>	<b>\$282,622,664</b>

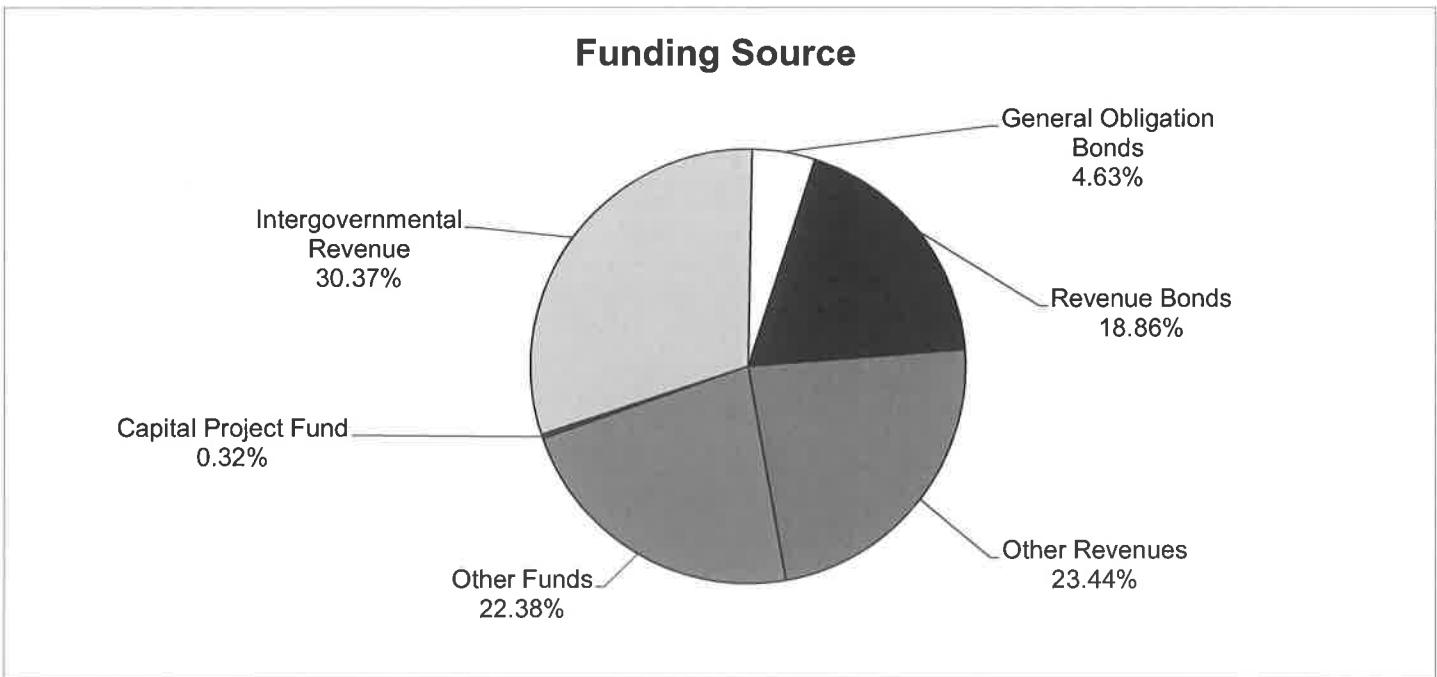


	FY19	FY20	FY21	FY22	FY23	FY24	TOTAL	
ACB --- Art Culture Board	7,500	0	0	0	0	0	7,500	--- ACB
BHCG --- Black Hawk County Gaming Grant	1,331,829	1,261,383	347,400	1,527,400	0	500,000	4,968,012	--- BHCG
CDBG --- Community Development Block Grant	140,000	265,000	190,000	190,000	190,000	190,000	1,165,000	--- CDBG
CF --- Community Foundation	123,000	0	125,000	0	0	0	248,000	--- CF
CFHS --- Cedar Falls Historical Society	82,700	0	0	0	0	0	82,700	--- CFHS
CFU --- Cedar Falls Utility	4,858,885	520,980	499,700	0	0	0	5,879,565	--- CFU
CIF --- Cultural Improvement Fund	20,200	10,000	35,900	0	0	180,000	246,100	--- CIF
CMS --- Parking Potential	209,258	114,412	84,516	99,000	99,000	75,000	681,186	--- CMS
CP --- Capital Projects	135,000	135,000	135,000	225,000	135,000	135,000	900,000	--- CP
CTF --- Cable Television Fund	105,000	395,000	105,000	105,000	105,000	105,000	920,000	--- CTF
DPR --- Data Processing Receipts	438,500	216,325	176,075	147,075	120,075	190,575	1,288,625	--- DPR
FEMA --- Federal Emergency Management Agency	1,300,000	0	0	0	0	0	1,300,000	--- FEMA
FR --- Flood Reserve	425,695	375,000	0	1,000,000	0	0	1,800,695	--- FR
FRIEND --- Friends of the Public Library	27,500	0	0	0	0	0	27,500	--- FRIEND
F/S --- Federal or State Funding	13,291,419	11,558,190	8,279,015	1,723,375	25,000	1,232,000	36,108,999	--- F/S
GFS --- General Fund Savings	6,896,211	50,000	525,000	400,000	0	0	7,871,211	--- GFS
GIF --- Golf Improvement Fund	0	176,000	0	85,000	0	0	261,000	--- GIF
GO 2018 --- General Obligation Bond	3,133,712	91,000	20,000	0	0	0	3,244,712	--- GO 2018
GO 2020 --- General Obligation Bond	211,000	1,292,000	1,710,000	50,000	0	0	3,263,000	--- GO 2020
GO 2022 --- General Obligation Bond	0	0	298,000	2,276,000	690,000	0	3,264,000	--- GO 2022
GO 2024 --- General Obligation Bond	0	0	0	0	60,000	3,255,000	3,315,000	--- GO 2024
GR --- General Revenue	345,700	417,000	528,000	279,000	333,500	202,000	2,105,200	--- GR
H/M --- Hotel/Motel Tax Receipts	285,000	95,000	245,000	95,000	145,000	195,000	1,060,000	--- H/M
HOME --- HOME Investment Partnerships Program	30,000	30,000	30,000	30,000	30,000	30,000	180,000	--- HOME
HT --- Health Trust	0	20,000	20,000	0	0	75,000	95,000	--- HT
LST --- Local Sales Tax (LST)	10,033,205	7,362,805	5,478,000	5,723,000	3,813,000	5,850,000	38,260,010	--- LST
MET --- MET Transit	0	15,000	0	15,000	0	15,000	45,000	--- MET
PF --- Police Forfeiture	3,000	16,375	3,375	3,375	0	0	26,125	--- PF
PMF --- Parking Meter Fund	50,000	50,000	56,668	74,000	74,000	50,000	354,668	--- PMF
PRIV --- Private Contribution	6,100,000	3,597,500	1,878,500	945,000	300,000	1,055,000	13,876,000	--- PRIV
RCCIP --- Recreation Center Capital	75,000	828,000	756,500	47,000	0	1,305,000	3,011,500	--- RCCIP
REF --- Refuse Fund	220,000	545,000	206,670	515,000	240,000	190,000	1,916,670	--- REF
RR --- Railroad CN	28,000	0	0	0	0	0	28,000	--- RR
SA --- Special Assessment	75,000	75,000	75,000	75,000	75,000	75,000	450,000	--- SA
SBPF --- Softball Player Fund	0	15,000	75,000	0	0	0	90,000	--- SBPF
SCF --- Street Construction Fund	4,460,800	1,414,700	1,823,160	1,864,000	1,649,000	877,000	12,088,660	--- SCF
SCHOOLS --- School	726,312	10,000	0	0	0	0	736,312	--- SCHOOLS
SRB-5 --- Sewer Revenue Bond - 5	980,000	0	0	0	0	0	980,000	--- SRB-5
SRB-6 --- Sewer Revenue Bond - 6	720,000	1,600,000	0	0	0	0	2,320,000	--- SRB-6
SRB-7 --- Sewer Revenue Bond - 7	0	0	8,000,000	0	0	0	8,000,000	--- SRB-7
SRB-8 --- Sewer Revenue Bond - 8	0	0	0	0	0	42,000,000	42,000,000	--- SRB-8
SRF --- Sanitary Sewer Rental Fund	335,000	1,525,000	970,000	840,000	470,000	465,000	4,605,000	--- SRF
STG --- State Tax Grant	2,750,000	0	0	0	0	0	2,750,000	--- STG
STW --- Storm Water Fund	1,620,000	585,000	665,000	165,000	365,000	140,000	3,540,000	--- STW
TIF-CH --- Tax Increment Financing - College Hill	30,000	145,000	105,000	10,000	75,000	75,000	440,000	--- TIF-CH
TIF-DT --- Tax Increment Financing - Downtown	823,000	2,063,038	1,654,716	1,669,600	1,124,000	1,100,000	8,434,354	--- TIF-DT
TIF-UN --- Tax Increment Financing - Unified Industrial Park	8,057,030	3,845,830	4,038,330	630,000	30,000	30,000	16,631,190	--- TIF-UN
TIF-PP --- Tax Increment Financing - Pinnacle Prairie	120,000	120,000	117,500	375,000	0	0	732,500	--- TIF-PP
TIF-SCF --- Tax Increment Financing - South Cedar Falls	4,375,000	4,487,500	6,507,500	3,080,000	115,000	120,000	18,685,000	--- TIF-SCF
TRC --- Tourism Cash Reserves	5,000	2,000	0	0	0	0	7,000	--- TRC
UA-TJ --- University Avenue Transfer of Jurisdiction	20,000,000	0	0	0	0	0	20,000,000	--- UA-TJ
UNI --- University of Northern Iowa	15,000	15,000	0	0	0	0	30,000	--- UNI
VRF --- Vehicle Rental Fees	355,000	329,000	486,670	350,000	350,000	350,000	2,220,670	--- VRF
WART --- Wartburg College	7,500	7,500	0	0	0	0	15,000	--- WART
WLOO --- City of Waterloo	33,000	33,000	0	0	0	0	66,000	--- WLOO
<b>TOTALS:</b>	<b>\$95,394,956</b>	<b>\$45,689,538</b>	<b>\$46,251,195</b>	<b>\$24,612,825</b>	<b>\$10,612,575</b>	<b>\$60,061,575</b>	<b>\$282,622,664</b>	<b>TOTAL</b>
GO-2018 Amounts:	3,133,712	91,000	20,000	0	0	0	3,244,712	GO-2018 Bond
GO-2020 Amounts	211,000	1,292,000	1,710,000	50,000	0	0	3,263,000	GO-2020 Bond
GO-2022 Amounts	0	0	298,000	2,276,000	690,000	0	3,264,000	GO-2022 Bond
GO-2024 Amounts	0	0	0	0	60,000	3,255,000	3,315,000	GO-2024 Bond
SRB-5	980,000	0	0	0	0	0	980,000	SRB-5
SRB-6	720,000	1,600,000	0	0	0	0	2,320,000	SRB-6
SRB-7	0	0	8,000,000	0	0	0	8,000,000	SRB-7
SRB-8	0	0	0	0	0	42,000,000	42,000,000	SRB-8
Capital Projects:	135,000	135,000	135,000	225,000	135,000	135,000	900,000	Capital Projects
Bonds/CapProj:	\$5,179,712	\$3,118,000	\$10,163,000	\$2,551,000	\$885,000	\$45,390,000	\$67,286,712	Bond/Capital Projects Total

**FY19 - FY24 CAPITAL IMPROVEMENTS PROGRAM SUMMARY  
CITY OF CEDAR FALLS**

<b>EXPENDITURES</b>	<b>FY19</b>	<b>FY20</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>TOTAL</b>
Finance & Business Operations	\$1,639,000	\$2,540,325	\$1,188,075	\$1,239,075	\$1,012,075	\$1,282,575	\$8,901,125
Community Development	91,693,556	40,578,463	42,325,970	21,651,000	8,793,000	57,615,000	\$262,656,989
Municipal Operations & Programs	1,494,400	2,419,000	2,687,400	1,677,000	745,000	615,000	\$9,637,800
Public Safety Services	568,000	151,750	49,750	45,750	62,500	549,000	\$1,426,750
<b>TOTAL</b>	<b>\$95,394,956</b>	<b>\$45,689,538</b>	<b>\$46,251,195</b>	<b>\$24,612,825</b>	<b>\$10,612,575</b>	<b>\$60,061,575</b>	<b>\$282,622,664</b>

<b>FUNDING SOURCES</b>	<b>FY19</b>	<b>FY20</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>TOTAL</b>
Other Funds	\$35,616,864	\$7,117,937	\$6,514,159	\$5,985,075	\$3,805,575	\$4,219,575	\$63,259,185
Capital Project Fund	135,000	135,000	135,000	225,000	135,000	135,000	\$900,000
Intergovernmental Revenue	29,164,453	20,588,753	14,572,790	9,292,150	4,203,000	7,997,000	\$85,818,146
General Obligation Bonds	3,344,712	1,383,000	2,028,000	2,326,000	750,000	3,255,000	\$13,086,712
Revenue Bonds	1,700,000	1,600,000	8,000,000	0	0	42,000,000	\$53,300,000
Other Revenues	25,433,927	14,864,848	15,001,246	6,784,600	1,719,000	2,455,000	\$66,258,621
<b>TOTAL</b>	<b>\$95,394,956</b>	<b>\$45,689,538</b>	<b>\$46,251,195</b>	<b>\$24,612,825</b>	<b>\$10,612,575</b>	<b>\$60,061,575</b>	<b>\$282,622,664</b>



**FY19-24 CIP  
Revenue Change Projections**

			<b>Projected Revenue Change</b>	
<b>Fiscal Year</b>	<b>Committed Debt Service</b>	<b>Payment Include FY19- 24 CIP</b>	<b>Amount</b>	<b>Percent</b>
19	837,986	837,986	(526,604)	-2.69%
20	888,720	888,720	72,560	0.35%
21	664,150	990,222	101,502	0.49%
22	661,100	1,025,963	35,741	0.17%
23	662,450	1,362,384	336,421	1.62%
24	662,950	1,404,368	41,984	0.20%
25	662,600	1,752,231	347,863	1.64%

1. Proposed issuance of \$3,263,000 in FY20, \$3,264,000 in FY22, \$3,315,000 in FY24.

Each bond sale is assumed to be for ten years at a 3.0 percent interest rate.  
The interest on the bond sales during the issue year is assumed to be capitalized out of the bond sale amounts.

2. The percentage change is based on the previous year's total property tax askings. There is no taxable growth factored in.

**FY19-24 CIP  
Revenue Change Projections**

<b>Fiscal Year</b>	<b>Percent Change</b>	<b>Change in City Tax Rate</b>	<b>Projected City Tax Rate (Per \$1,000)</b>	<b>City Taxes Paid on a \$100,000 Home</b>
19	-2.69%	-0.2992	\$11.22	\$624.07
20	0.35%	0.0395	\$11.26	\$626.27
21	0.49%	0.0552	\$11.31	\$629.34
22	0.17%	0.0195	\$11.33	\$630.42
23	1.62%	0.1831	\$11.52	\$640.61
24	0.20%	0.0228	\$11.54	\$641.88
25	1.64%	0.1893	\$11.73	\$652.41

1. The percentage change is based on the previous year's total property tax askings. There is no taxable growth factored in.
2. The cumulative effect of the revenue changes needed to finance the FY19-24 CIP is a 1.75% percent increase or \$76.49 more in property taxes paid on an existing \$100,000 home from FY19-FY24.

**FY19 - 24 CIP  
Debt Limit Projections - All G.O. Debt  
(Assumes \$0 in Taxable Value Growth)**

Fiscal Year (Start)	Current Principal Outstanding	Proposed Net Debt Incurred	New Principal Outstanding	Percent of Current Debt Limit	Projected Debt Limit	Percent of Projected Debt Limit
18	18,150,000	-	18,150,000	11.50%	151,911,983	11.95%
19	15,680,000	-	15,680,000	9.94%	151,911,983	10.32%
20	14,085,000	3,263,000	17,348,000	10.99%	151,911,983	11.42%
21	12,370,000	3,034,818	15,404,818	9.76%	151,911,983	10.14%
22	10,830,000	6,025,000	16,855,000	10.68%	151,911,983	11.10%
23	9,250,000	5,505,816	14,755,816	9.35%	151,911,983	9.71%
24	7,615,000	8,244,573	15,859,573	10.05%	151,911,983	10.44%

**FY19 - 24 CIP  
Debt Limit Projections  
All G.O. Debt Less Direct Revenue Supported Debt**

Fiscal Year (Start)	Current Principal Outstanding	Proposed Net Debt Incurred	New Principal Outstanding	Percent of Current Debt Limit	Projected Debt Limit	Percent of Projected Debt Limit
18	6,745,000	-	6,745,000	4.27%	151,911,983	4.44%
19	5,470,000	-	5,470,000	3.47%	151,911,983	3.60%
20	4,805,000	3,263,000	8,068,000	5.11%	151,911,983	5.31%
21	4,085,000	3,034,818	7,119,818	4.51%	151,911,983	4.69%
22	3,565,000	6,025,000	9,590,000	6.08%	151,911,983	6.31%
23	3,030,000	5,505,816	8,535,816	5.41%	151,911,983	5.62%
24	2,475,000	8,244,573	10,719,573	6.79%	151,911,983	7.06%



# City of Cedar Falls Capital Improvement Program

CIP Number: 1

Department:  
Finance & Business Operations

Division:  
Administration

Project Number:

Project Description:  
**Bond Fees**  
Bond fees pay for the financial and legal costs of the sale of general obligation bonds.



Operations and Maintenance Impact on Budget:  
Current:  
Paid with bond proceeds.  
Long-Term:  
There will be an effect on the Operating Budget via debt service payment fluctuations.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other		50,000		50,000		50,000	150,000
<b>Total Costs</b>	-	50,000	-	50,000	-	50,000	150,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond		50,000		50,000		50,000	150,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
							-
							-
							-
							-
<b>Total Source</b>	-	50,000	-	50,000	-	50,000	150,000

Funding Source:	Project Schedule	Start	Finish
GO Bond	150,000		
	Design		
	Land/Right of Way		
	Utility Relocation		
	Construction		
	Other: Coordinated with bond sale		
<b>Total</b>	<b>\$150,000</b>	<b>Total Project</b>	



## City of Cedar Falls Capital Improvement Program

CIP Number: 2

Department:  
Finance & Business Operations

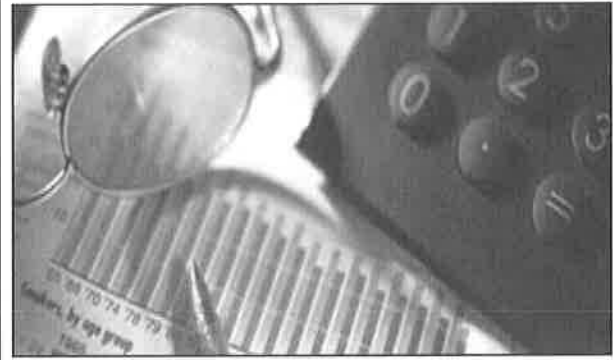
Division:  
Administration

Project Number:

Project Description:

### Capitalized Interest

Capitalized interest pays for the interest costs incurred between the time of bond sale and the first property tax levy.



Operations and Maintenance Impact on Budget:

Current:

Paid with bond proceeds. There will be an effect on the Operating Budget.

Long-Term:

The debt service levy increases to pay interest costs if bond sales are not timed around tax certification dates.

Capitalized costs can be levied in a subsequent year which creates property tax fluctuations and additional interest expenses.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other		150,000		150,000		150,000	450,000
<b>Total Costs</b>	-	150,000	-	150,000	-	150,000	450,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond		150,000		150,000		150,000	450,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
							-
							-
							-
							-
<b>Total Source</b>	-	150,000	-	150,000	-	150,000	450,000
Funding Source:		<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
GO Bond	450,000	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction					
		Other: Coordinated					
		with bond sale					
<b>Total</b>	<b>\$450,000</b>	<b>Total Project</b>					

## City of Cedar Falls Capital Improvement Program

CIP Number: 3

Department:  
Finance & Business Operations

Division:  
Administration

Project Number:

**Project Description:**

**Vehicle Replacement Program**

These are projected capital costs for equipment replacement paid from the Vehicle Replacement Fund through the annual amortization of vehicles owned by each fund or division. Also included are large equipment purchases for the street, sewer, and refuse funds, which are paid for from these user fees accordingly.



**Operations and Maintenance Impact on Budget:**

**Current:**

The Vehicle Replacement Program has resulted in a savings in the operating budget due to less repair and maintenance required on new equipment. Vehicle replacement costs are allocated back to operating budgets based on vehicle usage.

**Long-Term:**

Departments which are effective in extending vehicle life successfully reduce O/M costs prorated to them.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish	900,000	1,729,000	907,000	787,000	787,000	787,000	5,897,000
Other							-
<b>Total Costs</b>	900,000	1,729,000	907,000	787,000	787,000	787,000	5,897,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Vehicle Replacement	330,000	304,000	470,000	350,000	350,000	350,000	2,154,000
Sewer Rental Fund	30,000	500,000	35,000	35,000	35,000	35,000	670,000
Street Const. Fund	320,000	505,000	212,000	212,000	212,000	212,000	1,673,000
Refuse Fund	220,000	420,000	190,000	190,000	190,000	190,000	1,400,000
							-
<b>Total Source</b>	900,000	1,729,000	907,000	787,000	787,000	787,000	5,897,000
Funding Source:		Project Schedule		Start	Finish		
VRF	2,154,000	Design					
SCF	1,673,000	Land/Right of Way					
SRF	670,000	Utility Relocation					
REF	1,400,000	Construction					
GO Bond	-	Other:		Annual	Annual		
<b>Total</b>	5,897,000	<b>Total Project</b>		Annual	Annual		

## City of Cedar Falls Capital Improvement Program

CIP Number: 4

Department:  
Finance & Business Operations

Division:  
Information Systems/Cable TV

Project Number:

Project Description:  
Cable TV Equipment Upgrades  
General Yearly Equipment Upgrades



Operations and Maintenance Impact on Budget:  
Current:  
The general fund will not be affected by Cable TV expenditures.  
Long-Term:  
Plan for replacement of HD Cameras.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Studio Improvements	50,000	50,000	50,000	50,000	50,000	50,000	300,000
Equipment	55,000	55,000	55,000	55,000	55,000	55,000	330,000
Other							-
<b>Total Costs</b>	105,000	105,000	105,000	105,000	105,000	105,000	630,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Cable TV Fund	105,000	105,000	105,000	105,000	105,000	105,000	630,000
Cable TV Reserves							-
TIF - Downtown							-
							-
							-
<b>Total Source</b>	105,000	105,000	105,000	105,000	105,000	105,000	630,000

Funding Source:	630,000	Project Schedule	Start	Finish
CTF	630,000	Design		
		Land/Right of Way		
		Utility Relocation		
		Construction		
		Other:		
<b>Total</b>	<b>\$630,000</b>	<b>Total Project</b>		

<b>City of Cedar Falls Capital Improvement Program</b>	CIP Number: 5
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Department: <b>Finance &amp; Business Operations</b>	Division: <b>Information Systems/Cable TV</b>	Project Number:
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Project Description:

**Studio Camera replacement**

FY20 Studio Camera replacement: We are anticipating replacing of our studio cameras, CCU control units and viewfinders in FY20. This is part of an on-going replacement plan for every 7-9 years.



Operations and Maintenance Impact on Budget:

Current:  
Cable TV Revenues will be used for these projects and upgrades. Studio Cameras would be covered by Cable TV Cash Reserves. The general fund will not be affected by Cable TV expenditures.

Long-Term:

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Studio Cameras		180,000					180,000
Studio Improvements							-
Equipment							-
Other							-
<b>Total Costs</b>	-	180,000	-	-	-	-	180,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Cable TV Fund		180,000					180,000
Capital Projects							-
							-
							-
							-
							-
<b>Total Source</b>	-	180,000	-	-	-	-	180,000

Funding Source:		<b>Project Schedule</b>	<b>Start</b>	<b>Finish</b>
CTF	180,000	Design		
		Land/Right of Way		
		Utility Relocation		
		Construction		
		Other:	FY20	FY20
Total	\$180,000	<b>Total Project</b>		

<b>City of Cedar Falls Capital Improvement Program</b>	CIP Number: <b>6</b>
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Department: <b>Finance &amp; Business Operations</b>	Division: <b>Information Systems/Cable TV</b>	Project Number:
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Project Description:

**Video Switcher/Replay replacement**

FY20 Video Switcher & Replay replacement: We are anticipating replacing our video switchers and replay system in FY20.



Operations and Maintenance Impact on Budget:

Current:  
Cable TV Revenues and the Cable TV Fund studio and equipment budget will be used for these purchases.

Long-Term:

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Video Switchers		70,000					70,000
Video Replay		40,000					40,000
Equipment							-
Other							-
<b>Total Costs</b>	-	110,000	-	-	-	-	110,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Cable TV Cash Reserves							-
Capital Projects							-
Cable TV Fund		110,000					110,000
							-
							-
							-
							-
<b>Total Source</b>	-	110,000	-	-	-	-	110,000
Funding Source:	<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>		
CTF	110,000	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction					
		Other:			FY20		FY20
Total	\$110,000	<b>Total Project</b>					

## City of Cedar Falls Capital Improvement Program

CIP Number: 7

Department:  
Finance & Business Operations

Division:  
Information Systems

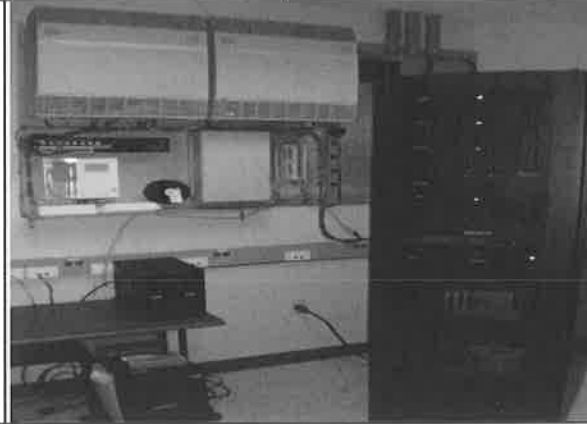
Project Number:

**Project Description:**

**Business Continuity**

This project provides hardware and software, outside of City Hall, for continued telephone and email communication during a failure of the City Hall system(s).

Ongoing software costs.



**Operations and Maintenance Impact on Budget:**

**Current:**

These costs are prorated to each department's computer services budget line item based on a pre-determined formula.

**Long-Term:**

These costs are prorated to each department's computer services budget line item based on a pre-determined formula.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total	
Design							-	
Land/Right of Way							-	
Utility Relocation							-	
Construction							-	
Landscaping							-	
Equipment & Furnish	7,000	7,000	7,000	7,000	7,000	7,000	42,000	
Training & Implementation							-	
<b>Total Costs</b>	7,000	7,000	7,000	7,000	7,000	7,000	42,000	
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total	
Gen. Obligation Bond							-	
Federal/State Funding							-	
Local Sales Tax							-	
Capital Projects							-	
Data Processing Rev.	7,000	7,000	7,000	7,000	7,000	7,000	42,000	
							-	
							-	
							-	
<b>Total Source</b>	7,000	7,000	7,000	7,000	7,000	7,000	42,000	
Funding Source:	Project Schedule		Start	Finish				
DPR	42,000	Design						
		Land/Right of Way						
		Utility Relocation						
		Construction						
		Other:						
		Software & Equipment	Ongoing			Ongoing		
<b>Total</b>	<b>\$42,000</b>	<b>Total Project</b>	Ongoing			Ongoing		

## City of Cedar Falls Capital Improvement Program

CIP Number: 8

Department:  
Finance & Business Operations

Division:  
Information Systems

Project Number:

**Project Description:**  
CIP/Capital Asset Software

This project would look at systems that would replace the current capital asset system and/or purchase a new program that would allow for more efficient development of the annual CIP (Capital Improvements Program)



**Operations and Maintenance Impact on Budget:**  
Current:  
There will be an effect on the Operating Budget since the costs would be allocated through the Data Processing allocation

Long-Term:  
Provide more efficient tracking of capital assets and development of the CIP.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish		15,000					15,000
Other							-
<b>Total Costs</b>	-	15,000	-	-	-	-	15,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
General Fund							-
Data Processing		15,000					15,000
							-
							-
							-
<b>Total Source</b>	-	15,000	-	-	-	-	15,000
Funding Source:	Project Schedule		Start	Finish			
DPR	15,000	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction					
		Other:		FY20			FY20
<b>Total</b>	<b>\$15,000</b>	<b>Total Project</b>		<b>FY20</b>			<b>FY20</b>

# City of Cedar Falls Capital Improvement Program

CIP Number: 9

Department:  
Finance & Business Operations

Division:  
Information Systems

Project Description:  
**Computer Equipment and Software**  
Software and equipment costs for city-wide computer systems.



Operations and Maintenance Impact on Budget:  
Current:  
These costs are prorated to each department's computer services budget line item based on a pre-determined formula.  
Long-Term:  
Centralized computer management has reduced operating expenses by insuring that hardware and software are compatible system-wide, and mitigated risk by providing adequate security of resources.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish	70,000	70,000	70,000	80,000	70,000	70,000	430,000
Other							-
<b>Total Costs</b>	70,000	70,000	70,000	80,000	70,000	70,000	430,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Data Processing Rev.	70,000	70,000	70,000	80,000	70,000	70,000	430,000
							-
							-
							-
							-
<b>Total Source</b>	70,000	70,000	70,000	80,000	70,000	70,000	430,000

Funding Source:	430,000	Project Schedule	Start	Finish
DPR		Design		
		Land/Right of Way		
		Utility Relocation		
		Construction		
		Other:		
		Software & Equipment	Ongoing	Ongoing
<b>Total</b>	<b>\$430,000</b>	<b>Total Project</b>	Ongoing	Ongoing



## City of Cedar Falls Capital Improvement Program

CIP Number: 10

Department:  
Finance & Business Operations

Division:  
Information Systems

Project Number:

Project Description:

**Copiers/Printers**

Replace copiers/printers throughout the city.



Operations and Maintenance Impact on Budget:

Current:

Copiers purchased in FY13 will require replacement in FY19.

Long-Term:

This project will provide savings to the City as opposed to keeping the old equipment and paying higher per copy maintenance fees, as well as providing improved efficiencies with newer technology.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish	91,000						91,000
Other							-
<b>Total Costs</b>	91,000	-	-	-	-	-	91,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Data Processing Revenue	91,000						91,000
							-
							-
							-
							-
							-
<b>Total Source</b>	91,000	-	-	-	-	-	91,000
Funding Source:		<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
DPR	91,000	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction					
		Other:		FY19		FY19	
<b>Total</b>	<b>\$91,000</b>	<b>Total Project</b>		<b>FY19</b>		<b>FY19</b>	

<b>City of Cedar Falls Capital Improvement Program</b>	CIP Number: 11
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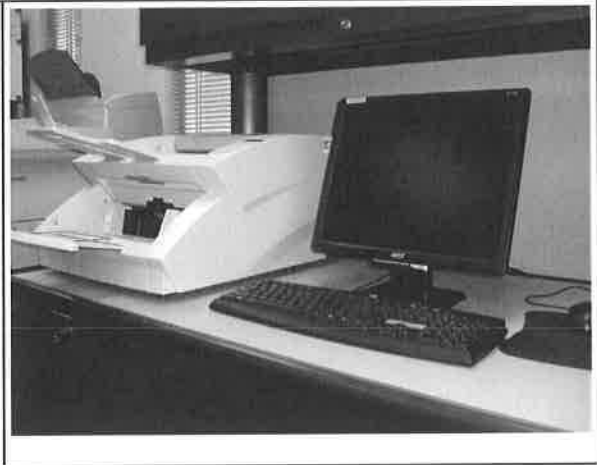
Department: Finance & Business Operations	Division: Information Systems	Project Number:
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Project Description:

**Document Imaging**

We continue to expand the document imaging capability in City departments, replacing equipment as necessary.

Replacement scanners in FY 18 (2), FY 20 (1), FY (22), FY( 24) 10 year cycle  
 Replacement of (2) NAS in FY17 and FY21, 4 year cycle allow



Operations and Maintenance Impact on Budget:

Current:  
 These costs are prorated to each department's computer services budget line item based on a pre-determined formula.

Long-Term:  
 Provides for the archival of documents city-wide.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish		6,000	20,000	6,000		6,000	38,000
Training & Implementation							-
<b>Total Costs</b>	-	6,000	20,000	6,000	-	6,000	38,000
<b>Source of Funds</b>	<b>FY19</b>	<b>FY20</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>Total</b>
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Data Processing Rev.	-	6,000	20,000	6,000	-	6,000	38,000
							-
							-
							-
<b>Total Source</b>	-	6,000	20,000	6,000	-	6,000	38,000
<b>Funding Source:</b>		<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
DPR	38,000	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction					
		Other:					
		Software & Equipment		Ongoing		Ongoing	
<b>Total</b>	<b>\$38,000</b>	<b>Total Project</b>		Ongoing		Ongoing	

## City of Cedar Falls Capital Improvement Program

CIP Number: 12

Department:  
Finance & Business Operations

Division:  
Information Systems

Project Number:

**Project Description:**

**GIS/Mapping Updates**

FY20-24 - Aerial photo update in conjunction with Waterloo & Black Hawk Co. Cost divided between 2 FY's based on flight and delivery of aerials. Flights are for Spring of 2020, 2022, & 2024.  
FY20/21/23/24 - Other expenses include continued integration of non-spatial data into GIS databases. Stormwater taps, sidewalk inspections, infill of missing attribute data for sewers.



**Operations and Maintenance Impact on Budget:**

**Current:**

These costs will be prorated to each department's computer services line item budget according to a pre-determined formula. This will not impact the debt service levy since general revenue funding is being used.

**Long-Term:**

A centralized repository of infrastructure and web-based mapping applications allows city staff to improve processes and services. This will not impact the debt service levy.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other		15,000	15,000	15,000	15,000	15,000	75,000
<b>Total Costs</b>	-	15,000	15,000	15,000	15,000	15,000	75,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
General Revenue							-
Data Process Revenue		15,000	15,000	15,000	15,000	15,000	75,000
Tax Inc Financing (Ind Park)							-
							-
<b>Total Source</b>	-	15,000	15,000	15,000	15,000	15,000	75,000
Funding Source:	Project Schedule		Start		Finish		
GR	-	Design					
TIF-IP	-	Land/Right of Way					
DPR	75,000	Utility Relocation					
		Construction					
		Other:		Annual		Annual	
<b>Total</b>	<b>\$75,000</b>	<b>Total Project</b>		Annual		Annual	

## City of Cedar Falls Capital Improvement Program

CIP Number: 13

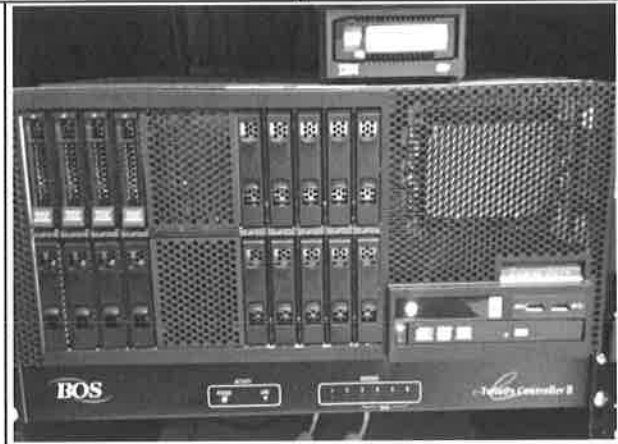
Department:  
Finance & Business Operations

Division:  
Information Systems

Project Number:

**Project Description:**  
**Mid-Range Operating System Upgrade**

This project provides ongoing upgrades to the iSeries. Memory and storage upgrades are required every 5 years with full system replacement every 10 years. The current system was installed in FY15.



**Operations and Maintenance Impact on Budget:**  
**Current:**  
These costs are prorated to each department's computer services budget line item based on a pre-determined formula.

**Long-Term:**  
Centralized computer management has reduced operating expenses by insuring that hardware and software are compatible system-wide, and mitigated risk by providing adequate security of resources.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish			5,000				5,000
Other							-
<b>Total Costs</b>	-	-	5,000	-	-	-	5,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Data Process Revenue	-	-	5,000	-	-	-	5,000
							-
							-
							-
							-
<b>Total Source</b>	-	-	5,000	-	-	-	5,000

Funding Source:	Project Schedule	Start	Finish	
DPR	5,000	Design		
		Land/Right of Way		
		Utility Relocation		
		Construction		
		Other:	FY21	FY21
<b>Total</b>	<b>\$5,000</b>	<b>Total Project</b>	<b>FY21</b>	

**City of Cedar Falls Capital Improvement Program**

CIP Number: 14

Department:  
Finance & Business Operations

Division:  
Information Systems

Project Number:

Project Description:  
  
City of Cedar Falls Mobile App  
  
FY 19 - Design and initial install of Mobile App  
FY 20 - 24 Ongoing Annual Cost



Operations and Maintenance Impact on Budget:  
Current:  
These costs are prorated to each department's computer services budget line item based on a pre-determined formula.  
Long-Term:  
There will be ongoing maintenance associated with the App this is account for in FY19 - FY23

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish	7,500	1,950	1,950	1,950	1,950	1,950	17,250
Other							-
<b>Total Costs</b>	<b>7,500</b>	<b>1,950</b>	<b>1,950</b>	<b>1,950</b>	<b>1,950</b>	<b>1,950</b>	<b>17,250</b>

Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
Data Processing Rev.	7,500	1,950	1,950	1,950	1,950	1,950	17,250
							-
							-
<b>Total Source</b>	<b>7,500</b>	<b>1,950</b>	<b>1,950</b>	<b>1,950</b>	<b>1,950</b>	<b>1,950</b>	<b>17,250</b>

Funding Source:	Project Schedule	Start		Finish	
DPR	Design				
	Land/Right of Way				
	Utility Relocation				
	Construction				
	Other:		FY18		FY19
<b>Total</b>	<b>\$17,250</b>	<b>Total Project</b>			

## City of Cedar Falls Capital Improvement Program

CIP Number: 15

Department:  
Finance & Business Operations

Division:  
Information Systems

Project Number:

Project Description:  
Mobile Data Computer Replacement - Police Department

This will be the fifth installation/replacement of mobile computers in patrol vehicles. Replacement is done by individual vehicle as equipment fails followed by bulk purchase to maintain model and connectivity compatibility between vehicles.

Attach Map:



Operations and Maintenance Impact on Budget:  
Current:

These costs are prorated to the Police Department's computer services line item budget.

Long-Term:

Life expectancy of this hardware is 5 years. Replaced units still operational are distributed to other areas for reuse as laptops.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish	36,000				9,000	13,500	58,500
Other							-
<b>Total Costs</b>	36,000	-	-	-	9,000	13,500	58,500
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Data Processing Revenue	36,000				9,000	13,500	58,500
							-
							-
							-
							-
<b>Total Source</b>	36,000	-	-	-	9,000	13,500	58,500
Funding Source:		<b>Project Schedule</b>		<b>Start</b>	<b>Finish</b>		
DPR	58,500	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction					
		Other:			FY18		FY19
<b>Total</b>	<b>\$58,500</b>	<b>Total Project</b>		<b>FY18</b>	<b>FY19</b>		

## City of Cedar Falls Capital Improvement Program

CIP Number: 16

Department:  
Finance & Business Operations

Division:  
Information Systems

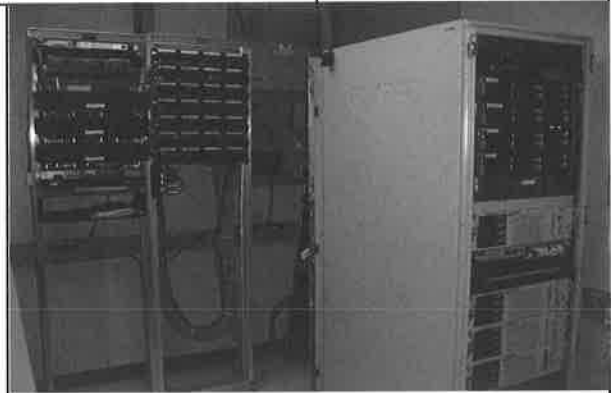
Project Number:

**Project Description:**

**Network Upgrades**

Software and equipment costs supporting the Wide Area Network. Replaced equipment relocated to Disaster Recovery

- FY18 Replace NetApp, upgrade D/R NetApp
- FY19 Remote switches, Public Safety bldg, , Rpl 1 ESX, NAS
- FY20 Replace 2 ESX servers, spam/web filter, MS Lisense
- FY21 Additional NetApp and Avamar storage
- FY22 Fiber Upgrade for Remote Sites
- FY23 Avamar Refresh
- FY24 Additional NAS/Storage



**Operations and Maintenance Impact on Budget:**

**Current:**

These costs are prorated to each department's computer services budget line item based on a pre-determined formula.

**Long-**

Centralized computer management has reduced operating expenses by insuring that hardware and software are compatible system-wide, and mitigated risk by providing adequate security of resources.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish	77,000	70,000	50,000	10,000	10,000	50,000	267,000
Other							-
<b>Total Costs</b>	77,000	70,000	50,000	10,000	10,000	50,000	267,000
<b>Source of Funds</b>	<b>FY19</b>	<b>FY20</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>Total</b>
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Data Process Revenue	77,000	70,000	50,000	10,000	10,000	50,000	267,000
							-
							-
							-
							-
<b>Total Source</b>	77,000	70,000	50,000	10,000	10,000	50,000	267,000
Funding Source:		<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
DPR	267,000	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction					
		Other:		Ongoing		Ongoing	
<b>Total</b>	<b>\$267,000</b>	<b>Total Project</b>		Ongoing		Ongoing	

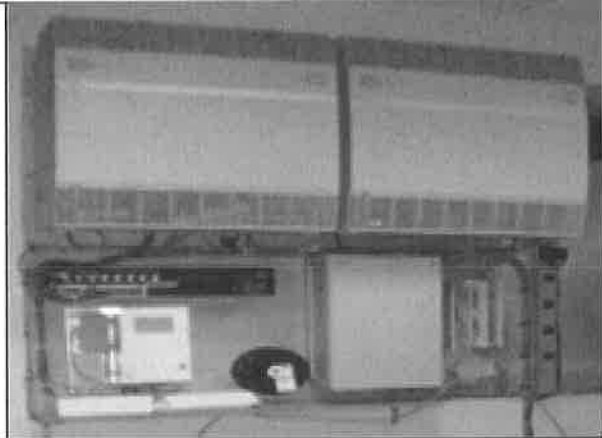
<b>City of Cedar Falls Capital Improvement Program</b>	CIP Number: 17
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Department: Finance & Business Operations	Division: Information Systems	Project Number:
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Project Description:

**Phone System Replacement**

System replacement will be necessary as current phone sets fail, to upgrade the voice messaging system, replacing telephone cabinets first installed in 1996 and preparing for the Public Safety facility.



Operations and Maintenance Impact on Budget:

Current:  
The current system was upgraded from digital to IP in FY07. Software was upgraded and IP licenses added FY12.

Long-Term:  
This project assures the continued operation of voice communications for all city departments. We will incur annual software support costs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish	150,000						150,000
Other							-
<b>Total Costs</b>	150,000	-	-	-	-	-	150,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Data Processing Revenue	150,000						150,000
							-
							-
							-
							-
<b>Total Source</b>	150,000	-	-	-	-	-	150,000

Funding Source:	150,000	Project Schedule	Start	Finish
DPR	150,000	Design		
		Land/Right of Way		
		Utility Relocation		
		Construction		
		Other:	FY18	FY19
<b>Total</b>	<b>\$150,000</b>	<b>Total Project</b>	<b>FY18</b>	<b>FY19</b>



## City of Cedar Falls Capital Improvement Program

CIP Number: 18

Department:  
Finance & Business Operations

Division:  
Information Systems

Project Number:

**Project Description:**

New application tracking and onboarding system that will allow applicants to download resumes and applications via website  
 FY 20 - includes implementation services and initial set up of the system  
 FY 21- FY 24 - is hosting and maintenance of the software

**Attach Map:**



**Operations and Maintenance Impact on Budget:**

**Current:**

These costs are prorated to each department's computer services budget line item based on a pre-determined formula.

**Long-Term:**

There will be ongoing maintenance associated with the App this is account for in FY21 - FY24 or life of the software

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other		11,375	7,125	7,125	7,125	7,125	39,875
<b>Total Costs</b>	-	11,375	7,125	7,125	7,125	7,125	39,875

Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
Data Processing Rev.		11,375	7,125	7,125	7,125	7,125	39,875
							-
							-
<b>Total Source</b>	-	11,375	7,125	7,125	7,125	7,125	39,875

**Funding Source:**

Funding Source:		Project Schedule	
		Start	Finish
DPR	39,875	Design	
		Land/Right of Way	
		Utility Relocation	
		Construction	
		Other:	
		Software & Equipment	FY20
<b>Total</b>	<b>\$39,875</b>	<b>Total Project</b>	

## City of Cedar Falls Capital Improvement Program

CIP Number: 19

Department:  
Finance & Business Operations

Division:  
Information Systems

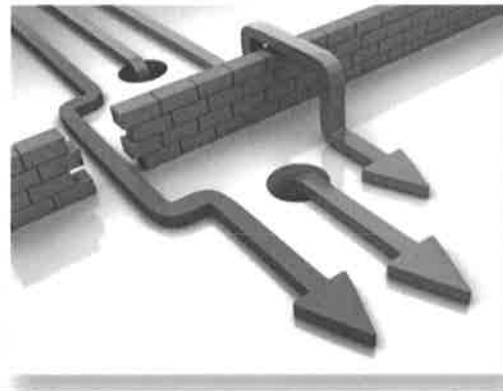
Project Number:

**Project Description:**

**Penetration Security Testing Services**

A penetration test, known as a pen test, is an authorized simulated attack on a computer system, performed to evaluate the security of the system. The test is performed to identify both weaknesses, including the potential for unauthorized parties to gain access to the system's features and data, as well as strengths, enabling a full risk assessment to be completed. The City plans on completing this every other year.

**Attach Map:**



**Operations and Maintenance Impact on Budget:**

**Current:**

These costs are prorated to each department's computer services budget line item based on a pre-determined formula.

**Long-Term:**

This project assures system security and hardening of the current data environment.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other		20,000		20,000		20,000	60,000
<b>Total Costs</b>	-	20,000	-	20,000	-	20,000	60,000

Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
Data Processing Rev.		20,000		20,000		20,000	60,000
							-
							-
<b>Total Source</b>	-	20,000	-	20,000	-	20,000	60,000

Funding Source:		Project Schedule	Start	Finish
DPR	60,000	Design		
		Land/Right of Way		
		Utility Relocation		
		Construction		
		Other:		
<b>Total</b>	<b>\$60,000</b>	<b>Total Project</b>		

**City of Cedar Falls Capital Improvement Program**

CIP Number: 20

Department:  
Finance & Business Operations

Division:  
Public Library

Project Number:

Project Description:  
**Circulation Desk**  
Our current circulation desk used to belong to Wartburg College. We are using it as an experiment to see if we like the functionality of it before ordering a permanent replacement. We have 35,000 registered users. The circulation desk staff registers the majority of the library cards. They also checkout and renew material and obtain interlibrary loans for patrons. The library's main phone number rings at the circulation desk so the staff handles at least fifty percent of the calls.



Operations and Maintenance Impact on Budget:  
Current:  
This will be funded primarily with Cedar Falls Community Foundation funds for use by the library  
Long-Term:  
There will not be any ongoing expense once it is built.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design	3,000						3,000
Land/Right of Way							-
Utility Relocation							-
Construction	15,000						15,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	<b>18,000</b>	-	-	-	-	-	<b>18,000</b>
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
CF Comm. Foundation	18,000						18,000
General Revenue							-
							-
							-
							-
<b>Total Source</b>	<b>18,000</b>	-	-	-	-	-	<b>18,000</b>
Funding Source:		<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
GR	-	Design					
CF	18,000	Land/Right of Way					
		Utility Relocation					
		Construction					
		Other:					
<b>Total</b>	<b>\$18,000</b>	<b>Total Project</b>					

<b>City of Cedar Falls Capital Improvement Program</b>	CIP Number: 21
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Department: Finance & Business Operations	Division: Library	Project Number:
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**Project Description:**  
**MakerSpace/Co-Lab**  
 Co-Lab is an area set aside for collaborative, resource-sharing opportunities. The resources are tailored to the community, but may include such items as high-end computers and software, 3D printers, textile equipment, recording equipment, electronics, and tools. The Co-Lab allows for interactive, educational programming activities, community engagement, and more.



**Operations and Maintenance Impact on Budget:**  
 Current:  
 Will be funded primarily by grants

Long-Term:  
 As with other library programming, primarily by Friends of the Library, Cedar Falls Community Center, or other donations

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design	15,000						15,000
Land/Right of Way							-
Utility Relocation							-
Construction	152,500						152,500
Landscaping							-
Equipment & Furnish	10,000						10,000
Other							-
<b>Total Costs</b>	177,500	-	-	-	-	-	177,500
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
General Revenue	15,000						15,000
BH Cnty Gaming	50,000						50,000
CF Community Foundation	85,000						85,000
Friends of the Library	27,500						27,500
							-
							-
<b>Total Source</b>	177,500	-	-	-	-	-	177,500
Funding Source:		Project Schedule		Start	Finish		
GR	15,000	Design		FY18	FY18		
BHCG	50,000	Land/Right of Way					
CF	85,000	Utility Relocation					
FRIEND	27,500	Construction		FY18	FY19		
		Other:					
<b>Total</b>	<b>\$177,500</b>	<b>Total Project</b>		<b>FY18</b>	<b>FY19</b>		

## City of Cedar Falls Capital Improvement Program

CIP Number: 22

Department:  
Community Development

Division:  
CDBG

Project Number:

**Project Description:**

**Handicap Access Improvements/Sidewalk Infill**

General eligible handicap access improvements and sidewalk replacements to be provided in Low/Moderate Income Areas. Projects could include ramps, doors, fixtures, park equipment, etc. Individual projects will be subject to CDBG eligibility verification of an established Low/Moderate Income area prior to funding and compliance with the City's CDBG Consolidated Plan. This program is currently being evaluated with plans to increase community impact with CDBG funds.



**Operations and Maintenance Impact on Budget:**

**Current:**

No impact on the General Fund Operating Budget. CDBG funding will be used.

**Long-Term:**

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							
Construction	-	50,000	50,000	50,000	50,000	50,000	250,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	50,000	50,000	20,000	50,000	50,000	250,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
CDBG	-	50,000	50,000	50,000	50,000	50,000	250,000
							-
							-
<b>Total Source</b>	-	50,000	50,000	50,000	50,000	50,000	250,000
Funding Source:			<b>Project Schedule</b>		<b>Start</b>	<b>Finish</b>	
CDBG	250,000		Design				
			Land/Right of Way				
			Utility Relocation				
			Construction		Annual		Annual
			Other:				
<b>Total</b>	<b>\$250,000</b>		<b>Total Project</b>		Annual		Annual

## City of Cedar Falls Capital Improvement Program

CIP Number: 23

Department:  
Community Development

Division:  
Section 8/CDBG

Project Number:

**Project Description:**

**Housing Rehabilitation**

The City of Cedar Falls will continue to preserve the owner-occupied, single-family housing stock of its neighborhoods by making funds available for housing rehabilitation. Housing rehabilitation grants will be concentrated in older neighborhoods. Emergency Repair Grants will be available on a city-wide basis (for eligible participants) to alleviate adverse housing conditions of low income elderly and family households. Income eligibility is required.




**Operations and Maintenance Impact on Budget:**

**Current:**  
There will be no effect on the General Fund Operating Budget as this program is funded annually through the U.S. Department of Housing & Urban Development. City anticipates only Housing Rehab in FY19-FY23 to maximize use of funds

**Long-Term:**

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	155,000	155,000	155,000	155,000	155,000	155,000	930,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	155,000	155,000	155,000	155,000	155,000	155,000	930,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
CDBG	125,000	125,000	125,000	125,000	125,000	125,000	750,000
HOME	30,000	30,000	30,000	30,000	30,000	30,000	180,000
							-
<b>Total Source</b>	155,000	155,000	155,000	155,000	155,000	155,000	930,000
Funding Source:		<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
CDBG	750,000	Design					
HOME	180,000	Land/Right of Way					
		Utility Relocation					
		Construction		Annual		Annual	
		Other:					
<b>Total</b>	<b>\$930,000</b>	<b>Total Project</b>		Annual		Annual	

City of Cedar Falls Capital Improvement Program						CIP Number:	24
Department: Community Development			Division: Engineering			Project Number:	
Project Description:  Bridges/Culverts: Black Hawk Rd Box Culvert Replacement  Black Hawk Rd Box Culvert Replacement Project will remove and replace the existing steel I-beam bridge with a box culvert. The current bridge is in poor condition with advanced deterioration.					Attach Map: 		
Operations and Maintenance Impact on Budget: Current: This will impact the debt service levy since a portion is from bond funding. Storm water funds are being used for the other portion of the project. Long-Term: This bridge will be maintained by Municipal Operations & Programs.							
Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design					40,000		40,000
Land/Right of Way							-
Utility Relocation							-
Construction					160,000	190,000	350,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	-	-	200,000	190,000	390,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond						190,000	190,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Storm Water Fund					200,000		200,000
							-
							-
							-
<b>Total Source</b>	-	-	-	-	200,000	190,000	390,000
Funding Source:		<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
STW	200,000	Design		FY23		FY23	
GO	190,000	Land/Right of Way					
		Utility Relocation					
		Construction		FY23		FY24	
		Other:					
<b>Total</b>	<b>\$ 390,000</b>	<b>Total Project</b>		FY23		FY24	

<b>City of Cedar Falls Capital Improvement Program</b>	CIP Number: 25
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Department: Community Development	Division: Engineering	Project Number: BR - 101 - 3043
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**Project Description:**  
**Bridges/Culverts: Campus Street Box Culvert Replacement**  
 Campus Box Culvert Project will remove and replace the existing reinforced concrete box culvert with a new culvert. The current box culvert is in poor condition with advanced deterioration.



**Operations and Maintenance Impact on Budget:**  
**Current:**  
 This will not impact the debt service levy since the storm water fund is being used.

**Long-Term:**  
 This bridge will be maintained by Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	300,000	50,000					350,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	300,000	50,000	-	-	-	-	350,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Storm Water Fund	300,000	50,000					350,000
							-
							-
							-
							-
<b>Total Source</b>	300,000	50,000	-	-	-	-	350,000
<b>Funding Source:</b>			<b>Project Schedule</b>	<b>Start</b>	<b>Finish</b>		
STW	-		Design	FY18	FY19		
	350,000		Land/Right of Way				
			Utility Relocation				
			Construction	FY19	FY20		
			Other:				
<b>Total</b>	<b>\$ 350,000</b>		<b>Total Project</b>	<b>FY18</b>	<b>FY20</b>		



**City of Cedar Falls Capital Improvement Program** CIP Number: 26

Department: Community Development Division: Engineering Project Number: 02.1719

**Project Description:**  
**Bridge/Culvert: Inspections/Repairs**  
 Alternating year inspection program of the 63 bridges in the City of Cedar Falls required by the State of Iowa and financed through Road Use Taxes. We are doing dive inspections on our bridges in FY20 which is required by FHWA every 5 years.  
 The bridge repairs found as part of the biannual inspections will be repaired in the following fiscal years. Example of required bridge repairs are expansion joint repair, deck repairs, concrete repairs, bearing cleaning, painting, rip rap inlet/outlets, footing repair, and pile encasements.



**Operations and Maintenance Impact on Budget:**  
**Current:**  
 This will impact the street construction fund since road use tax is being used.  
**Long-Term:**  
 This is an operational cost that will need to be budgeted annually.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design	35,000		40,000		40,000		115,000
Land/Right of Way							-
Utility Relocation							-
Construction	220,000		100,000		100,000		420,000
Landscaping							-
Equipment & Furnish							-
Other-Consultant Inspecting		55,000		55,000		55,000	165,000
<b>Total Costs</b>	255,000	55,000	140,000	55,000	140,000	55,000	700,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Road Use Tax	255,000	55,000	140,000	55,000	140,000	55,000	700,000
							-
							-
							-
							-
<b>Total Source</b>	255,000	55,000	140,000	55,000	140,000	55,000	700,000
Funding Source:	Project Schedule			Start	Finish		
SCF	700,000			Design			
LST	-			Land/Right of Way			
				Utility Relocation			
				Construction			
				Other:	Annual		Annual
<b>Total</b>	\$700,000	<b>Total Project</b>		Annual			Annual

<b>City of Cedar Falls Capital Improvement Program</b>		CIP Number: 27
Department: Community Development	Division: Engineering	Project Number:

**Project Description:**  
**Bridges/Culverts: Olive Street Box Culvert Replacement**  
 Olive Street Box Culvert Replacement Project will remove and replace the existing 2 span slab bridge with a twin 10X8 box culvert. The current bridge is poor condition with advanced deterioration. This project includes streambank restoration between College Street and Olive Street.



**Operations and Maintenance Impact on Budget:**  
**Current:**  
 This will impact the debt service levy since bond funding is being used for a portion of the project. Storm water funds will also be paying for a portion of the project.  
**Long-Term:**  
 This bridge will be maintained by Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design		165,000					165,000
Land/Right of Way		145,000					145,000
Utility Relocation							-
Construction			700,000				700,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	310,000	700,000	-	-	-	1,010,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond		200,000	200,000				400,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Storm Water Fund		110,000	500,000				610,000
							-
							-
							-
							-
<b>Total Source</b>	-	310,000	700,000	-	-	-	1,010,000
<b>Funding Source:</b>		<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
GO	400,000	Design					
LST	-	Land/Right of Way		FY20		FY20	
STW	610,000	Utility Relocation					
		Construction		FY21		FY21	
		Other:					
<b>Total</b>	<b>\$1,010,000</b>	<b>Total Project</b>		<b>FY20</b>		<b>FY21</b>	

# City of Cedar Falls Capital Improvement Program

CIP Number: 28

Department:  
Community Development

Division:  
Engineering

Project Number:

Project Description:  
Bridges/Culverts: Ridgeway Avenue Bridge Replacement  
Ridgeway Avenue Bridge Project will remove and replace the existing bridge with a new bridge.

Attach Map:



**Operations and Maintenance Impact on Budget:**

**Current:**

This will impact the debt service levy since the City's match to the IDOT bridge funding will be paid for with TIF proceeds.

**Long-Term:**

This bridge will be maintained by Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design					65,000		65,000
Land/Right of Way							-
Utility Relocation							-
Construction						600,000	600,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	-	-	65,000	600,000	665,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding						480,000	480,000
TIF-SCF					65,000	120,000	185,000
Capital Projects							-
Storm Water Fund							-
							-
							-
							-
							-
<b>Total Source</b>	-	-	-	-	65,000	600,000	665,000
Funding Source:		<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
GO Bond	-	Design		FY23		FY23	
STW	-	Land/Right of Way					
F/S	480,000	Utility Relocation					
TIF-SCF	185,000	Construction		FY24		FY24	
		Other:					
<b>Total</b>	<b>\$665,000</b>	<b>Total Project</b>		FY23		FY24	

## City of Cedar Falls Capital Improvement Program

CIP Number: 29

Department:  
Community Development

Division:  
Engineering

Project Number:  
BR - 105 - 3117

**Project Description:**

**Bridges/Culverts:** W. 20th Street Box Culvert Replacement

W. 20th Street Box Culvert Replacement Project will remove and replace the existing 2 span slab bridge with a twin 10X8 box culvert. The current bridge is poor condition with advanced deterioration.

**Attach Map:**



**Operations and Maintenance Impact on Budget:**

**Current:**

This will not impact the debt service levy since IDOT bridge fund and storm water funds are being used.

**Long-Term:**

This bridge will be maintained by Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	275,000						275,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	275,000	-	-	-	-	-	275,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding	220,000						220,000
Local Sales Tax							-
Capital Projects							-
Storm Water Fund	55,000						55,000
							-
							-
							-
							-
<b>Total Source</b>	275,000	-	-	-	-	-	275,000
Funding Source:							
F/S	220,000						
LST	-						
STW	55,000						
<b>Total</b>	<b>\$275,000</b>						

Project Schedule	Start	Finish
Design	FY18	FY19
Land/Right of Way		
Utility Relocation		
Construction	FY18	FY19
Other:		
<b>Total Project</b>	FY18	FY19

<b>City of Cedar Falls Capital Improvement Program</b>		CIP Number: 30
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Department: Community Development	Division: Engineering	Project Number:
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**Project Description:**

**Bridges/Culverts:** Walnut Street Bridge Replacement

Walnut Street Bridge Replacement Project will remove and replace the existing bridge with a new culvert. The existing bridge is in serious condition with loss of section and deterioration. This project will include the street reconstruction of Walnut from W 20th St to W 21st St.



**Operations and Maintenance Impact on Budget:**

**Current:**  
This will not impact the debt service levy since local option sales tax and storm water funds are being used.

**Long-Term:**  
This bridge will be maintained by Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	350,000	400,000					750,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	350,000	400,000	-	-	-	-	750,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax		400,000					400,000
Capital Projects							-
Storm Water Fund	350,000						350,000
							-
							-
							-
							-
<b>Total Source</b>	350,000	400,000	-	-	-	-	750,000
<b>Funding Source:</b>		<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
STW	350,000	Design		FY19		FY20	
LST	400,000	Land/Right of Way					
		Utility Relocation					
		Construction		FY19		FY20	
		Other:					
<b>Total</b>	<b>\$750,000</b>	<b>Total Project</b>		FY19		FY20	

# City of Cedar Falls Capital Improvement Program

CIP Number: 31

Department:  
Community Development

Division:  
Engineering

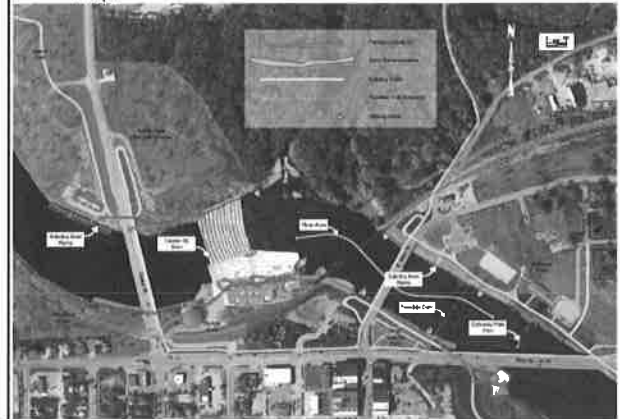
Project Number:  
FL - 033 - 3088

**Project Description:**

**Cedar River Recreational Bank Improvements Ph I**

This project will study and construct the bank improvements along the river from the Center Street Bridge to the downstream side of the W. 1st Street Bridge

**Attach Map:**



**Operations and Maintenance Impact on Budget:**

**Current:**

The recreational features will impact the debt service levy.

**Long-Term:**

The public improvements will be maintained by Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design	70,000			60,000			130,000
Land/Right of Way							-
Utility Relocation							-
Construction				1,711,000			1,711,000
Landscaping							-
Equipment & Furnish							-
Maintenance					85,000		85,000
<b>Total Costs</b>	70,000	-	-	1,771,000	85,000	-	1,926,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond	70,000			471,000	85,000		626,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Flood Reserve							-
Private							-
Black Hawk Cnty Gaming				1,300,000			1,300,000
General Revenue Bonds							-
							-
<b>Total Source</b>	70,000	-	-	1,771,000	85,000	-	1,926,000
Funding Source:	Project Schedule			Start	Finish		
GO Bond	626,000	Design			FY16	FY19	
F/S	-	Land/Right of Way					
PRIV	-	Utility Relocation					
FR	-	Construction			FY22	FY22	
BHCG	1,300,000	Other:					
GR							
<b>Total</b>	<b>\$1,926,000</b>	<b>Total Project</b>			<b>FY16</b>	<b>FY22</b>	

## City of Cedar Falls Capital Improvement Program

CIP Number: 32

Department:  
Community Development

Division:  
Engineering

Project Number:  
FL - 033 - 3088

**Project Description:**

**Cedar River Safety and Recreational River Improvements Phase I**

This project will study and construct the recreational improvements in the river. This project includes the safety improvements at the Gateway Park Dam (remove rebar) along with fishing jetties and adjacent whitewater features.

**Attach Map:**



**Operations and Maintenance Impact on Budget:**

**Current:**

The recreational features will impact the debt service levy.

**Long-Term:**

The public improvements will be maintained by Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design	74,000						74,000
Land/Right of Way							-
Utility Relocation							-
Construction				1,800,000			1,800,000
Landscaping							-
Equipment & Furnish							-
Maintenance					46,000		46,000
<b>Total Costs</b>	74,000	-	-	1,800,000	46,000	-	1,920,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond	74,000						74,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Flood Reserve				1,000,000			1,000,000
Private				800,000			800,000
Black Hawk Cnty Gaming							-
General Revenue Bonds					46,000		46,000
							-
<b>Total Source</b>	74,000	-	-	1,800,000	46,000	-	1,920,000
Funding Source:							
		<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
GO Bond	74,000	Design		FY16		FY22	
F/S	-	Land/Right of Way					
PRIV	800,000	Utility Relocation					
FR	1,000,000	Construction		FY22		FY22	
BHCG	-	Other:					
GR	46,000						
<b>Total</b>	<b>\$1,920,000</b>	<b>Total Project</b>		FY16		FY22	

## City of Cedar Falls Capital Improvement Program

CIP Number: 33

Department:  
Community Development

Division:  
Engineering

Project Number:  
FL - 000 - 1975

**Project Description:**  
Flood Control: Cedar River Levee Improvements

The City will be increasing the levee to the 500-year flood stage protection. The City did receive a sales tax grant from the State of Iowa for this project. However \$744,000 will need to be cashflowed until 2034 when the final payment from the State of Iowa would be received.




**Operations and Maintenance Impact on Budget:**  
Current:  
This will not impact the debt service levy since grant funding is being used.

Long-Term:  
The levee will be maintained by both Municipal Operations & Programs and Community Development.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	2,750,000						2,750,000
Landscaping							-
Equipment & Furnish							-
Maintenance							-
<b>Total Costs</b>	2,750,000	-	-	-	-	-	2,750,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Community Disaster							-
Sales Tax Increment Grant	2,750,000	-					2,750,000
							-
							-
							-
<b>Total Source</b>	2,750,000	-	-	-	-	-	2,750,000
<b>Funding Source:</b>		<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
GO	-	Design		FY12		FY18	
STG	2,750,000	Land/Right of Way					
		Utility Relocation					
		Construction		FY18		FY19	
		Other:					
<b>Total</b>	<b>\$2,750,000</b>	<b>Total Project</b>		FY12		FY19	



City of Cedar Falls Capital Improvement Program						CIP Number	34
Department: Community Development			Division: Engineering			Project Number:	
Project Description: Flood Control: Cedar River Levee Maintenance The maintenance of the levee will include the removal of large trees and animal burrows.					Attach Map: 		
Operations and Maintenance Impact on Budget:							
Current: This will not impact the debt service levy since general revenue funding is being used.							
Long-Term: This is an operational cost that will need to be budgeted annually.							
Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Maintenance	5,000	5,000	5,000	5,000	5,000	5,000	30,000
<b>Total Costs</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>	<b>30,000</b>
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
General Revenue	5,000	5,000	5,000	5,000	5,000	5,000	30,000
							-
							-
							-
							-
<b>Total Source</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>	<b>30,000</b>
Funding Source:		<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
GO		Design					
GR		Land/Right of Way					
30,000		Utility Relocation					
		Construction		Annual		Annual	
		Other:					
<b>Total</b>	<b>\$30,000</b>	<b>Total Project</b>		Annual		Annual	

## City of Cedar Falls Capital Improvement Program

CIP Number: 35

Department:  
Community Development

Division:  
Engineering

Project Number:

**Project Description:**

Industrial and City Development: Infrastructure Oversizing

This project would provide funding when there's a project where the City must participate in oversizing sanitary sewer, storm sewer, or the street.



**Operations and Maintenance Impact on Budget:**

Current:  
This will impact the debt service levy since General Obligation Bond will be used.

Long-Term:  
Completed improvements will be maintained by Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	110,000	110,000	110,000	110,000	110,000	110,000	660,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	110,000	110,000	110,000	110,000	110,000	110,000	660,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond	50,000	50,000	50,000	50,000	50,000	50,000	300,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Storm Water Fund	30,000	30,000	30,000	30,000	30,000	30,000	180,000
Sanitary Sewer	30,000	30,000	30,000	30,000	30,000	30,000	180,000
							-
							-
							-
<b>Total Source</b>	110,000	110,000	110,000	110,000	110,000	110,000	660,000
Funding Source:		<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
GO	300,000	Design					
STW	180,000	Land/Right of Way					
SRF	180,000	Utility Relocation					
		Construction					
		Other:					
<b>Total</b>	<b>\$660,000</b>	<b>Total Project</b>		<b>0</b>		<b>0</b>	

## City of Cedar Falls Capital Improvement Program

CIP Number: 36

Department:  
Community Development

Division:  
Engineering

Project Number:

**Project Description:**

**Industrial & City Development: McMahon First Addition-Streets**

This project will construct the required infrastructure needed to develop the McMahon First Addition which is owned by the City of Cedar Falls and the Cedar Falls Community School District. The Memorandum of Agreement approved the cost share agreement between the City and the Cedar Falls Community School District.

**Attach Map:**



**Operations and Maintenance Impact on Budget:**

**Current:**

This will impact the debt service levy since bond funding is being used.

**Long-Term:**

All public improvements will be maintained by the Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	1,452,624						1,452,624
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	1,452,624	-	-	-	-	-	1,452,624
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond	726,312						726,312
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Schools	726,312						726,312
Farm Lease Revenues							-
							-
							-
<b>Total Source</b>	1,452,624	-	-	-	-	-	1,452,624
Funding Source:	Project Schedule		Start	Finish			
GO	726,312	Design		FY17	FY17		
SCHOOLS	726,312	Land/Right of Way					
		Utility Relocation					
		Construction		FY17	FY19		
		Other:					
<b>Total</b>	<b>\$1,452,624</b>	<b>Total Project</b>		FY17	FY19		

## City of Cedar Falls Capital Improvement Program

CIP Number: 37

Department:  
Community Development

Division:  
Engineering

Project Number:

**Project Description:**

**Industrial & City Development: Venture Way Street Extension**

This project will extend Venture Way to the limits of the platted area within the industrial park.

**Attach Map:**



**Operations and Maintenance Impact on Budget:**

**Current:**

This will be certified in the Unified TIF district and TIF revenues will be used to repay the expense.

**Long-Term:**

The street will be maintained by Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design		7,500					7,500
Land/Right of Way							-
Utility Relocation							-
Construction		60,000					60,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	67,500	-	-	-	-	67,500
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
TIF-UN		67,500					67,500
							-
							-
							-
							-
							-
<b>Total Source</b>	-	67,500	-	-	-	-	67,500
Funding Source:			<b>Project Schedule</b>	<b>Start</b>	<b>Finish</b>		
TIF-UN	67,500		Design	FY20	FY20		
	-		Land/Right of Way				
			Utility Relocation				
			Construction	FY21	FY21		
			Other:				
<b>Total</b>	<b>\$67,500</b>		<b>Total Project</b>	<b>FY19</b>	<b>FY21</b>		

## City of Cedar Falls Capital Improvement Program

CIP Number: 38

Department:  
Community Development

Division:  
Engineering

Project Number:

**Project Description:**

**Parking Lot: Improvements**

This is an ongoing program to improve municipal parking lots. It is paid by parking fund revenues. The program alternates improvements between College Hill and Downtown areas.



**Operations and Maintenance Impact on Budget:**

Current:  
This will not impact the debt service levy since parking meter funding is being used.

Long-Term:  
The parking lots will be maintained by the Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	50,000	50,000	50,000	50,000	50,000	50,000	300,000
Landscaping							-
Equipment & Furnish							-
Signage							-
<b>Total Costs</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>300,000</b>
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Parking Meter Fund	50,000	50,000	50,000	50,000	50,000	50,000	300,000
							-
							-
							-
<b>Total Source</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>300,000</b>
Funding Source:							
PMF	300,000	Project Schedule		Start		Finish	
		Design					
		Land/Right of Way					
		Utility Relocation					
		Construction		Annual		Annual	
Other:							
<b>Total</b>	<b>\$300,000</b>	<b>Total Project</b>		Annual		Annual	

**City of Cedar Falls Capital Improvement Program**

CIP Number: 39

Department:  
Community Development

Division:  
Engineering

Project Number:

Project Description:  
**Parking Lot: South Main Street Parking Lot**  
  
This project will construct a small parking lot adjacent to South Main Street for trail accessibility. Additionally this project will construct 5' shoulders along a portion of South Main Street.



Operations and Maintenance Impact on Budget:  
Current:  
This will impact the debt service levy since General Obligation Bond will be used.

Long-Term:  
The parking lot will be maintained by Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction		60,000					60,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	60,000	-	-	-	-	60,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond		60,000					60,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
							-
							-
							-
							-
							-
<b>Total Source</b>	-	60,000	-	-	-	-	60,000

Funding Source:		Project Schedule	Start	Finish
GO	60,000	Design	FY20	FY20
		Land/Right of Way		
		Utility Relocation		
		Construction	FY20	FY20
		Other:		
<b>Total</b>	<b>\$60,000</b>	<b>Total Project</b>	<b>FY20</b>	<b>FY20</b>

## City of Cedar Falls Capital Improvement Program

CIP Number: 40

Department:  
Community Development

Division:  
Engineering

Project Number:  
FL - 000 - 1975

**Project Description:**

**Sanitary Sewer: Ice House Museum Sanitary Sewer Service**

This project will provide the Ice House Museum with sanitary sewer service. The project be designed and constructed with the Cedar River Levee Improvements Project.



**Operations and Maintenance Impact on Budget:**

**Current:**  
This will not impact the debt service levy since private funding is being used.

**Long-Term:**  
This will not impact the debt service levy.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	82,700						82,700
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	82,700	-	-	-	-	-	82,700
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
General Revenue							-
Sanitary Sewer Rental Fund							-
CF Historical Society	82,700						82,700
							-
<b>Total Source</b>	82,700	-	-	-	-	-	82,700
Funding Source:		<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
F/S	-	Design					
CFHS	82,700	Land/Right of Way					
		Utility Relocation					
		Construction		FY19		FY19	
		Other:					
<b>Total</b>	<b>\$82,700</b>	<b>Total Project</b>		<b>FY19</b>		<b>FY19</b>	

# City of Cedar Falls Capital Improvement Program

CIP Number: 41

Department:  
Community Development

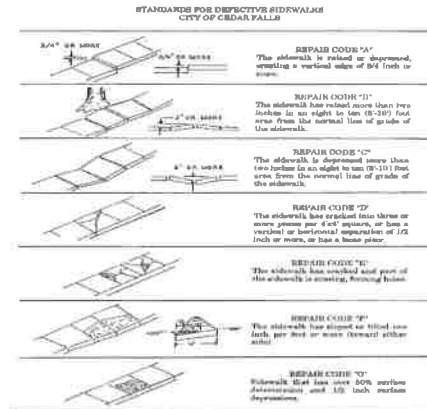
Division:  
Engineering

Project Number:

**Project Description:**

**Sidewalks: Assessment Program**

This is a multi-year program which addresses non-ADA compliant private sidewalks.



**Operations and Maintenance Impact on Budget:**

**Current:**

This will be a special assessment and therefore property taxes will be levied specifically to those properties.

**Long-Term:**

This will not impact the debt service levy, since property owners are responsible for the adjacent sidewalks.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	75,000	75,000	75,000	75,000	75,000	75,000	450,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	75,000	75,000	75,000	75,000	75,000	75,000	450,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
CDBG			-	-	-	-	-
Special Assessment	75,000	75,000	75,000	75,000	75,000	75,000	450,000
							-
							-
<b>Total Source</b>	75,000	75,000	75,000	75,000	75,000	75,000	450,000
<b>Funding Source:</b>							
CDBG	-						
GO Bond	-						
SA	450,000						
<b>Total</b>	\$450,000						

	Project Schedule	Start	Finish
CDBG	Design		
GO Bond	Land/Right of Way		
SA	Utility Relocation		
	Construction	Annual	Annual
	Other:		
<b>Total</b>	<b>Total Project</b>	Annual	Annual

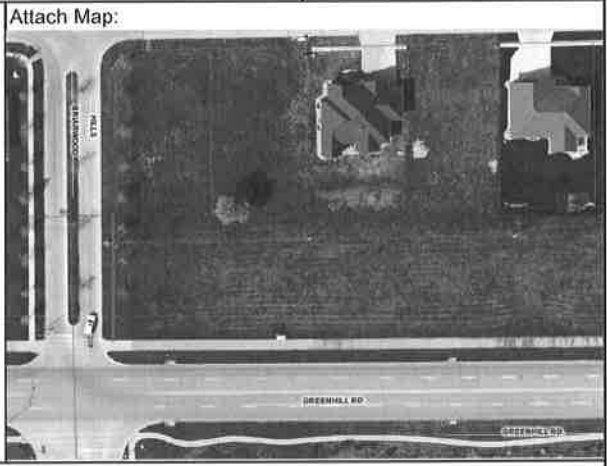


<b>City of Cedar Falls Capital Improvement Program</b>	CIP Number: 42
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Department: Community Development	Division: Engineering	Project Number:
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**Project Description:**  
**Sidewalks/Trails: Briarwood Hills Drive Sidewalk Infill**

This project will construct sidewalk along the east side of Briarwood Hills Drive south approximately 115'. This will connect the existing sidewalk at 4320 Briarwood Hills Drive to the Greenhill Road Trail.



**Operations and Maintenance Impact on Budget:**  
**Current:**  
 This will impact the debt service levy since bond funding is being used.

**Long-Term:**  
 The sidewalk will be maintained by the Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	5,000						5,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	5,000	-	-	-	-	-	5,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond	5,000						5,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
							-
							-
							-
							-
							-
<b>Total Source</b>	5,000	-	-	-	-	-	5,000
Funding Source:	Project Schedule		Start	Finish			
GO Bond	5,000	Design	FY17	FY18			
		Land/Right of Way					
		Utility Relocation					
		Construction	FY19	FY19			
		Other:					
<b>Total</b>	<b>\$5,000</b>	<b>Total Project</b>		<b>FY17</b>	<b>FY19</b>		

## City of Cedar Falls Capital Improvement Program

CIP Number: 43

Department:  
Community Development

Division:  
Engineering

Project Number:

**Project Description:**

**Sidewalk/Trails: Campus Street Sidewalk Infill**

This project will construct sidewalk along the eastern side of Campus Street from W 20th Street south approximately 140 feet and from W 22nd Street north approximately 380 feet. Sidewalk will connect Sunnyside Addition to the University of Northern Iowa Campus.

**Attach Map:**



**Operations and Maintenance Impact on Budget:**

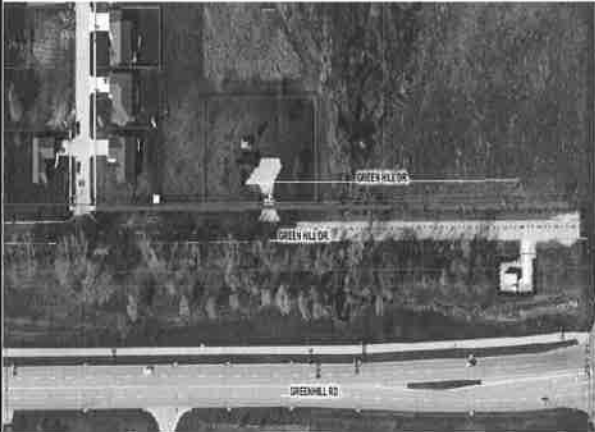
**Current:**

This will impact the debt service levy since bond funding is being used.

**Long-Term:**

This will not impact the debt service levee, since property owners are responsible for the adjacent sidewalks.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction		20,000					20,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	20,000	-	-	-	-	20,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond		20,000					20,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
							-
							-
							-
<b>Total Source</b>	-	20,000	-	-	-	-	20,000
Funding Source:			<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>
GO Bond	20,000		Design				
			Land/Right of Way				
			Utility Relocation				
			Construction	FY20			FY20
			Other:				
<b>Total</b>	<b>\$20,000</b>		<b>Total Project</b>				

City of Cedar Falls Capital Improvement Program						CIP Number:	44
Department: Community Development		Division: Engineering				Project Number:	
Project Description: Sidewalks/Trails: Greenhill Drive Sidewalk Infill  This project will construct sidewalk along the north side of Greenhill Drive from Wedgewood Drive east approximately 640 feet. This sidewalk will connect the new Hanna Park Commercial Addition Lot 5 to the Hanna Park Addition.					Attach Map: 		
Operations and Maintenance Impact on Budget:							
Current: This will impact the debt service levy since bond funding is being used.							
Long-Term: This will not impact the debt service levy, since property owners are responsible for the adjacent sidewalks.							
Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	35,000						35,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	<b>35,000</b>	-	-	-	-	-	<b>35,000</b>
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond	35,000						35,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
							-
							-
							-
							-
							-
<b>Total Source</b>	<b>35,000</b>	-	-	-	-	-	<b>35,000</b>
Funding Source:		<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
GO Bond	35,000	Design		FY18		FY19	
		Land/Right of Way					
		Utility Relocation					
		Construction		FY19		FY19	
		Other:					
<b>Total</b>	<b>\$35,000</b>	<b>Total Project</b>		<b>FY18</b>		<b>FY19</b>	

## City of Cedar Falls Capital Improvement Program

CIP Number: 45

Department:  
Community Development

Division:  
Engineering

Project Number:

**Project Description:**

**Sidewalk/Trails: Hudson Road Recreation Trail Phase IV**

This project will install new recreation trail along the west side of Hudson Road from W. 12th Street to W. 8th Street. This will connect the existing trail on W. 12th Street to the sidewalk on W. 8th Street and Hudson Road.

**Attach Map:**



**Operations and Maintenance Impact on Budget:**

**Current:**

This will impact the debt service levy since bond funding is being used.

**Long-Term:**


The recreation trail will be maintained by the Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way		16,000					16,000
Utility Relocation							-
Construction			56,000				56,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	16,000	56,000	-	-	-	72,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond		16,000	20,000				36,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Private			36,000				36,000
							-
							-
							-
<b>Total Source</b>	-	16,000	56,000	-	-	-	72,000
Funding Source:			Project Schedule	Start			Finish
GO Bond	36,000		Design	FY20			FY21
PRIV	36,000		Land/Right of Way				
			Utility Relocation				
			Construction	FY21			FY21
			Other:				
<b>Total</b>	<b>\$72,000</b>		<b>Total Project</b>	FY20			FY21

## City of Cedar Falls Capital Improvement Program

CIP Number: 46

Department: Community Development	Division: Engineering	Project Number:
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<p>Project Description:</p> <p><b>Sidewalk/Trails: Lake Street Trail</b></p> <p>This project will install new HMA recreational trail on the south side of Lake Street from Central Avenue to Big Woods Lake Recreation Area. The Municipal Operations &amp; Programs has already prepared the base for the trail along Lake Street.</p>	<p>Attach Map:</p> 
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**Operations and Maintenance Impact on Budget:**

Current:  
This will impact the debt service levy since bond funding is being used.

Long-Term:  
The recreation trail will be maintained by the Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design	35,000						35,000
Land/Right of Way							-
Utility Relocation							-
Construction		350,000					350,000
Construction Inspection		45,000					45,000
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	35,000	395,000	-	-	-	-	430,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond	7,000	79,000					86,000
Federal/State Funding	28,000	316,000					344,000
Local Sales Tax							-
Capital Projects							-
							-
							-
<b>Total Source</b>	35,000	395,000	-	-	-	-	430,000
Funding Source:		Project Schedule		Start	Finish		
GO Bond	86,000	Design		FY19	FY19		
F/S	344,000	Land/Right of Way					
		Utility Relocation					
		Construction		FY20	FY20		
		Other:					
<b>Total</b>	<b>\$430,000</b>	<b>Total Project</b>		FY19	FY20		

# City of Cedar Falls Capital Improvement Program

CIP Number: 47

Department:  
Community Development

Division:  
Engineering

Project Number:

Project Description:

### Sidewalks/Trails: Reconstruction Program

This is a multi-year program which addresses public sidewalk ADA compliant public sidewalks and completes gaps in the sidewalk system. This replaces deficient public sidewalks and reduces public liability.



Operations and Maintenance Impact on Budget:

Current:

This will impact the debt service levy since bond funding is being used.

Long-Term:

The sidewalk will be maintained by the Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	40,000	40,000	40,000	40,000	40,000	40,000	240,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	40,000	40,000	40,000	40,000	40,000	40,000	240,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond	40,000	40,000	40,000	40,000	40,000	40,000	240,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Comm. Development							-
							-
							-
							-
<b>Total Source</b>	40,000	40,000	40,000	40,000	40,000	40,000	240,000
Funding Source:		<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
CDBG	-	Design					
GO Bond	240,000	Land/Right of Way					
		Utility Relocation					
		Construction		Annual		Annual	
		Other:					
<b>Total</b>	\$240,000	<b>Total Project</b>		Annual		Annual	

# City of Cedar Falls Capital Improvement Program

CIP Number: 48

Department:  
Community Development

Division:  
Engineering

Project Number:

**Project Description:**  
Sidewalk/Trails: Rownd Street Sidewalk Infill

This project would construct sidewalk on the west side of Rownd Street from Hawthorne Drive to Sunnyside Drive. This project would allow the students walking to school north of Hawthorne Drive to cross the street at the pedestrian traffic signal.



**Operations and Maintenance Impact on Budget:**  
Current:  
This will impact the debt service levy since bond funding is being used.

Long-Term:  
This will not impact the debt service levy, since property owners are responsible for the adjacent sidewalks.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction		25,000					25,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	25,000	-	-	-	-	25,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond		25,000					25,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Storm Water Fund							-
							-
							-
							-
							-
<b>Total Source</b>	-	25,000	-	-	-	-	25,000
Funding Source:	Project Schedule		Start	Finish			
GO	25,000	Design	FY20	FY20			
STW	-	Land/Right of Way					
		Utility Relocation					
		Construction	FY20	FY20			
		Other:					
<b>Total</b>	<b>\$25,000</b>	<b>Total Project</b>	FY20	FY20			



## City of Cedar Falls Capital Improvement Program

CIP Number: 49

Department:  
Community Development

Division:  
Engineering

Project Number:

**Project Description:**

**Sidewalks/Trails: Trail Reconstruction**

This project addresses major changes needed with at specific locations of the trail network. It may include steep slopes, unsafe crossings, erosion, sight visibility issues, or other aspects that require design and reconstruction to complete. It is not for minor trail maintenance such as a panel replacement or culvert crossing.



**Operations and Maintenance Impact on Budget:**

**Current:**

Hotel/Motel tax will be utilized, therefore no impact on the debt service levy is anticipated.

**Long-Term:**

Trails will be maintained by Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	50,000	50,000	50,000	50,000	50,000	50,000	300,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	50,000	50,000	50,000	50,000	50,000	50,000	300,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Storm Water Fund							-
Hotel/Motel	50,000	50,000	50,000	50,000	50,000	50,000	300,000
							-
							-
							-
<b>Total Source</b>	50,000	50,000	50,000	50,000	50,000	50,000	300,000
Funding Source:	Project Schedule			Start	Finish		
H/M	300,000			Design	Annual	Annual	
				Land/Right of Way			
				Utility Relocation			
				Construction			
				Other:	Annual	Annual	
<b>Total</b>	<b>\$300,000</b>			<b>Total Project</b>	Annual	Annual	

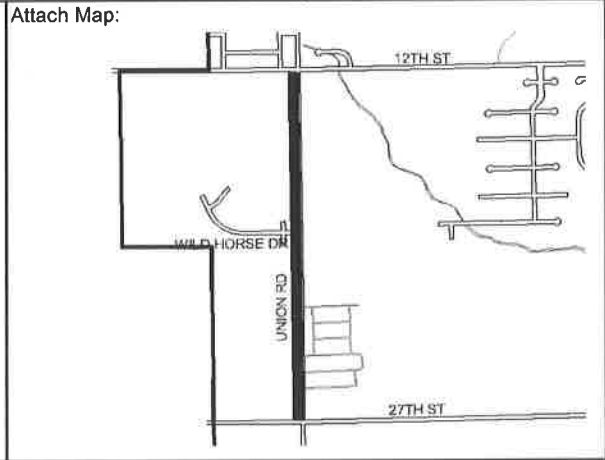
<b>City of Cedar Falls Capital Improvement Program</b>	CIP Number: 50
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Department: <b>Community Development</b>	Division: <b>Engineering</b>	Project Number:
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Project Description:

**Sidewalks/Trails: Union Road Trail Phase II**

Union Road Trail Project will install a 10 feet wide trail along Union Road from West 12th Street to West 27th Street.



Operations and Maintenance Impact on Budget:

Current:  
This will impact the debt service levy since bond funding is being used.

Long-Term:  
The recreation trail will be maintained by the Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design	40,000						40,000
Land/Right of Way							-
Utility Relocation		75,000					75,000
Construction		300,000					300,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	40,000	375,000	-	-	-	-	415,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond	40,000	75,000					115,000
Federal/State Funding		300,000					300,000
Local Sales Tax							-
Capital Projects							-
							-
							-
							-
							-
							-
<b>Total Source</b>	40,000	375,000	-	-	-	-	415,000
Funding Source:	Project Schedule		Start	Finish			
GO Bond	115,000	Design	FY19	FY19			
F/S	300,000	Land/Right of Way					
		Utility Relocation					
		Construction	FY20	FY20			
		Other:					
<b>Total</b>	<b>\$415,000</b>	<b>Total Project</b>	FY19	FY20			

## City of Cedar Falls Capital Improvement Program

CIP Number: 51

Department:  
Community Development

Division:  
Engineering

Project Number:

Project Description:

**Sidewalks/Trails: W. 3rd Street Sidewalk Infill**

This project will construct 135 feet of sidewalk adjacent to 1926 W 3rd Street. This project completes the gap in sidewalk to Highland Drive.

Attach Map:



Operations and Maintenance Impact on Budget:

Current:

This will impact the debt service levy since bond funding is being used.

Long-Term:

This will not impact the debt service levy, since property owners are responsible for the adjacent sidewalks.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	5,000						5,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	<b>5,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,000</b>
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond	5,000						5,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
							-
							-
							-
<b>Total Source</b>	<b>5,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,000</b>
Funding Source:  GO	5,000	Project Schedule		Start	Finish		
		Design		FY19	FY19		
		Land/Right of Way					
		Utility Relocation					
		Construction		FY19	FY19		
		Other:					
<b>Total</b>	<b>\$5,000</b>	<b>Total Project</b>		<b>FY19</b>	<b>FY19</b>		

## City of Cedar Falls Capital Improvement Program

CIP Number: 52

Department:  
Community Development

Division:  
Engineering

Project Number:

**Project Description:**

**Sidewalks/Trails: W. 8th Street Sidewalk Infill**

This project will construct 1250 feet of sidewalk from Division Street to Hudson Road along the south side of W. 8th Street.



**Operations and Maintenance Impact on Budget:**

**Current:**

This will impact the debt service levy since General Obligation Bond will be used.

**Long-Term:**

The sidewalk will be maintained by Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction						60,000	60,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	-	-	-	60,000	60,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond						60,000	60,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
							-
							-
							-
							-
							-
<b>Total Source</b>	-	-	-	-	-	60,000	60,000

Funding Source:	Project Schedule	Start	Finish
GO	60,000	Design	FY24
		Land/Right of Way	
		Utility Relocation	
		Construction	FY24
		Other:	
<b>Total</b>	<b>\$60,000</b>	<b>Total Project</b>	FY24

# City of Cedar Falls Capital Improvement Program

CIP Number: 53

Department:  
Community Development

Division:  
Engineering

Project Number:

Project Description:

**Sidewalks/Trails: W. 20th Street Sidewalk Infill**

This project will construct 200 feet of sidewalk from College Street to the existing sidewalk at 1000 W 20th Street.

Attach Map:



Operations and Maintenance Impact on Budget:

Current:

This will impact the debt service levy since bond funding is being used.

Long-Term:

This will not impact the debt service levy, since property owners are responsible for the adjacent sidewalks.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction		10,000					10,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	10,000	-	-	-	-	10,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond		10,000					10,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
							-
							-
							-
<b>Total Source</b>	-	10,000	-	-	-	-	10,000

Funding Source:

		Project Schedule	Start	Finish
GO	10,000	Design	FY19	FY19
		Land/Right of Way		
		Utility Relocation		
		Construction	FY20	FY20
		Other:		
<b>Total</b>	<b>\$10,000</b>	<b>Total Project</b>	<b>FY19</b>	<b>FY20</b>

## City of Cedar Falls Capital Improvement Program

CIP Number: 54

Department:  
Community Development

Division:  
Engineering

Project Number:

**Project Description:**

**Signalization of Hudson Road/Ridgeway Intersection**

This project will include the design/installation of traffic signals at the intersection of Hudson Road/Ridgeway Avenue to accommodate continued growth in this area of the City.



**Operations and Maintenance Impact on Budget:**

**Current:**

The cost would be from TIF revenues and will impact the debt service levy since TIF funding is being used. The City would be responsible for ongoing signal maintenance and repair.

**Long-Term:**

The City would be responsible for ongoing signal maintenance and repair.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design				30,000			30,000
Land/Right of Way							-
Utility Relocation							-
Construction				300,000			300,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	-	330,000	-	-	330,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - S CF Urbn Renwl				330,000			330,000
Private							-
							-
							-
<b>Total Source</b>	-	-	-	330,000	-	-	330,000
Funding Source: TIF-SCF	330,000	<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
		Design		FY22		FY22	
		Land/Right of Way					
		Utility Relocation					
		Construction		FY22		FY22	
		Other:					
<b>Total</b>	<b>\$330,000</b>	<b>Total Project</b>		FY22		FY22	

## City of Cedar Falls Capital Improvement Program

CIP Number: 55

Department:  
Community Development

Division:  
Engineering

Project Number:

**Project Description:**

**Stormwater: Big Woods Road Ditch Improvements**

This project will provide erosion protection from Dunkerton Road north approximately 750 feet.



**Operations and Maintenance Impact on Budget:**

**Current:**

This will not impact the debt service levy since Storm Water Fund is being used.

**Long-Term:**

The erosion protection will be maintained by Municipal Operations and Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	50,000						50,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	50,000	-		-	-	-	50,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Storm Water Fund	50,000						50,000
							-
							-
							-
							-
<b>Total Source</b>	50,000	-	-	-	-	-	50,000
Funding Source:		<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
STW	50,000	Design		FY19		FY19	
		Land/Right of Way					
		Utility Relocation					
		Construction					
		Other:		FY19		FY19	
<b>Total</b>	<b>\$50,000</b>	<b>Total Project</b>		FY19		FY19	



## City of Cedar Falls Capital Improvement Program

CIP Number: 56

Department:  
Community Development

Division:  
Engineering

Project Number:

**Project Description:**

**Storm Water: Cedar Heights Storm Sewer**

This project would construct a storm sewer from Rainbow Drive to a point 550 feet south. This project would be completed with the Cedar Heights reconstruction in the annual pavement management program.



**Operations and Maintenance Impact on Budget:**

**Current:**  
This will not impact the debt service levy since storm water funding is being used.

**Long-Term:**  
The acquired lot will be maintained by the Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way		5,000					5,000
Utility Relocation							-
Construction		120,000					120,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	125,000	-	-	-	-	125,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Storm Water Fund		125,000					125,000
							-
							-
							-
<b>Total Source</b>	-	125,000	-	-	-	-	125,000
Funding Source:  STW	125,000	<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
		Design		FY19		FY20	
		Land/Right of Way		FY19		FY20	
		Utility Relocation					
		Construction		FY20		FY21	
		Other:					
<b>Total</b>	<b>\$125,000</b>	<b>Total Project</b>		<b>FY19</b>		<b>FY21</b>	

## City of Cedar Falls Capital Improvement Program

CIP Number: 57

Department:  
Community Development

Division:  
Engineering

Project Number:

**Project Description:**

**Storm Water: Clay Street Park Drainage**

This project will provide an over-land route and/or drainage improvements from the Clay Street Park to Washington. The City will be receiving a REAP grant for this project.

**Attach Map:**



**Operations and Maintenance Impact on Budget:**

**Current:**  
This will impact the debt service levy since bond funding is being used.

**Long-Term:**  
The acquired lot will be maintained by the Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design	25,000						25,000
Land/Right of Way							-
Utility Relocation							-
Construction	71,500	96,500					168,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	96,500	96,500	-	-	-	-	193,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond		43,000					43,000
Federal/State Funding	96,500	53,500					150,000
Local Sales Tax							-
Capital Projects							-
Storm Water Fund							-
							-
							-
							-
							-
<b>Total Source</b>	96,500	96,500	-	-	-	-	193,000
Funding Source:			<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>
GO Bond	43,000		Design		FY20		FY20
F/S	150,000		Land/Right of Way				
			Utility Relocation				
			Construction		FY21		FY21
			Other:				
<b>Total</b>	<b>\$193,000</b>		<b>Total Project</b>		<b>FY20</b>		<b>FY21</b>

# City of Cedar Falls Capital Improvement Program

CIP Number: 58

Department:  
Community Development

Division:  
Engineering

Project Number:

**Project Description:**

**Storm Water: Comprehensive Watershed Assessment**

This project would complete our NPDES Permit required complete watershed assessment for all of the watersheds within the city limits. Currently the Dry Run Creek, Brandilynn, Green Creek, and Cedar River North watersheds have been assessed. To complete the assessment the proposed watersheds would be completed in the following order: FY16 Birdsall, FY17 Cedar River South, FY18 Cedarloo/Hartman, FY19 Ace Place and FY20 Black Hawk Creek.

**Attach Map:**



**Operations and Maintenance Impact on Budget:**

**Current:**  
This will not impact the debt service levy since the storm water fund is being used.

**Long-Term:**  
This will not impact the debt service levy.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other	36,000	55,000					91,000
<b>Total Costs</b>	36,000	55,000	-	-	-	-	91,000
<b>Source of Funds</b>	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Storm Water Fund	36,000	55,000					91,000
							-
							-
							-
							-
<b>Total Source</b>	36,000	55,000	-	-	-	-	91,000
<b>Funding Source:</b>			<b>Project Schedule</b>	<b>Start</b>	<b>Finish</b>		
STW	91,000		Design				
			Land/Right of Way				
			Utility Relocation				
			Construction				
			Other:	FY12			FY20
<b>Total</b>	<b>\$91,000</b>		<b>Total Project</b>	<b>FY12</b>			<b>FY20</b>

# City of Cedar Falls Capital Improvement Program

CIP Number: 59

Department:  
Community Development

Division:  
Engineering

Project Number:

**Project Description:**

**Storm Water: Drainage Studies**

This project analyzes drainage patterns and issues subwatersheds within Cedar Falls. The study would identify improvements needed that can then be done in conjunction with the Annual Pavement Management Program or as separate projects, as appropriate.

**Attach Map:**



**Operations and Maintenance Impact on Budget:**

**Current:**

This will not impact the debt service levy since Storm Water Fund is being used.

**Long-Term:**

The erosion protection will be maintained by Municipal Operations and Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design	100,000		50,000		50,000		200,000
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	100,000	-	50,000	-	50,000	-	200,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Storm Water Fund	100,000		50,000		50,000		200,000
							-
							-
							-
							-
<b>Total Source</b>	100,000	-	50,000	-	50,000	-	200,000
Funding Source:	Project Schedule		Start	Finish			
STW	200,000	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction					
		Other:					
<b>Total</b>	<b>\$200,000</b>	<b>Total Project</b>	<b>0</b>	<b>0</b>			

## City of Cedar Falls Capital Improvement Program

CIP Number: 60

Department:  
Community Development

Division:  
Engineering

Project Number:

**Project Description:**

**Storm Water: Erosion Repair Project**

This project will repair drainage areas on public property or in drainage easements. The project will stabilize the drainage area and prevent future erosion.



**Operations and Maintenance Impact on Budget:**

**Current:**

This will not impact the debt service levy since the storm water fund is being used.

**Long-Term:**

The channel will be maintained by the Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction		75,000		25,000		25,000	125,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	75,000	-	25,000	-	25,000	125,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
General Revenue							-
Storm Water Fund		75,000		25,000		25,000	125,000
							-
							-
<b>Total Source</b>	-	75,000	-	25,000	-	25,000	125,000
Funding Source:	Project Schedule		Start	Finish			
STW	125,000	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction					
		Other:		Biennial		Biennial	
<b>Total</b>	<b>\$125,000</b>	<b>Total Project</b>		Biennial		Biennial	

## City of Cedar Falls Capital Improvement Program

CIP Number: 61

Department:  
Community Development

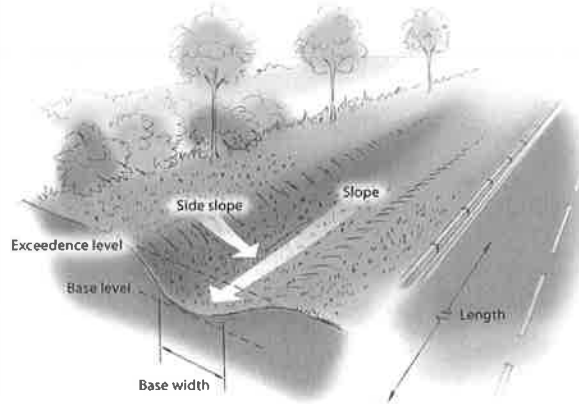
Division:  
Engineering

Project Number:

**Project Description:**

**Storm Water: Greenhill Road Ext. Bioretention Swales/Cells**

This project will create bioretention swales and cells in commercial areas along the Greenhill Road extension to treat storm water runoff, improving water quality in receiving streams and alleviate storm water runoff problems. Funding will be from the Storm Water Fund and grants from State Funds.



**Operations and Maintenance Impact on Budget:**

**Current:**  
This will not impact the debt service levy since the storm water and state funds are being used.

**Long-Term:**  
The bioretention swales will be maintained by Community Development.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction				100,000			100,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	-	100,000	-	-	100,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding				75,000			75,000
Local Sales Tax							-
Capital Projects							-
Storm Water Fund				25,000			25,000
							-
							-
							-
							-
<b>Total Source</b>	-	-	-	100,000	-	-	100,000

Funding Source:		Project Schedule	Start	Finish
F/S	75,000	Design		
STW	25,000	Land/Right of Way		
		Utility Relocation		
		Construction	FY22	FY22
		Other:		
<b>Total</b>	<b>\$100,000</b>	<b>Total Project</b>	<b>FY22</b>	<b>FY22</b>

## City of Cedar Falls Capital Improvement Program

CIP Number: 62

Department:  
Community Development

Division:  
Engineering

Project Number:  
MC - 008 - 3008

**Project Description:**

**Storm Water: Greenwood Cemetery Slope Repair Project**

This project is a continuation of Greenwood Cemetery Slope Repair to clear sections of the slope, remove the overburden, reconstruct the slope, seed fertilize and mat the surface. Several areas of this slope are currently failing and this project will hopefully prevent any further large slides.



**Operations and Maintenance Impact on Budget:**

**Current:**  
This will impact the debt service levy since bond funding is being used.

**Long-Term:**  
The slope will be maintained by the Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction						160,000	160,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	-	-	-	160,000	160,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond						160,000	160,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Storm Water Fund							-
							-
							-
							-
							-
<b>Total Source</b>	-	-	-	-	-	160,000	160,000

Funding Source:	Project Schedule	Start	Finish
GO	160,000	Design	FY24
		Land/Right of Way	
		Utility Relocation	
		Construction	FY24
		Other:	
<b>Total</b>	<b>\$160,000</b>	<b>Total Project</b>	FY24



<b>City of Cedar Falls Capital Improvement Program</b>	CIP Number: 63
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Department: Community Development	Division: Engineering	Project Number:
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**Project Description:**

**Storm Water: Hudson Road Subdrain**

This project will provide subdrain on Hudson Road from the UNI Media Drop Off Driveway south to the pedestrian bridge.



**Operations and Maintenance Impact on Budget:**

**Current:**  
This will not impact the debt service levy since storm water funds are being used.

**Long-Term:**  
The acquired lot will be maintained by the Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	2,000						2,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	2,000	-	-	-	-	-	2,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Storm Water Fund	2,000	-					2,000
							-
							-
							-
<b>Total Source</b>	2,000	-	-	-	-	-	2,000

Funding Source:		Project Schedule	Start	Finish
		Design		
STW	2,000	Design	FY18	FY19
		Land/Right of Way		
		Utility Relocation		
		Construction	FY18	FY19
		Other:		
<b>Total</b>	<b>\$2,000</b>	<b>Total Project</b>	<b>FY18</b>	<b>FY19</b>

## City of Cedar Falls Capital Improvement Program

CIP Number: 64

Department:  
Community Development

Division:  
Engineering

Project Number:

**Project Description:**

**Storm Water: Mandalay Drive Slope Repair**

This project will repair portions of the slope that have failed and were left at the time of project closeout.



**Operations and Maintenance Impact on Budget:**

**Current:**

This will not impact the debt service levy since Storm Water Fund is being used.

**Long-Term:**

The erosion protection will be maintained by Municipal Operations and Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design	5,000						5,000
Land/Right of Way							-
Utility Relocation							-
Construction	30,000						30,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	35,000	-	-	-	-	-	35,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Storm Water Fund	35,000						35,000
Road Use Tax							-
							-
							-
							-
<b>Total Source</b>	35,000	-	-	-	-	-	35,000
Funding Source:		<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
STW	35,000	Design		FY19		FY19	
	-	Land/Right of Way					
		Utility Relocation					
		Construction		FY19		FY19	
		Other:					
<b>Total</b>	<b>\$35,000</b>	<b>Total Project</b>		FY19		FY19	

# City of Cedar Falls Capital Improvement Program

CIP Number: 65

Department:  
Community Development

Division:  
Engineering

Project Number:

**Project Description:**  
**Storm Water: Permeable Alley Program**  
  
This project will create 3 permeable alleys per year in residential and commercial areas to treat storm water runoff, improving water quality in receiving streams and alleviate storm water runoff problems. Funding will be from the Road Use Tax and Storm Water Funds.



**Operations and Maintenance Impact on Budget:**  
**Current:**  
This will impact the street construction fund since the road use tax is being used.  
  
**Long-Term:**  
The alleys will be maintained by the Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	260,000	260,000	260,000	260,000	260,000	260,000	1,560,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	<b>260,000</b>	<b>260,000</b>	<b>260,000</b>	<b>260,000</b>	<b>260,000</b>	<b>260,000</b>	<b>1,560,000</b>
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Storm Water Fund	85,000	85,000	85,000	85,000	85,000	85,000	510,000
Road Use Tax	175,000	175,000	175,000	175,000	175,000	175,000	1,050,000
							-
							-
							-
<b>Total Source</b>	<b>260,000</b>	<b>260,000</b>	<b>260,000</b>	<b>260,000</b>	<b>260,000</b>	<b>260,000</b>	<b>1,560,000</b>

Funding Source:		Project Schedule		Start	Finish
STW	510,000	Design			
SCF	1,050,000	Land/Right of Way			
		Utility Relocation			
		Construction	Annual	Annual	
		Other:			
<b>Total</b>	<b>\$1,560,000</b>	<b>Total Project</b>	Annual	Annual	

# City of Cedar Falls Capital Improvement Program

CIP Number: 66

Department:  
Community Development

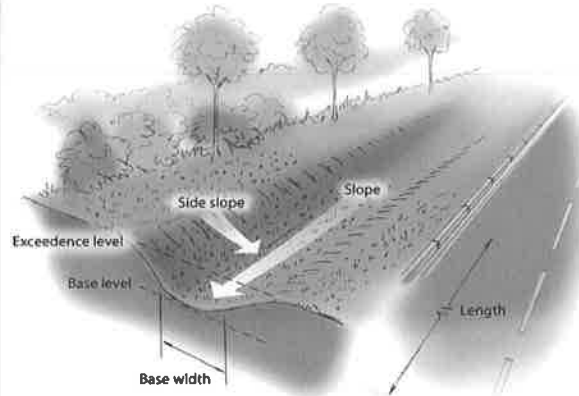
Division:  
Engineering

Project Number:

**Project Description:**

**Storm Water: University Avenue Bioretention Swales/Cells**

This project will create bioretention swales and cells in commercial areas along University Avenue to treat storm water runoff, improving water quality in receiving streams and alleviate storm water runoff problems. Funding will be from the Storm Water Fund and grants from State Funds.



**Operations and Maintenance Impact on Budget:**

**Current:**  
This will not impact the debt service levy since the storm water and state funds are being used.

**Long-Term:**  
The bioretention swales will be maintained by Community Development.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction		100,000					100,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	100,000	-	-	-	-	100,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding		75,000					75,000
Local Sales Tax							-
Capital Projects							-
Storm Water Fund		25,000					25,000
							-
							-
							-
							-
<b>Total Source</b>	-	100,000	-	-	-	-	100,000

Funding Source:		Project Schedule	Start	Finish
F/S	75,000	Design		
STW	25,000	Land/Right of Way		
		Utility Relocation		
		Construction	Annual	Annual
		Other:		
<b>Total</b>	<b>\$100,000</b>	<b>Total Project</b>	<b>Annual</b>	<b>Annual</b>

# City of Cedar Falls Capital Improvement Program

CIP Number: 67

Department:  
Community Development

Division:  
Engineering

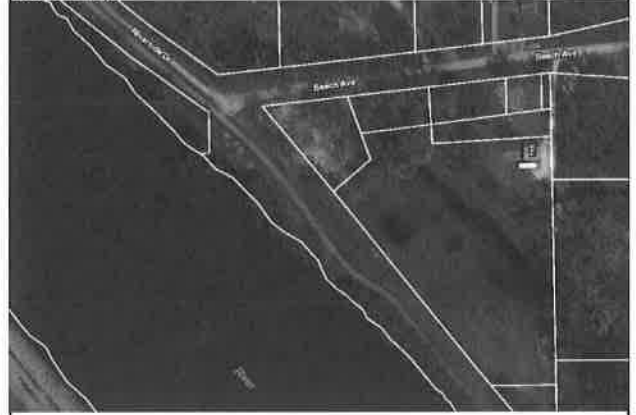
Project Number:

**Project Description:**

**Streambank Stabilization - Trail Realignment**

This project will realign existing pedestrian trail and stabilize the river bank erosion. This project is located on Cedar Valley Lakes south of Beech Ave approximately 400'.

**Attach Map:**



**Operations and Maintenance Impact on Budget:**

**Current:**

This will not impact the debt service levy since storm water fund will be used.

**Long-Term:**

The trail will be maintained by Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction		30,000					30,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	30,000	-	-	-	-	30,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Storm Water Fund		30,000					30,000
							-
							-
							-
							-
<b>Total Source</b>	-	30,000	-	-	-	-	30,000

**Funding Source:**

		Project Schedule	Start	Finish
STW	30,000	Design	FY20	FY20
		Land/Right of Way		
		Utility Relocation		
		Construction	FY20	FY20
		Other:		
<b>Total</b>	<b>\$30,000</b>	<b>Total Project</b>	<b>FY20</b>	<b>FY20</b>

## City of Cedar Falls Capital Improvement Program

CIP Number: 68

Department:  
Community Development

Division:  
Engineering

Project Number:

**Project Description:**

**Streets: Annual Street Repair Program (Resurfacing and Reconstruction)**

The Street Repair Program is financed by the local option sales tax revenues. The program is cash flowed annually by local option sales tax revenues. This project will repair or reconstruct city streets. This project will include paving City alleys with the road use tax as part of the pavement management plan. Sewer funds will be used for sewer replacements and repairs as part of the project. Funding in FY22 - FY23 is reduced due to the Main Street Reconstruction Project occurring in those years.



**Operations and Maintenance Impact on Budget:**

**Current:**

This will not impact the debt service levy since local option sales tax and road use tax funds are being used.

**Long-Term:**

The additional initiatives will be funded through bond proceeds, therefore having an effect on property tax rates.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Sewer Utilities		350,000	250,000	100,000	100,000	100,000	900,000
Construction	3,950,000	4,450,000	3,400,000	2,800,000	2,800,000	4,150,000	21,550,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	3,950,000	4,800,000	3,650,000	2,900,000	2,900,000	4,250,000	22,450,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax	3,850,000	4,350,000	3,300,000	2,700,000	2,700,000	4,050,000	20,950,000
Capital Projects							-
Road Use Tax	100,000	100,000	100,000	100,000	100,000	100,000	600,000
Sewer Fund		350,000	250,000	100,000	100,000	100,000	900,000
							-
							-
							-
<b>Total Source</b>	3,950,000	4,800,000	3,650,000	2,900,000	2,900,000	4,250,000	22,450,000
<b>Funding Source:</b>		<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
LST	20,950,000	Design					
SCF	600,000	Land/Right of Way					
SRF	900,000	Utility Relocation					
		Construction		Annual		Annual	
		Other:					
<b>Total</b>	22,450,000	<b>Total Project</b>		Annual		Annual	

## City of Cedar Falls Capital Improvement Program

CIP Number: 69

Department:  
Community Development

Division:  
Engineering

Project Number:

**Project Description:**

**Streets: Cedar Heights Drive Reconstruction**

This project will remove and replace Cedar Heights Drive including the intersection of Cedar Heights/Greenhill Road and continuing south along Cedar Heights to approximately Viking Road. The intersection was part of a recently adopted Greenhill Road Corridor Study. A roundabout was recommended for this intersection.

**Attach Map:**



**Operations and Maintenance Impact on Budget:**

**Current:**  
This will impact the debt service levy since bond proceeds are being used for portions of the project. Local option sales tax, road use tax funds, and state funds are being used.

**Long-Term:**  
The street will be maintained by the Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design	300,000	150,000					450,000
Land/Right of Way		250,000					250,000
Utility Relocation		200,000					200,000
Construction			2,300,000	2,250,000			4,550,000
Construction Inspection			225,000	225,000			450,000
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	300,000	600,000	2,525,000	2,475,000	-	-	5,900,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond	20,000	55,000	335,000	240,000			650,000
Federal/State Funding	280,000	345,000	1,190,000	1,085,000			2,900,000
Local Sales Tax			1,000,000	463,000			1,463,000
Capital Projects							-
Storm Water Fund							-
CFU		200,000					200,000
Street Construction Fund				687,000			687,000
							-
							-
<b>Total Source</b>	300,000	600,000	2,525,000	2,475,000	-	-	5,900,000
Funding Source:			<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>
GO	650,000		Design		FY19		FY20
F/S	2,900,000		Land/Right of Way		FY20		FY20
LST	1,463,000		Utility Relocation				
CFU	200,000		Construction		FY21		FY22
SCF	687,000		Other:				
<b>Total</b>	5,900,000		<b>Total Project</b>		FY19		FY22



## City of Cedar Falls Capital Improvement Program

CIP Number: 70

Department:  
Community Development

Division:  
Engineering

Project Number:  
MC - 000 - 3106

**Project Description:**

**Streets: Center Street Improvements**

This project will focus on streetscape improvements that may include constructing shoulder improvements, intersection improvements at Center Street & Cottage Row Rd, gap sidewalk on east side of Center Street, decorative lighting, pavers, bioswales and drainage improvements.

**Attach Map:**



**Operations and Maintenance Impact on Budget:**

**Current:**

This will impact the debt service levy since bond proceeds are being used. Local option sales tax, gaming grants, and flood reserve funds are also being used.

**Long-Term:**

The street and recreation trail will be maintained by the Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design	125,000						125,000
Land/Right of Way							-
Utility Relocation							-
Construction		1,100,000					1,100,000
Landscaping		150,000					150,000
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	125,000	1,250,000	-	-	-	-	1,375,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond		150,000					150,000
Federal/State Funding							-
Local Sales Tax		100,000					100,000
Flood Reserve Account	125,000	375,000					500,000
Storm Water Fund							-
CFU		250,000					250,000
Black Hawk Cnty Gaming		300,000					300,000
CDBG		75,000					75,000
							-
<b>Total Source</b>	125,000	1,250,000	-	-	-	-	1,375,000
Funding Source:	Project Schedule		Start				Finish
GO	150,000	Design	FY19				FY20
BHCG	300,000	Land/Right of Way					
LST	100,000	Utility Relocation					
FR	500,000	Construction	FY19				FY20
STW	-	Other:					
CFU	250,000						
CDBG	75,000						
<b>Total</b>	1,375,000	<b>Total Project</b>	FY19				FY20

<b>City of Cedar Falls Capital Improvement Program</b>	CIP Number: 71
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Department: Community Development	Division: Engineering	Project Number: MC - 000 - 3107
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Project Description:

Streets: Center Street Trail

This project will construct a recreational trail along the west side of Center Street from Cottage Row Road to Lone Tree Road.



Operations and Maintenance Impact on Budget:

Current:  
This will impact the debt service levy since bond proceeds are being used.

Long-Term:  
The recreation trail will be maintained by the Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	550,000						550,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	550,000	-	-	-	-	-	550,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond	333,400						333,400
Federal/State Funding	216,600						216,600
Local Sales Tax							-
Flood Reserve Account							-
Storm Water Fund							-
CFU							-
Black Hawk Cnty Gaming							-
							-
							-
<b>Total Source</b>	550,000	-	-	-	-	-	550,000
Funding Source:		Project Schedule		Start	Finish		
F/S	216,600	Design		FY18	FY18		
GO	333,400	Land/Right of Way					
		Utility Relocation					
		Construction		FY18	FY19		
		Other:					
<b>Total</b>	<b>\$550,000</b>	<b>Total Project</b>		FY18	FY19		

## City of Cedar Falls Capital Improvement Program

CIP Number: 72

Department:  
Community Development

Division:  
Engineering

Project Number:

**Project Description:**

**Streets:** Center Street Railroad Crossing

This project will improve the Center Street Railroad Crossing north of W. 1st Street. The project will be completed by the CN with a 60-20-20 agreement. The agreement will be with the State, City and CN.

Attach Memo



**Operations and Maintenance Impact on Budget:**

**Current:**  
This will not impact the debt service levy since local option sales tax fund is being used.

**Long-Term:**  
The crossing will be maintained by the Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	140,000	-					140,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	140,000	-	-	-	-	-	140,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding	84,000						84,000
Local Sales Tax	28,000						28,000
Capital Projects							-
Rail Road	28,000						28,000
							-
							-
							-
							-
<b>Total Source</b>	140,000	-	-	-	-	-	140,000

Funding Source:		Project Schedule	Start	Finish
		Design		
F/S	84,000	Land/Right of Way		
LST	28,000	Utility Relocation		
RR	28,000	Construction	FY19	FY19
		Other:		
<b>Total</b>	<b>\$140,000</b>	<b>Total Project</b>	FY19	FY19

## City of Cedar Falls Capital Improvement Program

CIP Number: 73

Department:  
Community Development

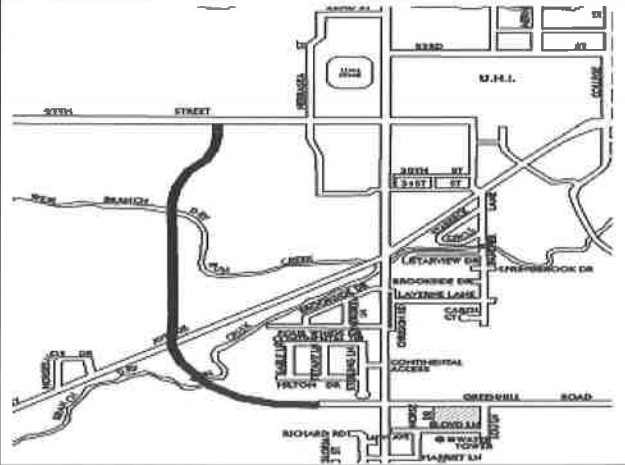
Division:  
Engineering

Project Number:  
RC - 000 - 1824

**Project Description:**

**Streets: Greenhill Road Extension (Hudson Road to 27th Street)**

The project provides for the future extension of Greenhill Road from Hudson Road west and north to intersect with University Avenue and West 27th Street. This will provide an alternate access to and from the UNI west campus area and will help alleviate traffic congestion and provide an alternative exit route after events at the UNI Dome and McLeod Center. This project will connect the existing recreational trail on University Ave to Greenhill Road trail and sidewalk along the south side of 27th Street from Nebraska Street westerly to the new apartment complex.



**Operations and Maintenance Impact on Budget:**

**Current:**

This will impact the debt service levy since bond funding is being used.

**Long-Term:**

The public improvements will be maintained by the Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	650,000						650,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	650,000	-	-	-	-	-	650,000
<b>Source of Funds</b>	<b>FY19</b>	<b>FY20</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>Total</b>
Gen. Obligation Bond	650,000						650,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Data Processing Rev.							-
Special Assessment							-
CFU (Water)							-
							-
							-
<b>Total Source</b>	650,000	-	-	-	-	-	650,000
<b>Funding Source:</b>		<b>Project Schedule</b>		<b>Start</b>	<b>Finish</b>		
F/S	-	Design		FY10	FY17		
GO Bond	650,000	Land/Right of Way		FY14	FY17		
CFU (Water)	-	Utility Relocation		FY17	FY17		
LST	-	Construction		FY17	FY19		
		Other:					
<b>Total</b>	<b>\$650,000</b>	<b>Total Project</b>		<b>FY10</b>	<b>FY19</b>		

# City of Cedar Falls Capital Improvement Program

CIP Number: 74

Department:  
Community Development

Division:  
Engineering

Project Number:

**Project Description:**  
  
**Streets: Greenhill Road & Hudson Intersection Improvements**  
  
 This project will complete intersection improvements for Greenhill Road at Ashworth Drive and Algonquin Drive and Hudson Road and Continental Access for the future development of 50 acres. This relates to the new proposed hospital project.



**Operations and Maintenance Impact on Budget:**  
 Current:  
 This will not impact the debt service levy, since private funding will be used.  
  
 Long-Term:  
 The public improvements will be maintained by the Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design		50,000					50,000
Land/Right of Way							-
Utility Relocation							-
Construction			500,000				500,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	50,000	500,000	-	-	-	550,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Private		50,000	500,000				550,000
							-
							-
							-
							-
<b>Total Source</b>	-	50,000	500,000	-	-	-	550,000

Funding Source:		Project Schedule		Start	Finish
GO Bond	-	Design		FY20	FY20
PRIV	550,000	Land/Right of Way			
		Utility Relocation			
		Construction		FY21	FY21
		Other:			
<b>Total</b>	<b>\$550,000</b>	<b>Total Project</b>		<b>FY20</b>	<b>FY21</b>

## City of Cedar Falls Capital Improvement Program

CIP Number: 75

Department:  
Community Development

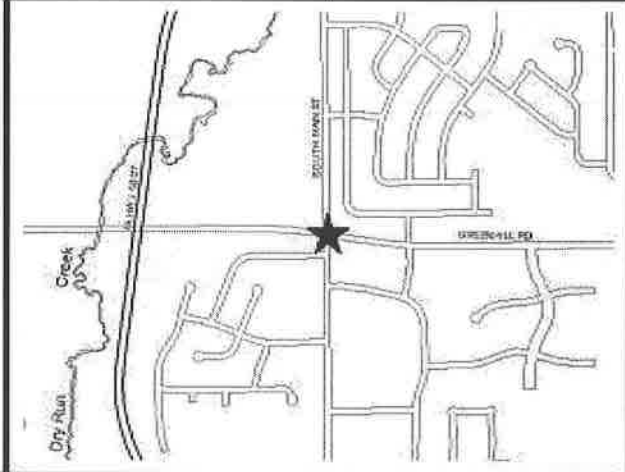
Division:  
Engineering

Project Number:

Project Description:

**Streets: Greenhill Road & South Main Street Intersection**

This project will reconstruct the intersection to a roundabout, to improve the capacity, efficiency and safety of the intersection. The intersection was part of a recently adopted Greenhill Road Corridor Study. This project is being undertaken in response to recent development in the area and concerns about intersection capacity and safety.



Operations and Maintenance Impact on Budget:

Current:

This will impact the debt service levy since bond funding is being used.

Long-Term:

The intersection will be maintained by the Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design		250,000					250,000
Land/Right of Way		40,000					40,000
Utility Relocation			430,000				430,000
Construction			1,250,000	750,000			2,000,000
Landscaping(sound wall)			200,000	100,000			300,000
Construction Inspection			200,000	200,000			400,000
Other							-
<b>Total Costs</b>	-	290,000	2,080,000	1,050,000	-	-	3,420,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond		290,000	298,000	715,000			1,303,000
Federal/State Funding							-
Local Sales Tax			665,000	335,000			1,000,000
Capital Projects							-
Road Use Tax							-
Private							-
Cedar Falls Utilities			430,000				430,000
Street Construction Fund			687,000				687,000
							-
<b>Total Source</b>	-	290,000	2,080,000	1,050,000	-	-	3,420,000

Funding Source:

		Project Schedule	Start	Finish
GO	1,303,000	Design	FY20	FY20
LST	1,000,000	Land/Right of Way	FY20	FY20
CFU	430,000	Utility Relocation		
SCF	687,000	Construction	FY21	FY22
		Other:		
<b>Total</b>	<b>\$3,420,000</b>	<b>Total Project</b>	<b>FY20</b>	<b>FY22</b>

## City of Cedar Falls Capital Improvement Program

CIP Number: 76

Department:  
Community Development

Division:  
Engineering

Project Number:

**Project Description:**

**Streets: Hudson Road - W. 27 Street Intersection Improvements**

This project will complete intersection improvements for Hudson Road and W. 27th Street. This relates to the new proposed high school location.



**Operations and Maintenance Impact on Budget:**

**Current:**  
This will impact the debt service levy since bond funding is being used.

**Long-Term:**  
The improvements will be maintained by Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design					35,000		35,000
Land/Right of Way					25,000		25,000
Utility Relocation							-
Construction						325,000	325,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	-	-	60,000	325,000	385,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond					60,000	325,000	385,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
							-
							-
							-
<b>Total Source</b>	-	-	-	-	60,000	325,000	385,000

Funding Source:		Project Schedule	Start	Finish
GO Bond	385,000	Design	FY23	FY23
		Land/Right of Way		
		Utility Relocation		
		Construction	FY23	FY24
		Other:		
<b>Total</b>	<b>\$385,000</b>	<b>Total Project</b>		



## City of Cedar Falls Capital Improvement Program

CIP Number: 77

Department:  
Community Development

Division:  
Engineering

Project Number:  
SY - 000 - 3009

Project Description:  
Streets: Hwy 58 and Viking Road Intersection Improvements

This project will install an interchange at the Highway 58 and Viking Road intersection and study the Hwy 58 corridor. Additional funding included for pedestrian accommodations.



Operations and Maintenance Impact on Budget:

Current:  
This will be certified in the Unified TIF district and TIF revenues will be used to repay the expense.

Long-Term:  
Viking Road will be maintained by the Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	10,713,970	10,713,970	10,713,970				32,141,910
Landscaping							-
Equipment & Furnish							-
Other Amenities							-
<b>Total Costs</b>	10,713,970	10,713,970	10,713,970	-	-	-	32,141,910
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding	6,965,640	6,965,640	6,965,640				20,896,920
TIF Revenues (Unified)	3,748,330	3,748,330	3,748,330				11,244,990
Local Sales Tax							-
Capital Projects							-
							-
							-
							-
							-
<b>Total Source</b>	10,713,970	10,713,970	10,713,970	-	-	-	32,141,910
Funding Source:	Project Schedule			Start	Finish		
F/S	20,896,920			FY13		FY18	
TIF-UN	11,244,990						
				FY18		FY20	
<b>Total</b>	\$32,141,910			FY13		FY20	

## City of Cedar Falls Capital Improvement Program

CIP Number: 78

Department:  
Community Development

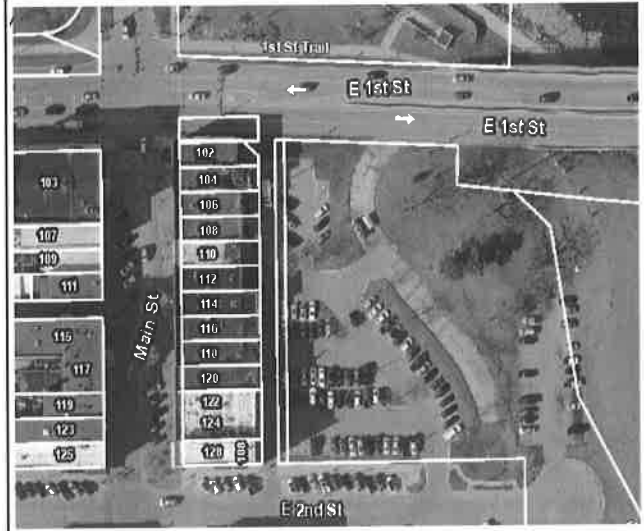
Division:  
Engineering

Project Number:

Project Description:

Streets: Main Street Alley

This project will reconstruct the alley between E. 1st Street and E. 2nd Street east of Main Street. This will be done to compliment the 100 Block Parking Lot project completed in 2017 by private development.



Operations and Maintenance Impact on Budget:

Current:

This will be certified in the Downtown TIF district and TIF revenues will be used to repay the expense.

Long-Term:

This alley will be maintained by Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	150,000						150,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	150,000	-	-	-	-	-	150,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Black Hawk County Gaming	45,000						45,000
Local Sales Tax							-
Capital Projects							-
Downtown TIF	105,000						105,000
							-
							-
							-
							-
<b>Total Source</b>	150,000	-	-	-	-	-	150,000
Funding Source:		<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
TIF-DT	105,000	Design		FY18		FY19	
BHCG	45,000	Land/Right of Way					
		Utility Relocation					
		Construction		FY19		FY19	
		Other:					
<b>Total</b>	<b>\$150,000</b>	<b>Total Project</b>		FY18		FY19	

# City of Cedar Falls Capital Improvement Program

CIP Number: 79

Department:  
Community Development

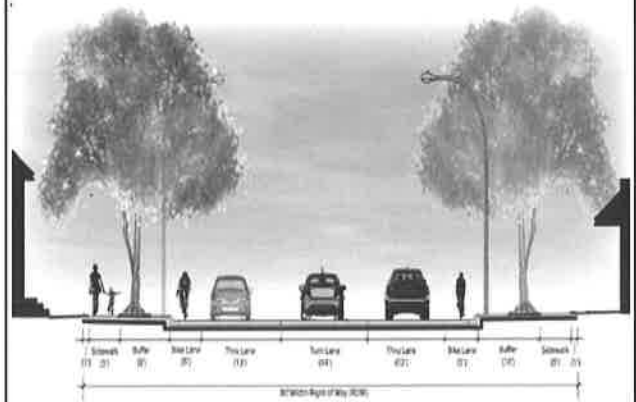
Division:  
Engineering

Project Number:

**Project Description:**

**Streets: Main Street Reconstruction**

This project includes design and reconstruction of Main Street from 6th Street south to Seerley Boulevard. It is a significant local roadway and corridor. Analysis of opportunities for improved intersection operations, vehicular/pedestrian/bicyclist safety, and Complete Streets elements are involved. Depending upon the final design, right-of-way acquisition may be necessary. Currently, Main Street will be overlaid to extend its life until reconstruction can occur.



**Operations and Maintenance Impact on Budget:**

**Current:**

The project will primarily utilize Local Option Sales Tax to implement. However, initial components of design and right-of-way acquisition (if necessary) will require use of General Obligation Bonds which will impact the debt service levy.

**Long-Term:**

The street will be maintained by the Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design			1,000,000				1,000,000
Land/Right of Way				100,000			100,000
Utility Relocation							-
Construction				2,250,000	2,100,000	1,900,000	6,250,000
Landscaping				50,000	50,000	50,000	150,000
Equipment & Furnish				40,000	40,000	40,000	120,000
Other							-
<b>Total Costs</b>	-	-	1,000,000	2,440,000	2,190,000	1,990,000	7,620,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond			1,000,000	590,000	490,000	290,000	2,370,000
Federal/State Funding				500,000			500,000
Local Sales Tax				1,350,000	1,013,000	1,700,000	4,063,000
Capital Projects							-
Storm Water Fund							-
Road Use Tax Fund							-
Stormwater Fund							-
Street Construction Fund					687,000		687,000
							-
<b>Total Source</b>	-	-	1,000,000	2,440,000	2,190,000	1,990,000	7,620,000
Funding Source:			<b>Project Schedule</b>	<b>Start</b>	<b>Finish</b>		
GO	2,370,000		Design	FY21	FY21		
LST	4,063,000		Land/Right of Way				
SCF	687,000		Utility Relocation				
F/S	500,000		Construction	FY22	FY24		
CP	-		Other:				
<b>Total</b>	<b>\$7,620,000</b>		<b>Total Project</b>	FY21	FY23		

## City of Cedar Falls Capital Improvement Program

CIP Number: 80

Department:  
Community Development

Division:  
Engineering

Project Number:  
TS-232-3120

**Project Description:**

**Streets: Prairie Parkway & Viking Road Traffic Signal**

This project will construct improvements at the intersection of Prairie Parkway & Viking Road. It also includes extending a median west through Winterbury Drive, along Viking Road, for corridor functionality and safety.



**Operations and Maintenance Impact on Budget:**

**Current:**

This will not impact the debt service levy since local option tax and road use tax will be used.

**Long-Term:**

The traffic signal will be maintained by Traffic Operation Division/Public Works.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design			60,000				60,000
Land/Right of Way			75,000				75,000
Utility Relocation							-
Construction				750,000			750,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	135,000	750,000	-	-	885,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax				125,000			125,000
Capital Projects							-
Road Use Tax			67,500	250,000			317,500
TIF Pinnacle Prairie			67,500	375,000			442,500
							-
							-
							-
<b>Total Source</b>	-	-	135,000	750,000	-	-	885,000
Funding Source:			<b>Project Schedule</b>		<b>Start</b>	<b>Finish</b>	
LST	125,000		Design		FY21	FY21	
SCF	317,500		Land/Right of Way				
TIF-PP	442,500		Utility Relocation				
			Construction		FY22	FY22	
			Other:				
<b>Total</b>	<b>\$885,000</b>		<b>Total Project</b>		FY21	FY22	

## City of Cedar Falls Capital Improvement Program

CIP Number: 81

Department:  
Community Development

Division:  
Engineering

Project Number:

**Project Description:**

**Streets: Ridgeway Avenue Reconstruction**

This project will reconstruct portions of Ridgeway Avenue installing improvements required for the Midland Atlantic Development(Mills Fleet Farm).



**Operations and Maintenance Impact on Budget:**

**Current:**  
This will be certified in the South Cedar Falls TIF district revenues will be used to repay the expense.

**Long-Term:**  
The street will be maintained by the Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design	300,000	175,000					475,000
Land/Right of Way	150,000						150,000
Utility Relocation							-
Construction	1,650,000		2,100,000				3,750,000
Construction Inspection	150,000		220,000				370,000
Equipment & Furnish							-
Landscaping							-
<b>Total Costs</b>	<b>2,250,000</b>	<b>175,000</b>	<b>2,320,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,745,000</b>
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
TIF - SCF	1,450,000	87,500	1,507,500				3,045,000
Private	800,000	87,500	812,500				1,700,000
							-
							-
							-
							-
<b>Total Source</b>	<b>2,250,000</b>	<b>175,000</b>	<b>2,320,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,745,000</b>
<b>Funding Source:</b>							
		<b>Project Schedule</b>		<b>Start</b>	<b>Finish</b>		
GO	-	Design		FY19	FY20		
TIF - SCF	3,045,000	Land/Right of Way		FY20	FY20		
Private	1,700,000	Utility Relocation					
		Construction		FY21	FY22		
		Other:					
<b>Total</b>	<b>4,745,000</b>	<b>Total Project</b>		<b>FY19</b>	<b>FY22</b>		

# City of Cedar Falls Capital Improvement Program

CIP Number: 82

Department:  
Community Development

Division:  
Engineering

Project Number:

Project Description:

**Streets: Seal Coat Program**

Annual program to seal coat streets in accordance with the Pavement Management Plan. It is financed with Local Option Sales Tax funds.



Operations and Maintenance Impact on Budget:

Current:

This will not impact the debt service levy since local option sales tax funding is being used.

Long-Term:

The streets will be maintained by the Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	100,000	100,000	100,000	100,000	100,000	100,000	600,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>600,000</b>
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax	100,000	100,000	100,000	100,000	100,000	100,000	600,000
Capital Projects							-
Road Use Tax							-
							-
							-
							-
							-
							-
<b>Total Source</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>600,000</b>
Funding Source:		<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
LST	600,000	Design					
	-	Land/Right of Way					
		Utility Relocation					
		Construction					
		Other:		Annual		Annual	
<b>Total</b>	<b>\$600,000</b>	<b>Total Project</b>		Annual		Annual	

## City of Cedar Falls Capital Improvement Program

CIP Number: 83

Department:  
Community Development

Division:  
Engineering

Project Number:

**Project Description:**

**Streets: Traffic Planning**

Perform subarea and corridor transportation plans, including analyses to define traffic forecasts, functional geometry, access management, traffic control for roadway improvements and Complete Streets elements needed for the community. Consultant would work with City staff. Initial projects may include 27th Street/West subarea and Greenhill Road.



**Operations and Maintenance Impact on Budget:**

**Current:**

This will impact the debt service levy since General Obligation Bond is being used.

**Long-Term:**

This will impact the debt service levy.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction		50,000		50,000			100,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	50,000	-	50,000	-	-	100,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Storm Water Fund							-
Street Construction Fund		50,000		50,000			100,000
							-
							-
							-
<b>Total Source</b>	-	50,000	-	50,000	-	-	100,000
Funding Source: SCF	100,000	<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
		Design		FY18		FY23	
		Land/Right of Way					
		Utility Relocation					
		Construction					
		Other:					
<b>Total</b>	<b>\$100,000</b>	<b>Total Project</b>		FY18		0	



## City of Cedar Falls Capital Improvement Program

CIP Number: 84

Department:  
Community Development

Division:  
Engineering

Project Number:

**Project Description:**

**Streets: University Ave (Hwy 58 to Eastern City Limits)**

The project has been undertaken because of the significant deterioration of the roadway. A \$20 million transfer of jurisdiction from Iowa DOT to the City has been utilized for design and construction. Other funds are used, appropriate to the infrastructure work occurring such as: sewer, storm water, CFU (roadway lighting & water main). Federal and state grant funding for the safety improvements at Cedar Heights Drive intersection were secured. The project includes amenities sidewalks, trails, bus pullouts & shelters, benches/trash receptacles as well as landscaping improvements. Additional Road use tax funds from the 2015 increase in the gas tax will fund a portion of this project. **\$34.9 million has already been spent (as of 9/17/18).**



**Operations and Maintenance Impact on Budget:**

**Current:**  
This will not impact the debt service levy since other funding is being used.

**Long-Term:**  
The street will be maintained by the Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design	6,210,000						6,210,000
Land/Right of Way	3,612,100						3,612,100
Utility Relocation							-
Construction (& amenities)	27,849,000	166,000					28,015,000
Landscaping							-
Equipment & Furnish							-
Other	272,300	2,000					274,300
<b>Total Costs</b>	<b>37,943,400</b>	<b>168,000</b>	-	-	-	-	<b>38,111,400</b>
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
University Ave TJ Fund	20,000,000						20,000,000
Federal/State Funding	550,000						550,000
Local Sales Tax	4,708,900	2,000					4,710,900
Sewer Revenue Bond	980,000						980,000
Stormwater Fund	577,000						577,000
Cedar Falls Utilities	3,013,000	21,300					3,034,300
TIF - Unified	4,278,700						4,278,700
Road Use Tax Fund	3,285,800	144,700					3,430,500
Hotel/Motel	100,000						100,000
Black Hawk Cnty Gaming	450,000						450,000
<b>Total Source</b>	<b>37,943,400</b>	<b>168,000</b>	-	-	-	-	<b>38,111,400</b>
<b>Funding Source:</b>	<b>Project Schedule</b>		<b>Start</b>				<b>Finish</b>
GO Bond	-	Design	FY15				FY18
LST	4,710,900	Land/Right of Way					
UA-TJ Fund	20,000,000	Utility Relocation					
F/S	550,000	Construction	FY15				FY20
SRB	980,000	Other:					
STW	577,000						
CFU	3,034,300						
BHCG	450,000						
H/M	100,000						
TIF-UN	4,278,700						
SCF	3,430,500						
<b>Total</b>	<b>\$38,111,400</b>	<b>Total Project</b>	<b>FY15</b>				<b>FY20</b>

## City of Cedar Falls Capital Improvement Program

CIP Number: 85

Department:  
Community Development

Division:  
Engineering

Project Number:

**Project Description:**  
Streets: Viking Road Extension Phase I  
This project will extend sanitary sewer, watermain and Viking Road west of Production Drive 500 feet.



**Operations and Maintenance Impact on Budget:**  
Current:  
This will be certified in the Unified TIF district and TIF revenues will be used to repay the expense.  
Long-Term:  
The street will be maintained by the Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction			200,000				200,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	200,000	-	-	-	200,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
TIF Revenues (Unified)			200,000				200,000
							-
							-
							-
							-
<b>Total Source</b>	-	-	200,000	-	-	-	200,000

Funding Source:		Project Schedule	Start	Finish
TIF-UN	200,000	Design	FY16	FY17
		Land/Right of Way		
		Utility Relocation		
		Construction	FY20	FY20
		Other:		
<b>Total</b>	<b>\$200,000</b>	<b>Total Project</b>	<b>FY16</b>	<b>FY20</b>

### City of Cedar Falls Capital Improvement Program

CIP Number: 86

Department:  
Community Development

Division:  
Engineering

Project Number:

Project Description:  
Streets: Viking Road Extension Phase II  
  
This project will extend Viking Road west of the City limits approximately 1650' to serve the City owned industrial park.



Operations and Maintenance Impact on Budget:  
Current:

This will be certified in the Unified TIF district and TIF revenues will be used to repay the expense.

Long-Term:  
The street will be maintained by Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design			60,000				60,000
Land/Right of Way							-
Utility Relocation							-
Construction				600,000			600,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	60,000	600,000	-	-	660,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
TIF-UN			60,000	600,000			660,000
							-
							-
							-
							-
<b>Total Source</b>	-	-	60,000	600,000	-	-	660,000
Funding Source:		Project Schedule		Start	Finish		
TIF-UN	660,000	Design		FY21	FY21		
	-	Land/Right of Way					
		Utility Relocation					
		Construction		FY22	FY22		
		Other:					
<b>Total</b>	<b>\$660,000</b>	<b>Total Project</b>		<b>FY21</b>	<b>FY21</b>		

**City of Cedar Falls Capital Improvement Program**

CIP Number: 87

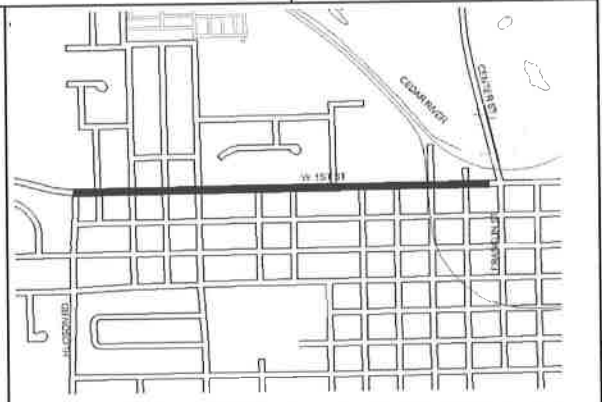
Department:  
Community Development

Division:  
Engineering

Project Number:  
RC - 000 - 3118

**Project Description:**  
Streets: West 1st Street Reconstruction

This project will reconstruct West 1st Street from Hudson Road to Franklin Street. This section of Roadway is under IDOT jurisdiction, however, the City may have additional costs if this project is not on the IDOT's priority list. Reconstructing the Curb & Gutter, Intakes, and public utilities will be needed. City local option sales tax funding will be used for the street portion of this project. DOT funding will be used for other aspects of the project. GO 2020 in FY 20 is for the street lighting costs.



**Operations and Maintenance Impact on Budget:**  
Current:  
This will impact the sewer fund since the sewer revenue bond is being used. This will also impact the debt service levy since bond proceeds are also being used.  
Long-Term:

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design	587,000						587,000
Land/Right of Way	1,961,000						1,961,000
Utility Design/Relocation	1,059,175	1,059,175					2,118,350
Construction	5,070,000	4,350,000					9,420,000
Construction Engineering	453,305	453,305					906,610
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	<b>9,130,480</b>	<b>5,862,480</b>	-	-	-	-	<b>14,992,960</b>
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond	636,000						636,000
Federal/State Funding	4,649,825	3,451,675					8,101,500
Local Sales Tax	1,346,305	2,410,805					3,757,110
General Revenue							-
Sewer Revenue Bond	720,000						720,000
CFU	1,778,350						1,778,350
							-
							-
<b>Total Source</b>	<b>9,130,480</b>	<b>5,862,480</b>	-	-	-	-	<b>14,992,960</b>
Funding Source:	Project Schedule		Start	Finish			
GO Bond	636,000		FY10	FY17			
F/S	8,101,500		FY18	FY19			
LST	3,757,110		FY18	FY19			
SRB	720,000		FY19	FY20			
CFU	1,778,350						
<b>Total</b>	<b>\$14,992,960</b>		<b>Total Project</b>	<b>FY10</b>		<b>FY20</b>	

## City of Cedar Falls Capital Improvement Program

CIP Number: 88

Department:  
Community Development

Division:  
Engineering

Project Number:

**Project Description:**

Streets: W. 12th Street Extension

This project will pay for the extension of W. 12th Street as part of the Agreement Regarding Annexation between Rocky Point, L.C. and the City of Cedar Falls. Rocky Point, L.C. is responsible for the extension of W. 12th Street from 4416 W. 12th Street west boundary to the west City Limits.

**Attach Map:**



**Operations and Maintenance Impact on Budget:**

**Current:**

This will not impact the debt service levy since private funds are being used.

**Long-Term:**

The street will be maintained by the Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction			500,000				500,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	500,000	-	-	-	500,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
General Revenue							-
Road Use Tax							-
Private Source			500,000				500,000
							-
<b>Total Source</b>	-	-	500,000	-	-	-	500,000
Funding Source:			<b>Project Schedule</b>	<b>Start</b>	<b>Finish</b>		
PRIV	500,000	Design		FY21	FY21		
		Land/Right of Way					
		Utility Relocation					
		Construction		FY21	FY21		
		Other:					
<b>Total</b>	<b>\$500,000</b>	<b>Total Project</b>		FY21	FY21		

## City of Cedar Falls Capital Improvement Program

CIP Number: 89

Department:  
Community Development

Division:  
Engineering

Project Number:

**Project Description:**

**Streets: W. 12th Street Reconstruction**

This project will reconstruct 1400 feet of roadway from College Street to Tremont Street. This project will address any intersection safety concerns at the intersection of Walnut Street and W. 12th Street.



**Operations and Maintenance Impact on Budget:**

**Current:**

This will impact the debt service levy since General Obligation Bond and Local Option Tax will be used.

**Long-Term:**

The street will be maintained by Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design			75,000				75,000
Land/Right of Way							-
Utility Relocation							-
Construction				650,000			650,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	75,000	650,000	-	-	725,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond			75,000				75,000
Federal/State Funding							-
Local Sales Tax				650,000			650,000
Capital Projects							-
							-
							-
							-
							-
							-
<b>Total Source</b>	-	-	75,000	650,000	-	-	725,000
Funding Source:				<b>Project Schedule</b>	<b>Start</b>	<b>Finish</b>	
GO	75,000			Design	FY21	FY21	
LST	650,000			Land/Right of Way			
				Utility Relocation			
				Construction	FY22	FY22	
				Other:			
<b>Total</b>	<b>\$725,000</b>			<b>Total Project</b>	<b>FY21</b>	<b>FY22</b>	

## City of Cedar Falls Capital Improvement Program

CIP Number: 90

Department:  
Community Development

Division:  
Engineering

Project Number:

**Project Description:**

**Streets: W 22nd Street Realignment & Expansion**

This project includes addressing the intersection of College Street and W 22nd Street, as development continues in this area. Aligning the intersection and providing an adequate street for functionality, safety and aesthetic improvements is needed. This project is part of the Annual Pavement Management Plan in FY21.



**Operations and Maintenance Impact on Budget:**

**Current:**

This will not impact the debt service levy since local option sales tax and College Hill IF funds are being used.

**Long-Term:**

Long-term maintenance would be by Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way		35,000					35,000
Utility Relocation							-
Construction			413,000				413,000
Landscaping			25,000				25,000
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	35,000	438,000	-	-	-	473,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax			413,000				413,000
Capital Projects							-
Storm Water Fund							-
TIF-College Hill		35,000	25,000				60,000
							-
							-
							-
<b>Total Source</b>	-	35,000	438,000	-	-	-	473,000
Funding Source:							
LST	413,000						
TIF-CH	60,000						
<b>Total</b>	<b>\$473,000</b>						

Project Schedule	Start	Finish
Design		
Land/Right of Way	FY20	FY20
Utility Relocation		
Construction	FY21	FY21
Other:		
<b>Total Project</b>	<b>FY21</b>	<b>FY21</b>

### City of Cedar Falls Capital Improvement Program

CIP Number: 91

Department:  
Community Development

Division:  
Engineering

Project Number:

Project Description:

**Streetscape: Downtown Brick Replacement - Parkade**

FY20 starts budgeting for the cost to remove and replace the brick pavers in 2-block increments continuing for three years.



Operations and Maintenance Impact on Budget:

Current:  
This will be certified in the Downtown TIF district and TIF revenues and a Black Hawk County Gaming Grant will be used to repay the expense.

Long-Term:  
The streetscape will be maintained by the Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design	75,000	75,000	75,000				225,000
Land/Right of Way							-
Utility Relocation							-
Const. (Streets & Parking)		625,000	625,000	625,000			1,875,000
Maintenance							-
Cleaning Bricks & Repairs							-
Amenities							-
<b>Total Costs</b>	<b>75,000</b>	<b>700,000</b>	<b>700,000</b>	<b>625,000</b>	<b>-</b>	<b>-</b>	<b>2,100,000</b>
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Parkade Assessment							-
Black Hawk County Gaming		210,000	210,000	187,500			607,500
TIF-Downtown	75,000	490,000	490,000	437,500			1,492,500
							-
							-
<b>Total Source</b>	<b>75,000</b>	<b>700,000</b>	<b>700,000</b>	<b>625,000</b>	<b>-</b>	<b>-</b>	<b>2,100,000</b>
Funding Source:		<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
TIF-DT	1,492,500	Design		FY19		FY21	
BHCG	607,500	Land/Right of Way					
		Utility Relocation					
		Construction		FY20		FY22	
		Other:					
<b>Total</b>	<b>\$2,100,000</b>	<b>Total Project</b>		<b>FY19</b>		<b>FY22</b>	



# City of Cedar Falls Capital Improvement Program

CIP Number: 92

Department:  
Community Development

Division:  
Engineering

Project Number:

**Project Description:**

**Streetscape: Downtown Streetscape Plan Implementation**

This project would implement the priority phases of the Downtown Streetscape Plan, currently including State Street, Washington Street, 2nd Street, 3rd Street, and 6th Street. The effort focuses on decorative lighting, hubs (including bench, trash receptacle & bike rack with pavers surrounding it). Reconstruction of 2nd St (Main to Washington) & 3rd St (State to Washington) would be included.

**Attach Map:**



**Operations and Maintenance Impact on Budget:**

**Current:**

This will be certified in the Downtown TIF district and TIF revenues will be used to repay the expense.

**Long-Term:**

The streetscape will be maintained by the Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design		60,000	100,000				160,000
Land/Right of Way							-
Utility Relocation							-
Construction	\$279,875	1,212,500	358,000	133,000			1,983,375
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	279,875	1,272,500	458,000	133,000	-	-	2,143,375
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
CMS	134,258	39,412	2,850				176,520
Black Hawk Cnty Gaming	106,462	381,750	137,400	39,900			665,512
TIF-Downtown		830,038	248,050	93,100			1,171,188
CFU Funding	39,155	21,300	69,700				130,155
							-
<b>Total Source</b>	279,875	1,272,500	458,000	133,000	-	-	2,143,375
Funding Source:	Project Schedule			Start	Finish		
CMS	176,520	Design		FY18	FY22		
BHCG	665,512	Land/Right of Way					
TIF-Downtown	1,171,188	Utility Relocation					
CFU (decorative lighting)	130,155	Construction		FY18	FY22		
		Other:					
Total	\$2,143,375						
<b>Total Project</b>				FY18	FY22		

## City of Cedar Falls Capital Improvement Program

CIP Number: 93

Department:  
Community Development

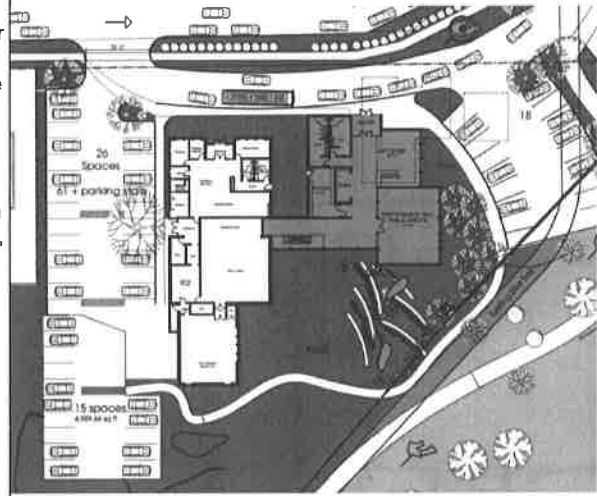
Division:  
Inspections

Project Number:

**Project Description:**

**Hearst Center Expansion**

One concept for a Hearst Center Expansion (shown in dark grey) could allow for larger audiences for fund raising events; provide opportunities for community rental; and increase exhibition space on the upper level and classroom and meeting space on the lower level. The existing building (shown in white), with some repurposing, will remain and function in a manner similar to its original purpose. Expanded by 5,000 sq. ft., the first phase of the expansion could include: off-street egress and handicap and bus parking; a large public space opening onto an appealing patio space; and provide outdoor vistas. A large Performance Area could be designed to accommodate a wide variety of activities from public performances, dinner parties, wedding receptions, to Hearst-sponsored fund raising events.



Current:  
Initial construction costs.

Long-Term:  
Operating costs could increase by approximately \$35,000 including: utilities; repair/maintenance; supplies, and additional staff costs. Staff costs will, initially, result from add'l hours scheduled to accommodate rental activities, and improved services rendered to the public. Revenue from annual fund raising events, increased membership fees, and additional rental fees could generate funds to pay for extra staff will offset some of these costs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design					300,000		300,000
Land/Right of Way							-
Utility Relocation							-
Construction						2,200,000	2,200,000
Landscaping						100,000	100,000
Equipment & Furnish						55,000	55,000
Other						30,000	30,000
<b>Total Costs</b>	-	-	-	-	300,000	2,385,000	2,685,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond	-					700,000	700,000
Federal/State Funding						250,000	250,000
Cultural Improvement Fund						180,000	180,000
Capital Projects							-
Private Gifts and Grants					300,000	1,055,000	1,355,000
Gaming						200,000	200,000
							-
							-
<b>Total Source</b>				-	300,000	2,385,000	2,685,000

Funding Source:		Project Schedule	
		Start	Finish
		Design	FY21
		Land/Right of Way	
		Utility Relocation	
		Construction	FY23
		Other:	
<b>Total</b>	\$2,685,000	<b>Total Project</b>	FY23
			FY24

<b>City of Cedar Falls Capital Improvement Program</b>	CIP Number: 94
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Department: Community Development	Division: Inspections	Project Number:
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**Project Description:**

**Public Safety Building**

A new Public Safety building would house the staff for one fire station, the entire Police Division and the administrative offices for the Public Safety Services Department. There is a need for better facilities to include meeting rooms, offices, apparatus room, temporary prisoner housing along with a more northern location for a fire station. The Fire Divisions Main Station is currently 55 years old. A joint police and fire building would allow for more consolidation of the Police and Fire Divisions personnel that could allow for further savings in personnel costs. A site of the new building has been determined. The land was purchased from Covenant at the current Emergency Services Building at South Main.



**Operations and Maintenance Impact on Budget:**

**Current:**  
Daily maintenance costs will be paid out of the operating or building maintenance budget as they currently are.

**Long-Term:**  
Daily maintenance costs will be paid out of the operating or building maintenance budget as they currently are.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design	57,496						57,496
Land Acquisition							-
Utility Relocation							-
Construction	5,664,082	369,633					6,033,715
Landscaping							-
Equipment & Furnish	780,000						780,000
Other	750,000						750,000
<b>Total Costs</b>	<b>7,251,578</b>	<b>369,633</b>	-	-	-	-	<b>7,621,211</b>
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Black Hawk County Gaming	380,367	369,633					750,000
General Fund Savings	6,871,211						6,871,211
Health Trust							-
							-
							-
							-
							-
<b>Total Source</b>	<b>7,251,578</b>	<b>369,633</b>	-	-	-	-	<b>7,621,211</b>
<b>Funding Source:</b>			<b>Project Schedule</b>		<b>Start</b>	<b>Finish</b>	
BHCG	750,000		Design		FY16	FY19	
GFS	6,871,211		Land/Right of Way		FY18	FY18	
			Utility Relocation				
			Construction		FY18	FY20	
			Other:				
<b>Total</b>	<b>\$7,621,211</b>		<b>Total Project</b>		<b>FY18</b>	<b>FY20</b>	

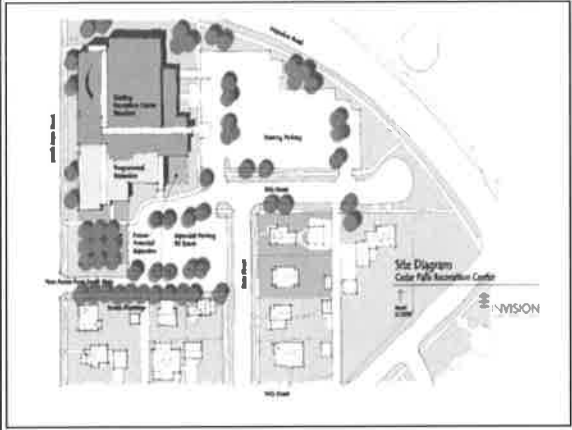
**City of Cedar Falls Capital Improvement Program** CIP Number: 95

Department:  
Community Development

Division:  
Inspections

Project Number:

Project Description:  
Recreation Center Expansion & Land Acquisition



The project will add an estimated 7,600 square feet. This addition will allow the City to offer a wider selection of programs and at more times. Fee generated from the increase in membership sales & program fees are anticipated to cover any increase in costs. Plus this expansion allows classes to be larger generating additional revenue with no additional staff cost. This addition will allow more flexibility in programming the different areas. The land has already been acquired. This project is pending based on the usage study results.

**Operations and Maintenance Impact on Budget:**

Current:  
A portion of this project will be funded through general obligation bonds so it will have a small effect on property taxes.

Long-Term:  
Additional space will mean more maintenance and utility costs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design						260,000	260,000
Land/Right of Way						-	-
Utility Relocation							-
Construction						2,500,000	2,500,000
Landscaping						20,000	20,000
Equipment & Furnish						100,000	100,000
Other							-
<b>Total Costs</b>	-	-	-	-	-	2,880,000	2,880,000

Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond						700,000	700,000
Federal/State Funding						400,000	400,000
Local Sales Tax							-
Capital Projects							-
Rec CIP						1,305,000	1,305,000
Hotel/Motel Tax						100,000	100,000
Black Hawk Cnty Gaming						300,000	300,000
Health Trust						75,000	75,000
							-
<b>Total Source</b>	-	-	-	-	-	2,880,000	2,880,000

Funding Source:	Amount	Project Schedule	Start	Finish
GO	700,000	Design	FY24	FY24
F/S	400,000	Land/Right of Way		
RCCIP	1,305,000	Utility Relocation		
H/M	100,000	Construction	FY24	FY24
BHCG	300,000	Other:		
HT	75,000			
<b>Total</b>	<b>2,880,000</b>	<b>Total Project</b>	<b>FY24</b>	<b>FY24</b>

## City of Cedar Falls Capital Improvement Program

CIP Number: 96

Department:  
Community Development

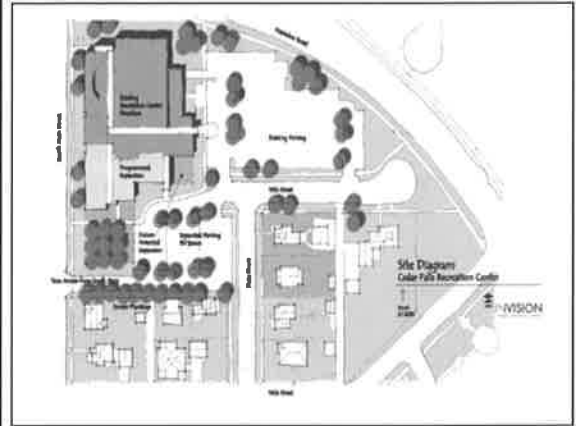
Division:  
Inspections

Project Number:

**Project Description:**

**Recreation Center Usage/Need/Study**

A number of years ago the recreation center completed a site plan that illustrated a possible expansion footprint to the south of the existing structure. Since that time, a number of other fitness facilities have opened in the community and the Rec. Center has seen some modest drops in membership. The study will try and determine the cause for the leakage, what the Rec. Center can do to keep and or increase membership, what areas of fitness are not being provided for the community and what changes in the facility are needed.



**Operations and Maintenance Impact on Budget:**

**Current:**

The overall cost to operate the building from heating/cooling, cleaning/maintenance will increase.

**Long-Term:**

Additional revenue will offset usage and maintenance costs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design						-	-
Land/Right of Way						-	-
Utility Relocation							-
Construction						-	-
Landscaping						-	-
Equipment & Furnish						-	-
Facility Needs Study	50,000						50,000
<b>Total Costs</b>	50,000	-	-	-	-	-	50,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond						-	-
Federal/State Funding						-	-
Local Sales Tax							-
Capital Projects-RCCIP	50,000						50,000
						-	-
						-	-
						-	-
						-	-
<b>Total Source</b>	50,000	-	-	-	-	-	50,000
Funding Source:		<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
RCCIP	50,000	Design					
	-	Land/Right of Way					
	-	Utility Relocation					
	-	Construction		FY20		FY20	
	-	Other:					
	-						
<b>Total</b>	50,000	<b>Total Project</b>		FY20		FY20	

## City of Cedar Falls Capital Improvement Program

CIP Number: 97

Department:  
Community Development

Division:  
Planning & Community Services

Project Number:

**Project Description:**

**Code Enforcement, Property Clean-up, Condemnation**

The City of Cedar Falls has the authority to condemn any building or structure that may be deemed dangerous and unsafe for human habitation. This project provides for the on-going funding of property demolitions, debris removal and property clean up as part of the code enforcement program in the city. Certain individual demolition/clearance activities may be eligible for CDBG funding subject to the City's CDBG Annual Action Plan or for clean-up/demo related activities after a natural disaster, such as flood-buyouts.



**Operations and Maintenance Impact on Budget:**

**Current:**

Minimal impact on the general budget. These expenses are sporadic and are generally not significant.

**Long-Term:**

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other (Demo/clearance)	55,000	55,000	55,000	55,000	55,000	55,000	330,000
<b>Total Costs</b>	55,000	55,000	55,000	55,000	55,000	55,000	330,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
CDBG	15,000	15,000	15,000	15,000	15,000	15,000	90,000
Capital Projects	40,000	40,000	40,000	40,000	40,000	40,000	240,000
							-
							-
							-
							-
							-
<b>Total Source</b>	55,000	55,000	55,000	55,000	55,000	55,000	330,000
Funding Source:		<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
CP	240,000	Design					
CDBG	90,000	Land/Right of Way					
		Utility Relocation					
		Construction					
		Other:		On-going		On-going	
<b>Total</b>	<b>\$330,000</b>	<b>Total Project</b>					

## City of Cedar Falls Capital Improvement Program

CIP Number: 98

Department:  
Community Development

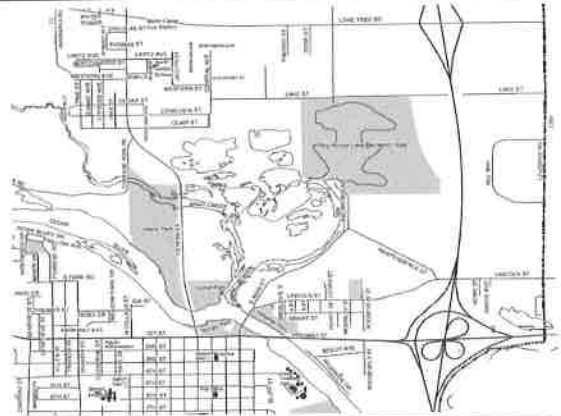
Division:  
Planning & Community Services

Project Number:

**Project Description:**

**Property/Flood Buyouts**

The City of Cedar Falls will continue the voluntary flood buyout program in selected neighborhoods of both commercial and residential properties. Priority purchases are identified on the City's "priority buyout list" and will be targeted in flood prone areas of the City. Funding will likely provide the opportunity to purchase 1-2 properties annually.



**Operations and Maintenance Impact on Budget:**

**Current:**

This will effect the General Fund operating budget by increasing maintenance areas and acquisition costs.

**Long-Term:**

This buy out will target properties in the Floodplain and Floodway which will reduce flood loss in the long term.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total	
Design							-	
Land/Right of Way	70,000	70,000	70,000	70,000	70,000	70,000	420,000	
Utility Relocation							-	
Construction							-	
Landscaping							-	
Equipment & Furnish							-	
Other							-	
<b>Total Costs</b>	<b>70,000</b>	<b>70,000</b>	<b>70,000</b>	<b>70,000</b>	<b>70,000</b>	<b>70,000</b>	<b>420,000</b>	
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total	
Gen. Obligation Bond							-	
Federal/State Funding							-	
Local Sales Tax							-	
Capital Projects	70,000	70,000	70,000	70,000	70,000	70,000	420,000	
							-	
							-	
							-	
							-	
							-	
<b>Total Source</b>	<b>70,000</b>	<b>70,000</b>	<b>70,000</b>	<b>70,000</b>	<b>70,000</b>	<b>70,000</b>	<b>420,000</b>	
Funding Source:	420,000		Project Schedule		Start		Finish	
CP			Design					
<b>Total</b>	<b>\$420,000</b>	<b>Total Project</b>		<b>On-going</b>		<b>On-going</b>		

## City of Cedar Falls Capital Improvement Program

CIP Number: 99

Department:  
Community Development

Division:  
Planning & Community Services

Project Number:

**Project Description:**

**Bike Network On-street Signage**

This project will fund signage and paint for the the bicycle network.



**Operations and Maintenance Impact on Budget:**

**Current:**

Staff time to install the signs and paint bike stencils on the street

**Long-Term:**

Future maintenance will be required as needed

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Design/Relocation							-
Construction	5,000	5,000	5,000	5,000	5,000	5,000	30,000
Construction Engineering							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	5,000	5,000	5,000	5,000	5,000	5,000	30,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
General Revenue							-
CFU							-
Hotel/Motel Tax	5,000	5,000	5,000	5,000	5,000	5,000	30,000
							-
<b>Total Source</b>	5,000	5,000	5,000	5,000	5,000	5,000	30,000
Funding Source:		<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
H/M	30,000	Design					
	-	Land/Right of Way					
	-	Utility Relocation					
	-	Construction		FY19		FY24	
	-	Other:					
	-						
<b>Total</b>	<b>\$30,000</b>	<b>Total Project</b>		<b>FY19</b>		<b>FY24</b>	



## City of Cedar Falls Capital Improvement Program

CIP Number: 100

Department:  
Community Development

Division:  
Planning & Community Services

Project Number:

**Project Description:**

**Bus Shelters & Related Amenities**

This project would include the installation of bus shelters and related amenities including but not limited to sidewalk connections, benches, and crosswalks along selected MET Transit routes. The City will work with MET Transit on the specific locations of the shelters and funding for each future shelter.



**Operations and Maintenance Impact on Budget:**

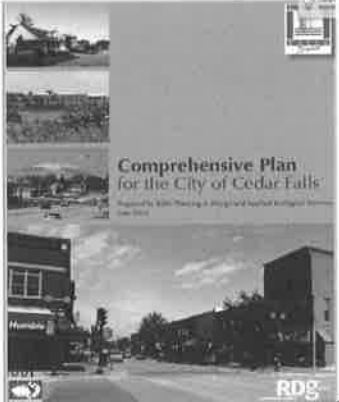
**Current:**


Initial expenses for bus shelter installation will be reimbursed through MET Transit upon completion of each individual project.

**Long-Term:**

All public improvements will be maintained by Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction		15,000		15,000		15,000	45,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	15,000	-	15,000	-	15,000	45,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
MET Transit		15,000		15,000		15,000	45,000
							-
							-
							-
							-
<b>Total Source</b>	-	15,000	-	15,000	-	15,000	45,000
Funding Source: MET Transit Reimbursement	\$45,000	<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
		Design					
		Land/Right of Way					
		Utility Relocation					
		Construction		FY19		ongoing	
		Other:					
<b>Total</b>	<b>45,000</b>	<b>Total Project</b>		<b>FY19</b>		<b>ongoing</b>	

City of Cedar Falls Capital Improvement Program						CIP Number:	101		
Department: Community Development			Division: Planning & Community Services			Project Number:			
Project Description: <b>Comprehensive Plan and Zoning Code Update</b>  A new Comprehensive Plan was adopted in May 2012. There is evidence that existing zoning regulations are preventing the market from fully meeting demand for the diversity of housing types, mixed use development, and revitalized commercial areas noted in the plan. This project will result in adoption of more detailed area plans, starting with Downtown and College Hill and moving to other areas as directed by Council. These area plans will become an integral part of the City's Comprehensive Plan. The Zoning Code will be updated concurrently to facilitate development that furthers the goals identified in the new area plans.				Attach Map:					
Operations and Maintenance Impact on Budget:									
Current: The cost of the planning effort and zoning updates will affect the General Fund Operating Budget. TIF funds may be used for planning efforts in Downtown and College Hill if urban renewal plans are amended accordingly.									
Long-Term: Consideration of the City's land use, environmental, and economic development policies should be thoughtful and comprehensive. Developing more detailed area plans will allow the community to identify policies and zoning strategies tailored to the unique characteristics and economic conditions of each area of the city. Changes that help to preserve existing assets while thoughtfully guiding growth and development in the community will increase assessed values, protect existing adjacent property values and increase the tax base.									
Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total		
Design							-		
Land/Right of Way							-		
Utility Relocation							-		
Construction							-		
Landscaping							-		
Equipment & Furnish							-		
Visioning/Code Development	150,000	200,000	200,000	150,000	150,000	150,000	1,000,000		
<b>Total Costs</b>	<b>150,000</b>	<b>200,000</b>	<b>200,000</b>	<b>150,000</b>	<b>150,000</b>	<b>150,000</b>	<b>1,000,000</b>		
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total		
Gen. Obligation Bond							-		
Federal/State Funding							-		
Local Sales Tax							-		
Capital Projects							-		
General Revenue	50,000	50,000	150,000	150,000	150,000	150,000	700,000		
TIF - Downtown URP	100,000	50,000					150,000		
TIF - College Hill		100,000	50,000				150,000		
							-		
							-		
<b>Total Source</b>	<b>150,000</b>	<b>200,000</b>	<b>200,000</b>	<b>150,000</b>	<b>150,000</b>	<b>150,000</b>	<b>1,000,000</b>		
Funding Source:		<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>			
GR	700,000	Design							
TIF - Downtown	150,000	Land/Right of Way							
TIF - College Hill	150,000	Utility Relocation							
		Construction							
		Other:		FY19		FY24			
<b>Total</b>	<b>\$1,000,000</b>	<b>Total Project</b>		<b>FY19</b>		<b>FY24</b>			

City of Cedar Falls Capital Improvement Program						CIP Number:	102
Department: Community Development			Division: Planning & Community Services			Project Number:	
Project Description: <b>Conversion of rental homes back to owner-occupied.</b> An over-concentration of short term rental properties in the community's older neighborhoods has a de-stabilizing effect that has affected neighborhood character and investment. High occupancy, short term rental properties have a higher incidence of property maintenance issues (including not just to the house but also mowing grass, trimming bushes, and removing snow), create parking congestion, house college student renters that may engage in behaviors that are disruptive to the residential neighborhood. This incentive program is intended to be one tool to restore a better balance of owner-occupied homes within impacted neighborhoods. A forgivable loan program has been developed for individuals that would like to take a rental back to an owner-occupied house, providing a \$10,000 matching forgivable loan. This will work in concert with more restrictive zoning and increased code enforcement, in an effort to stabilize the community's older neighborhoods.				Attach Map: 			
Operations and Maintenance Impact on Budget: Current: The cost of the program will affect the General Fund Operating Budget. There will also be staff time to develop, implement and administer the program. Council would decide to fund through budget process. Long-Term: The General Fund Operating Budget is impacted for 5 years, for both the program and the staff time to administer it.							
Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other	100,000	100,000	100,000				300,000
<b>Total Costs</b>	100,000	100,000	100,000	-	-	-	300,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
General Revenue	100,000	100,000	100,000				300,000
							-
							-
<b>Total Source</b>	100,000	100,000	100,000	-	-	-	300,000
Funding Source:	<b>Project Schedule</b>			<b>Start</b>		<b>Finish</b>	
GR	300,000	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction					
		Other:			FY15	FY21	
<b>Total</b>	300,000	<b>Total Project</b>			FY15	FY21	

## City of Cedar Falls Capital Improvement Program

CIP Number: 103

Department:  
Community Development

Division:  
Planning & Community Services

Project Number:

**Project Description:**

**2016 Flood Recovery**

In 2016 Cedar Falls had the 2nd highest flood on record. Costs in FY19 are for an approved voluntary flood buyout program that will acquire 14 properties. FEMA will pay for 75%, the State will pay for 10%, and the local match will be 15%.



**Operations and Maintenance Impact on Budget:**

Current:

Long-Term:

Flood Reserve funds will be used for the City's local match.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other	1,778,549						1,778,549
<b>Total Costs</b>	1,778,549	-	-	-	-	-	1,778,549
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding	177,854						177,854
Local Sales Tax							-
Capital Projects							-
FEMA	1,300,000						1,300,000
Flood Reserve Fund	300,695						300,695
							-
							-
							-
<b>Total Source</b>	1,778,549	-	-	-	-	-	1,778,549
Funding Source:		Project Schedule		Start	Finish		
F/S	177,854	Design					
FEMA	1,300,000	Land/Right of Way					
FR	300,695	Utility Relocation					
		Construction					
		Other: Coordinated					
		with bond sale					
<b>Total</b>	<b>\$1,778,549</b>	<b>Total Project</b>		FY18	FY18/FY19		

## City of Cedar Falls Capital Improvement Program

CIP Number: 104

Department:  
Community Development

Division:  
Planning & Community Services

Project Number:

**Project Description:**

**Gibson Property Development**

The City of Cedar Falls acquired approximately 157 acres of land near the intersection of Hudson Road and U.S. Highway 20 from the Gibson family for the purpose of future development. This project would include preparing a master development plan for the property, platting of the property into lots, utility design and installation, and roadway design and installation.

**Attach Map:**



**Operations and Maintenance Impact on Budget:**

**Current:**

Expenses for this project will initially be paid by Economic Development Funds then will be certified as TIF debt within the South Cedar Falls Urban Renewal Area (TIF District).

**Long-Term:**

Growth within the South Cedar Falls Urban Renewal Area will increase property tax revenues and job opportunities.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design	75,000	200,000					275,000
Land/Right of Way							-
Utility Relocation							-
Construction			2,750,000	2,750,000			5,500,000
Landscaping							-
Equipment & Furnish							-
Master Planning	100,000						100,000
<b>Total Costs</b>	<b>175,000</b>	<b>200,000</b>	<b>2,750,000</b>	<b>2,750,000</b>	<b>-</b>	<b>-</b>	<b>5,875,000</b>
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
TIF (South Cedar Falls)	175,000	200,000	2,750,000	2,750,000			5,875,000
							-
							-
							-
<b>Total Source</b>	<b>175,000</b>	<b>200,000</b>	<b>2,750,000</b>	<b>2,750,000</b>	<b>-</b>	<b>-</b>	<b>5,875,000</b>
Funding Source:	5,875,000		Project Schedule		Start	Finish	
TIF-SCF			Design		FY19	FY20	
			Land/Right of Way				
			Utility Relocation				
			Construction		FY21	FY22	
			Master Planning		FY19	FY19	
<b>Total</b>	<b>5,875,000</b>	<b>Total Project</b>	<b>FY19</b>	<b>FY22</b>			

<b>City of Cedar Falls Capital Improvement Program</b>		CIP Number: 105
Department: Community Development	Division: Planning & Community Services	Project Number:

Project Description:

**Industrial Park Land Acquisition**

The City of Cedar Falls has completed the expansion of the West Viking Road Industrial Park and development of the Northern Cedar Falls Industrial Park. As both of these parks grow, staff is continually exploring future possible land acquisitions to promote economic development and insure adequate available sites. Specific parcels and final land acquisition costs have not yet been determined.



Operations and Maintenance Impact on Budget:

Current:  
No specific acquisitions have been identified. Future land acquisition costs will be determined as land becomes available. This expense will be initially paid by Economic Development Funds then will be certified as TIF debt within the Unified Highway 58 Corridor Urban Renewal Plan (TIF District).

Long-Term:  
Industrial Park growth will increase property tax revenues and job opportunities.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design		450,000					450,000
Land/Right-of-Way	2,750,000	1,500,000					4,250,000
Utility Relocation							-
Construction		2,250,000	2,250,000				4,500,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	<b>2,750,000</b>	<b>4,200,000</b>	<b>2,250,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>9,200,000</b>
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
TIF-SCF	2,750,000	4,200,000	2,250,000				9,200,000
							-
							-
<b>Total Sourc</b>	<b>2,750,000</b>	<b>4,200,000</b>	<b>2,250,000</b>		<b>-</b>		<b>9,200,000</b>
Funding Source:				Project Schedule		Start	Finish
TIF-SCF	9,200,000			Design			
				Land/Right of Way	FY19		FY20
				Utility Relocation			
				Construction			
				Other:			
<b>Total</b>	<b>\$9,200,000</b>			<b>Total Project</b>	<b>FY19</b>		<b>FY20</b>

## City of Cedar Falls Capital Improvement Program

CIP Number: 106

Project Number:

Department:  
Community Development

Division:  
Planning & Community Service

**Project Description:**

**Mill Race Incentives**

The Mill Race Coworking & Collaboration space is a collaborative work environment used to host educational events, workshops and networking opportunities, as well as serve as a resource-rich environment where entrepreneurs and startups can work and thrive. These entrepreneurs and startups are often at a stage of their business where they cannot afford high event and workshop registration fees nor standard office lease costs, so City of Cedar Falls funds will be used to subsidize the net lease of the 5,000 square foot space so that it can continue to offer the space as a collaborative work environment at a price point that entrepreneurs and startups are able to afford.



**Operations and Maintenance Impact on Budget:**

**Current:**

It would need to be determined what incentives would be needed by this group and if those would be eligible TIF expenditures.

**Long-Term:**

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other	116,880	116,880					233,760
<b>Total Costs</b>	116,880	116,880	-	-	-	-	233,760
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
City of Waterloo	33,000	33,000					66,000
Greater CV Alliance							-
Cedar Falls Utilities	28,380	28,380					56,760
TIF - Downtown	33,000	33,000					66,000
UNI	15,000	15,000					30,000
Wartburg	7,500	7,500					15,000
							-
<b>Total Source</b>	116,880	116,880	-	-	-	-	233,760
Funding Source:	Project Schedule		Start	Finish			
CFU	56,760	Design					
TIF-DT	66,000	Land/Right of Way					
WLOO	66,000	Utility Relocation					
WART	15,000	Construction					
UNI	30,000	Other:				FY20	
<b>Total</b>	<b>\$233,760</b>	<b>Total Project</b>				<b>FY20</b>	

## City of Cedar Falls Capital Improvement Program

CIP Number: 107

Department:  
Community Development

Division:  
Planning & Community Services

Project Number:  
SU-00-1910

**Project Description:**

**Northern Industrial Park: Insurance and Maintenance**

With the completion of the Northern Cedar Falls Industrial Park, the City is required to carry annual liability insurance on the City owned rail spur to comply with CN Railroad requirements. This will be an annual expense that is eligible to be reimbursed through the Unified TIF District.



**Operations and Maintenance Impact on Budget:**

**Current:**  
This expense will be paid annually by the Economic Development Funds then will be certified as TIF debt within the Unified Highway 58 Corridor Urban Renewal Plan (TIF District) and repaid by TIF revenues generated from this district.

**Long-Term:**  
Expenses incurred for insurance and maintenance will be reimbursed through the TIF District.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other	30,000	30,000	30,000	30,000	30,000	30,000	180,000
<b>Total Costs</b>	30,000	30,000	30,000	30,000	30,000	30,000	180,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
TIF (Unified)	30,000	30,000	30,000	30,000	30,000	30,000	180,000
							-
							-
<b>Total Source</b>	30,000	30,000	30,000	30,000	30,000	30,000	180,000
Funding Source:	Project Schedule			Start	Finish		
TIF-UN	180,000	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction					
		Other: (Insurance)			Annual		Annual
<b>Total</b>	\$180,000	<b>Total Project</b>			Annual		Annual



# City of Cedar Falls Capital Improvement Program

CIP Number: 108

Department:  
Community Development

Division:  
Planning & Community Services

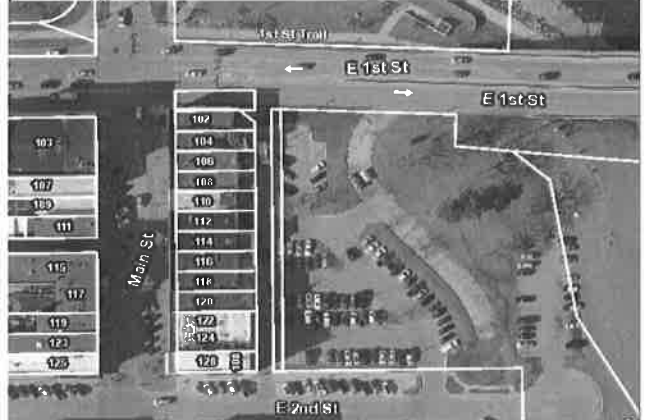
Project Number:

**Project Description:**

**Parking Lot: Drop Off Zones**

This project will create drop off zones on each block adjacent to Main Street, to improve easy access to the downtown. Six short term drop off/pick up for vehicles will be created through striping and signage. Results of the Parking Study being conducted in FY19 will inform whether additional drop-off zones are needed.

**Attach Map:**



**Operations and Maintenance Impact on Budget:**

**Current:**

This will be certified in the Downtown TIF district and TIF revenues will be used to repay the expense.

**Long-Term:**

Signs and striping will be maintained by Municipal Operations & Programs, through parking revenues.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction				5,000			5,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	-	5,000	-	-	5,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Downtown TIF		-		5,000			5,000
CMS							-
Parking fund							-
							-
							-
<b>Total Source</b>	-	-	-	5,000	-	-	5,000

Funding Source:	Amount	Project Schedule	Start	Finish
TIF-DT	5,000	Design	FY22	FY22
Downtown SSMID	-	Land/Right of Way		
PMF	-	Utility Relocation		
		Construction	FY22	FY22
		Other:		
<b>Total</b>	<b>\$5,000</b>	<b>Total Project</b>	<b>FY22</b>	<b>FY22</b>

# City of Cedar Falls Capital Improvement Program

CIP Number: 109

Department:  
Community Development

Division:  
Planning & Community Services

Project Number:

**Project Description:**  
**Parking Lot: Signage Improvements**

This project will replace downtown parking lot signage, with the goal of improving visibility of parking lots within the district. Nine signs are anticipated, throughout 5 public parking lots in the downtown district.



**Operations and Maintenance Impact on Budget:**  
Current:  
This will be certified in the Downtown TIF district and TIF revenues will be used to repay the expense.

Long-Term:  
Signs will be maintained by Municipal Operations & Programs, through parking revenues.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design			5,000				5,000
Land/Right of Way							-
Utility Relocation							-
Construction			15,000				15,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	20,000	-	-	-	20,000

Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Downtown TIF			6,666				6,666
CMS			6,666				6,666
Parking fund			6,668				6,668
							-
							-
<b>Total Source</b>	-	-	20,000	-	-	-	20,000

Funding Source:	Project Schedule	Start	Finish
TIF-DT	Design	FY21	FY21
CMS	Land/Right of Way		
PMF	Utility Relocation		
	Construction	FY21	FY21
	Other:		
<b>Total</b>	<b>Total Project</b>	<b>FY21</b>	<b>FY21</b>

# City of Cedar Falls Capital Improvement Program

CIP Number: 110

Department:  
Community Development

Division:  
Planning & Community Services

Project Number:

**Project Description:**  
**Parking Lot: Wayfinding Signage Improvements**

This project will replace and add to downtown wayfinding signage, with the goal of improving directions to parking lots and their visibility within the district. It anticipates two wayfinding signs at each intersection for every block on Main St., Washington & State.



**Operations and Maintenance Impact on Budget:**  
Current:  
This will be certified in the Downtown TIF district and cost will be split between TIF, CMS, and the Parking Fund

Long-Term:  
Signs will be maintained by Municipal Operations & Programs, through parking revenues.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction				72,000	72,000		144,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	-	72,000	72,000	-	144,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Downtown TIF				24,000	24,000		48,000
CMS				24,000	24,000		48,000
Parking fund				24,000	24,000		48,000
							-
							-
<b>Total Source</b>	-	-	-	72,000	72,000	-	144,000

Funding Source:		Project Schedule	Start	Finish
TIF-DT	48,000	Design		
CMS	48,000	Land/Right of Way		
PMF	48,000	Utility Relocation		
		Construction	FY22	FY23
		Other:		
<b>Total</b>	<b>144,000</b>	<b>Total Project</b>	<b>FY22</b>	<b>FY23</b>

# City of Cedar Falls Capital Improvement Program

CIP Number: 111

Department:  
Community Development

Division:  
Planning & Community Services

Project Number:

Project Description:

## Prairie Parkway Landscaping/Beautification

Project would include aesthetic and landscaping improvements, such as trees, along Prairie Parkway, the boulevard, and potentially other areas/roadways/roundabouts, including the roundabout at Brandilynn, within the Pinnacle Prairie Urban Renewal Area.



Operations and Maintenance Impact on Budget:

Current:

TIF would be used for initial installation of the proposed improvements but will require ongoing maintenance costs to the City.

Long-Term:

Improvements will require ongoing maintenance costs to the City.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping	120,000	120,000					240,000
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	120,000	120,000	-	-	-	-	240,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Pinnacle Prairie	120,000	120,000					240,000
							-
							-
							-
<b>Total Source</b>	120,000	120,000	-	-	-	-	240,000
Funding Source:			<b>Project Schedule</b>		<b>Start</b>	<b>Finish</b>	
TIF-PP	240,000		Design		FY19	FY19	
			Land/Right of Way				
			Utility Relocation				
			Construction		FY19	FY20	
			Other:				
Total	\$240,000		<b>Total Project</b>		FY19	FY20	

## City of Cedar Falls Capital Improvement Program

CIP Number: 112

Department:  
Community Development

Division:  
Planning & Community Services

Project Number:

**Project Description:**

**River Place Development Project**

The City has transferred ownership of the land along the "State Street Corridor" (between 1st and 4th Streets and the Cedar River) to River Place Properties. River Place Properties completed construction of their first residential building at 300 State Street in 2014. 200 State Street was completed in 2016 and 250 State Street was completed in 2017. The MU2 building at 122 E 2nd Street commenced construction in 2018. The final phase of the development is the River Place Plaza, which will begin construction in 2019. Project also includes yearly budgeting for downtown parking expansion with funding from CMS.



**Operations and Maintenance Impact on Budget:**

**Current:**  
River Place Properties is the developer on this long term development project. A Developmental Agreement identifying all terms and conditions (including potential tax rebates) was approved by City Council in July 2012.

**Long-Term:**  
Expenses incurred with this development, including incentives to the developer, will be reimbursed through the Downtown TIF. This could extend the payoff date on that district. Funding from the Downtown TIF and SSMID is shown as potential participation for future Downtown parking expansion. CFU may also have eligible infrastructure installation costs to be possibly reimbursed by the Downtown TIF District.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Parking expansion (CMS)	75,000	75,000	75,000	75,000	75,000	75,000	450,000
Land/Right of Way							-
Utility Relocation (CFU)							-
Construction	5,000,000	3,000,000					8,000,000
Landscaping							-
Equipment & Furnish							-
TIF Reimbursement	500,000	650,000	900,000	1,100,000	1,100,000	1,100,000	5,350,000
<b>Total Costs</b>	<b>5,575,000</b>	<b>3,725,000</b>	<b>975,000</b>	<b>1,175,000</b>	<b>1,175,000</b>	<b>1,175,000</b>	<b>13,800,000</b>
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Tax Increment Financing	500,000	650,000	900,000	1,100,000	1,100,000	1,100,000	5,350,000
Private Sources	5,000,000	3,000,000	0				8,000,000
CFU TIF	-						-
CMS (Parking Potential)	75,000	75,000	75,000	75,000	75,000	75,000	450,000
							-
<b>Total Source</b>	<b>5,575,000</b>	<b>3,725,000</b>	<b>975,000</b>	<b>1,175,000</b>	<b>1,175,000</b>	<b>1,175,000</b>	<b>13,800,000</b>
Funding Source:		Project Schedule		Start	Finish		
TIF-DT	5,350,000	Design					
PRIV	8,000,000	Land/Right of Way					
CFU TIF	-	Utility Relocation					
CMS (Parking)	450,000	Construction		FY14	FY20		
		Other:					
<b>Total</b>	<b>\$13,800,000</b>	<b>Total Project</b>		<b>FY14</b>	<b>FY26</b>		

## City of Cedar Falls Capital Improvement Program

CIP Number: 113

Department:  
Community Development

Division:  
Planning & Community Services

Project Number:

**Project Description:**

**Wayfinding Signage Plan**

Install a series of wayfinding signage throughout the community in order to promote and direct travelers to the City's historical, cultural and commercial areas.



**Operations and Maintenance Impact on Budget:**

**Current:**

Sign locations in the TIF district may be eligible for funding through TIF revenues, if eligible. Otherwise signs will need to be funded through Hotel/Motel revenue.

**Long-Term:**

The directional signs will need to be continually maintained after installation.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	40,000						40,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	40,000	-	-	-	-	-	40,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
TIF - DT							-
TIF -UN							-
Hotel/Motel	40,000						40,000
							-
							-
<b>Total Source</b>	40,000	-	-	-	-	-	40,000
Funding Source:			<b>Project Schedule</b>	<b>Start</b>	<b>Finish</b>		
TIF- UN	-		Design				
Hotel/Motel	40,000		Land/Right of Way				
			Utility Relocation				
			Construction	FY19		FY20	
			Other:				
<b>Total</b>	<b>\$40,000</b>		<b>Total Project</b>	<b>FY19</b>		<b>FY20</b>	

## City of Cedar Falls Capital Improvement Program

CIP Number: 114

Department:  
Community Development

Division:  
Water Reclamation

Project Number:

**Project Description:**

**Building Maintenance**

This is an expense once every five years to include block repair, waterproofing and tuck-pointing as needed on the block buildings maintained by the Water Reclamation Division.



**Operations and Maintenance Impact on Budget:**

**Current:**

This project should have little impact on the budget.

**Long-Term:**

This work waterproofs the concrete block and reduces the need for major repairs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other			30,000				30,000
<b>Total Costs</b>	-	-	30,000	-	-	-	30,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Sewer Rental Fund			30,000				30,000
							-
							-
							-
							-
<b>Total Source</b>	-	-	30,000	-	-	-	30,000
Funding Source:		<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
SRF	30,000	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction					
		Other:		FY21		FY21	
<b>Total</b>	<b>\$30,000</b>	<b>Total Project</b>		FY21		FY21	

**City of Cedar Falls Capital Improvement Program**

CIP Number: 115

Department:  
Community Development

Division:  
Water Reclamation

Project Number:

Project Description:  
**Facility Master Plan Update**  
  
The IDNR requires an update to the facility Nutrient Reduction Plan to be submitted by May 1, 2021. This will update a 'Master Plan' for the facility to help with planning for nutrient reduction and other future regulatory changes. Alternate options for meeting future permit requirements will be explored, including emerging technologies.



Operations and Maintenance Impact on Budget:  
Current:  
This should not have a significant impact on the budget.  
  
Long-Term:  
This plan includes fiscal planning as well as planning for treatment and collection system upgrade options.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design		50,000	50,000				100,000
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	50,000	50,000	-	-	-	100,000

Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
Sanitary Sewer Rental Fu		50,000	50,000				100,000
							-
							-
<b>Total Source</b>	-	50,000	50,000	-	-	-	100,000

Funding Source:	Project Schedule	Start	Finish
SRF	100,000	Design	FY20
		Land/Right of Way	FY21
		Utility Relocation	
		Construction	
		Other:	
<b>Total</b>	<b>\$100,000</b>	<b>Total Project</b>	FY20
			FY21



## City of Cedar Falls Capital Improvement Program

CIP Number: 116

Department:  
Community Development

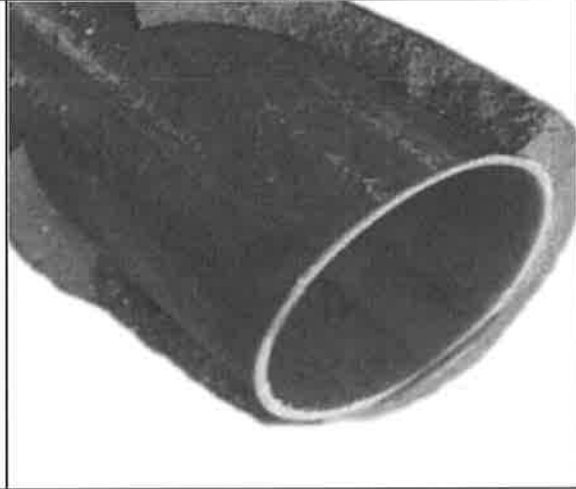
Division:  
Water Reclamation

Project Number:

Project Description:

### Hudson Road Lining

This project involves lining decaying concrete lines along Hudson Road.



Operations and Maintenance Impact on Budget:

Current:

This should not have a significant impact on the budget. The dollar amount for this will be taken from annual sliplining. This is another lining technology where CIPP lining is not suitable.

Long-Term:

None

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction			50,000	50,000			100,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	50,000	50,000	-	-	100,000

Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
Sanitary Sewer Rental Fu			50,000	50,000			100,000
							-
							-
<b>Total Source</b>	-	-	50,000	50,000	-	-	100,000

Funding Source:	Project Schedule	Start	Finish
SRF	100,000		
	Design		
	Land/Right of Way		
	Utility Relocation		
	Construction	FY21	FY22
Other:			
<b>Total</b>	<b>\$100,000</b>	<b>Total Project</b>	<b>FY21</b> <b>FY22</b>

# City of Cedar Falls Capital Improvement Program

CIP Number: 117

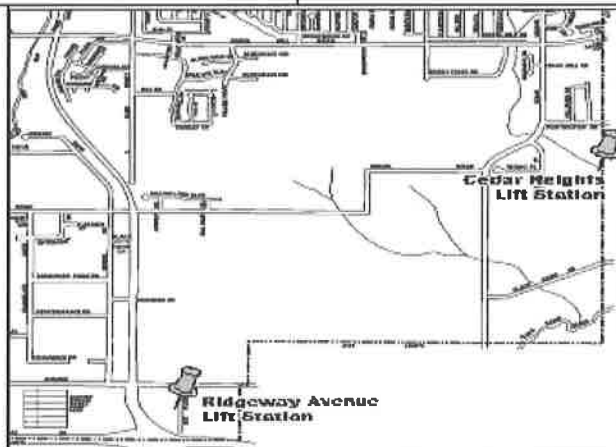
Department:  
Community Development

Division:  
Water Reclamation Division

**Project Description:**

**Lift Station Electrical Generator**

This is for a large portable generator. Improvements at Park Drive lift station have created this need. Currently we have just one generator that can be used at four lift stations. If we have widespread power loss we will not be able to keep these lift stations operational. A portable generator is more versatile and less expensive than an in-place generator. This could also be used during other City emergencies, such as flooding or severe wind storms when auxiliary power may be needed.



**Operations and Maintenance Impact on Budget:**

**Current:**

This project will have minimal impact on the budget.

**Long-Term:**

None

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish				60,000			60,000
Other							-
<b>Total Costs</b>	-	-	-	60,000	-	-	60,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Sewer Rental Fund				60,000			60,000
							-
							-
							-
<b>Total Source</b>	-	-	-	60,000	-	-	60,000
Funding Source:							
SRF	60,000						
		Project Schedule		Start	Finish		
		Design					
		Land/Right of Way					
		Utility Relocation					
		Construction		FY22	FY22		
		Other:					
<b>Total</b>	<b>\$60,000</b>	<b>Total Project</b>		<b>FY22</b>	<b>FY22</b>		

## City of Cedar Falls Capital Improvement Program

CIP Number: 118

Department:  
Community Development

Division:  
Water Reclamation

Project Number:

**Project Description:**

**Mower/Snowblower**

Current lawn tractor will be more expensive to maintain than to replace in the future. Facility and lift station grounds are mowed with WRF staff. Plant snow removal is done with WRF staff as well.



**Operations and Maintenance Impact on Budget:**

**Current:**

This project will have little impact on the budget.

**Long-Term:**

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish			20,000				20,000
Other							-
<b>Total Costs</b>	-	-	20,000	-	-	-	20,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Sanitary Sewer Rental Fund			20,000				20,000
							-
							-
							-
							-
<b>Total Source</b>	-	-	20,000	-	-	-	20,000
Funding Source:	Project Schedule		Start	Finish			
SRF	20,000	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction					
		Other:		FY21		FY21	
<b>Total</b>	<b>\$20,000</b>	<b>Total Project</b>	<b>FY21</b>		<b>FY21</b>		

## City of Cedar Falls Capital Improvement Program

CIP Number: 119

Department:  
Community Development

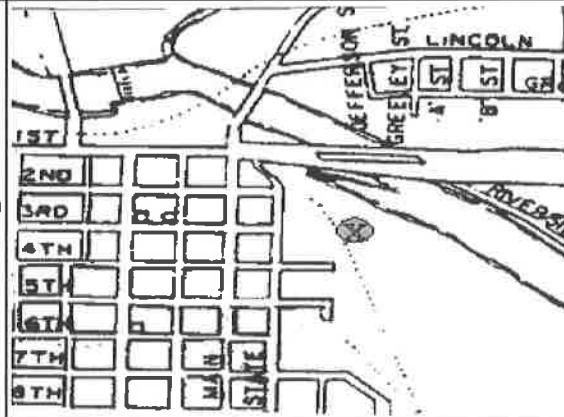
Division:  
Water Reclamation

Project Number:

**Project Description:**

**Nutrient Removal/Facility Plan**

This is an area DNR/EPA will focus on in the future. Nutrients (nitrogen, primarily and phosphorous potentially) pose potential problems in the river. The timeline is uncertain. We have started the evaluation process for this project and have limited information so the dollar amount is only a rough estimate. In coordination with this project, we will also study the Water Rec. Facility to determine if more space is needed to comply with DNR regulations.



**Operations and Maintenance Impact on Budget:**

**Current:**

Sewer Rental Bonds will need to be sold and sewer rates will be impacted.

**Long-Term:**

This will have an impact on the Operating Budget by increasing sewer rental fees to cover the cost of bond repayment.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design			-		-	2,000,000	2,000,000
Land/Right of Way							-
Utility Relocation							-
Construction				-		40,000,000	40,000,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	-	-	-	42,000,000	42,000,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Sewer Revenue Bonds			-	-		42,000,000	42,000,000
							-
							-
							-
<b>Total Source</b>	-	-	-	-	-	42,000,000	42,000,000

Funding Source:		Project Schedule		Start	Finish
SRB-8	42,000,000	Design		FY24	FY24
		Land/Right of Way			
		Utility Relocation			
		Construction		FY24	FY24
		Other:			
<b>Total</b>	<b>\$42,000,000</b>	<b>Total Project</b>		<b>FY24</b>	<b>FY24</b>

# City of Cedar Falls Capital Improvement Program

CIP Number: 120

Department:  
Community Development

Division:  
Water Reclamation Division

**Project Description:**

**Oak Park Sewer Replacement Project**

This line runs through private property along property bordering 929 & 941 Oak Park Boulevard with an elevated portion through a wooded ravine. The elevated portion collapsed in December of 2018 and a temporary repair was made. A permanent repair will need to be made as soon as possible to avoid overflows or basement back-ups.



**Operations and Maintenance Impact on Budget:**

**Current:**

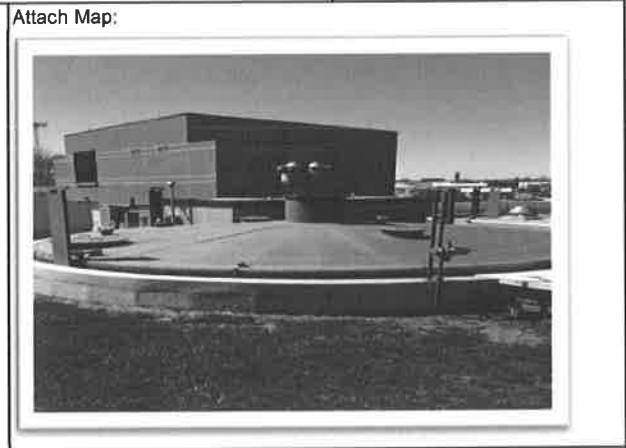
This project will have added impact on SRF funds.

**Long-Term:**

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design	10,000	5,000					15,000
Land/Right of Way		35,000					35,000
Utility Relocation							-
Construction		240,000					240,000
Landscaping		10,000					10,000
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	10,000	290,000	-	-	-	-	300,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Sewer Rental Fund	10,000	290,000					300,000
							-
							-
							-
							-
<b>Total Source</b>	10,000	290,000	-	-	-	-	300,000
Funding Source:	Project Schedule		Start	Finish			
SRF	300,000	Design	FY19	FY20			
		Land/Right of Way					
		Utility Relocation					
		Construction	FY20	FY20			
		Other:					
Total	\$300,000	<b>Total Project</b>	FY20	FY20			

<b>City of Cedar Falls Capital Improvement Program</b>		CIP Number: 121
Department: Community Development	Division: Water Reclamation	Project Number:

**Project Description:**  
**Plant Digester Rehabilitation**  
 Rehabilitation of the plant digesters is needed to update, repair, and replace existing digesters to meet future regulations and population growth.



**Operations and Maintenance Impact on Budget:**  
**Current:**  
 Sewer Rental Bonds will need to be sold and sewer rates will be impacted.

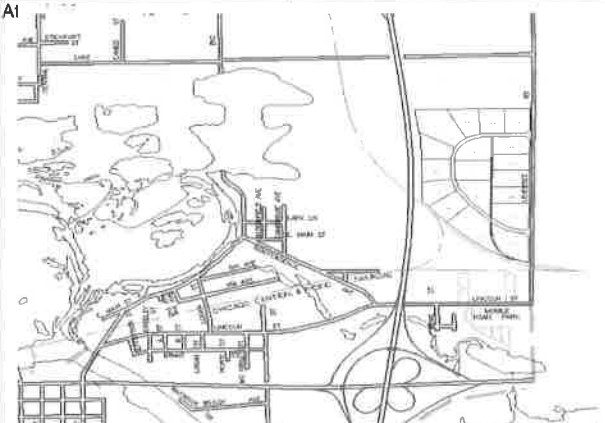
**Long-Term:**

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design		1,600,000					1,600,000
Land/Right of Way							-
Utility Relocation							-
Construction			8,000,000				8,000,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	1,600,000	8,000,000	-	-	-	9,600,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Sewer Revenue Bonds		1,600,000	8,000,000	-			9,600,000
							-
							-
							-
							-
<b>Total Source</b>	-	1,600,000	8,000,000	-	-	-	9,600,000
<b>Funding Source:</b>							
SRB	9,600,000	<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
		Design			FY18		FY18
		Land/Right of Way					
		Utility Relocation					
		Construction				FY20	
Other:							
<b>Total</b>	<b>\$9,600,000</b>	<b>Total Project</b>					

## City of Cedar Falls Capital Improvement Program

CIP Number: 122

Department: <b>Community Development</b>	Division: <b>Water Reclamation Division</b>	
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<p><b>Project Description:</b></p> <p><b>Sanitary Sewer Infiltration &amp; Inflow Reduction Project</b></p> <p>This project is aimed at reducing extraneous flows to the Water Reclamation Facility during wet weather, in response to pressure from EPA and DNR. It could encompass a program to grout lateral service lines and/or involve property owners in disconnecting footing drain connections and illegal sump pump connections to the sanitary sewer.</p>	
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**Operations and Maintenance Impact on Budget:**

**Current:**  
Sewer rates may have to be adjusted to cover the cost of this project.

**Long-Term:**

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other	25,000	25,000	25,000	25,000	25,000	20,000	145,000
<b>Total Costs</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>20,000</b>	<b>145,000</b>
<b>Source of Funds</b>	<b>FY19</b>	<b>FY20</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>Total</b>
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Sewer Rental Fund	25,000	25,000	25,000	25,000	25,000	20,000	145,000
							-
							-
							-
<b>Total Source</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>20,000</b>	<b>145,000</b>
<b>Funding Source:</b>	<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>		
SRF	145,000	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction					
		Other:	Annual		Annual		
<b>Total</b>	<b>\$145,000</b>	<b>Total Project</b>	Annual		Annual		

## City of Cedar Falls Capital Improvement Program

CIP Number: 123

Department:  
Community Development

Division:  
Water Reclamation

Project Number:

**Project Description:**

**Sanitary Sewer Spot Repairs/Emergency**

Some streets that are to be reconstructed or overlaid have damaged spots in the sanitary sewer and are repaired prior to the street's improvement in an effort to keep the street's surface integrity from being affected by sewer repairs. These funds may also be used if emergency repairs need to be made.



**Operations and Maintenance Impact on Budget:**

**Current:**

This has been an ongoing program and should not have a significant impact on the current budget.

**Long-Term:**

This program helps improve the sanitary sewer system and protects the integrity of the system.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	30,000	30,000	30,000	30,000	30,000	30,000	180,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	30,000	30,000	30,000	30,000	30,000	30,000	180,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Sewer Rental Fund	30,000	30,000	30,000	30,000	30,000	30,000	180,000
							-
							-
							-
<b>Total Source</b>	30,000	30,000	30,000	30,000	30,000	30,000	180,000
Funding Source:	<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>		
SRF	180,000	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction		As needed		As needed	
		Other:					
Total	\$180,000	<b>Total Project</b>		As needed		As needed	



# City of Cedar Falls Capital Improvement Program

CIP Number: 124

Department:  
Community Development

Division:  
Water Reclamation

Project Number:

**Project Description:**

**Sartori Trust Farm Improvements**

This farm is used extensively for our biosolids land application program and generates revenue for the Health Trust Fund. Improvements are needed periodically either to satisfy USDA requirements, or to solve problems the tenant or city may be having, or enhance productivity of the soil.



**Operations and Maintenance Impact on Budget:**

**Current:**

Minimal impact on Sewer Rental Fund.

**Long-Term:**

Maintaining the property to meet USDA farm program requirements will insure our eligibility to participate in these beneficial programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total	
Design							-	
Land/Right of Way							-	
Utility Relocation							-	
Construction							-	
Landscaping			20,000				20,000	
Equipment & Furnish							-	
Other							-	
<b>Total Costs</b>	-	-	20,000	-	-	-	20,000	
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total	
Gen. Obligation Bond							-	
Federal/State Funding							-	
Local Sales Tax							-	
Capital Projects							-	
Sewer Rental Funds							-	
Health Trust			20,000				20,000	
							-	
							-	
							-	
<b>Total Source</b>	-	-	20,000	-	-	-	20,000	
Funding Source:	Project Schedule			Start	Finish			
HT	20,000	Design						
		Land/Right of Way						
		Utility Relocation						
		Construction						
		Other:			FY18	FY21		
<b>Total</b>	<b>\$20,000</b>	<b>Total Project</b>			<b>FY18</b>	<b>FY21</b>		

## City of Cedar Falls Capital Improvement Program

CIP Number: 125

Department:  
Community Development

Division:  
Water Reclamation

Project Number:

**Project Description:**

**Sewer Collection System Expansion Study**

In order to prepare for future growth, planning of infrastructure needs to be completed with information and understanding of the condition and size of the current system and how best to proceed with extending this. An outside engineering firm with expertise in this area will be utilized to move forward with this.



**Operations and Maintenance Impact on Budget:**

**Current:**

This should be completed over three years and will have an impact on the current budget.

**Long-Term:**

This process will help the expansion of the sewer system proceed in a planned manner to help eliminate replacing undersized lines in the future. Some of the costs will be absorbed by developers as areas are expanded into.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design		50,000	250,000	250,000			550,000
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	50,000	250,000	250,000	-	-	550,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - S Industrial Park							-
Sewer Rental Fund		50,000	250,000	250,000			550,000
							-
							-
<b>Total Source</b>	-	50,000	250,000	250,000	-	-	550,000
Funding Source:		<b>Project Schedule</b>		<b>Start</b>	<b>Finish</b>		
SRF	550,000	Design		FY20	FY22		
		Land/Right of Way					
		Utility Relocation					
		Construction					
		Other:					
<b>Total</b>	<b>\$550,000</b>	<b>Total Project</b>		<b>FY20</b>	<b>FY22</b>		

## City of Cedar Falls Capital Improvement Program

CIP Number: 126

Department:  
Community Development

Division:  
Water Reclamation

Project Number:  
06.2417

**Project Description:**

**Slipline Existing Sanitary Sewers**

An ongoing process of repair and refurbishing existing sewer lines. A very cost effective method of increasing the strength of a line while decreasing the infiltration. A decrease in infiltration is very beneficial to the WWTP.



**Operations and Maintenance Impact on Budget:**

**Current:**

This has been an ongoing program and does have a significant impact on the current budget.

**Long-Term:**

This program helps improve the sanitary sewer system and protect the integrity of the system.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other		100,000	200,000	200,000	250,000	250,000	1,000,000
<b>Total Costs</b>	-	100,000	200,000	200,000	250,000	250,000	1,000,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Sewer Rental Fund		100,000	200,000	200,000	250,000	250,000	1,000,000
							-
							-
							-
<b>Total Source</b>	-	100,000	200,000	200,000	250,000	250,000	1,000,000
Funding Source: SRF	1,000,000	<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
		Design					
		Land/Right of Way					
		Utility Relocation					
		Construction					
		Other:		Annual		Annual	
<b>Total</b>	\$1,000,000	<b>Total Project</b>		Annual		Annual	

## City of Cedar Falls Capital Improvement Program

CIP Number: 127

Department:  
Community Development

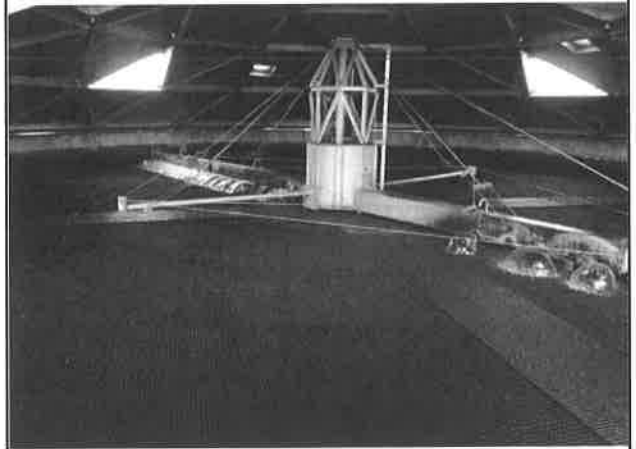
Division:  
Water Reclamation

Project Number:

**Project Description:**

**Third Stage Trickling Filter Distributor**

The existing distributor has been in service for 15 years in a wet, corrosive environment and has significant corrosion. Failures are imminent. The manufacturer will replace the distributor with a new one that is stainless steel and much more corrosion resistant. A failure would result in incomplete treatment at the plant. This distributes the water evenly over the media in the trickling filter. Any failure would result with short-circuiting, likely leading to permit limit violations for nitrogen limit, which could bring fines from either the DNR or EPA.



**Operations and Maintenance Impact on Budget:**

**Current:**

Sewer rates may have to be adjusted to allow for this and other upgrades.

**Long-Term:**

None

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish	150,000						150,000
Other							-
<b>Total Costs</b>	150,000	-	-	-	-	-	150,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Sanitary Sewer Rental Fund	150,000						150,000
							-
							-
<b>Total Source</b>	150,000	-	-	-	-	-	150,000
Funding Source:	Project Schedule			Start	Finish		
SRF	150,000	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction					
		Other:			FY19	FY19	
<b>Total</b>	<b>\$150,000</b>	<b>Total Project</b>			FY19	FY19	

## City of Cedar Falls Capital Improvement Program

CIP Number: 128

Department:  
Community Development

Division:  
Water Reclamation

Project Number:

**Project Description:**

**UV Disinfection Bulb Replacement**

The bulbs used in the disinfection process have a lifespan of 1200 hours. They will need to be replaced to maintain permit requirements.

**Attach Map:**



**Operations and Maintenance Impact on Budget:**

**Current:**

Sewer rates have been adjusted to allow for this and other upgrades.

**Long-Term:**

This is a recurring cost.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish	60,000						60,000
Other							-
<b>Total Costs</b>	60,000	-	-	-	-	-	60,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Sanitary Sewer Rental Fu	60,000						60,000
							-
							-
							-
							-
<b>Total Source</b>	60,000	-	-	-	-	-	60,000
Funding Source:		<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
SRF	60,000	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction					
		Other:		FY19		FY19	
Total	\$60,000	<b>Total Project</b>					

# City of Cedar Falls Capital Improvement Program

CIP Number: 129

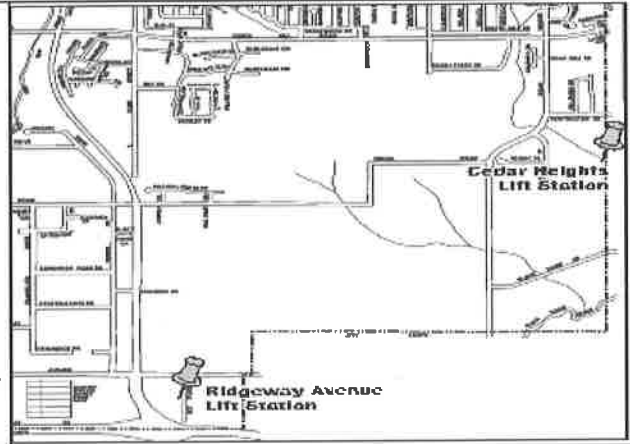
Department:  
Community Development

Division:  
Water Reclamation Division

**Project Description:**

**Water Line Extensions**

The Cedar Heights and Ridgeway lift stations are the largest lift stations still using well water. The quality of the water could be improved and maintenance on the well pumps and water supply systems could be eliminated if served by city water. This situation could be improved by extending city water to these stations as soon as a city main is laid in close proximity. The treatment plant feed line is only 4", is over 50 years old and needs to be upsized to 8" and fed through a heated structure. The Lakewood lift station does not have any fresh water. These funds could be used for any of these projects as circumstances allow.



**Operations and Maintenance Impact on Budget:**

**Current:**

This project will have some impact on the budget.

**Long-Term:**

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction		100,000					100,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	100,000	-	-	-	-	100,000
<b>Source of Funds</b>	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Sewer Rental Fund		100,000					100,000
							-
							-
							-
<b>Total Source</b>	-	100,000	-	-	-	-	100,000
Funding Source: SRF	100,000	<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
		Design					
		Land/Right of Way					
		Utility Relocation					
		Construction		FY20		FY20	
		Other:					
<b>Total</b>	<b>\$100,000</b>	<b>Total Project</b>		FY20		FY20	

## City of Cedar Falls Capital Improvement Program

CIP Number: 130

Department:  
Community Development

Division:  
Water Reclamation

Project Number:

**Project Description:**  
17th Street Lift Station Pump Repairs

One of the pumps at 17th Street Lift Station has a seal to replace after building heat was lost and a water line froze. This is a complicated process with these very large pumps.



**Operations and Maintenance Impact on Budget:**  
Current:  
This will have minimal impact on the current budget.

Long-Term:

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other				60,000			60,000
<b>Total Costs</b>	-	-	-	60,000	-	-	60,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
SRF				60,000			60,000
							-
							-
<b>Total Source</b>	-	-	-	60,000	-	-	60,000
Funding Source:	Project Schedule			Start	Finish		
SRF	60,000	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction					
		Other:			FY22		FY22
<b>Total</b>	<b>\$60,000</b>	<b>Total Project</b>		<b>FY22</b>		<b>FY22</b>	

## City of Cedar Falls Capital Improvement Program

CIP Number: 131

Department:  
Municipal Operations & Programs

Division:  
PW/Parks Division - Cemetery

Project Number:

**Project Description:**

**Seal Coat/Asphalt Overlay Program: Park & Cemetery**

Park roadways and parking lots. This is an alternating year program utilized to maintain park roadways and parking lots. The Municipal Operations & Programs Department, and Developmental Services Engineering Division prioritize where these dollars will be spent.



**Operations and Maintenance Impact on Budget:**

**Current:**

This project will be included in the annual work plan. Staff will help prepare the surfaces to be seal-coated by filling holes, sweeping, etc. There will be operating costs related to fuel and surfacing material, if needed.

**Long-Term:**

Well maintained parking lots and roadways will limit the times when staff needs use time and money to repair pot holes or other surface imperfections.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	50,000	50,000	50,000	50,000	50,000	50,000	300,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	50,000	50,000	50,000	50,000	50,000	50,000	300,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Road Use Tax	50,000	50,000	50,000	50,000	50,000	50,000	300,000
							-
							-
							-
<b>Total Source</b>	50,000	50,000	50,000	50,000	50,000	50,000	300,000
Funding Source:	<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>		
SCF	300,000	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction					
		Other:		On-going		On-going	
<b>Total</b>	<b>\$300,000</b>	<b>Total Project</b>		On-going		On-going	



<b>City of Cedar Falls Capital Improvement Program</b>		CIP Number: 132
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Department: Municipal Operations & Programs	Division: PW/Parks Division - Cemetery	Project Number: 03.2391
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Project Description:

**Trail Maintenance**

Funded by Hotel/Motel Tax revenue on an annual basis for structural repairs to the existing recreation trail system. The goal is to only utilize a portion of the funds annually so that a reserve fund will accumulate.



Operations and Maintenance Impact on Budget:

Current:  
Park staff will coordinate periodic repairs and will use city staff members or equipment or private contractors depending on the complexity of the repairs.

Long-Term:  
Smooth, safe recreation trails limit city liability and reduce the need for expensive total reconstruction projects.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	40,000	40,000	40,000	40,000	40,000	40,000	240,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	40,000	40,000	40,000	40,000	40,000	40,000	240,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Hotel/Motel Tax	40,000	40,000	40,000	40,000	40,000	40,000	240,000
							-
							-
							-
<b>Total Source</b>	40,000	40,000	40,000	40,000	40,000	40,000	240,000
Funding Source:	<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>		
H/M	240,000	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction		Annual		Annual	
		Other:					
<b>Total</b>	<b>\$240,000</b>	<b>Total Project</b>		Annual		Annual	

## City of Cedar Falls Capital Improvement Program

CIP Number: 133

Department:  
Municipal Operations and Programs

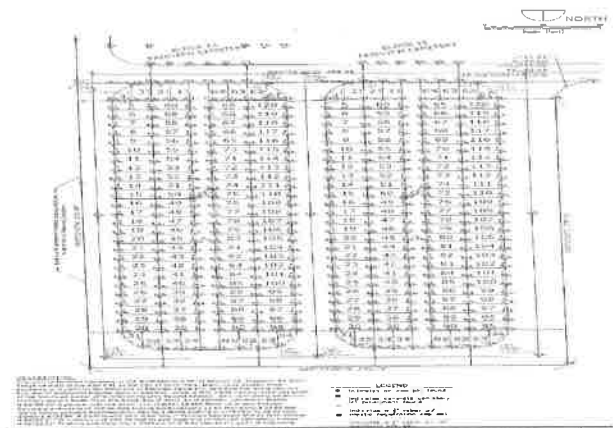
Division:  
Public Works/Parks - Cemetery

Project Number:

**Project Description:**

**Cemetery Road Construction and Improvements**

An expansion of Fairview cemetery is needed to facilitate additional grave spaces. This project will involve construction of approximately 750' lineal feet of new road way. Additionally, some of the old concrete access roads in Greenwood Cemetery will need to be reconstructed or restored. FY18 amount is for new road in Fairview Cemetery. If all spaces are used as plated, potentially 1,440 grave spaces are available. However, this number may fluctuate due to tree plantings, utilization of spaces for cremations, etc.



**Operations and Maintenance Impact on Budget:**

**Current:**

There will be an initial impact on the operating budget for the construction of the roadway

**Long-Term:**

Cost will increase for maintenance of additional roads in the cemetery.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	25,000	25,000	25,000	30,000	30,000	30,000	165,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	25,000	25,000	25,000	30,000	30,000	30,000	165,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Street Construction Fund	25,000	25,000	25,000	30,000	30,000	30,000	165,000
							-
							-
							-
							-
<b>Total Source</b>	25,000	25,000	25,000	30,000	30,000	30,000	165,000
Funding Source:	<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>		
GO	-	Design					
SCF	165,000	Land/Right of Way					
		Utility Relocation					
		Construction		Ongoing	Ongoing		
		Other:					
<b>Total</b>	<b>\$165,000</b>	<b>Total Project</b>					

## City of Cedar Falls Capital Improvement Program

CIP Number: 134

Department:  
Municipal Operations & Programs

Division:  
PW/Parks Division - Golf

Project Number:  
03.2361

**Project Description:**

**Golf Maintenance Complex Parking**

Public facility improvements to Golf Maintenance parking lot. An aggressive seal-coating project in alternate years will maintain the surface for future years.



**Operations and Maintenance Impact on Budget:**

**Current:**

This will have an effect on the Operating Budget in the years that the general fund revenues are budgeted.

**Long-Term:**

As the surface strengthens, fewer dollars will be needed for annual maintenance.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction		6,000					6,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	6,000	-	-	-	-	6,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
General Revenue							-
Golf Improvement Fund		6,000					6,000
							-
							-
<b>Total Source</b>	-	6,000	-	-	-	-	6,000
Funding Source:	<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>		
GIF	6,000	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction		FY17		FY20	
		Other:					
Total	\$6,000	<b>Total Project</b>		FY17		FY20	

## City of Cedar Falls Capital Improvement Program

CIP Number: 135

Department:  
Municipal Operations & Programs

Division:  
PW/Parks Division - Golf

Project Number:  
03.2399

**Project Description:**

**Pheasant Ridge Cart Path Renovations**

Some of the older cart paths at Pheasant Ridge need to be replaced. There are also some additional paths that need to be constructed adjacent to more heavily used areas. The paths will be constructed with either asphalt or concrete.



**Operations and Maintenance Impact on Budget:**

**Current:**

Staff time will be needed to install the paths and repair the adjacent turf. There will be cost associated with purchasing grass seed. This item is added to our Park work plan every other year.

**Long-Term:**

Safer cart paths will reduce wear and tear to golf carts, provide a safer surface to walk on and promote a positive, professional image of the golf course, hopefully encouraging additional play and additional revenues.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction		20,000		20,000			40,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	20,000	-	20,000	-	-	40,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Golf Improve Fund		20,000		20,000			40,000
							-
							-
							-
<b>Total Source</b>	-	20,000	-	20,000	-	-	40,000
Funding Source:			<b>Project Schedule</b>	<b>Start</b>	<b>Finish</b>		
GIF	40,000		Design				
			Land/Right of Way				
			Utility Relocation				
			Construction	On-going	On-going		
			Other:				
<b>Total</b>	<b>\$40,000</b>		<b>Total Project</b>	On-going	On-going		

**City of Cedar Falls Capital Improvement Program**

CIP Number: 136

Department:  
Municipal Operations & Programs

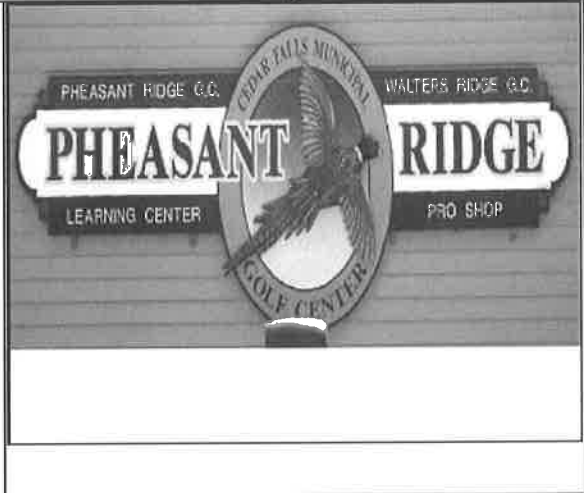
Division:  
PW/Parks Division - Golf

Project Number:

Project Description:

**Pheasant Ridge Improvements**

Continue improvements based on Master Plan developed by Garrett Gill. Project scope would be to fix ground water issues on holes #7 and #13, drain sand traps and possibly install new forward tees.



Operations and Maintenance Impact on Budget:

Current:  
Staff time to plan project.

Long-Term:  
Would be targeted to fix ground water issues on holes #13 and #7 and sand traps. Will reduce maintenance costs related to these problems.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction				65,000			65,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	-	65,000	-	-	65,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Golf Improvement Fund				65,000			65,000
							-
							-
							-
							-
<b>Total Source</b>	-	-	-	65,000	-	-	65,000

Funding Source:	Project Schedule	Start	Finish
GIF 65,000	Design		
	Land/Right of Way		
	Utility Relocation		
	Construction	FY22	FY22
	Other:		
<b>Total</b>	<b>Total Project</b>	<b>FY22</b>	<b>FY22</b>

<b>City of Cedar Falls Capital Improvement Program</b>	CIP Number: 137
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Department: Municipal Operations & Programs	Division: PW/Parks Division - Golf	Project Number:
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**Project Description:**  
Pheasant Ridge Pro Shop - Water and Sewer Extension

Extend City Water and Sewer to Pro Shop building at Pheasant Ridge. This building is currently served with a well. Extending water service will increase water quality and reduce well maintenance.



**Operations and Maintenance Impact on Budget:**  
Current:

Planning and construction of this project will impact the budget.

Long-Term:

Elimination of water well and septic field, reducing long term maintenance and possible bacteria concerns from using well water for drinking purposes.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction		70,000					70,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	70,000	-	-	-	-	70,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Golf Improvement Fund		70,000					70,000
							-
							-
							-
							-
<b>Total Source</b>	-	70,000	-	-	-	-	70,000
Funding Source:	Project Schedule		Start		Finish		
GIF	70,000	Design					
	-	Land/Right of Way					
		Utility Relocation					
		Construction		FY17		FY19	
		Other:					
<b>Total</b>	<b>\$70,000</b>	<b>Total Project</b>		<b>FY17</b>		<b>FY19</b>	

## City of Cedar Falls Capital Improvement Program

CIP Number: 138

Department:  
Municipal Operations & Programs

Division:  
PW/Parks Division - Landscape

Project Number:

**Project Description:**  
**Landscaping Roadways/Monuments & Signage**  
 Beautification of thoroughfares, roadways and intersections throughout the community. Landscaping could include trees, prairie or other low maintenance plant material. Areas of interest include: University Ave., Hudson Road, 1st Street, Center Street, Ridgeway Avenue, Viking Road, Greenhill Road, College Hill, City Core. There is inadequate staffing to implement the plan, so private landscape contractors will need to be hired to install the projects. Staff estimates that full implementation of a city-wide project will take approximately 10 - 15 years to complete at the funding levels listed below.



**Operations and Maintenance Impact on Budget:**  
**Current:**  
 Staff time to coordinate consultant work. Hotel/Motel tax funds within the V&T budget will be used to fund this project.  
**Long-Term:**  
 Depending on the complexity of the design, additional part-time staffing would need to be hired to maintain areas if they include flowering plants or similar high maintenance plant material.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Inventory and Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping	50,000		50,000		50,000		150,000
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	50,000	-	50,000	-	50,000	-	150,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
General Fund							-
Hotel/Motel Tax	50,000		50,000		50,000		150,000
							-
							-
							-
<b>Total Source</b>	50,000	-	50,000	-	50,000	-	150,000
Funding Source:		<b>Project Schedule</b>		<b>Start</b>	<b>Finish</b>		
	-	Design					
H/M	150,000	Land/Right of Way					
		Utility Relocation					
		Construction		FY19	FY23		
		Other:					
<b>Total</b>	<b>\$150,000</b>	<b>Total Project</b>		<b>FY19</b>	<b>FY23</b>		

## City of Cedar Falls Capital Improvement Program

CIP Number: 139

Department:  
Municipal Operations & Programs

Division:  
PW/Parks Division - Landscape

Project Number:  
03.2394

**Project Description:**  
**New Park Development**

This is a yearly fund utilized to develop new parkland. Future improvements anticipated include recently purchased land with school system in SW Cedar Falls, improvements in northern Cedar Falls based on Northern Cedar Falls Recreation and Maintenance plan prepared by Confluence, restrooms, shelters, etc. Projects are identified and prioritized by staff and the Park and Recreation Commission. If available, matching funds are pursued through various grant sources.



**Operations and Maintenance Impact on Budget:**  
**Current:**  
Park staff will dedicate time to develop plans and budgets so improvements can be completed in an orderly manner within budget. The projects are summarized within an annual work plan.

**Long-Term:**  
The only impact on operating budget may be if we purchase additional park land in the future. More exact long term costs will be dependent on the size of the parcel purchased.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction			50,000			50,000	100,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	50,000	-	-	50,000	100,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding			50,000			50,000	100,000
Local Sales Tax							-
Capital Projects							-
							-
							-
							-
<b>Total Source</b>	-	-	50,000	-	-	50,000	100,000

Funding Source:	Project Schedule	Start	Finish
F/S 100,000	Design		
GO Bond -	Land/Right of Way		
	Utility Relocation		
	Construction		
	Other:	On-going	On-going
<b>Total</b>	<b>Total Project</b>	On-going	On-going



**City of Cedar Falls Capital Improvement Program**

CIP Number: 140

Department:  
Municipal Operations & Programs

Division:  
PW/Parks Division - Landscape

Project Number:

Project Description:  
Northern Cedar Falls Landscape Improvements  
The PW/Park Division is proposing to plant, prairie, wildflowers, trees and turfgrass on select flood buyout as defined on the Northern Cedar Falls Recreation and Maintenance Plan prepared by Confluence. The goal is to make the properties more reflective of the Park system, upgrade neighborhood aesthetics while reducing long term maintenance costs.



Operations and Maintenance Impact on Budget:  
Current:  
Staff time to install seeding, trees and other natural amenities.  
Long-Term:  
Reduced maintenance costs to mow small and large tracts of land.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping	25,000	25,000	25,000	25,000	25,000	25,000	150,000
Equipment & Furnish							-
Other	-		-		-	-	-
<b>Total Costs</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>150,000</b>
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond	-		-		-	-	-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects	25,000	25,000	25,000	25,000	25,000	25,000	150,000
							-
							-
							-
							-
							-
<b>Total Source</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>150,000</b>

Funding Source:	Project Schedule	Start	Finish
CP	150,000		
	Design		
	Land/Right of Way		
	Utility Relocation		
	Construction		
	Other:	FY19	FY24
<b>Total</b>	<b>\$150,000</b>	<b>FY19</b>	<b>FY24</b>

## City of Cedar Falls Capital Improvement Program

CIP Number: 141

Department:  
Municipal Operations and Programs

Division:  
Public Works/Parks Division - Park

Project Number:

Project Description:

### Asphalt Paving of Select Alleys

This project includes asphalt paving of alleys that consistently wash out during heavy rainfall. Typically alleys on a slope that wash out from heavy sheet flow. The intent would be to pave approximately two blocks of problem alleys each year with an invert to keep storm water flowing in the center in order prevent granular material washing out into streets and entering the storm sewer system.

Attach Map:



Operations and Maintenance Impact on Budget:

Current:

This project would create an initial impact on the Street Construction Fund

Long-Term:

Maintenance and material dollars will be saved by not having to perform maintenance to sloped alleys after every significant rainfall.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design		5,000	5,000	5,000	5,000	5,000	25,000
Land/Right of Way							-
Utility Relocation							-
Construction		50,000	50,000	50,000	50,000	50,000	250,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	55,000	55,000	55,000	55,000	55,000	275,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
Road Use Tax		55,000	55,000	55,000	55,000	55,000	275,000
							-
							-
<b>Total Source</b>	-	55,000	55,000	55,000	55,000	55,000	275,000
Funding Source:	275,000		Project Schedule		Start	Finish	
CP			Design	FY20	FY24		
SCF			Land/Right of Way				
			Utility Relocation				
			Construction	FY20	FY24		
			Other:				
<b>Total</b>	<b>\$275,000</b>	<b>Total Project</b>		FY20	FY24		

**City of Cedar Falls Capital Improvement Program**

CIP Number: 142

Department:  
Municipal Operations & Programs

Division:  
PW/Park Division - Park

Project Number:

Project Description:  
  
Big Woods Campground Cabins  
  
Depending on success of campground, there is room to construct additional cabins along Lake Street.



Operations and Maintenance Impact on Budget:  
Current:  
Staff time to construct cabins  
  
Long-Term:  
Potential increase to Campground CIP

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction				125,000			125,000
Landscaping							-
Equipment & Furnish							-
Other		-		-	-	-	-
<b>Total Costs</b>	-	-	-	125,000	-	-	125,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond	-	-		-	-	-	-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Private/Grant				125,000			125,000
							-
							-
							-
							-
<b>Total Source</b>	-	-	-	125,000	-	-	125,000

Funding Source:		Project Schedule	Start	Finish
PRIV	125,000	Design		
		Land/Right of Way		
		Utility Relocation		
		Construction	FY22	FY22
		Other:		
<b>Total</b>	<b>\$125,000</b>	<b>Total Project</b>	<b>FY22</b>	<b>FY22</b>

**City of Cedar Falls Capital Improvement Program**

CIP Number: 143

Department:  
Municipal Operations & Programs

Division:  
PW/Park Division - Park

Project Number:

Project Description:  
  
**Emerald Ash Borer - Removal of Ash Trees**  
  
 The emerald ash borer is a pest of ash trees native to Asia. It was first discovered in North America in 2002 in the Detroit, Michigan, area. Since then, it has killed millions of ash trees and caused thousands more to be removed due to its slow spread. The borer has been discovered in Black Hawk County. All ash trees in Cedar Falls are susceptible to infestation by the emerald ash borer. Multiple infestations are possible. These costs are anticipated to cover trees on public property only.



Operations and Maintenance Impact on Budget:  
 Current:  
 Staff time, equipment, fuel, maintenance to remove and dispose trees.  
  
 Long-Term:  
 Staff time, equipment, fuel, maintenance continue removal and plant new species

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping		50,000	50,000	50,000			150,000
Equipment & Furnish							-
Other	-		-		-	-	-
<b>Total Costs</b>	-	50,000	50,000	50,000	-	-	150,000

Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond	-						-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
General Revenue		50,000	50,000	50,000			150,000
							-
							-
							-
<b>Total Source</b>	-	50,000	50,000	50,000	-	-	150,000

Funding Source:		Project Schedule	Start	Finish
GR	150,000	Design		
		Land/Right of Way		
		Utility Relocation		
		Construction		
		Other:	FY20	FY23
<b>Total</b>	<b>\$150,000</b>	<b>Total Project</b>	FY20	FY23

## City of Cedar Falls Capital Improvement Program

CIP Number: 144

Department:  
Municipal Operations & Programs

Division:  
Public Works/Parks Division

Project Number:

**Project Description:**

**Fleet Wash Bay - In House**

This project consists of creating a wash bay within the PW/Park Div. complex to clean all types of equipment including mowing equipment, ice control equipment and excavation equipment. This facility will include a separation containment to capture nitrates, salt, siltation, petroleum wash off, etc., in an effort to meet EPA requirements.



**Operations and Maintenance Impact on Budget:**

**Current:**

This project would have an initial impact on the street construction fund

**Long-Term:**

Improvement of equipment longevity and efficiency of maintenance.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction		40,000					40,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	40,000	-	-	-	-	40,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
SCF		40,000					40,000
							-
							-
							-
							-
<b>Total Source</b>	-	40,000	-	-	-	-	40,000
Funding Source: SCF	40,000	<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
		Design					
		Land/Right of Way					
		Utility Relocation					
		Construction		FY20		FY20	
		Other:					
<b>Total</b>	<b>\$40,000</b>	<b>Total Project</b>					

## City of Cedar Falls Capital Improvement Program

CIP Number: 145

Department:  
Municipal Operations and Programs

Division:  
Public Works/Parks Division

Project Number:

**Project Description:**

**Fuel System Upgrade**

This project will include an upgrade to the fuel island at the Bluff Street Complex along with electronic upgrade for both fuel sites. The current technology being used to identify vehicles is outdated. Parts and support are no longer available for the Vehicle Identification Units. This project also includes upgrading non-compliant fuel tanks at 606 Union Road and Pheasant Ridge golf course.



**Operations and Maintenance Impact on Budget:**

**Current:**

The initial impact will consist of purchasing and installation of electronic equipment.

**Long-Term:**

System will provide accurate tracking of fuel usage ensuring proper service intervals. Cutting down on unnecessary service. Additionally, a savings will be realized with fewer expenditures on replacement components.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish		80,000	95,000				175,000
Other							-
<b>Total Costs</b>	-	80,000	95,000	-	-	-	175,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
Street Construction Fund			95,000				95,000
Golf		80,000					80,000
							-
<b>Total Source</b>	-	80,000	95,000	-	-	-	175,000
Funding Source:	Project Schedule			Start	Finish		
SCF	95,000	Design					
GIF	80,000	Land/Right of Way					
		Utility Relocation					
		Construction		FY20		FY21	
		Other:					
Total	\$175,000	<b>Total Project</b>					

## City of Cedar Falls Capital Improvement Program

CIP Number: 146

Department:  
Municipal Operations & Programs

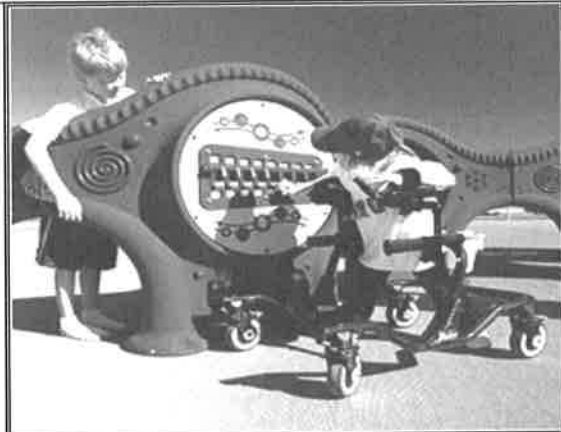
Division:  
PW/Parks Division - Park

Project Number:

**Project Description:**

**Inclusive Park (Place to Play Playground)**

It is intended to design and construct a play area that will provide recreation opportunities for individuals of all ages who have special needs. The plan will include play equipment, safety surfacing, fencing, restroom and parking. The tentative location at this time is Greenhill Park due to it's easy access and flat topography. As this project develops, total project costs and funding sources will be adjusted. General Funds used are for staff costs and some materials for the park. The H/M tax funds will be used for developing the design, plans and specs for the project.



**Operations and Maintenance Impact on Budget:**

**Current:**

Staff time to meet with proponents and discuss design. Operating budget dollars used for consultant.

**Long-Term:**

Increased maintenance costs for a specialized park. However, design will include rubberized play surface which will decrease time needed to monitor and improve the surface if wood fiber.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	540,000	460,000					1,000,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	540,000	460,000	-	-	-	-	1,000,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Private	250,000	460,000					710,000
General Revenues	40,000						40,000
Black Hawk Cnty Gaming	250,000						250,000
Hotel/Motel Tax							-
							-
<b>Total Source</b>	540,000	460,000	-	-	-	-	1,000,000
Funding Source:							
			Project Schedule	Start	Finish		
			Design	FY19	FY20		
Private	710,000		Land/Right of Way				
BHCG	250,000		Utility Relocation				
GR	40,000		Construction	FY19	FY20		
H/M	-		Other:				
<b>Total</b>	<b>\$1,000,000</b>		<b>Total Project</b>	<b>FY19</b>	<b>FY20</b>		

## City of Cedar Falls Capital Improvement Program

CIP Number: 147

Department:  
Municipal Operations and Programs

Division:  
Public Works/Parks Division

Project Number:

**Project Description:**

**Island Park Masterplan**

Increased flooding is impacting Island Park and increasing staff time for cleanup and repairs. This proposal is to have a consultant study the issues and develop plans to reduce maintenance needs.



**Operations and Maintenance Impact on Budget:**

**Current:**

There will be the initial cost for the consultant.

**Long-Term:**

Reduced maintenance costs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design			110,000				110,000
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	110,000	-	-	-	110,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Hotel/Motel Tax			100,000				100,000
General Revenue			10,000				10,000
SCF							-
LOST							-
							-
<b>Total Source</b>	-	-	110,000	-	-	-	110,000
Funding Source:			Project Schedule	Start			Finish
H/M	100,000		Design				
GR	10,000		Land/Right of Way				
			Utility Relocation				
			Construction	FY21			FY21
			Other:				
<b>Total</b>	<b>\$110,000</b>		<b>Total Project</b>				



## City of Cedar Falls Capital Improvement Program

CIP Number: 148

Department:  
Municipal Operations & Programs

Division:  
PW/Parks Division - Park

Project Number:  
03.2396

**Project Description:**

**Park Improvements**

This is an ongoing project of improving existing parks and park infrastructure. We currently have over 1,000 acres of park land and these funds allow us to upgrade various parks as needed. Projects are prioritized annually by staff and Park and Recreation Commission. Examples of past projects that have been constructed using these funds have been Nordic Ridge Park improvements, routine maintenance of structures and small shelters at various parks.



**Operations and Maintenance Impact on Budget:**

**Current:**

Park staff will construct improvements as part of annual work plan and if resources are available.

**Long-Term:**

Future maintenance will occur related to repair of structures or improvement due to vandalism or usual wear. The annual park operating and capital budgets will pay ongoing maintenance costs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction		25,000		40,000		25,000	90,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	25,000	-	40,000	-	25,000	90,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding		25,000		40,000		25,000	90,000
Local Sales Tax							-
Lincoln Savings Bank							-
							-
							-
							-
							-
<b>Total Source</b>	-	25,000	-	40,000	-	25,000	90,000
Funding Source:		Project Schedule			Start	Finish	
F/S	90,000	Design					
GO Bond		- Land/Right of Way					
		- Utility Relocation					
		Construction			Ongoing	Ongoing	
		Other:					
<b>Total</b>	<b>\$90,000</b>	<b>Total Project</b>			Ongoing	Ongoing	

# City of Cedar Falls Capital Improvement Program

CIP Number: 149

Department:  
Municipal Operation & Programs

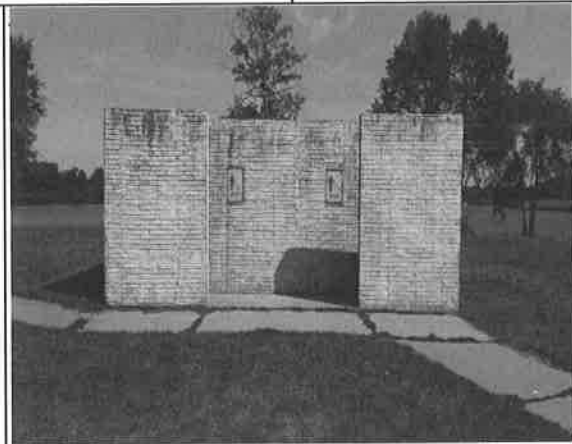
Division:  
Public Works/Parks - Park

Project Number:

**Project Description:**

**Roof addition to restroom structures**

The Park system has three holding tank restrooms. Two at Big Woods Lake and one at Prairie Lakes Park. These restrooms were constructed to provide facilities where it was too expensive or impractical to extend water and sewer to serve the structure. Staff often receives complaints about the cleanliness and odor associated with the restrooms. Currently they are open to the air and subject to weather conditions including rain, snow and wind. It is proposed covering the three restrooms with roofs and installing a stack system that will help draw out the odor of the facilities.



**Operations and Maintenance Impact on Budget:**

**Current:**

The impact on the operation budget will consist of construction costs utilizing force labor.

**Long-Term:**

The long term impact will relate to maintenance of the roofing system. The impact should be minimal

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	28,000						28,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	28,000	-	-	-	-	-	28,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond	28,000						28,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
							-
							-
							-
							-
							-
							-
							-
							-
<b>Total Source</b>	28,000	-	-	-	-	-	28,000
Funding Source:							
GO	28,000						
<b>Total</b>	<b>\$28,000</b>						<b>FY18</b>

## City of Cedar Falls Capital Improvement Program

CIP Number: 150

Department:  
Municipal Operations and Programs

Division:  
Public Works/Parks Division

Project Number:

**Project Description:**

**Roundabout Landscape Improvements**

This project involves creating landscaping similar to University Avenue on existing roundabouts. Three of the major roundabouts include Prairie Parkway & Brandilynn, Cedar Heights & Viking, and Ridgeway & Chancellor.



**Operations and Maintenance Impact on Budget:**

**Current:**

There will be an initial impact on the refuse operating budget associated with the construction of the features.

**Long-Term:**

There will be long term impact on the operating budget due to ongoing increased maintenance cost of the sites.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction			50,000		50,000		100,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	50,000	-	50,000	-	100,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF-PP			50,000				50,000
TIF-SCF					50,000		50,000
							-
							-
<b>Total Source</b>	-	-	50,000	-	50,000	-	100,000
Funding Source:			<b>Project Schedule</b>		<b>Start</b>	<b>Finish</b>	
TIF-PP	50,000		Design				
TIF-SCF	50,000		Land/Right of Way				
			Utility Relocation				
			Construction	FY21		FY23	
			Other:				
<b>Total</b>	<b>\$100,000</b>		<b>Total Project</b>				

## City of Cedar Falls Capital Improvement Program

CIP Number: 151

Department:  
Municipal Operations and Programs

Division:  
Public Works/Parks Division

Project Number:

**Project Description:**

**Security System Upgrade - PW Complex**

This project will include replacement of aging video recording and camera equipment. Locations include the PW/Park Complex and the Central Complex located at 1500 Bluff Street.

**Attach Map:**



**Operations and Maintenance Impact on Budget:**

**Current:**

The initial impact will consist of purchasing and installation of electronic equipment.

**Long-Term:**

Long Term impact will consist of maintenance of equipment

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish			50,000				50,000
Other							-
<b>Total Costs</b>	-	-	50,000	-	-	-	50,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Refuse Fund			16,670				16,670
Vehicle Rental Fund			16,670				16,670
Street Construction Fund			16,660				16,660
							-
							-
							-
<b>Total Source</b>	-	-	50,000	-	-	-	50,000
Funding Source:			Project Schedule	Start			Finish
REF	16,670		Design				
VRF	16,670		Land/Right of Way				
SCF	16,660		Utility Relocation				
			Construction	FY21			FY21
			Other:				
<b>Total</b>	<b>\$50,000</b>		<b>Total Project</b>				

## City of Cedar Falls Capital Improvement Program

CIP Number: 152

Department:  
Municipal Operations & Programs

Division:  
PW/Parks - Park

Project Number:

Project Description:  
Street Tree Replacement

The city is currently removing approximately 250 street trees annually. These removals are due to age, damage from storms and the Emerald Ash Borer. Current bid prices are approximately \$100 per replacement tree which would require \$25,000 annually if all trees would be replaced. Operating dollars and grants currently fund around \$10,000 annually.



Operations and Maintenance Impact on Budget:

Current:  
Staff time to plant trees

Long-Term:  
Increased costs to maintain the trees in the future.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping	15,000	15,000	15,000	15,000	15,000	20,000	95,000
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	15,000	15,000	15,000	15,000	15,000	20,000	95,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding	5,000	5,000	5,000	5,000	5,000	7,000	32,000
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
Grant							-
General Revenue	10,000	10,000	10,000	10,000	10,000	13,000	63,000
							-
							-
<b>Total Source</b>	15,000	15,000	15,000	15,000	15,000	20,000	95,000
Funding Source:	Project Schedule		Start	Finish			
F/S	32,000	Design					
GR	63,000	Land/Right of Way					
		Utility Relocation					
		Construction		FY19			FY24
		Other:					
<b>Total</b>	<b>\$95,000</b>	<b>Total Project</b>		FY19			FY24

## City of Cedar Falls Capital Improvement Program

CIP Number: 153

Department:  
Municipal Operations & Programs

Division:  
PW/Park Division - Park Dev.

Project Number:

Project Description:  
**Bess Streeter Park Playground Equipment Upgrade**  
Playground equipment upgrades for Bess Streeter Park have been requested by neighbors.



Operations and Maintenance Impact on Budget:  
Current:  
Staff time to install equipment.  
  
Long-Term:  
Future maintenance will be required as needed.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction				5,000			5,000
Landscaping							-
Equipment & Furnish				20,000			20,000
Other							-
<b>Total Costs</b>	-	-	-	25,000	-	-	25,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
General Revenue				5,000			5,000
Private				20,000			20,000
							-
							-
							-
<b>Total Source</b>	-	-	-	25,000	-	-	25,000
Funding Source:	Project Schedule			Start	Finish		
Private	20,000			Design			
GR	5,000			Land/Right of Way			
				Utility Relocation			
				Construction	FY22		FY22
				Other:			
<b>Total</b>	<b>\$25,000</b>			<b>Total Project</b>	<b>FY22</b>		<b>FY22</b>

## City of Cedar Falls Capital Improvement Program

CIP Number: 154

Department:  
Municipal Operations & Programs

Division:  
PW/Parks Division - Park Dev.

Project Number:

Project Description:

### New Community Tennis Court Amenities

New Community Tennis Courts have been constructed on the UNI campus at 19th and Campus Streets. The initial bid package did not include items such as trees, bike racks, benches, bleachers and shade structures. It is proposed that the City participate with UNI and Cedar Falls schools on these amenities.



Operations and Maintenance Impact on Budget:

Current:

Initial expenditure

Long-Term:

No impact unless it is proposed to share ongoing maintenance responsibilities.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	10,000						10,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	10,000	-	-	-	-	-	10,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Cedar Falls Schools							-
Gaming							-
RC CIP							-
General Revenues	10,000						10,000
							-
							-
							-
<b>Total Source</b>	10,000	-	-	-	-	-	10,000
Funding Source:							
GR	10,000	<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
		Design					
		Land/Right of Way					
		Utility Relocation					
		Construction					
		Other:			FY19		FY19
<b>Total</b>	<b>\$10,000</b>	<b>Total Project</b>		FY19		FY19	

## City of Cedar Falls Capital Improvement Program

CIP Number: 155

Department:  
Municipal Operatons & Programs

Division:  
PW/Park - Park Dev.

Project Number:

**Project Description:**

**New Park Identification Signage**

The current Park identification signage has been in place in some locations since the 1970's. Many of the signs are routed wood that is stained and painted. Due to the exposure to the elements, frequent maintenance of the signs is necessary. This proposal involves working with a sign company for consistency/standardization of signs throughout the park system and providing branding that is consistant with other area signage.



**Operations and Maintenance Impact on Budget:**

**Current:**

Initial investment in the new signs, staff time to install

**Long-Term:**

Reduced ongoing maintenance.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish	10,000	15,000	15,000				40,000
Other							-
<b>Total Costs</b>	10,000	15,000	15,000	-	-	-	40,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
General Revenue	10,000	15,000	15,000				40,000
							-
							-
							-
							-
<b>Total Source</b>	10,000	15,000	15,000	-	-	-	40,000
Funding Source:		<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
GR	40,000	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction		FY21		FY21	
		Other:					
Total	\$40,000	<b>Total Project</b>		FY21		FY21	



# City of Cedar Falls Capital Improvement Program

CIP Number: 156

Department:  
Municipal Operations & Programs

Division:  
PW/Park - Park Dev.

Project Number:

**Project Description:**

**Parks and Public Lands Master Plan**

The last Park Plan was completed in 1996. The population at that time was 34,600. The 2018 population is estimated at 41,500. Since 1996 the city has experienced growth to the south and west and changes to the northern Cedar Falls area due to flood buyouts. In addition, recreation preferences have changed over time. This plan will consolidate previous plans including the northern Cedar Falls Recreation and Maintenance plan and found in the most recent comprehensive plan.



## CEDAR FALLS PARKS PLAN 1996

*City of Cedar Falls, Iowa*  
Prepared by  
DUNBAR/ZONES PARTNERSHIP

**Operations and Maintenance Impact on Budget:**

**Current:**

Cost for the consultant to complete the plan

**Long-Term:**

Provides more orderly decision making for future park and public lands and needed amenities.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design		50,000	50,000				100,000
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	50,000	50,000	-	-	-	100,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
General Revenue		50,000	50,000				100,000
							-
							-
							-
							-
<b>Total Source</b>	-	50,000	50,000			-	100,000
Funding Source:							
GR	100,000						
<b>Total</b>	\$100,000						

Project Schedule	Start	Finish
Design		
Land/Right of Way		
Utility Relocation		
Construction	FY20	FY21
Other:		
<b>Total Project</b>	FY20	FY21

## City of Cedar Falls Capital Improvement Program

CIP Number: 157

Department:  
Municipal Operations & Programs

Division:  
PW/Parks Division - Park Dev.

Project Number:

**Project Description:**

**Peet Tennis Court Renovations**

The surface on the tennis courts at Peet have become cracked and are in need of repairs. The project would include sealing the cracks, painting on a new surface and restriping the lines.



**Operations and Maintenance Impact on Budget:**

**Current:**

Initial expenditure

**Long-Term:**

No impact unless it is proposed to share ongoing maintenance responsibilities.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction		25,000					25,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	25,000	-	-	-	-	25,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond		15,000					15,000
Federal/State Funding							-
Cedar Falls Schools							-
Gaming							-
RC CIP							-
Schools		10,000					10,000
							-
							-
							-
<b>Total Source</b>	-	25,000	-	-	-	-	25,000
Funding Source:			<b>Project Schedule</b>		<b>Start</b>	<b>Finish</b>	
GO	15,000		Design				
Schools	10,000		Land/Right of Way				
			Utility Relocation				
			Construction				
			Other:		FY20		FY20
<b>Total</b>	<b>\$25,000</b>		<b>Total Project</b>		<b>FY20</b>		<b>FY20</b>

# City of Cedar Falls Capital Improvement Program

CIP Number: 158

Department:  
Municipal Operations and Programs

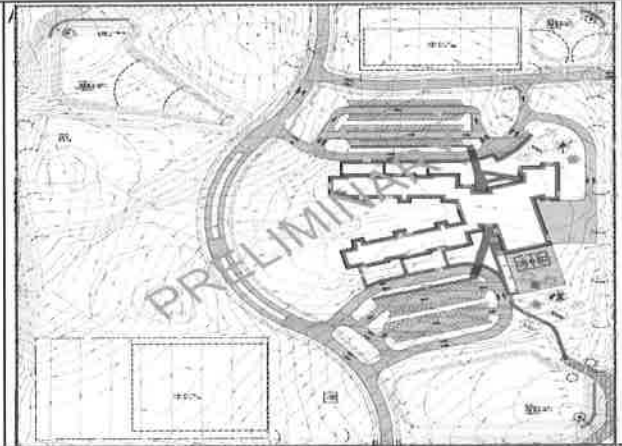
Division:  
Public Works/Parks - Park Dev.

Project Number:

Project Description:

### Project Seeding

As part of the new school project a portion of land west of the school will be developed as a City park. FY18 consists of finish grading and seeding 17 acres of the park property.



Operations and Maintenance Impact on Budget:

Current:

Initial capital expenditure. The debt service levy will be impacted due to use of GO funding

Long-Term:

Future maintenance

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	25,000	25,000					50,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	25,000	25,000	-	-	-	-	50,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond	25,000	25,000					50,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
General Revenue							-
							-
							-
							-
							-
<b>Total Source</b>	25,000	25,000	-	-	-	-	50,000
Funding Source:			<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>
GO	50,000		Design				
	-		Land/Right of Way				
			Utility Relocation				
			Construction		FY19		FY21
			Other:				
<b>Total</b>	<b>\$50,000</b>		<b>Total Project</b>		<b>FY19</b>		<b>FY21</b>

# City of Cedar Falls Capital Improvement Program

CIP Number: 159

Department:  
Municipal Operations & Programs

Division:  
PW/Park Division - Park Dev.

Project Number:

Project Description:

Shelter Construction (Seerley Park)  
Replacement shelter at Seerley Park.



Operations and Maintenance Impact on Budget:

Current:  
Staff time to plan and construct project.

Long-Term:

Reduction in maintenance costs for old metal shelters that are past their useful lifetime.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction			45,000				45,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	45,000	-	-	-	45,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
General Revenue			15,000				15,000
Golf Improvement Fund							-
Private			30,000				30,000
							-
							-
<b>Total Source</b>	-	-	45,000	-	-	-	45,000
Funding Source:			Project Schedule	Start			Finish
GR	15,000		Design				
Private	30,000		Land/Right of Way				
			Utility Relocation				
			Construction	FY20			FY20
			Other:				
<b>Total</b>	<b>\$45,000</b>		<b>Total Project</b>	<b>FY20</b>			<b>FY20</b>

<b>City of Cedar Falls Capital Improvement Program</b>		CIP Number: 160
Department: Municipal Operations and Programs	Division: Recreation Division - Park Dev.	Project Number:

Project Description:  
**Tennis/Pickleball Court Improvements - Orchard Hill**  
 Due to the tremendous popularity of Pickleball, it has become a large user group in need of more formal and dedicated facilities. Pickleball specific courts in Orchard Hill Park will satisfy this need. This project will include relocation and reconstruction of the basketball court.



Operations and Maintenance Impact on Budget:  
 Current:  
 This project will have an impact on the operating budget due to the construction of the pickleball courts.  
 Long-Term:  
 Long term impact will consist of annual maintenance of the surface and repainting of the courts on occasion.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	150,000						150,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	<b>150,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>150,000</b>
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond	50,000						50,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Gaming	50,000						50,000
Private	50,000						50,000
							-
							-
							-
<b>Total Source</b>	<b>150,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>150,000</b>
Funding Source:		<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
GO	50,000	Design					
BHCGA	50,000	Land/Right of Way					
PRIV	50,000	Utility Relocation					
		Construction		FY19		FY19	
		Other:					
<b>Total</b>	<b>\$150,000</b>	<b>Total Project</b>		<b>FY19</b>		<b>FY19</b>	

## City of Cedar Falls Capital Improvement Program

CIP Number: 161

Department:  
Municipal Operations & Programs

Division:  
Recreation Division

Project Number:

Project Description:

### Birdsall Fencing

To install a tall protective fence along West 12th Street where the softball complex is located. This is needed in an attempt to prevent trail users and vehicles traveling on 12th Street from being hit by balls during scheduled events on the fields and for drop in usage as well.



Operations and Maintenance Impact on Budget:

Current:

None. Just a safety issue.

Long-Term:

Annual maintenance to keep fence functioning as intended.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction			75,000				75,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	75,000	-	-	-	75,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Player Fund			75,000				75,000
Capital Projects							-
Rec CIP							-
							-
							-
							-
							-
<b>Total Source</b>	-	-	75,000	-	-	-	75,000
Funding Source:	Project Schedule		Start		Finish		
SBPF	75,000	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction			FY21		FY21
		Other:					
<b>Total</b>	<b>\$75,000</b>	<b>Total Project</b>		<b>FY21</b>		<b>FY21</b>	

**City of Cedar Falls Capital Improvement Program**

CIP Number: 162

Department:  
Municipal Operations & Programs

Division:  
Recreation Division

Project Number:

**Project Description:**  
Dugout Renovations Pfeiffer Park  
Pfeiffer park dugouts(4) need updated and improved. Fencing is low, entrances are open at potentially hazardous locations, benches are beaten and unpaved dugouts floors are worn and a maintenance challenge. Relocate field access entrances, increase height of dugout field side fence to 8 ft. Install concrete dugout floors, replace player benches, cover with wind screen, or vinyl cover,



**Operations and Maintenance Impact on Budget:**  
Current:  
Improve customer service and user facilities  
Long-Term:  
Improvements will make city facilities more attractive to program participants and potential outside user/rental groups interested in hosting tournaments and game play. Potentially increasing rental revenue. Improvements would decrease maintenance including mowing and trimming.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction- fence							-
Landscaping - concrete	6,500						6,500
Equipment & Furnish- ber	2,200						2,200
Other							-
<b>Total Costs</b>	<b>8,700</b>	-	-	-	-	-	<b>8,700</b>

Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
General Revenue	8,700						8,700
							-
<b>Total Source</b>	<b>8,700</b>	-	-	-	-	-	<b>8,700</b>

Funding Source:		Project Schedule	
		Start	Finish
GR	8,700	Design	
		Land/Right of Way	
		Utility Relocation	
		Construction	FY19
		Other:	
<b>Total</b>	<b>\$8,700</b>	<b>Total Project</b>	<b>FY19</b>

## City of Cedar Falls Capital Improvement Program

CIP Number: 163

Department:  
Municipal Operations & Programs

Division:  
Recreation

Project Number:

**Project Description:**

**Falls - Camera System**

Improve Camera System at the Falls Aquatic Center. Currently we have seven cameras with one for the cashier, one in concessions, one on the parking lot leaving four for the three pools and deck area. As a result, these four are set to pan and thus do not provide enough definition to pick up faces. We can tell suit color & such but not faces.



**Operations and Maintenance Impact on Budget:**

**Current:**

Better security and video proof to hopefully protect the City.

**Long-Term:**

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish	25,000						25,000
Other							-
<b>Total Costs</b>	25,000	-	-	-	-	-	25,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
RC CIP	25,000						25,000
							-
							-
							-
							-
<b>Total Source</b>	25,000	-	-	-	-	-	25,000
Funding Source:		<b>Project Schedule</b>		<b>Start</b>	<b>Finish</b>		
RC CIP	25,000	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction					
		Other:		FY19	FY19		
<b>Total</b>	<b>\$25,000</b>	<b>Total Project</b>		<b>FY19</b>	<b>FY19</b>		



**City of Cedar Falls Capital Improvement Program**

CIP Number: 164

Department:  
MOP

Division:  
Recreation

Project Number:

Project Description:  
  
**Falls - Chemical System Controllers**  
  
 Purchase and install 3 new chemical controllers, one for each of the 3 pools, at the Falls Aquatic Center to replace the ones purchased in 2006 when the facility was built.



Operations and Maintenance Impact on Budget:  
 Current:  
 \$13,000 to replace and update the three systems currently installed at the Falls Aquatic Center.  
  
 Long-Term:  
 Reduce repair costs on ageing system. Reduce chemical cost by ensuring proper amounts of chemicals are added to pool. Newer models have so many more useful features we could use.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction			14,500				14,500
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	14,500	-	-	-	14,500
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects			14,500				14,500
Cedar Falls Utilities							-
TIF - Downtown							-
							-
							-
							-
<b>Total Source</b>	-	-	14,500	-	-	-	14,500
Funding Source:							
Rec CIP	\$14,500						
<b>Total</b>	\$14,500						

	Project Schedule	Start	Finish
Design			
Land/Right of Way			
Utility Relocation			
Construction			
Other:		FY21	FY21
<b>Total Project</b>		FY21	FY21

## City of Cedar Falls Capital Improvement Program

CIP Number: 165

Department:  
Municipal Operations & Programs

Division:  
Recreation

Project Number:

**Project Description:**

**Falls - Play Equipment**

Install a piece of play equipment to the south of the zero depth pool for age 9 and under to use. Parents could stay in one place and watch the pool and the play equipment. A safety surface would need to be installed under the structure.



**Operations and Maintenance Impact on Budget:**

Current:

**Staff time to install**

Long-Term:

This may require daily maintenance of 30 minutes or less during the 90 day season. It should also be put on the monthly inspection list of play equipment done by the Public Works/Parks Division staff.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping				5,000			5,000
Equipment & Furnish				25,000			25,000
Other							-
<b>Total Costs</b>	-	-	-	30,000	-	-	30,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
RCCIP				30,000			30,000
							-
							-
							-
<b>Total Source</b>	-	-	-	30,000	-	-	30,000
Funding Source:	<b>Project Schedule</b>			<b>Start</b>		<b>Finish</b>	
RCCIP	30,000	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction			FY22		FY22
		Other:					
<b>Total</b>	<b>\$30,000</b>	<b>Total Project</b>			<b>FY22</b>	<b>FY22</b>	

**City of Cedar Falls Capital Improvement Program**

CIP Number: 166

Department:  
MOP

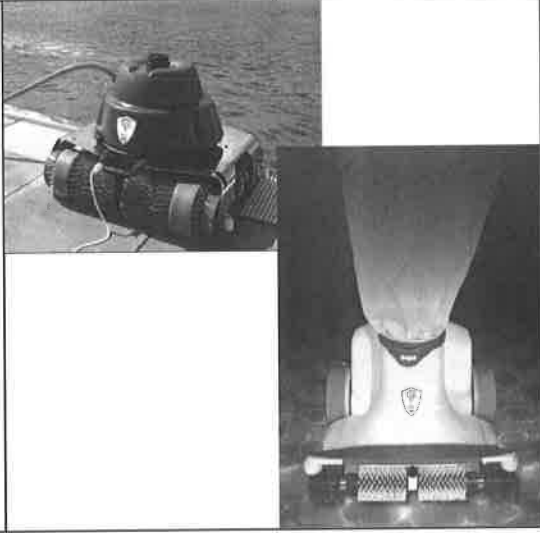
Division:  
Recreation

Project Number:

Project Description:

Falls - Robotic pool cleaners

Purchase 2 robotic pool cleaners to be used at the Falls Aquatic Center to help reduce maintenance costs and/or to allow maintenance staff more time to concentrate on other responsibilities.



Operations and Maintenance Impact on Budget:

Current:  
\$18,000 for the purchase of 2 robotic cleaners to use at the Falls Aquatic Center.

Long-Term:  
Could allow for lower maintenance costs. At this time we pay 3 individuals to vacuum the pools in the faculty with ageing vacuums. Additional costs would be repairs after the warranty has expired.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish		18,000					18,000
Other							-
<b>Total Costs</b>	-	18,000	-	-	-	-	18,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects		18,000					18,000
Cedar Falls Utilities							-
TIF - Downtown							-
							-
							-
							-
<b>Total Source</b>	-	18,000	-	-	-	-	18,000
Funding Source:			<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>
Rec CIP	18,000		Design				
			Land/Right of Way				
			Utility Relocation				
			Construction				
			Other:	FY20		FY20	
<b>Total</b>	<b>\$18,000</b>		<b>Total Project</b>	FY20		FY20	

<b>City of Cedar Falls Capital Improvement Program</b>		CIP Number: 167
Department: Municipal Operations & Programs	Division: Recreation	Project Number:

Project Description:  
**Falls - Shelters**  
 Install one shelter at the Falls Aquatic Center that can be rented during open hours for parties and events.



Operations and Maintenance Impact on Budget:  
 Current:  
 Cost of construction but should produce revenue from rentals.  
 Long-Term:  
 Maintenance and upkeep on shelter once installed.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction				17,000			17,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	-	17,000	-	-	17,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
RC CIP				17,000			17,000
							-
							-
<b>Total Source</b>	-	-	-	17,000	-	-	17,000

Funding Source:	Project Schedule	Start	Finish
RC CIP	Design		
	Land/Right of Way		
	Utility Relocation		
	Construction	FY22	FY22
	Other:		
<b>Total</b>	<b>Total Project</b>	FY22	FY22

**City of Cedar Falls Capital Improvement Program**

CIP Number: 168

Department:  
Municipal Operations & Programs

Division:  
Recreation

Project Number:

**Project Description:**  
  
**Falls - Waterslide Refinish/Repair**  
  
 To have a slide restoration company come in to inspect, refinish and repair as necessary the three waterslides at the Falls Aquatic Center and the play structure for the zero depth pool.



**Operations and Maintenance Impact on Budget:**  
**Current:**  
 The debt service levy and the general fund will not be affected by this project since rec fees set aside in a capital projects fund will be used.  
**Long-Term:**

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction			250,000				250,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	250,000	-	-	-	250,000

Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
RC CIP			250,000				250,000
							-
							-
<b>Total Source</b>	-	-	250,000	-	-	-	250,000

Funding Source:		Project Schedule	Start	Finish
RC CIP	250,000	Design		
		Land/Right of Way		
		Utility Relocation		
		Construction	FY21	FY21
		Other:		
<b>Total</b>	<b>\$250,000</b>	<b>Total Project</b>	<b>FY21</b>	<b>FY21</b>

# City of Cedar Falls Capital Improvement Program

CIP Number: 169

Department:  
MOP

Division:  
Recreation

Project Number:

Project Description:

Falls Wood

Clean, recondition and reseal the wood facade at the Falls Aquatic Center to restore its appearance.



Operations and Maintenance Impact on Budget:

Current:

Long-Term:

Just improves the optical look of the entire facility

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction		10,000					10,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	10,000	-	-	-	-	10,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects		10,000					10,000
Cedar Falls Utilities							-
TIF - Downtown							-
							-
							-
							-
<b>Total Source</b>	-	10,000	-	-	-	-	10,000
Funding Source:	Project Schedule		Start	Finish			
Rec CIP	10,000	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction					
		Other:	FY20			FY20	
<b>Total</b>	<b>\$10,000</b>	<b>Total Project</b>	<b>FY20</b>			<b>FY20</b>	

## City of Cedar Falls Capital Improvement Program

CIP Number: 170

Department:  
MOP

Division:  
Recreation

Project Number:

**Project Description:**

**Landscape Repairs @ Birdsell Softball Complex**

The landscape blockwalls at the complex are in need of repairs, both for function and safety reasons. A new wall is needed to keep water from running across fields thus causing washouts and additional maintenance for staff. Along with this repairs to the deck between fields will be done.



**Operations and Maintenance Impact on Budget:**

**Current:**

The debt service levy and the general fund will not be affected by this project since rec fees set aside in a capital projects fund will be used.

**Long-Term:**

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping		15,000					15,000
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	15,000	-	-	-	-	15,000

Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
SBPF		15,000					15,000
							-
							-
<b>Total Source</b>	-	15,000	-	-	-	-	15,000

Funding Source:	Amount	Project Schedule	Start	Finish
Softball Players Fur	15,000	Design		
		Land/Right of Way		
		Utility Relocation		
		Construction	FY20	FY20
		Other:		
<b>Total</b>	<b>\$15,000</b>	<b>Total Project</b>	<b>FY20</b>	<b>FY20</b>

**City of Cedar Falls Capital Improvement Program**

Department: MOP      Division: Recreation      CIP Number: 171  
 Project Number:

Project Description:  
**Paint Falls Aquatic Center Pools**  
 Sandblast and repaint the three pools at the Falls Aquatic Center. It will have been 8 years since it was last painted. Typically this is something done every 6 years IF done right.



Operations and Maintenance Impact on Budget:  
 Current:  
 \$150,000 to paint all three pools at the Falls Aquatic Center to freshen up the look at the facility.  
 Long-Term:

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction			150,000				150,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	150,000	-	-	-	150,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects			150,000				150,000
Cedar Falls Utilities							-
TIF - Downtown							-
							-
							-
							-
<b>Total Source</b>	-	-	150,000	-	-	-	150,000
Funding Source:			<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>
Rec CIP	150,000		Design				
			Land/Right of Way				
			Utility Relocation				
			Construction		FY21		FY21
			Other:				
<b>Total</b>	<b>\$150,000</b>		<b>Total Project</b>		<b>FY21</b>		<b>FY21</b>



**City of Cedar Falls Capital Improvement Program**

CIP Number: 172

Department:  
MOP

Division:  
Rec

Project Number:

Project Description:  
  
Rec Cameras  
  
The security/Camera system is not even marginal and needs to be updated with cameras added in numerous locations to protect the public, staff, and most of all the City.



Operations and Maintenance Impact on Budget:  
Current:  
The debt service levy and the general fund will not be affected by this project since rec fees set aside in a capital projects fund will be used.  
Long-Term:

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish			42,000				42,000
Other							-
<b>Total Costs</b>	-	-	42,000	-	-	-	42,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects			42,000				42,000
Cedar Falls Utilities							-
TIF - Downtown							-
							-
							-
							-
<b>Total Source</b>	-	-	42,000	-	-	-	42,000
Funding Source:			<b>Project Schedule</b>		<b>Start</b>	<b>Finish</b>	
Rec CIP	42,000		Design				
			Land/Right of Way				
			Utility Relocation				
			Construction				
			Other:	FY21		FY21	
<b>Total</b>	<b>\$42,000</b>		<b>Total Project</b>	<b>FY21</b>		<b>FY21</b>	

### City of Cedar Falls Capital Improvement Program

CIP Number: 173

Department:  
Municipal Operations & Programs

Division:  
Recreation Division

Project Number:

**Project Description:**  
**Rec Center Locker Rooms**  
 To remodel both the Men's and Women's locker rooms at the Rec Center. Original tile, plumbing fixtures, ceiling tile/grid work and flooring all need to be replaced and updated since the building was built in 1993 thus providing a fresh new look which will be easier to maintain. All painted surfaces are to be prepped and repainted in the locker rooms as well. Also, look at creating a unisex shower/restroom.



**Operations and Maintenance Impact on Budget:**  
**Current:**  
 The debt service levy and the general fund will not be affected by this project since rec fees set aside in a capital projects fund will be used.  
**Long-Term:**

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction		500,000					500,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	500,000	-	-	-	-	500,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Rec CIP		500,000					500,000
							-
							-
							-
							-
<b>Total Source</b>	-	500,000	-	-	-	-	500,000
Funding Source:			Project Schedule	Start			Finish
RC CIP	500,000	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction			FY20		FY20
		Other:					
<b>Total</b>	<b>\$500,000</b>	<b>Total Project</b>		<b>FY20</b>			<b>FY20</b>

## City of Cedar Falls Capital Improvement Program

CIP Number: 174

Department:  
Municipal Operations & Programs

Division:  
Recreation

Project Number:

**Project Description:**

**Weight Equipment**

New Weight Equipment to replace machines bought in December of 2005. These machines are showing their age and wearing out as indicated by the number of repairs staff is now having to do.



**Operations and Maintenance Impact on Budget:**

**Current:**

This will reduce repair cost, should increase membership/income as updated or new machines foster an increased enthusiasm.

**Long-Term:**

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total	
Design							-	
Land/Right of Way							-	
Utility Relocation							-	
Construction							-	
Landscaping							-	
Equipment & Furnish			300,000				300,000	
Other							-	
<b>Total Costs</b>	-	-	300,000	-	-	-	300,000	
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total	
Gen. Obligation Bond							-	
Federal/State Funding							-	
Local Sales Tax							-	
Capital Projects							-	
RC CIP			300,000				300,000	
							-	
							-	
							-	
							-	
<b>Total Source</b>	-	-	300,000	-	-	-	300,000	
Funding Source:	Project Schedule		Start	Finish				
RC CIP 300,000	Design							
	Land/Right of Way							
	Utility Relocation							
	Construction							
	Other:			FY21	FY21			
<b>Total</b>	<b>\$300,000</b>	<b>Total Project</b>		<b>FY21</b>	<b>FY21</b>			

## City of Cedar Falls Capital Improvement Program

CIP Number: 175

Department:  
Municipal Operations and Programs

Division:  
V&T-Cultural

Project Number:

Project Description:  
**Replacement of Air Conditioning Units - Hearst**  
  
Several units have been replaced in recent years, including one in FY19. We have three more to replace before they fail.

Attach Map:



Operations and Maintenance Impact on Budget:  
Current:  
Current maintenance of the units due to age adds to operating budget.  
  
Long-Term:  
Better efficiency with newer units, lowering utility costs

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish	5,000	10,000					15,000
Other							-
<b>Total Costs</b>	5,000	10,000	-	-	-	-	15,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
Cultural Improve Fund	5,000	10,000					15,000
							-
							-
							-
<b>Total Source</b>	5,000	10,000	-	-	-	-	15,000
Funding Source:	CIF 15,000		Project Schedule		Start		Finish
			Design				
			Land/Right of Way				
			Utility Relocation				
			Construction			FY19	FY20
			Other:				
<b>Total</b>	<b>\$15,000</b>	<b>Total Project</b>		<b>FY19</b>	<b>FY20</b>		

## City of Cedar Falls Capital Improvement Program

CIP Number: 176

Department:  
Municipal Operations and Programs

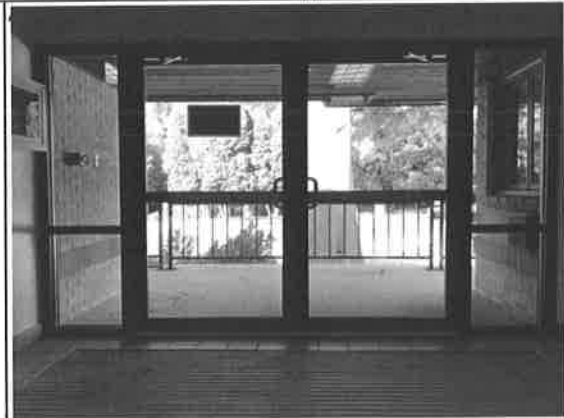
Division:  
V&T-Cultural

Project Number:

**Project Description:**

**Electronic Entry for West Entrance - Hearst**

The added security of electronic entry will protect the collection and allow us to bring larger, more significant exhibits to the Hearst Center.



**Operations and Maintenance Impact on Budget:**

**Current:**

Cost to complete the project.

**Long-Term:**

Provides added security.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish	8,300						8,300
Other							-
<b>Total Costs</b>	<b>8,300</b>	-	-	-	-	-	<b>8,300</b>
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
Cultural Improve Fund	8,300						8,300
							-
							-
							-
<b>Total Source</b>	<b>8,300</b>	-	-	-	-	-	<b>8,300</b>
Funding Source:		Project Schedule			Start	Finish	
CIF	8,300	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction			FY19	FY20	
		Other:					
<b>Total</b>	<b>\$8,300</b>	<b>Total Project</b>					

# City of Cedar Falls Capital Improvement Program

CIP Number: 177

Department:  
Municipal Operations and Programs

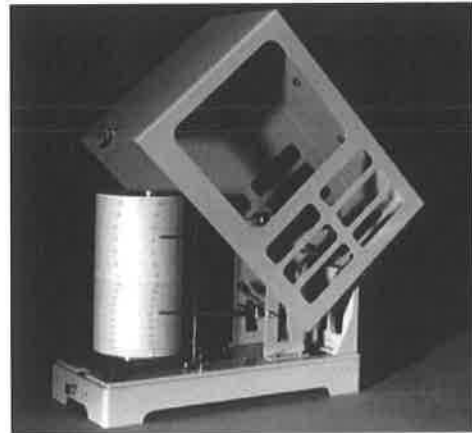
Division:  
V&T-Cultural

Project Number:

**Project Description:**

**Environmental Monitors for Art Storage, Gallery**

A hygrothermograph for use in art storage to monitor temperature and relative humidity, which is standard practice in museum collection care. This is especially important in our current situation with floor drainage access and water pipes present in our collections storage area.



**Operations and Maintenance Impact on Budget:**

**Current:**

Current art collection degrades due to poor quality control

**Long-Term:**

Art collection will last longer with proper environmental control

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Usage Study							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish			900				900
Other							-
<b>Total Costs</b>	-	-	900	-	-	-	900
Source of Funds	FY18	FY19	FY20	FY21	FY22	FY23	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cultural Improve Fund			900				900
Art and Culture Funds							-
							-
							-
							-
<b>Total Source</b>	-	-	900	-	-	-	900
Funding Source:	Project Schedule		Start	Finish			
CIF	900	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction					
		Other:		FY20	FY20		
Total	\$900	<b>Total Project</b>	FY20	FY20			

# City of Cedar Falls Capital Improvement Program

CIP Number: 178

Department:  
Municipal Operations and Programs

Division:  
V&T-Cultural

Project Number:

**Project Description:**

**Hearst Center Fascia Refurbish**

The building's fascia is deteriorating and needs to be repaired and restained or replaced.

**Attach Map:**



**Operations and Maintenance Impact on Budget:**

**Current:**

Costs to complete work.

**Long-Term:**

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	6,900						6,900
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	6,900	-	-	-	-	-	6,900
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Cultural Impr. Fund	6,900						6,900
Cultural - Rep & Maint. Fun							-
General Revenue							-
							-
							-
							-
<b>Total Source</b>	6,900	-	-	-	-	-	6,900
Funding Source:		Project Schedule			Start	Finish	
CIF	6,900	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction			FY19		FY19
		Other:					
<b>Total</b>	\$6,900	<b>Total Project</b>			FY19		FY19

# City of Cedar Falls Capital Improvement Program

CIP Number: 179

Department:  
Municipal Operations and Programs

Division:  
V&T-Cultural

Project Number:

**Project Description:**

**Hearst Center Upper Restrooms Refurbish**

Facelift for the public restrooms on the first floor (one men's, one women's.) Space is original to 1989. Current wallpaper is stained, some minor wall repairs are needed, new stalls, fixtures, countertops and flooring are recommended. Contingent on expansion/relocation options being explored.

**Attach Map:**



**Operations and Maintenance Impact on Budget:**

**Current:**

No impact to current operating budget

**Long-Term:**

New fixtures and flooring may reduce cleaning and maintenance costs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction			35,000				35,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	35,000	-	-	-	35,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Cultural Impr. Fund			35,000				35,000
Cultural - Rep & Maint. Fun							-
General Revenue							-
Capital Projects							-
							-
							-
<b>Total Source</b>	-	-	35,000	-	-	-	35,000
Funding Source:		Project Schedule		Start	Finish		
CIF	35,000	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction		FY21	FY21		
		Other:					
<b>Total</b>	<b>\$35,000</b>	<b>Total Project</b>					



## City of Cedar Falls Capital Improvement Program

CIP Number: 180

Department:  
Municipal Operations and Programs

Division:  
V&T-Cultural

Project Number:

**Project Description:**

**Hearst Center Usage/Need/Space Study**

Recently, the strategic plan for the Hearst Center was updated. The goals of the plan are to identify ways that the mission of the Hearst can meet the current and future cultural needs of the community. This information will be used to investigate possible modifications to the Hearst Center facility. These modifications could be expansion at the current site, renovation of the facility within the existing footprint, move to another location, build new/combine with an existing facility or do nothing.



**Operations and Maintenance Impact on Budget:**

**Current:**

Some of this work may be completed by staff reducing the expense of the project.

**Long-Term:**

Make best possible decisions about future expansion and to limit additional tax support.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Usage Study	7,500						7,500
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	7,500	-	-	-	-	-	7,500
Source of Funds	FY18	FY19	FY20	FY21	FY22	FY23	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cultural Rep. & Maint.							-
Art and Culture Funds	7,500						7,500
							-
							-
							-
<b>Total Source</b>	7,500	-	-	-	-	-	7,500
Funding Source:		<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
ACB	7,500	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction					
		Other:		FY19	FY19		
<b>Total</b>	<b>\$7,500</b>	<b>Total Project</b>		<b>FY19</b>		<b>FY19</b>	

## City of Cedar Falls Capital Improvement Program

CIP Number: 181

Department:  
Municipal Operations and Programs

Division:  
V&T-Cultural

Project Number:

Project Description:

Landscape area to west of patio

This area has become unsightly and overgrown with prairie. The appearance of the building would be improved by cleaning this area up while discouraging foot traffic since there is a large drop-off.

Attach Map:



Operations and Maintenance Impact on Budget:

Current:

This project will be funded from the Division's cash reserves.

Long-Term:

Little maintenance is expected

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Landscaping	5,000						5,000
							-
							-
							-
							-
Other							-
<b>Total Costs</b>	5,000	-	-	-	-	-	5,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Tourism Cash Reserves	5,000						5,000
							-
							-
							-
							-
<b>Total Source</b>	5,000	-	-	-	-	-	5,000
Funding Source: TRC	5,000	<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
		Design					
		Land/Right of Way					
		Utility Relocation					
		Construction		FY19		FY19	
		Other:					
<b>Total</b>	<b>\$5,000</b>	<b>Total Project</b>					

## City of Cedar Falls Capital Improvement Program

CIP Number: 182

Department:  
Municipal Operations and Programs

Division:  
V&T-Cultural

Project Number:

**Project Description:**

Tuck Pointing Visitor Center

Tuck pointing of areas near the foundation of the Visitor Center will help maintain the building.

**Attach Map:**



**Operations and Maintenance Impact on Budget:**

**Current:**

This project will be funded from the Division's cash reserves.

**Long-Term:**

Little maintenance is expected

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Landscaping		2,000					2,000
							-
							-
							-
							-
Other							-
<b>Total Costs</b>	-	2,000	-	-	-	-	2,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Tourism Cash Reserves		2,000					2,000
							-
							-
							-
							-
<b>Total Source</b>	-	2,000	-	-	-	-	2,000
Funding Source: TRC	2,000	<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
		Design					
		Land/Right of Way					
		Utility Relocation					
		Construction		FY20		FY20	
		Other:					
<b>Total</b>	<b>\$2,000</b>	<b>Total Project</b>					

# City of Cedar Falls Capital Improvement Program

CIP Number: 183

Department:  
Municipal Operations and Programs

Division:  
Public Buildings

Project Number:

**Project Description:**  
Building Controls Upgrade - City Hall

This project will include upgrading HVAC controls for City Hall. The current system is outdated and is in need of upgrading in order to increase energy efficiency and reduce geo thermal water usage. The intent will be to standardize controls for all city buildings in order to provide uniform monitoring and maintenance for city staff.



**Operations and Maintenance Impact on Budget:**  
Current:  
This project will have an initial impact on the operation budget.

Long-Term:  
Long term savings will be realized by implementing a more efficient control system.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish				90,000			90,000
Other							-
<b>Total Costs</b>	-	-	-	90,000	-	-	90,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects				90,000			90,000
Cedar Falls Utilities							-
TIF - Downtown							-
REF							-
							-
							-
<b>Total Source</b>	-	-	-	90,000	-	-	90,000
Funding Source:		Project Schedule		Start	Finish		
CP	90,000	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction		FY22	FY22		
		Other:					
<b>Total</b>	<b>\$90,000</b>	<b>Total Project</b>			<b>FY22</b>		

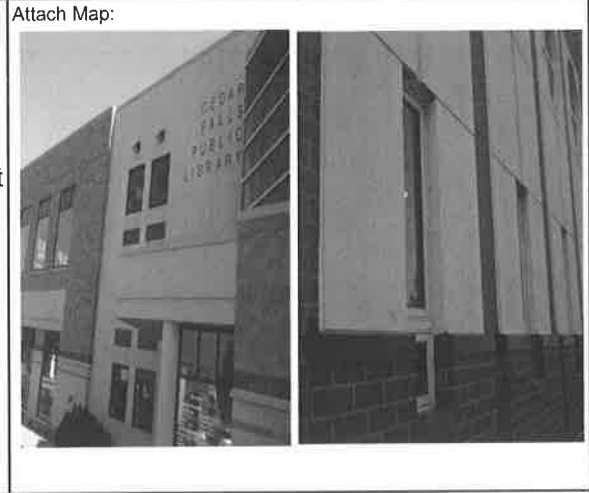
**City of Cedar Falls Capital Improvement Program** CIP Number: 184

Department: **Municipal Operations & Programs**      Division: **Public Buildings**      Project Number:

**Project Description:**

**Building Exterior Weatherproofing - Library**

City owned buildings are nearing the age when it will be necessary to perform exterior surface maintenance. This project includes brick & block tuck-point, EIFS repair and waterproofing for buildings that are ten years old or older. Library's share of cost will be funded through the Community Foundation.



**Operations and Maintenance Impact on Budget:**

**Current:**  
This project will have an initial impact on the Operating Budget.

**Long-Term:**  
Preventative maintenance will extend the longevity of city owned buildings which will reduce expensive repair and/or replacement costs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	40,000						40,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	40,000	-	-	-	-	-	40,000

Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
General Revenue	20,000						20,000
CF Community Foundation	20,000						20,000
							-
							-
							-
							-
<b>Total Source</b>	40,000	-	-	-	-	-	40,000

Funding Source:		Project Schedule	Start	Finish
GR	20,000	Design		
CF	20,000	Land/Right of Way		
		Utility Relocation		
		Construction	FY19	FY19
		Other:		
<b>Total</b>	40,000	<b>Total Project</b>		

# City of Cedar Falls Capital Improvement Program

CIP Number: 185

Department:  
Municipal Operations & Programs

Division:  
Public Buildings

Project Number:

**Project Description:**

**Carpet - Library**

The library opened in 2004. Carpet tiles were installed at that time. Approximately 250,000 visitors per year track, spill, and have accidents on the carpet. Many areas are stained, and some traffic areas are showing signs of wear. Unfortunately, manufacturers ceased this style of carpet tile several years ago, and we are unable to secure any stock. While the need is not immediate, it is likely that the library will need new carpet within 5-10 years, depending on upcoming wear. The library is about 47,000 square feet, most of it carpeted. In the Youth Department, we would like to replace carpet with rubber flooring



**Operations and Maintenance Impact on Budget:**

**Current:**  
This is being funded with library funds held at the Cedar Falls Community Foundation and General Fund dollars and perhaps grant funding as well.

**Long-Term:**

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction			225,000				225,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	225,000	-	-	-	225,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding			50,000				50,000
Local Sales Tax							-
Capital Projects							-
CF Community Foundation			125,000				125,000
General Fund			50,000				50,000
							-
							-
							-
<b>Total Source</b>	-	-	225,000	-	-	-	225,000
Funding Source:	Project Schedule		Start	Finish			
CF	125,000	Design					
GR	50,000	Land/Right of Way					
F/S	50,000	Utility Relocation					
		Construction	FY21			FY21	
		Other:					
<b>Total</b>	<b>\$225,000</b>	<b>Total Project</b>					

## City of Cedar Falls Capital Improvement Program

CIP Number: 186

Department:  
Municipal Operations and Programs

Division:  
Public Buildings

Project Number:

**Project Description:**

**City Hall Carpet Replacement & Repurpose of City Hall**

Replace carpet in City Hall that was installed in 2000. Prior to replacing the carpet in the basement. Area currently utilized by the police department to be repurposed and designed. The initial funding in FY19 would be for design costs. Initial work can be done in house but there is the potential need to hire an outside consultant for the design phase. If the design work begins FY19 we will have less time between divisions utilizing the space.



**Operations and Maintenance Impact on Budget:**

**Current:**  
There will be an effect on the Operating Budget since general fund dollars will be used for this project.

**Long-Term:**  
On average, carpet in commercial businesses lasts 7 years, however, we would try to extend the life of the carpet as long as we can.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design	25,000						25,000
Land/Right of Way							-
Utility Relocation							-
Construction			325,000	400,000			725,000
Landscaping							-
Equipment & Furnish		50,000	200,000				250,000
Other							-
<b>Total Costs</b>	<b>25,000</b>	<b>50,000</b>	<b>525,000</b>	<b>400,000</b>	<b>-</b>	<b>-</b>	<b>1,000,000</b>
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
General Fund Savings	25,000	50,000	525,000	400,000			1,000,000
							-
							-
							-
<b>Total Source</b>	<b>25,000</b>	<b>50,000</b>	<b>525,000</b>	<b>400,000</b>	<b>-</b>	<b>-</b>	<b>1,000,000</b>

Funding Source:		Project Schedule		Start	Finish
GFS	1,000,000	Design			
		Land/Right of Way			
		Utility Relocation			
		Construction			
		Other:		FY19	FY21
<b>Total</b>	<b>\$1,000,000</b>	<b>Total Project</b>		FY19	FY21

## City of Cedar Falls Capital Improvement Program

CIP Number: 187

Department:  
Municipal Operations & Programs

Division:  
Public Buildings

Project Number:

**Project Description:**

**Energy Conservation Initiatives**

This CIP is intended to be used to provide funding for energy conservation projects on public buildings. Examples would include replacement of existing lighting with more energy efficient lights, upgrade of HVAC systems, window replacements, etc.

**Attach Map:**



**Operations and Maintenance Impact on Budget:**

**Current:**

This will be an annual expenditure and should create little impact on the Operating Budget

**Long-Term:**

By increasing the energy efficiency in public buildings, utility cost savings will be realized.

Project Costs:	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	25,000	25,000	25,000	25,000	25,000	25,000	150,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	25,000	25,000	25,000	25,000	25,000	25,000	150,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Dept. of Energy Grant							-
General Revenue	25,000	25,000	25,000	25,000	25,000	25,000	150,000
							-
							-
							-
							-
<b>Total Source</b>	25,000	25,000	25,000	25,000	25,000	25,000	150,000
Funding Source:		<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
GR	150,000	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction		Annual		Annual	
		Other:					
<b>Total</b>	<b>\$150,000</b>	<b>Total Project</b>		Annual		Annual	



<b>City of Cedar Falls Capital Improvement Program</b>	CIP Number: 188
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Department: Municipal Operations & Programs	Division: Public Buildings	Project Number:
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Project Description:

**Energy Grants**

As part of a Cedar Falls sustainability effort, a "Green" grant could highlight actions and be a showcase for the town in enacting energy changes. Ideas include the full range of energy conservation opportunities, storm water management in a high runoff area (rain garden installation, rain barrels, etc.), and similar projects.



Operations and Maintenance Impact on Budget:

Current:  
Funds from this source could be used as matching funds from other energy grant sources to leverage the funding.

Long-Term:

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design	15,000	15,000	15,000	15,000	20,000	20,000	100,000
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other	-		-		-	-	-
<b>Total Costs</b>	15,000	15,000	15,000	15,000	20,000	20,000	100,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond	-		-		-		-
Federal/State Funding	15,000	15,000	15,000	15,000	20,000	20,000	100,000
Local Sales Tax							-
Capital Projects							-
							-
							-
							-
							-
							-
<b>Total Source</b>	15,000	15,000	15,000	15,000	20,000	20,000	100,000
Funding Source: F/S	100,000	<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
		Design					
		Land/Right of Way					
		Utility Relocation					
		Construction					
		Other:		Annual		Annual	
<b>Total</b>	<b>\$100,000</b>	<b>Total Project</b>		Annual		Annual	

## City of Cedar Falls Capital Improvement Program

CIP Number: 189

Department:  
Municipal Operations & Programs

Division:  
Public Buildings

Project Number:

**Project Description:**

**Dumpster Screen & Block Walls**

Two more block walls would be built on pre-existing concrete slabs with gates to hide the additional 2 extra dumpsters needed when the pool is open. The chain link fence around the motor pit would be replaced with block walls, doors with a deck added at ground level to increase storage at the facility. All block work would match current split-face black wall around the area.



**Operations and Maintenance Impact on Budget:**

**Current:**

The debt service levy and the general fund will not be affected by this project since rec fees set aside in a capital projects fund will be used.

**Long-Term:**

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction		200,000					200,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	200,000	-	-	-	-	200,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
Rec - CIP		200,000					200,000
							-
							-
<b>Total Source</b>	-	200,000	-	-	-	-	200,000
Funding Source:			<b>Project Schedule</b>		<b>Start</b>	<b>Finish</b>	
Rec CIP	200,000		Design				
			Land/Right of Way				
			Utility Relocation				
			Construction		FY20		FY20
			Other:				
<b>Total</b>	<b>\$200,000</b>		<b>Total Project</b>				

# City of Cedar Falls Capital Improvement Program

CIP Number: 190

Department:  
Municipal Operations & Programs

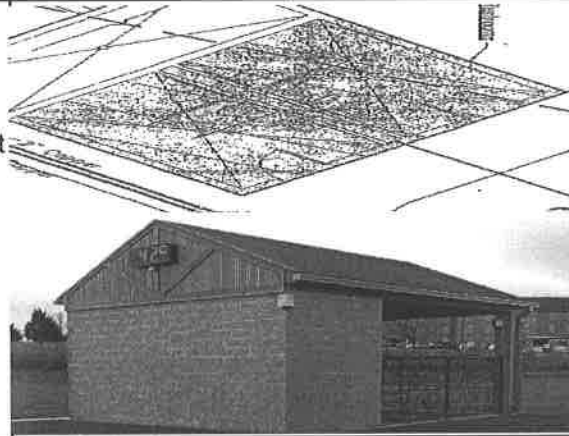
Division:  
Public Buildings

Project Number:

**Project Description:**

**Falls Restrooms**

If it is determined that the Falls Aquatic Center must have more toilets and lavatories to maintain the max bather load at 1520 patron at any one time then this project will move forward. Originally an additional restroom are had been planned and bid as an alternate back in 2004. Those plans and specs would be used for this project. Without the additional restrooms, the max bather load may have to be reduced thus limiting revenue substantially. Sanitary sewer has been stubbed to this location in anticipation of this addition.



**Operations and Maintenance Impact on Budget:**

**Current:**

The debt service levy and the general fund will not be affected by this project since rec fees set aside in a capital projects fund will be used.

**Long-Term:**

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction		100,000					100,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	100,000	-	-	-	-	100,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
Rec - CIP		100,000					100,000
							-
							-
<b>Total Source</b>	-	100,000	-	-	-	-	100,000
Funding Source:			Project Schedule		Start	Finish	
Rec CIP	100,000	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction		FY20		FY20	
		Other:					
<b>Total</b>	<b>\$100,000</b>	<b>Total Project</b>					

## City of Cedar Falls Capital Improvement Program

CIP Number: 191

Department:  
Municipal Operations and Programs

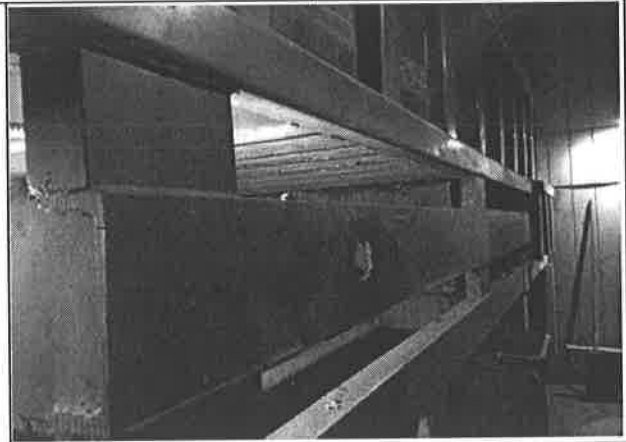
Division:  
Refuse

Project Number:

**Project Description:**

**Compaction Equipment Refurbishing at Transfer Station**

The transfer station became operational in 1981. Over the years, there have been improvements made to the mechanical compaction equipment. However, now the structural integrity of the frame work is becoming compromised due to corrosion from the acidic nature of refuse leachate. This project will include removing the mechanical walking floor and replacing the structural frame work for the storage pit and compaction chamber.



**Operations and Maintenance Impact on Budget:**

**Current:**

This project will be funded by the refuse enterprise fund. There will be an initial impact on the budget however equipment purchases may be adjusted to lessen the impact.

**Long-Term:**

Rebuilding the frame work will ensure the transfer station will continue operation for many years to come.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design				25,000			25,000
Land/Right of Way							-
Utility Relocation							-
Construction				250,000			250,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	-	275,000	-	-	275,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
REF				275,000			275,000
							-
							-
<b>Total Source</b>	-	-	-	275,000	-	-	275,000
Funding Source:				<b>Project Schedule</b>	<b>Start</b>	<b>Finish</b>	
REF	275,000				Design	FY22	FY22
					Land/Right of Way		
					Utility Relocation		
					Construction	FY22	FY22
					Other:		
<b>Total</b>	<b>\$275,000</b>				<b>Total Project</b>	FY22	FY22

# City of Cedar Falls Capital Improvement Program

CIP Number: 192

Department:  
Municipal Operations and Programs

Division:  
Refuse

Project Number:

**Project Description:**

**Lloyd Lane Recycling Site Expansion**

This recycling drop-off site is located on CFU property on Lloyd Land near the water tower. This site is now the second largest collection site in Cedar Falls. The quantity of material received at this site has outgrown the current capacity of this drop off location. This project includes expanding and creating a hard surface drive through site (similar to UNI) as well as adding additional containers.



**Operations and Maintenance Impact on Budget:**

**Current:**

There will be an initial impact on the refuse operating budget due to grade work and road surfacing application. There will also be a cost for the purchase of additional containers

**Long-Term:**

There will be some long term impact on the operating budget due to maintenance of the site. This project will allow additional recyclable material to be collected and processed possibly increasing revenue from recycling

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction		75,000					75,000
Landscaping							-
Equipment & Furnish		50,000					50,000
Other							-
<b>Total Costs</b>	-	125,000	-	-	-	-	125,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
REF		125,000					125,000
							-
							-
<b>Total Source</b>	-	125,000	-	-	-	-	125,000
Funding Source:			<b>Project Schedule</b>	<b>Start</b>	<b>Finish</b>		
REF	125,000		Design	FY20	FY20		
			Land/Right of Way				
			Utility Relocation				
			Construction	FY20	FY20		
			Other:				
<b>Total</b>	<b>\$125,000</b>		<b>Total Project</b>				

# City of Cedar Falls Capital Improvement Program

CIP Number: 193

Department:  
Municipal Operations and Programs

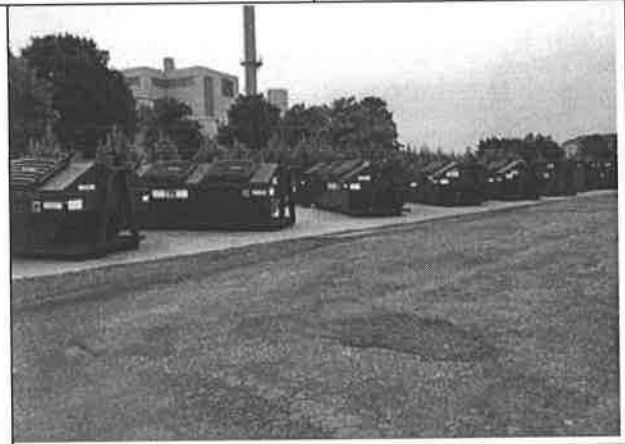
Division:  
Refuse

Project Number:

**Project Description:**

Security Cameras at Recycling sites.

This initiative is an effort to monitor use of recycling drop sites due to increased contamination and illicit dumping. Sites are receiving more usage and with it comes the dumping of unwanted items. The cameras would be used to identify misuse and hold the abusers accountable.



**Operations and Maintenance Impact on Budget:**

**Current:**

This project will be funded by the refuse enterprise fund. There will be an initial impact on the refuse operating budget.

**Long-Term:**

Cameras may prove to be cost effective by reducing man-hours and tipping fees required to manage illicit materials. There may be future ongoing costs for service provided by CFU

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish				50,000	50,000		100,000
Other							-
<b>Total Costs</b>	-	-	-	50,000	50,000	-	100,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
REF				50,000	50,000		100,000
							-
							-
<b>Total Source</b>	-	-	-	50,000	50,000	-	100,000
Funding Source:	<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>		
REF	100,000	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction					
		Other:					
<b>Total</b>	<b>\$100,000</b>	<b>Total Project</b>					

# City of Cedar Falls Capital Improvement Program

CIP Number: 194

Department:  
Municipal Operations and Programs

Division:  
Public Works/Parks - Street

Project Number:

**Project Description:**

**Expansion of Automated Vehicle Locators**

The AVL is a system that performs tracking of equipment utilizing GPS. This information is then transmitted over radio frequency to a web based management program. This system expansion will allow for tracking additional equipment for better overall task management of various public works and parks operations.



**Operations and Maintenance Impact on Budget:**

**Current:**

Initial capital expenditure will have a minor impact on the operating budget

**Long-Term:**

The long term impact will potentially save manhours, materials and fuel by having the capability to enhance route efficiency as well as maximizing manpower and material usage.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish	25,000	25,000					50,000
Other							-
<b>Total Costs</b>	25,000	25,000	-	-	-	-	50,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
SCF							-
Vehicle Rental Fees	25,000	25,000					50,000
							-
							-
							-
<b>Total Source</b>	25,000	25,000	-	-	-	-	50,000
Funding Source:	<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>		
SCF	-	Design					
VRF	50,000	Land/Right of Way					
		Utility Relocation					
		Construction		FY19	FY20		
		Other:					
<b>Total</b>	<b>\$50,000</b>	<b>Total Project</b>		FY19	FY20		

## City of Cedar Falls Capital Improvement Program

CIP Number: 195

Department:  
Municipal Operations & Programs

Division:  
Public Works/Parks - Street

Project Number:

Project Description:

**Streetscape: College Hill Maintenance & Improvements**

This project will continue to provide improvements to the City's College Hill Business District. The improvements will include streets, sidewalks, benches, landscaping, public art, and pedestrian amenities. This will also include the cost to clean the pavers on a biennial cycle.



Operations and Maintenance Impact on Budget:

Current:


This will be certified in the College Hill TIF district and TIF revenues will be used to repay the expense.

Long-Term:

The streetscape will be maintained by the Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Const. (Streets & Parking)							-
Maintenance	10,000	10,000	10,000	10,000	75,000	75,000	190,000
Cleaning Bricks & Repairs	20,000		20,000				40,000
Other							-
<b>Total Costs</b>	<b>30,000</b>	<b>10,000</b>	<b>30,000</b>	<b>10,000</b>	<b>75,000</b>	<b>75,000</b>	<b>230,000</b>
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Parkade Assessment							-
Road Use Tax							-
TIF-College Hill	30,000	10,000	30,000	10,000	75,000	75,000	230,000
							-
							-
<b>Total Source</b>	<b>30,000</b>	<b>10,000</b>	<b>30,000</b>	<b>10,000</b>	<b>75,000</b>	<b>75,000</b>	<b>230,000</b>
Funding Source:	<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>		
TIF-CH	230,000	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction	Annual		Annual		
		Other:					
<b>Total</b>	<b>\$230,000</b>	<b>Total Project</b>	Annual		Annual		



City of Cedar Falls Capital Improvement Program						CIP Number:	196
Department: Municipal Operations & Programs			Division: Public Works/Parks - Street			Project Number:	
Project Description:  Streetscape: Downtown Maintenance & Improvements  This project will continue to provide improvements to the City's Central Business District. The improvements include maintenance/repairs to sidewalk bricks on the Parkade.							
Operations and Maintenance Impact on Budget: Current: This will be certified in the Downtown TIF district and TIF revenues will be used to repay the expense.  Long-Term: The streetscape will be maintained by the Municipal Operations & Programs.							
Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Const. (Streets & Parking)							-
Maintenance	10,000	10,000	10,000	10,000			40,000
Cleaning Bricks & Repairs							-
Amenities							-
<b>Total Costs</b>	10,000	10,000	10,000	10,000	-	-	40,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Parkade Assessment							-
Road Use Tax							-
TIF-Downtown	10,000	10,000	10,000	10,000	-	-	40,000
							-
							-
<b>Total Source</b>	10,000	10,000	10,000	10,000	-	-	40,000
Funding Source:		Project Schedule		Start		Finish	
TIF-DT	40,000	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction		Annual		Annual	
		Other:					
<b>Total</b>	<b>\$40,000</b>	<b>Total Project</b>		<b>Annual</b>		<b>Annual</b>	

# City of Cedar Falls Capital Improvement Program

CIP Number: 197

Department:  
Municipal Operations and Programs

Division:  
Public Works/Parks - Street

Project Number:

Project Description:

## Trench Shoring Equipment

Public Works/Parks crews have had an increasing need for the use of shoring equipment for trenching projects. This equipment is designed to allow employees to work safely in a trench application or other types of excavation. In the past this equipment had to be borrowed or rented which can cause delays and additional expense when required to rent.



Operations and Maintenance Impact on Budget:

Current:

The initial cost of the equipment will have an impact on the budget.

Long-Term:

Once purchased the equipment will not need to be replaced. Rental costs will be eliminated. Also, project efficiency will be enhanced by not having to wait for rental delivery or wait on borrowing when being used by others. Also, this

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish	50,000	15,000					65,000
Other							-
<b>Total Costs</b>	50,000	15,000	-	-	-	-	65,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
SCF	50,000	15,000					65,000
							-
							-
							-
<b>Total Source</b>	50,000	15,000	-	-	-	-	65,000
Funding Source:	Project Schedule			Start		Finish	
SCF	65,000	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction					
		Other:			FY19		FY20
<b>Total</b>	\$65,000	<b>Total Project</b>					

# City of Cedar Falls Capital Improvement Program

CIP Number: 198

Department:  
Municipal Operations & Programs

Division:  
Traffic Operations

Project Number:

**Project Description:**

**Signalized Intersection Upgrade**

Select intersections will be in need of complete replacement due to deteriorating bases and signal structures. Including wiring, conduit, detector loops, signal heads and controllers. This also incorporates the upgrading of controller electronics and replacement of failing Light Emitting Diodes (LED's).



**Operations and Maintenance Impact on Budget:**

**Current:**

This ongoing project will affect the Street Construction Fund.

**Long-Term:**

Long term operation and maintenance savings will be realized due to the fact that LED's use 90% less electricity and last approximately 10 times longer than incandescent bulbs. Signal maintenance will also be reduced.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish	200,000	200,000	200,000	200,000	200,000	200,000	1,200,000
Other							-
<b>Total Costs</b>	200,000	200,000	200,000	200,000	200,000	200,000	1,200,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Road Use Tax	200,000	200,000	200,000	200,000	200,000	200,000	1,200,000
							-
							-
							-
<b>Total Source</b>	200,000	200,000	200,000	200,000	200,000	200,000	1,200,000
Funding Source: SCF	1,200,000	<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
		Design		Annual		Annual	
		Land/Right of Way					
		Utility Relocation					
		Construction		Annual		Annual	
		Other:					
<b>Total</b>	1,200,000	<b>Total Project</b>		Annual		Annual	

## City of Cedar Falls Capital Improvement Program

CIP Number: 199

Department:  
Municipal Operations & Programs

Division:  
Traffic Operations

Project Number:

**Project Description:**

**Siren Replacement**

Siren upgrades will be required to take place in the coming years. The siren at Black Hawk Lane will need to be relocated as part of the 58/Viking project scheduled for FY19/20. Additional sites will need to be evaluated and added as the city expands south and westward.



**Operations and Maintenance Impact on Budget:**

**Current:**

This upgrade will have an impact on the budget.

**Long-Term:**

Maintenance costs will be reduced by installing modern controllers and siren heads.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	40,000	13,000	15,000	15,000	60,000		143,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	40,000	13,000	15,000	15,000	60,000	-	143,000
<b>Source of Funds</b>	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
General Revenue	40,000	13,000	15,000	15,000	60,000		143,000
							-
							-
							-
							-
<b>Total Source</b>	40,000	13,000	15,000	15,000	60,000	-	143,000
Funding Source:		<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
GR	143,000	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction		FY19		FY23	
		Other:					
<b>Total</b>	<b>\$143,000</b>	<b>Total Project</b>					

## City of Cedar Falls Capital Improvement Program

CIP Number: 200

Department:  
Public Safety Services

Division:  
Fire Operations

Project Number:

**Project Description:**

**AED**

AED units are used in medical emergencies involving cardiac arrest. These units typically have a 10 year life span, although from time to time may need to be replaced sooner due to upgrades or other requirements. Batteries and pads need to be replaced often due to expiration dates. The Fire Department is responsible for the AED program through out the City. There are 25 AEDs in the city.



**Operations and Maintenance Impact on Budget:**

**Current:**

There are some maintenance costs that will effect the fire operations budget.

**Long-Term:**

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish		15,000			15,000		30,000
Other							-
<b>Total Costs</b>	-	15,000	-	-	15,000	-	30,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
General Revenue		15,000			15,000		30,000
							-
							-
							-
							-
<b>Total Source</b>	-	15,000	-	-	15,000	-	30,000
Funding Source:	Project Schedule		Start	Finish			
GR	\$30,000	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction					
		Other:		FY20		FY23	
<b>Total</b>	<b>\$30,000</b>	<b>Total Project</b>		<b>FY20</b>		<b>FY23</b>	

# City of Cedar Falls Capital Improvement Program

CIP Number: 201

Department:  
Public Safety Services

Division:  
Fire Operations

Project Number:  
04.2369

**Project Description:**

**Bunker Gear, Replacement of PASS Devices and Volunteer Equipment**

Personal protective equipment (PPE), including fire gear need to be replaced as they wear and breakdown. The life span of the fire gear is up to 10 years. The bunker gear is replaced as it wears or is damaged. The average bunker gear cost \$2,500. The estimates below are based on replacing older gear and new gear according our schedule.



**Operations and Maintenance Impact on Budget:**

**Current:**

Purchase of integrated PASS devices or Bunker gear from operating budget would have a major effect on the Operating Budget, however items purchased with bond funds meet the longevity of equipment requirement.

**Long-Term:**

There is the usual costs of cleaning and maintaining the gear, which is already built into the annual budget.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish	50,000	30,000	10,000	20,000	25,000	40,000	175,000
Other							-
<b>Total Costs</b>	50,000	30,000	10,000	20,000	25,000	40,000	175,000
<b>Source of Funds</b>	<b>FY19</b>	<b>FY20</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>Total</b>
Gen. Obligation Bond	50,000	30,000	10,000	20,000	25,000	40,000	175,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
General Revenue							-
							-
							-
							-
<b>Total Source</b>	50,000	30,000	10,000	20,000	25,000	40,000	175,000
Funding Source:		<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
GO Bond	175,000	Design					
GR	-	Land/Right of Way					
		Utility Relocation					
		Construction					
		Other:		FY 19	FY 24		
<b>Total</b>	<b>\$175,000</b>	<b>Total Project</b>		<b>FY 19</b>		<b>FY 24</b>	

**City of Cedar Falls Capital Improvement Program**

CIP Number: 202  
 Project Number:

Department:  
 Public Safety Services

Division:  
 Fire Operations

Project Description:  
**Replacement of Engine 501**  
 In FY 2019 Engine 501 will be 15 years old and will have accumulated over 100,000 miles. This request is not based on the age of the vehicle but more on the serviceability and life expectancy given its maintenance history and length of time out of service due to maintenance issues. By replacing in FY19, we could anticipate an additional five years of reserve status life. The other two pumpers are 2004 and 1980's models.



Operations and Maintenance Impact on Budget:  
 Current:  
**Apparatus Replacement**  
 Long-Term:  
 Typically, fire apparatus is used as 15-20 years front line based on serviceability and maintenance history and 5 years reserve.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other	500,000						500,000
<b>Total Costs</b>	<b>500,000</b>	-	-	-	-	-	<b>500,000</b>
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond	500,000						500,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
							-
							-
							-
<b>Total Source</b>	<b>500,000</b>	-	-	-	-	-	<b>500,000</b>
Funding Source:		<b>Project Schedule</b>			<b>Start</b>		<b>Finish</b>
GO Bond	500,000	Design			FY19		FY20
		Land/Right of Way					
		Utility Relocation					
		Construction			FY19		FY20
		Other:					
<b>Total</b>	<b>\$500,000</b>	<b>Total Project</b>			FY19		FY20

## City of Cedar Falls Capital Improvement Program

CIP Number: 203

Department:  
Public Safety Services

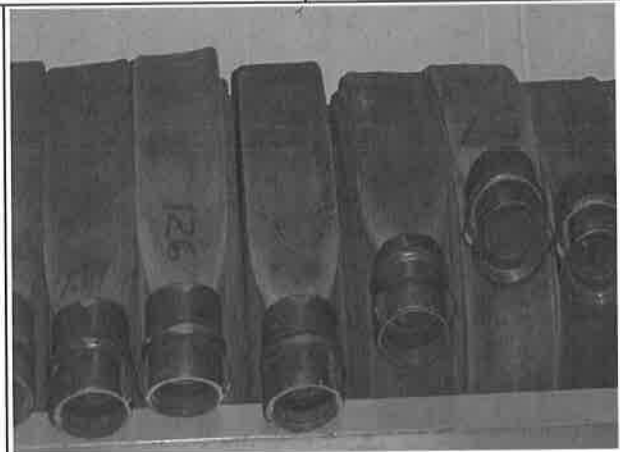
Division:  
Fire Operations

Project Number:

**Project Description:**

**Fire Hose**

A replacement program for Fire Hose has been developed. The Fire Department is still using some fire hoses from 1980's. This comprehensive replacement program will help insure safety of fire personnel and our operation efficiency. About one dozen lengths fail testing each year. On going replacement is vital to operations. These funds include updating of nozzles and other connections.



**Operations and Maintenance Impact on Budget:**

**Current:**

Maintaining fire hose is already included in the normal operating budget. However, replacement is not in the operating budget.

**Long-Term:**

Life expectancy of fire hose is 20 years.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish	5,000		6,000		6,000		17,000
Other							-
<b>Total Costs</b>	5,000	-	6,000	-	6,000	-	17,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
General Revenue	5,000		6,000		6,000		17,000
Donations							-
							-
							-
							-
<b>Total Source</b>	5,000	-	6,000	-	6,000	-	17,000
Funding Source:	Project Schedule		Start	Finish			
GR	17,000	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction					
		Other:		FY 19			FY 23
<b>Total</b>	<b>\$17,000</b>	<b>Total Project</b>		<b>FY 19</b>			<b>FY 23</b>



## City of Cedar Falls Capital Improvement Program

CIP Number: 204

Department:  
Public Safety

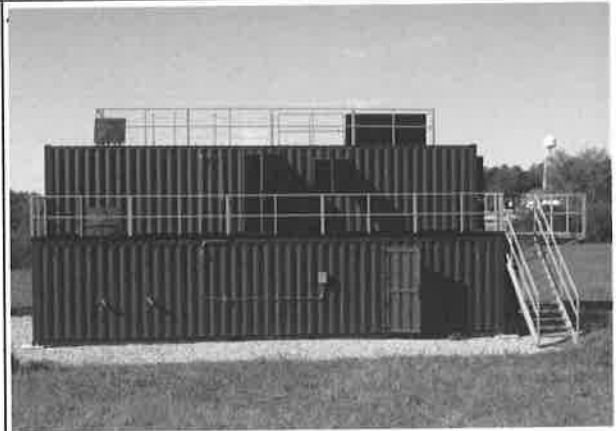
Division:  
Fire

Project Number:

Project Description:

### Fire Training Facility

A fire training facility that would allow for live fire training would be a great benefit to the continued training of all employees that assist with fire suppression. The Public Safety Department will have more than 60 employee tasked with fire suppression responsibilities and this training will provide a great benefit to their continued training. This facility would provide interior fire training and could be located on existing city property.



Operations and Maintenance Impact on Budget:

Current:

This project would affect the debt service levy since bond proceeds would be used.

Long-Term:

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction						500,000	500,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	-	-	-	500,000	500,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond						500,000	500,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
							-
							-
							-
<b>Total Source</b>	-	-	-	-	-	500,000	500,000
Funding Source:		Project Schedule			Start	Finish	
GO	500,000	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction			FY24	FY 24	
		Other:					
<b>Total</b>	<b>\$500,000</b>	<b>Total Project</b>			<b>FY24</b>	<b>FY24</b>	

## City of Cedar Falls Capital Improvement Program

CIP Number: 205

Department:  
Public Safety Services

Division:  
Police

Project Number:  
05.2370

**Project Description:**

**Ballistic Vest Replacement**

Scheduled replacement of Bullet Resistant Vests. FY19: 8 replacement vests; FY20: 30 vests; FY21: 15 vests; FY22: 21 vests. Police officers are required to wear ballistics vests during patrol functions. The vests have a lifespan of 5 years. These purchases are for the replacement of expired vests and purchases for new hires.



**Current:**  
There will be no effect on the General Fund Operating Budget since these vests are being purchased with grant funds and forfeiture funds.

**Long-Term:**

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish	6,000	12,750	6,750	6,750			32,250
Other							-
<b>Total Costs</b>	6,000	12,750	6,750	6,750	-	-	32,250
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding	3,000	6,375	3,375	3,375	-		16,125
Local Sales Tax							-
Capital Projects							-
Police Forfeiture	3,000	6,375	3,375	3,375	-		16,125
Police Block Grant							-
Donations							-
							-
<b>Total Source</b>	6,000	12,750	6,750	6,750	-	-	32,250
Funding Source:		<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
F/S	16,125	Design					
PF	16,125	Land/Right of Way					
		Utility Relocation					
		Construction					
		Other:		FY 19		FY 22	
<b>Total</b>	<b>\$32,250</b>	<b>Total Project</b>		FY 19		FY 22	

# City of Cedar Falls Capital Improvement Program

CIP Number: 206

Department:  
Public Safety Services

Division:  
Police

Project Number:

Project Description:

## In Car Camera

The Police Department has in-car camera systems in each of the 11 patrol vehicles. The camera systems record an audio and video account of all police activity. Technology frequently changes and the systems improve. The in-car camera system is a requirement for all patrol vehicles in any modern law enforcement agency.

Attach Map:



Operations and Maintenance Impact on Budget:  
Current:

Long-Term:

Any repairs associated with this equipment after any warranty expires would come out of the general operating budget.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish		75,000					75,000
Other							-
<b>Total Costs</b>	-	75,000	-	-	-	-	75,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
General Revenue		75,000					75,000
							-
							-
<b>Total Source</b>	-	75,000	-	-	-	-	75,000
Funding Source:							
			<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>
GR	75,000		Design				
			Land/Right of Way				
			Utility Relocation				
			Construction				
			Other:		FY20		FY20
<b>Total</b>	<b>\$75,000</b>		<b>Total Project</b>				

# City of Cedar Falls Capital Improvement Program

CIP Number: 207

Department:  
Public Safety Services

Division:  
Police

Project Number:

**Project Description:**

**Lab and Investigative Equipment**

The Police Department processes many crime scenes each year. This requires a wide variety of equipment, including static print lifter, camera equipment, fumer, laser fingerprint light and other equipment. Equipment is replaced as needed or added if a need arises. Technology frequently changes and new tools are created that can be of aid during investigations.



**Operations and Maintenance Impact on Budget:**  
Current:

Long-Term:

Any repairs associated with this equipment after any warranty expires would come out of the general operating budget.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish		10,000					10,000
Other							-
<b>Total Costs</b>	-	10,000	-	-	-	-	10,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Police Forfeiture		10,000					10,000
							-
							-
							-
							-
<b>Total Source</b>	-	10,000	-	-	-	-	10,000
Funding Source:		Project Schedule		Start		Finish	
PF	10,000	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction					
		Other:		FY20		FY20	
<b>Total</b>	<b>\$10,000</b>	<b>Total Project</b>		<b>FY20</b>		<b>FY20</b>	<b>232</b>

## City of Cedar Falls Capital Improvement Program

CIP Number: 208

Department:  
Public Safety Services

Division:  
Police

Project Number:

**Project Description:**

**Equipment Reserve**

For the purchase of various police equipment for reserve officers. The department supplements policing efforts with the use of reserve officers. This fund helps to equip the reserve officers with needed equipment.



**Operations and Maintenance Impact on Budget:**

**Current:**

By maintaining a reserve of police equipment, fluctuations in the operating budget will not occur when equipment needs to be purchased.

**Long-Term:**

Any repairs associated with this equipment after any warranty expires would come out of the general operating budget.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish	7,000	9,000	9,000	9,000	9,000	9,000	52,000
Other							-
<b>Total Costs</b>	7,000	9,000	9,000	9,000	9,000	9,000	52,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
General Revenue	7,000	9,000	9,000	9,000	9,000	9,000	52,000
							-
							-
							-
							-
<b>Total Source</b>	7,000	9,000	9,000	9,000	9,000	9,000	52,000
Funding Source: GR	52,000	<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
		Design					
		Land/Right of Way					
		Utility Relocation					
		Construction					
		Other:		Annual		Annual	
<b>Total</b>	<b>\$52,000</b>	<b>Total Project</b>		Annual		Annual	

# City of Cedar Falls Capital Improvement Program

CIP Number: 209

Department:  
Public Safety Services

Division:  
Police

Project Number:

**Project Description:**

### Forensic Cellphone & Tablet Equipment

The Public Safety Department currently owns a Cellbrite Forensic Kit that is used to examine cellphones and tablets as needed for criminal investigation. The unit is used weekly to examine phones. As with most technology these units need upgraded or replaced regularly in order to analyze the newer lines of phones that come out annually. This unit needs expensive upgrades annually or replaced completely every few years.



**Operations and Maintenance Impact on Current:**

**Long-Term:**

Annual repair and maintenance will impact the operating budgets after any warranties expire.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish				10,000			10,000
Other	-		-		-	-	-
<b>Total Costs</b>	-	-	-	10,000	-	-	10,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond	-		-		-	-	-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
General Revenue				10,000			10,000
							-
							-
							-
							-
<b>Total Source</b>	-	-	-	10,000	-	-	10,000
Funding Source:	Project Schedule		Start		Finish		
GR	10,000	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction					
		Other:			FY22		FY22
<b>Total</b>	<b>\$10,000</b>	<b>Total Project</b>		<b>FY22</b>		<b>FY22</b>	

# City of Cedar Falls Capital Improvement Program

CIP Number: 210

Department:  
Public Safety Services

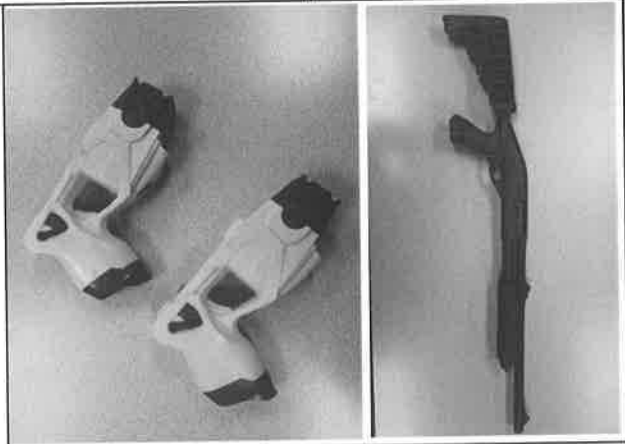
Division:  
Police

Project Number:

Project Description:

## Weapons

The Police Division has an inventory of handguns, rifles, shotguns and Tasers that need replaced on a 5 to 10 year basis. The weapons are a necessary piece of equipment for the safety of the public and the police officers. The replacement of the weapons are based upon their useful life and maintenance concerns. The equipment must work when needed. 18 Tasers are scheduled to be replaced in FY21. 15 Shotguns are scheduled to be replaced in FY23.



Operations and Maintenance Impact on Budget:

Current:

Minimal cost to maintain this equipment. Normal operating budget can afford these costs.

Long-Term:

Long-term costs are handled with the annual budget with the exception of the replacement of the equipment.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total	
Design							-	
Land/Right of Way							-	
Utility Relocation							-	
Construction							-	
Landscaping							-	
Equipment & Furnish			18,000		7,500		25,500	
Other							-	
<b>Total Costs</b>	-	-	18,000	-	7,500	-	25,500	
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total	
Gen. Obligation Bond							-	
Federal/State Funding							-	
Local Sales Tax							-	
Capital Projects							-	
Cedar Falls Utilities							-	
TIF - Downtown							-	
General Revenue			18,000		7,500		25,500	
							-	
							-	
<b>Total Source</b>	-	-	18,000	-	7,500	-	25,500	
Funding Source:	Project Schedule			Start	Finish			
GR	25,500	Design						
		Land/Right of Way						
		Utility Relocation						
		Construction						
		Other:			FY21	FY23		
<b>Total</b>	<b>\$25,500</b>	<b>Total Project</b>			<b>FY21</b>	<b>FY 23</b>		

**FY19 - FY24 CAPITAL IMPROVEMENTS PROGRAM SUMMARY  
CITY OF CEDAR FALLS  
LIST OF UNMET NEEDS**

#	PROJECT	DEPT/ DIV	REQUESTED AMOUNT
A	Bridges/Culverts: Center Street Bridge Rail	CD/ENG	180,000
B	Bridges/Culverts: N. Main Street Bridge Handrailing	CD/ENG	225,000
C	Bridges/Culverts: Tremont Street Bridge Replacement	CD/ENG	375,000
D	Bridges/Culverts: Union Road Box Culvert Replacement	CD/ENG	405,000
E	Industrial & City Development: Capital Way Street Extension	CD/ENG	95,500
F	Industrial & City Development: Waterway Avenue Extension	CD/ENG	225,000
G	Parking Lot: City Hall	CD/ENG	50,000
H	Parking Lot: Nordic Ridge Water Quality Improvements	CD/ENG	200,000
I	Sidewalks/Trails: Cedar Heights Drive Shoulder Improvements	CD/ENG	325,000
J	Sidewalks/Trails: Center Street	CD/ENG	125,000
K	Sidewalks/Trails: Danish Drive Infill	CD/ENG	8,000
L	Sidewalks/Trails: Devlin Circle Sidewalk Infill	CD/ENG	10,000
M	Sidewalks/Trails: Hudson Road Trail - Prairie Lakes	CD/ENG	445,000
N	Sidewalks/Trails: Hwy 58 Recreation Trail to UNI Campus	CD/ENG	1,000,000
O	Sidewalks/Trails: Lloyd Lane Sidewalk Infill	CD/ENG	30,000
P	Sidewalks/Trails: Magnolia Drive Sidewalk Infill	CD/ENG	26,000
Q	Sidewalks/Trails: McClain Drive Sidewalk Infill	CD/ENG	50,000
R	Sidewalks/Trails: State Street Infill	CD/ENG	6,000
S	Sidewalks/Trails: Trail Oversizing	CD/ENG	120,000
T	Sidewalks/Trails: Tremont Street Infill	CD/ENG	6,000
U	Sidewalks/Trails: Valley High Drive Sidewalk Infill	CD/ENG	15,000
V	Sidewalks/Trails: Veralta Infill	CD/ENG	32,400
W	Sidewalks/Trails: Viking Rd. Sidewalk Infill	CD/ENG	170,000
X	Sidewalks/Trails: W. 12th Street Sidewalk Infill	CD/ENG	25,000
Y	Storm Sewer: Terrace Drive Storm Sewer Extension	CD/ENG	200,000
Z	Streets: Ashworth Drive Extension	CD/ENG	275,000
AA	Streets: Barnett Drive Extension	CD/ENG	1,800,000
BB	Streets: Greenhill Road Corridor Lighting	CD/ENG	222,500
CC	Streets: Greenhill Road/University Avenue Landscaping	CDE/ENG	175,000
DD	Streets: West 18th Street Extension	CD/ENG	250,000
EE	Streets: West 23rd Street Reconstruction	CD/ENG	500,000
FF	Streets: West 27th Street Widening	CD/ENG	825,000
GG	Center Street Trail - Paved Shoulder	CD/PLAN	473,000
HH	Flood Control: Cedar River Safety & Whitewater Phase II	CD/PLAN	15,000,000
II	Sidewalk/Trails: Recreational Trail Signage Study	CD/PLAN	



JJ	University Branch - Dry Run Creek Floodplain Remapping	CD/PLAN	45,000
KK	Dentention Basin Floor Repair	CD/WTR	30,000
LL	Park Drive Forcemain	CD/WTR	1,500,000
MM	Plant Lift Station VFD Upgrades	CD/WTR	50,000
NN	Sludge Pump Replacements	CD/WTR	20,000
OO	Ulrich Park Lift Station	CD/WTR	2,000,000
PP	Greenhill Road Drainage Improvements	MOP/PARK	287,000
QQ	Park/Playground Development - NEW	MOP/PARK	300,000
RR	Parkland Purchase	MOP/PARK	250,000
SS	Replace & Renovation of Skate Park Obstacles	MOP/PARK	100,000
TT	Service Club Entrance Sign	MOP/BLDG	50,000
UU	Equipment Maintenance Facility Expansion	MOP/STR	1,080,000
VV	Hazardous Materials Upgrade	PSS/FIRE	5,000
WW	Replacement of Thermal Imaging Units	PSS/FIRE	38,300
XX	Technical Rescue Equipment & SCBA	PSS/FIRE	65,000
	<b>TOTAL</b>		<b>\$ 29,704,700</b>

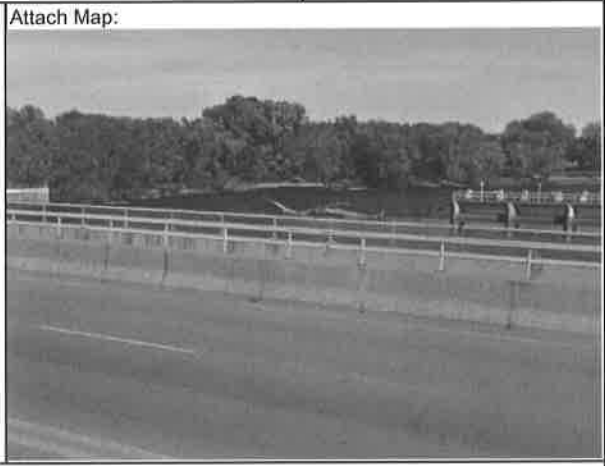
<b>City of Cedar Falls Capital Improvement Program</b>	CIP Number: A
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Department: Community Development	Division: Engineering	Project Number:
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**Project Description:**

**Bridges/Culverts: Center Street Bridge Rail**

Center Street Bridge Rail Project will remove and replace the existing galvanized handrail with black decorative rail.



**Operations and Maintenance Impact on Budget:**

**Current:**  
This will impact the debt service levy since bond funding is being used.

**Long-Term:**  
This bridge will be maintained by Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction			180,000				180,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	180,000	-	-	-	180,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond			180,000				180,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Storm Water Fund							-
							-
							-
							-
<b>Total Source</b>	-	-	180,000	-	-	-	180,000

<b>Funding Source:</b>		<b>Project Schedule</b>	<b>Start</b>	<b>Finish</b>
GO	180,000	Design	FY20	FY20
		Land/Right of Way		
		Utility Relocation		
		Construction	FY21	FY21
		Other:		
<b>Total</b>	<b>\$ 180,000</b>	<b>Total Project</b>	FY20	FY21

## City of Cedar Falls Capital Improvement Program

CIP Number: B

Department:  
Community Development

Division:  
Engineering

Project Number:

**Project Description:**

**Bridges/Culverts: N. Main Street Bridge Handrail**

The N. Main Street Bridge Handrail Project would repair the handrail on the N. Main Street Bridge. Currently the N. Main Street Bridge's handrail is peeling its paint and needs to be removed, repainted and reinstalled.

**Attach Map:**



**Operations and Maintenance Impact on Budget:**

**Current:**

This will impact the debt service levy since bond funding is being used.

**Long-Term:**

This bridge will be maintained by Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction			225,000				225,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	225,000	-	-	-	225,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond			225,000				225,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
							-
							-
							-
							-
<b>Total Source</b>	-	-	225,000	-	-	-	225,000

Funding Source:		Project Schedule		Start	Finish
GO	225,000	Design		FY20	FY20
		Land/Right of Way			
		Utility Relocation			
		Construction		FY21	FY21
		Other:			
<b>Total</b>	<b>\$225,000</b>	<b>Total Project</b>		FY20	FY21

## City of Cedar Falls Capital Improvement Program

CIP Number: **C**

Department:  
Community Development

Division:  
Engineering

Project Number:

**Project Description:**

**Bridges/Culverts: Tremont Street Bridge Replacement**

This project will replace the existing bridge with a twin 10X8 box culvert. The current bridge is in poor condition with advanced deterioration. Design for this project will occur in-house.

**Attach Map:**



**Operations and Maintenance Impact on Budget:**

**Current:**

This will impact the debt service levy since bond proceeds are being used.

**Long-Term:**

The box culvert will be maintained by Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction				375,000			375,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	-	375,000	-	-	375,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Storm Water Fund				375,000			375,000
							-
							-
							-
<b>Total Source</b>	-	-	-	375,000	-	-	375,000

Funding Source:		Project Schedule	Start	Finish
STW	375,000	Design	FY22	FY22
		Land/Right of Way		
		Utility Relocation		
		Construction	FY22	FY22
		Other:		
<b>Total</b>	<b>\$375,000</b>	<b>Total Project</b>	FY22	FY22

<b>City of Cedar Falls Capital Improvement Program</b>	CIP Number: <b>D</b>
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Department: <b>Community Development</b>	Division: <b>Engineering</b>	Project Number:
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**Project Description:**

**Bridges/Culverts: Union Road Box Culvert Replacement**

Union Road Box Culvert Project will remove and replace the existing reinforced concrete box culvert with a new culvert. The culvert is located a quarter of a mile south of W. 27th Street. Design for this project will occur in-house.



**Operations and Maintenance Impact on Budget:**

**Current:**  
This will not impact the debt service levy since the storm water fund is being used.

**Long-Term:**  
This bridge will be maintained by Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design				40,000			40,000
Land/Right of Way				15,000			15,000
Utility Relocation							-
Construction					350,000		350,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	-	55,000	350,000	-	405,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Storm Water Fund				55,000	350,000		405,000
							-
							-
							-
							-
<b>Total Source</b>	-	-	-	55,000	350,000	-	405,000

<b>Funding Source:</b>		<b>Project Schedule</b>	<b>Start</b>	<b>Finish</b>
STW	405,000	Design	FY22	FY22
		Land/Right of Way	FY22	FY22
		Utility Relocation		
		Construction	FY23	FY23
		Other:		
<b>Total</b>	<b>\$405,000</b>	<b>Total Project</b>	FY22	FY23

# City of Cedar Falls Capital Improvement Program

CIP Number: **E**

Department:  
**Community Development**

Division:  
**Engineering**

Project Number:

Project Description:  
**Industrial & City Development: Capital Way Street Extension**  
  
This project will extend Capital Way to the limits of the platted area within the industrial park.



Operations and Maintenance Impact on Budget:  
Current:  
This will be certified in the Unified TIF district and TIF revenues will be used to repay the expense.  
  
Long-Term:  
The street will be maintained by Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design					7,500		7,500
Land/Right of Way							-
Utility Relocation							-
Construction						88,000	88,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	-	-	7,500	88,000	95,500
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
TIF-UN						95,500	95,500
							-
							-
							-
							-
							-
<b>Total Source</b>	-	-	-	-	-	95,500	95,500
Funding Source:	Project Schedule			Start	Finish		
TIF-UN	95,500			Design	FY20	FY20	
	-			Land/Right of Way			
				Utility Relocation			
				Construction	FY21	FY21	
				Other:			
<b>Total</b>	<b>\$95,500</b>			<b>Total Project</b>	<b>FY19</b>	<b>FY21</b>	

# City of Cedar Falls Capital Improvement Program

CIP Number: F

Department:  
Community Development

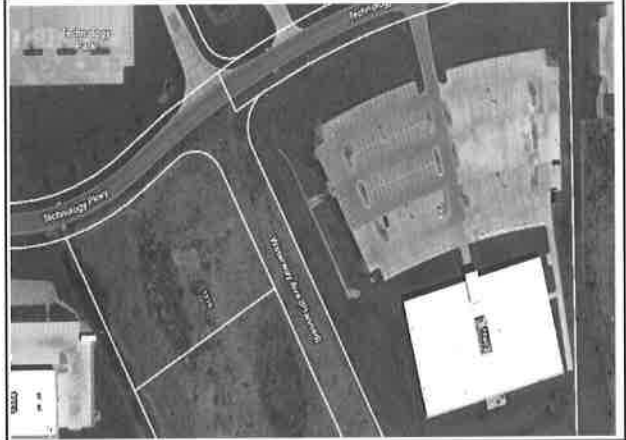
Division:  
Engineering

Project Number:

**Project Description:**

**Industrial & City Development: Waterway Avenue Extension**

This project will extend Waterway Avenue to the limits of the platted area within the industrial park.



**Operations and Maintenance Impact on Budget:**

**Current:**

This will be certified in the Unified TIF district and TIF revenues will be used to repay the expense.

**Long-Term:**

The street will be maintained by Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design			30,000				30,000
Land/Right of Way							-
Utility Relocation							-
Construction			225,000				225,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	255,000	-	-	-	255,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
TIF-UN			225,000				225,000
							-
							-
							-
							-
							-
<b>Total Source</b>	-	-	225,000	-	-	-	225,000
Funding Source:							
TIF-UN	225,000						
<b>Total</b>	<b>\$225,000</b>						

Project Schedule	Start	Finish
Design	FY21	FY21
Land/Right of Way		
Utility Relocation		
Construction	FY21	FY21
Other:		
<b>Total Project</b>	FY19	FY21

<b>City of Cedar Falls Capital Improvement Program</b>		CIP Number: <b>G</b>
Department: <b>Community Development</b>	Division: <b>Engineering</b>	Project Number:

Project Description:  
**Parking Lot - City Hall**  
 This project will reconstruct the parking lot behind City Hall.



Operations and Maintenance Impact on Budget:  
 Current:  
 This will impact the debt service levy since General Obligation Bond is being used.  
 Long-Term:  
 The parking lot will be maintained by Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction					50,000		50,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	-	-	50,000	-	50,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond					50,000		50,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Storm Water Fund							-
							-
							-
							-
							-
<b>Total Source</b>	-	-	-	-	50,000	-	50,000
Funding Source:		<b>Project Schedule</b>		<b>Start</b>	<b>Finish</b>		
GO	50,000	Design		FY23	FY23		
		Land/Right of Way					
		Utility Relocation					
		Construction					
		Other:		FY23	FY23		
<b>Total</b>	<b>\$50,000</b>	<b>Total Project</b>		<b>FY23</b>	<b>FY23</b>		





# City of Cedar Falls Capital Improvement Program

CIP Number: I

Department:  
Community Development

Division:  
Engineering

Project Number:

Project Description:  
Sidewalk/Trails: Cedar Heights Drive Shoulder Improvements  
This project would construct 5' shoulders on both sides of Cedar Heights Drive from Viking Road to Black Hawk Road.



Operations and Maintenance Impact on Budget:  
Current:  
This will impact the debt service levy since bond funding is being used.  
  
Long-Term:  
The shoulders will be maintained by the Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction					325,000		325,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	-	-	325,000	-	325,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond					325,000		325,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Storm Water Fund							-
							-
							-
							-
							-
<b>Total Source</b>	-	-	-	-	325,000	-	325,000
Funding Source:							
GO	325,000						
		<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
		Design		FY20		FY20	
		Land/Right of Way					
		Utility Relocation					
		Construction		FY20		FY20	
		Other:					
<b>Total</b>	<b>\$325,000</b>	<b>Total Project</b>		<b>FY20</b>		<b>FY20</b>	

<b>City of Cedar Falls Capital Improvement Program</b>	CIP Number: <b>J</b>
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Department: Community Development	Division: Engineering	Project Number:
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**Project Description:**  
**Sidewalks/Trails: Center Street**  
 This project will construct 2,625 feet of sidewalk on the east side of Center Street from Lone Tree Road to Dunkerton Road.



**Operations and Maintenance Impact on Budget:**  
**Current:**  
 This will impact the debt service levy since bond funding is being used.  
**Long-Term:**  
 The sidewalk will be maintained by Municipal Operations & Programs until the adjacent property is developed.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction				125,000			125,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	-	125,000	-	-	125,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond				125,000			125,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
							-
							-
							-
							-
<b>Total Source</b>	-	-	-	125,000	-	-	125,000

<b>Funding Source:</b>		<b>Project Schedule</b>	<b>Start</b>	<b>Finish</b>
GO	125,000	Design	FY19	FY20
		Land/Right of Way		
		Utility Relocation		
		Construction	FY20	FY20
		Other:		
<b>Total</b>	<b>\$125,000</b>	<b>Total Project</b>	<b>FY19</b>	<b>FY20</b>

# City of Cedar Falls Capital Improvement Program

CIP Number: K

Department:  
Community Development

Division:  
Engineering

Project Number:

Project Description:

### Sidewalks/Trails: Danish Drive Infill

This project would construct sidewalk on the south side of Danish Drive from Norse Drive to just past Fjord Drive. This would complete the sidewalk system on Danish Drive from Norse Drive to Glacier Drive.

Attach Map:



Operations and Maintenance Impact on Budget:

Current:

This will impact the debt service levy since bond funding is being used.

Long-Term:

This will not impact the debt service levy, since property owners are responsible for the adjacent sidewalks.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction						8,000	8,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	-	-	-	8,000	8,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond						8,000	8,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Storm Water Fund							-
							-
							-
							-
<b>Total Source</b>	-	-	-	-	-	8,000	8,000
Funding Source:		<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
GO	8,000	Design		FY24		FY24	
	-	Land/Right of Way					
		Utility Relocation					
		Construction		FY24		FY24	
		Other:					
<b>Total</b>	<b>\$8,000</b>	<b>Total Project</b>		FY24		FY24	

# City of Cedar Falls Capital Improvement Program

CIP Number: **L**

Department:  
**Community Development**

Division:  
**Engineering**

Project Number:

Project Description:

**Sidewalks/Trails: Devlin Circle Sidewalk Infill**

This project will complete a gap in sidewalk along the south side at 211 Devlin Circle.

Attach Map:



Operations and Maintenance Impact on Budget:

Current:

This will impact the debt service levy since bond funding is being used.

Long-Term:

This will not impact the debt service levy, since property owners are responsible for the adjacent sidewalks.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction						10,000	10,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	-	-	-	10,000	10,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond						10,000	10,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
							-
							-
<b>Total Source</b>	-	-	-	-	-	10,000	10,000
Funding Source:							
GO Bond	10,000						
		Project Schedule			Start	Finish	
					FY24	FY24	
					FY24	FY24	
<b>Total</b>	<b>\$10,000</b>				<b>Total Project</b>	<b>FY24</b>	

## City of Cedar Falls Capital Improvement Program

CIP Number: M

Department:  
Community Development

Division:  
Engineering

Project Number:

**Project Description:**

**Sidewalk/Trails: Hudson Road Trail - Prairie Lakes**

This project will construct trail along the east side of Hudson Road from Viking Road to Technology Parkway approximately 3,650 feet.



**Operations and Maintenance Impact on Budget:**

**Current:**

This will impact the debt service levy since bond funding is being used.

**Long-Term:**

The trail will be maintained by Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design				45,000			45,000
Land/Right of Way							-
Utility Relocation							-
Construction					400,000		400,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	-	45,000	400,000	-	445,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond				45,000	400,000		445,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
							-
							-
							-
<b>Total Source</b>	-	-	-	45,000	400,000	-	445,000
Funding Source:	<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>		
GO Bond	445,000	Design	FY22		FY22		
		Land/Right of Way					
		Utility Relocation					
		Construction	FY23		FY23		
		Other:					
Total	\$445,000	<b>Total Project</b>					

## City of Cedar Falls Capital Improvement Program

CIP Number: N

Department:  
Community Development

Division:  
Engineering

Project Number:

**Project Description:**

**Sidewalk/Trails: Hwy 58 Recreation Trail to UNI Campus**

As recreational trail improvements are developed, UNI requests a recreational trail connection to the Prairie Lakes Trail and Greenhill Trail with UNI's south campus in the Hwy 58 prairie and Upland Forest areas. This project would construct an underpass on Greenhill Road west of Hwy 58.



**Operations and Maintenance Impact on Budget:**

**Current:**  
This will impact the debt service levy since bond funding is being used.

**Long-Term:**  
The trail will be maintained by the Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction						1,000,000	1,000,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	-	-	-	1,000,000	1,000,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond						200,000	200,000
Federal/State Funding						800,000	800,000
Local Sales Tax							-
							-
							-
							-
<b>Total Source</b>	-	-	-	-	-	1,000,000	1,000,000
Funding Source:		<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
GO	200,000	Design		FY19		FY19	
F/S	800,000	Land/Right of Way					
		Utility Relocation					
		Construction		FY20		FY20	
		Other:					
<b>Total</b>	<b>\$1,000,000</b>	<b>Total Project</b>		<b>FY19</b>		<b>FY20</b>	

## City of Cedar Falls Capital Improvement Program

CIP Number: O

Department:  
Community Development

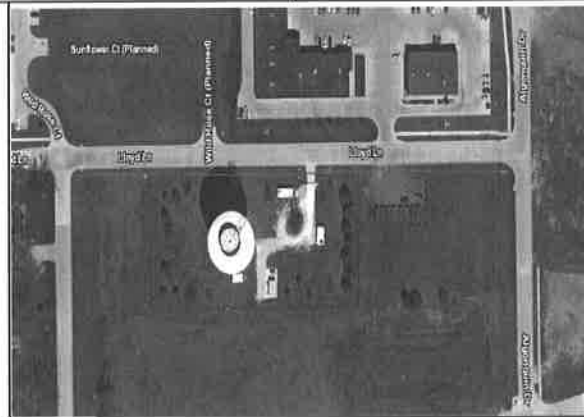
Division:  
Engineering

Project Number:

**Project Description:**

**Sidewalk/Trails: Lloyd Lane Sidewalk Infill**

This project will construct sidewalk along the south side of Lloyd Lane from Norse Drive to Algonquin Drive approximately 840 feet.



**Operations and Maintenance Impact on Budget:**

**Current:**

This will impact the debt service levy since bond funding is being used.

**Long-Term:**

This will not impact the debt service levee, since property owners are responsible for the adjacent sidewalks.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction						30,000	30,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	-	-	-	30,000	30,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond						30,000	30,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
							-
							-
							-
<b>Total Source</b>	-	-	-	-	-	30,000	30,000
Funding Source:	<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>		
GO Bond	30,000	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction		FY24	FY24		
		Other:					
<b>Total</b>	<b>\$30,000</b>	<b>Total Project</b>					



# City of Cedar Falls Capital Improvement Program

CIP Number: P

Department:  
Community Development

Division:  
Engineering

Project Number:

Project Description:  
Sidewalk/Trails: Magnolia Drive Sidewalk Infill  
  
This project would construct sidewalk on the east side of Magnolia Drive from Crescent Drive to Whitetail Drive.



**Operations and Maintenance Impact on Budget:**

Current:  
This will impact the debt service levy since bond funding is being used.

Long-Term:  
This will not impact the debt service levy, since property owners are responsible for the adjacent sidewalks.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction		26,000					26,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	26,000	-	-	-	-	26,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond		26,000					26,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Storm Water Fund							-
							-
							-
							-
							-
<b>Total Source</b>	-	26,000	-	-	-	-	26,000
Funding Source:			<b>Project Schedule</b>		<b>Start</b>	<b>Finish</b>	
GO	26,000		Design		FY20	FY20	
STW	-		Land/Right of Way				
			Utility Relocation				
			Construction		FY20	FY20	
			Other:				
<b>Total</b>	<b>\$26,000</b>		<b>Total Project</b>		<b>FY20</b>	<b>FY20</b>	

# City of Cedar Falls Capital Improvement Program

CIP Number: Q

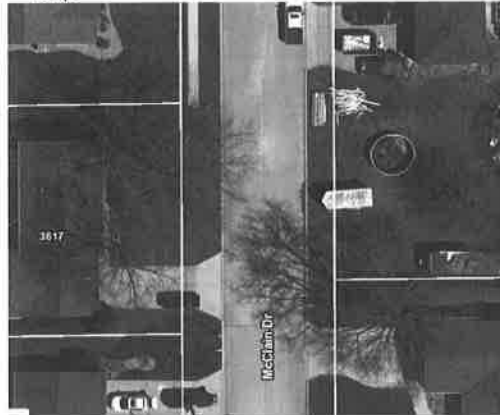
Department:  
Community Development

Division:  
Engineering

Project Number:

Project Description:  
**Sidewalk/Trails: McClain Drive Sidewalk Infill**  
  
This project will construct sidewalk along McClain Drive from University Ave south to Primrose Drive totaling approximately 1400 feet. This sidewalk will connect surrounding subdivisions to Orchard Hill Park and Orchard Hill Elementary School.

Attach Map:



Operations and Maintenance Impact on Budget:

Current:  
This will impact the debt service levy since bond funding is being used.

Long-Term:  
This will not impact the debt service levee, since property owners are responsible for the adjacent sidewalks.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction					50,000		50,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	-	-	50,000	-	50,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond					50,000		50,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
							-
							-
							-
<b>Total Source</b>	-	-	-	-	50,000	-	50,000
Funding Source:			Project Schedule		Start	Finish	
GO Bond	50,000						
<b>Total</b>	<b>\$50,000</b>						
							<b>Total Project</b>

# City of Cedar Falls Capital Improvement Program

CIP Number: R

Department:  
Community Development

Division:  
Engineering

Project Number:

Project Description:  
Sidewalks/Trails: State Street Infill  
This project will construct 135 feet of sidewalk on E. 20th Street.



Operations and Maintenance Impact on Budget:  
Current:  
This will impact the debt service levy since bond funding is being used.  
Long-Term:  
This will not have a long-term effect on debt service levy since the adjacent property owners will maintain the sidewalk.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction						6,000	6,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	-	-	-	6,000	6,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond						6,000	6,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
							-
							-
							-
							-
							-
<b>Total Source</b>	-	-	-	-	-	6,000	6,000

Funding Source:	Amount	Project Schedule	Start	Finish
GO Bond	6,000	Design	FY24	FY24
		Land/Right of Way		
		Utility Relocation		
		Construction	FY24	FY24
		Other:		
<b>Total</b>	<b>\$6,000</b>	<b>Total Project</b>	<b>FY24</b>	<b>FY24</b>

## City of Cedar Falls Capital Improvement Program

CIP Number: S

Department:  
Community Development

Division:  
Engineering

Project Number:

**Project Description:**

**Sidewalks/Trails: Trail Oversizing**

When a developer is required to place a sidewalk in a new subdivision or project, this project will provide the funding for the City to pay for the additional cost in expanding that sidewalk into a trail. The expense will only occur when it is coordinated with a new development.



**Operations and Maintenance Impact on Budget:**

**Current:**  
This will impact the debt service levy since bond funding is being used.

**Long-Term:**  
The recreation trail will be maintained by the Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	20,000	20,000	20,000	20,000	20,000	20,000	120,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	20,000	20,000	20,000	20,000	20,000	20,000	120,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects	20,000	20,000	20,000	20,000	20,000	20,000	120,000
							-
							-
							-
<b>Total Source</b>	20,000	20,000	20,000	20,000	20,000	20,000	120,000

Funding Source:		Project Schedule		Start	Finish
CP	120,000	Design			
		Land/Right of Way			
		Utility Relocation			
		Construction		Annual	Annual
		Other:			
<b>Total</b>	<b>\$120,000</b>	<b>Total Project</b>			

# City of Cedar Falls Capital Improvement Program

CIP Number: T

Department:  
Community Development

Division:  
Engineering

Project Number:

**Project Description:**

**Sidewalks/Trails: Tremont Street Infill**

This project would complete the gap sidewalk at 422 West 20th Street.

**Attach Map:**



**Operations and Maintenance Impact on Budget:**

**Current:**

This will impact the debt service levy since bond funding is being used.

**Long-Term:**

This will not impact the debt service levy, since property owners are responsible for the adjacent sidewalks.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction				6,000			6,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	-	6,000	-	-	6,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond				6,000			6,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
							-
							-
							-
							-
<b>Total Source</b>	-	-	-	6,000	-	-	6,000
Funding Source:	<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>		
GO Bond	6,000	Design		FY22	FY22		
		Land/Right of Way					
		Utility Relocation					
		Construction		FY22	FY22		
		Other:					
<b>Total</b>	<b>\$6,000</b>	<b>Total Project</b>		FY22	FY22		

# City of Cedar Falls Capital Improvement Program

CIP Number: **U**

Department:  
Community Development

Division:  
Engineering

Project Number:

Project Description:  
**Sidewalk/Trails: Valley High Drive Sidewalk Infill**  
  
This project will install new sidewalk along Valley High Drive from Veralta Drive to the Hanna Park Addition. This will connect the existing sidewalk for half a block on both sides of the street.



Operations and Maintenance Impact on Budget:  
Current:  
This will impact the debt service levy since bond funding is being used.


Long-Term:  
This will not impact the debt service levy, since property owners are responsible for the adjacent sidewalks.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction				15,000			15,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	-	15,000	-	-	15,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond				15,000			15,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
							-
							-
<b>Total Source</b>	-	-	-	15,000	-	-	15,000

Funding Source:		Project Schedule	Start	Finish
GO Bond	15,000	Design	FY22	FY22
		Land/Right of Way		
		Utility Relocation		
		Construction	FY22	FY22
		Other:		
<b>Total</b>	<b>\$15,000</b>	<b>Total Project</b>	<b>FY22</b>	<b>FY22</b>

<b>City of Cedar Falls Capital Improvement Program</b>	CIP Number: V
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Department: Community Development	Division: Engineering	Project Number:
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Project Description:  <b>Sidewalks/Trails: Veralta Infill</b>  This project will construct sidewalk along one side of Veralta Drive from University Avenue to Orchard Drive. This infill project will connect the future trail on University Avenue to Orchard Dive sidewalk.	Attach Map:  
---	--

**Operations and Maintenance Impact on Budget:**  
**Current:**  
 This will impact the debt service levy since bond funding is being used.


**Long-Term:**  
 This will not impact the debt service levy, since property owners are responsible for the adjacent sidewalks.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction				32,400			32,400
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	-	32,400	-	-	32,400
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond				32,400			32,400
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
							-
							-
							-
							-
<b>Total Source</b>	-	-	-	32,400	-	-	32,400

Funding Source:		<b>Project Schedule</b>	<b>Start</b>	<b>Finish</b>
GO Bond	32,400	Design	FY22	FY22
		Land/Right of Way		
		Utility Relocation		
		Construction	FY22	FY22
		Other:		
<b>Total</b>	<b>\$32,400</b>	<b>Total Project</b>	<b>FY22</b>	<b>FY22</b>

<b>City of Cedar Falls Capital Improvement Program</b>	CIP Number: W
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Department: Community Development	Division: Engineering	Project Number:
--------------------------------------	--------------------------	-----------------

Project Description: <b>Sidewalks/Trails: Viking Rd Sidewalk Infill</b>  This project will construct sidewalk on the north side of Viking Road from Hudson Road to Arbors Drive.	Attach Map: 
---	---

**Operations and Maintenance Impact on Budget:**  
 Current:  
 This will impact the debt service levy since bond funding is being used.

Long-Term:  
 The sidewalk will be maintained by the Municipal Operations & Programs until the adjacent property is developed.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction				170,000			170,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	-	170,000	-	-	170,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond				170,000			170,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
							-
							-
							-
							-
<b>Total Source</b>	-	-	-	170,000	-	-	170,000

Funding Source:	Project Schedule	Start	Finish	
GO Bond	170,000			
		Design	FY21	FY22
		Land/Right of Way		
		Utility Relocation		
		Construction	FY22	FY22
		Other:		
<b>Total</b>	<b>\$170,000</b>	<b>Total Project</b>	FY21	FY22



# City of Cedar Falls Capital Improvement Program

CIP Number: X

Department:  
Community Development

Division:  
Engineering

Project Number:

Project Description:

**Sidewalks/Trails: W. 12th Street Sidewalk Infill**

This project would install 500 feet of sidewalk along the south side of W. 12th Street from Delta Drive to 1902 W. 12th Street.

Attach Map:



Operations and Maintenance Impact on Budget:

Current:

This will impact the debt service levy since bond funding is being used.

Long-Term:

This will not impact the debt service levy, since property owners are responsible for the adjacent sidewalks.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction						25,000	25,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	-	-	-	25,000	25,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond						25,000	25,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
							-
							-
							-
<b>Total Source</b>	-	-	-	-	-	25,000	25,000
Funding Source:	<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>		
GO	25,000	Design		FY24		FY24	
		Land/Right of Way					
		Utility Relocation					
		Construction		FY24		FY24	
		Other:					
<b>Total</b>	<b>\$25,000</b>	<b>Total Project</b>		<b>FY24</b>		<b>FY24</b>	

# City of Cedar Falls Capital Improvement Program

CIP Number: Y

Department:  
Community Development

Division:  
Engineering

Project Number:

**Project Description:**

**Storm Sewer: Terrace Drive Storm Sewer Extension**

This project will provide storm sewer on Terrace Drive between University Avenue and Sunray Drive in an area containing no storm sewer in existing street area.



**Operations and Maintenance Impact on Budget:**

**Current:**  
This will not impact the debt service levy since the storm water fund is being used.

**Long-Term:**  
The storm sewer will be maintained by the Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction				200,000			200,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	-	200,000	-	-	200,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Storm Water Fund				200,000			200,000
							-
							-
							-
<b>Total Source</b>	-	-	-	200,000	-	-	200,000
Funding Source:	Project Schedule			Start	Finish		
STW	200,000	Design			FY22	FY22	
		Land/Right of Way					
		Utility Relocation					
		Construction			FY22	FY22	
		Other:					
<b>Total</b>	<b>\$200,000</b>	<b>Total Project</b>			FY22	FY22	

# City of Cedar Falls Capital Improvement Program

CIP Number: **Z**

Department:  
**Community Development**

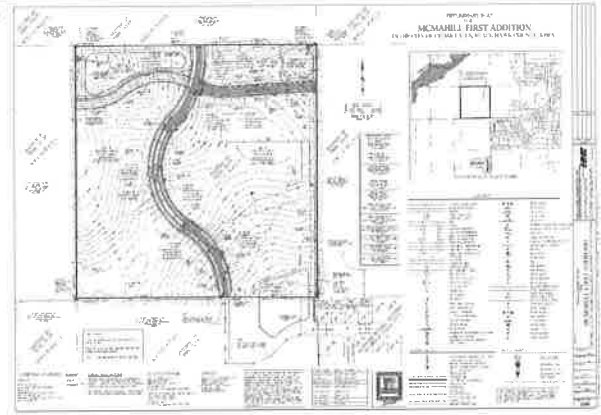
Division:  
**Engineering**

Project Number:

**Project Description:**

**Streets: Ashworth Drive Extension**

This project would extend Ashworth Drive west from Arbors Drive to the west property limits of the joint school/park land currently under development. All developments are required to extend roads to their limits for future connections with developing areas adjacent.



**Operations and Maintenance Impact on Budget:**

**Current:**

This will impact the debt service levy since General Obligation Bond will be used.

**Long-Term:**

This road will be maintained by Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design					25,000		25,000
Land/Right of Way							-
Utility Relocation							-
Construction						250,000	250,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-		-	25,000	250,000	275,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond					12,500	125,000	137,500
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Storm Water Fund							-
School District					12,500	125,000	137,500
							-
							-
							-
<b>Total Source</b>	-	-	-	-	25,000	250,000	275,000
Funding Source:	Project Schedule			Start	Finish		
GO	137,500			Design	FY21	FY21	
SCHOOLS	137,500			Land/Right of Way			
				Utility Relocation			
				Construction	FY22	FY22	
				Other:			
<b>Total</b>	<b>\$275,000</b>			<b>Total Project</b>	FY21	FY22	

## City of Cedar Falls Capital Improvement Program

CIP Number: AA

Department:  
Community Development

Division:  
Engineering

Project Number:

**Project Description:**

Streets: Barnett Drive Extension

This project provides for the future extension of Barnett Drive south to intersect with 22nd Street.



**Operations and Maintenance Impact on Budget:**

Current:  
This will impact the debt service levy since bond funding is being used.

Long-Term:  
The street will be maintained by the Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design					200,000		200,000
Land/Right of Way					200,000		200,000
Utility Relocation							-
Construction						1,400,000	1,400,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	-	-	400,000	1,400,000	1,800,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond					80,000	280,000	360,000
Federal/State Funding					320,000	1,120,000	1,440,000
Local Sales Tax							-
Capital Projects							-
							-
							-
							-
							-
<b>Total Source</b>	-	-	-	-	400,000	1,400,000	1,800,000
Funding Source:	Project Schedule			Start	Finish		
F/S	1,440,000			Design	FY23	FY23	
GO	360,000			Land/Right of Way	FY23	FY23	
				Utility Relocation			
				Construction	FY24	FY24	
				Other:			
<b>Total</b>	<b>\$1,800,000</b>			<b>Total Project</b>	FY23	FY24	

# City of Cedar Falls Capital Improvement Program

CIP Number: **BB**

Department:  
**Community Development**

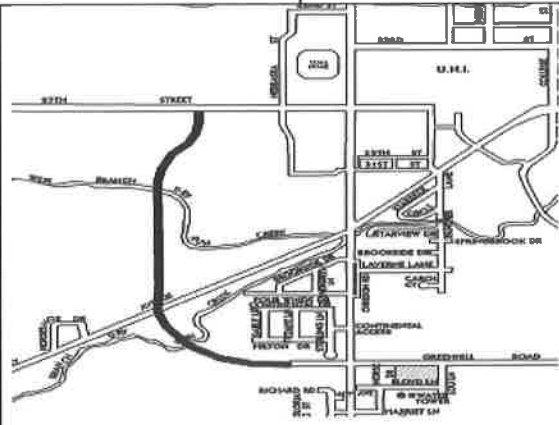
Division:  
**Engineering**

Project Number:

**Project Description:**

**Streets: Greenhill Road Corridor Lighting**

This project will construct corridor lighting along the Greenhill Road Extension Project. The FY19 funding will be for lighting at the Round-a-bout at University and Greenhill and at the W. 27th St. intersection.



**Operations and Maintenance Impact on Budget:**

**Current:**  
This will impact the debt service levy since General Obligation Bond will be used.

**Long-Term:**  
The street lights will be maintained by Cedar Falls Utilities.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design	7,500				15,000		22,500
Land/Right of Way							-
Utility Relocation							-
Construction	50,000					150,000	200,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	57,500	-	-	-	15,000	150,000	222,500
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond	57,500				15,000	150,000	222,500
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Storm Water Fund							-
General Revenue							-
							-
							-
							-
<b>Total Source</b>	57,500	-	-	-	15,000	150,000	222,500
Funding Source:							
GO	222,500						
		Project Schedule		Start	Finish		
		Design		FY18			
		Land/Right of Way					
		Utility Relocation					
		Construction		FY19	FY24		
		Other:					
Total	\$222,500	Total Project		FY18	FY24		

## City of Cedar Falls Capital Improvement Program

CIP Number: CC

Department:  
Community Development

Division:  
Engineering

Project Number:

**Project Description:**

**Streets:** Greenhill Road/University Avenue Landscaping

This project will provide landscaping improvements to the roundabout at Greenhill Road/University Ave.



**Operations and Maintenance Impact on Budget:**

**Current:**  
This will impact the debt service levy since General Obligation Bond is being used.

**Long-Term:**  
The landscaping will be maintained by Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design	15,000						15,000
Land/Right of Way							-
Utility Relocation							-
Construction		160,000					160,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	15,000	160,000	-	-	-	-	175,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond	15,000	160,000					175,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Storm Water Fund							-
							-
							-
							-
<b>Total Source</b>	15,000	160,000	-	-	-	-	175,000
Funding Source:			<b>Project Schedule</b>	<b>Start</b>	<b>Finish</b>		
GO	175,000		Design	FY18	FY18		
			Land/Right of Way				
			Utility Relocation				
			Construction				
			Other:	FY18	FY18		
<b>Total</b>	<b>\$175,000</b>		<b>Total Project</b>	<b>FY18</b>	<b>FY18</b>		

**City of Cedar Falls Capital Improvement Program**

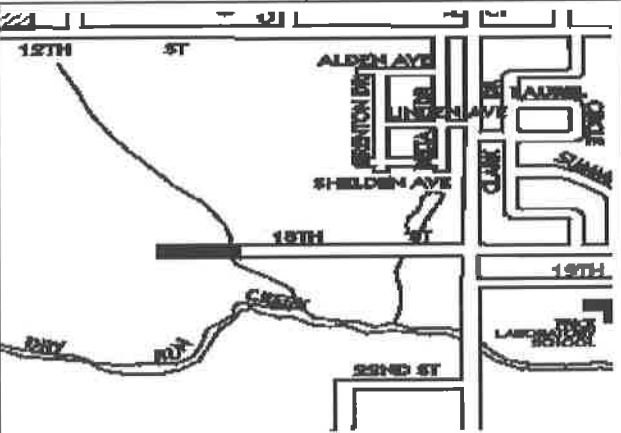
CIP Number: DD

Department:  
Community Development

Division:  
Engineering

Project Number:

Project Description:  
**Streets: W. 18th Street Extension**  
Extension of West 18th Street across City-owned property. This will connect the end of 18th Street to future 18th Street located immediately west of the City-owned parcel.



Operations and Maintenance Impact on Budget:  
Current:  
This will impact the debt service levy since bond funding is being used.  
Long-Term:  
The street will be maintained by the Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction						250,000	250,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	-	-	-	250,000	250,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond						125,000	125,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Private Contribution						125,000	125,000
							-
							-
<b>Total Source</b>	-	-	-	-	-	250,000	250,000

Funding Source:		Project Schedule	Start	Finish
GO Bonds	125,000	Design		
PRIV	125,000	Land/Right of Way		
		Utility Relocation		
		Construction	FY24	FY24
		Other:		
<b>Total</b>	<b>\$250,000</b>	<b>Total Project</b>	<b>FY24</b>	<b>FY24</b>

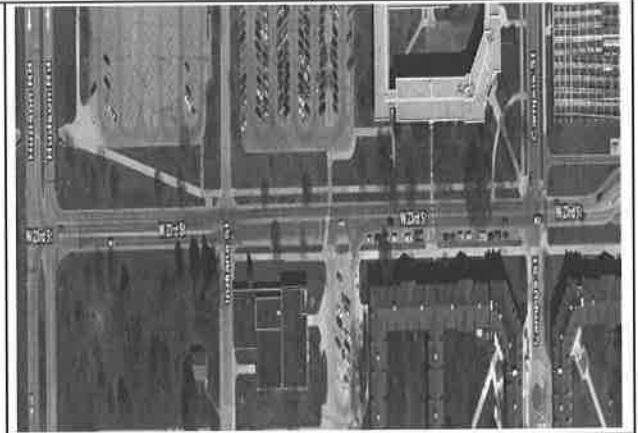
<b>City of Cedar Falls Capital Improvement Program</b>	CIP Number: <b>EE</b>
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Department: <b>Community Development</b>	Division: <b>Engineering</b>	Project Number:
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Project Description:

**Streets: W. 23rd Street Recon**

Extension of West 18th Street across City-owned property. This will connect the end of 18th Street to future 18th Street located immediately west of the City-owned parcel.



Operations and Maintenance Impact on Budget:

Current:  
This will impact the debt service levy since bond funding is being used.

Long-Term:  
The street will be maintained by the Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design					50,000		50,000
Land/Right of Way							-
Utility Relocation							-
Construction						450,000	450,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	-	-	50,000	450,000	500,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond					50,000		50,000
Federal/State Funding							-
Local Sales Tax						350,000	350,000
Capital Projects							-
Private Contribution						100,000	100,000
							-
							-
							-
<b>Total Source</b>	-	-	-	-	50,000	450,000	500,000
Funding Source:	Project Schedule			Start	Finish		
GO Bonds	50,000	Design					
PRIV	100,000	Land/Right of Way					
LOST	350,000	Utility Relocation					
		Construction			FY20	FY20	
		Other:					
<b>Total</b>	<b>\$500,000</b>	<b>Total Project</b>			<b>FY20</b>	<b>FY20</b>	



## City of Cedar Falls Capital Improvement Program

CIP Number: FF

Department:  
Community Development

Division:  
Engineering

Project Number:

**Project Description:**

**Streets: West 27th Street Widening**

This project will increase W. 27th Street from a two lane section of roadway to a four lane section, beginning at Greenhill Road and continuing for a distance fo 2000 feet to the west.

Attach Map:



**Operations and Maintenance Impact on Budget:**

**Current:**  
This will impact the debt service levy since bond funding is being used.

**Long-Term:**  
The street will be maintained by the Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way		75,000					75,000
Utility Relocation							-
Construction			750,000				750,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	75,000	750,000	-	-	-	825,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond		75,000	750,000				825,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
							-
							-
							-
							-
<b>Total Source</b>	-	75,000	750,000	-	-	-	825,000
Funding Source:			Project Schedule		Start	Finish	
GO Bonds	825,000		Design		FY20	FY20	
F/S	-		Land/Right of Way		FY20	FY20	
			Utility Relocation				
			Construction		FY21	FY21	
			Other:				
<b>Total</b>	\$825,000		<b>Total Project</b>		FY20	FY21	

# City of Cedar Falls Capital Improvement Program

CIP Number: GG

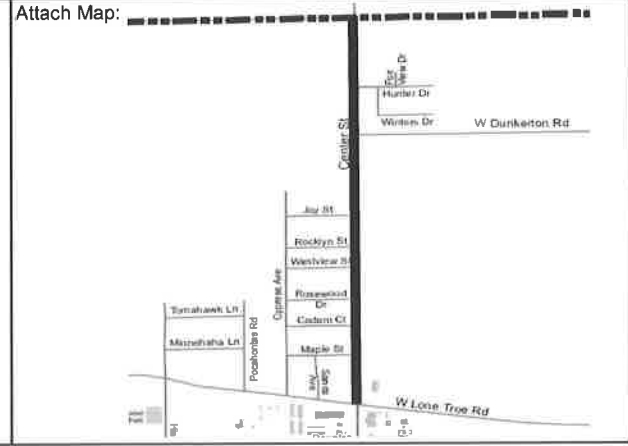
Department:  
Community Development

Division:  
Planning & Community Services

Project Number:

**Project Description:**  
**Center Street Trail - Paved Shoulder**

The Center Street trail from Lone Tree Road to the north city limits involves a 5-foot wide paved shoulder on both sides of the roadway.



**Operations and Maintenance Impact on Budget:**

**Current:**  
This will impact the debt service levy since bond funding is being used.

**Long-Term:**  
The paved shoulder trail will be maintained by the Municipal Operations and Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design					43,000		43,000
Land/Right of Way							-
Utility Relocation							-
Construction						430,000	430,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	-	-	43,000	430,000	473,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond					43,000	430,000	473,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
							-
							-
							-
<b>Total Source</b>	-	-	-	-	43,000	430,000	473,000
Funding Source:			<b>Project Schedule</b>	<b>Start</b>		<b>Finish</b>	
GO Bond	473,000			Design		FY23      FY24	
				Land/Right of Way			
				Utility Relocation			
				Construction		FY24      FY24	
				Other:			
<b>Total</b>	<b>\$473,000</b>	<b>Total Project</b>		<b>FY23</b>		<b>FY24</b>	

## City of Cedar Falls Capital Improvement Program

CIP Number: HH

Department:  
Community Development

Division:  
Planning & Community Services

Project Number:  
FL - 033 - 3088

Project Description:  
**Flood Control: Cedar River Safety and Whitewater Phase II**  
This project will study and construct a new whitewater feature to replace the existing Center Street Dam.



Operations and Maintenance Impact on Budget:  
Current:  
The recreational features will impact the debt service levy.

Long-Term:  
The public improvements will be maintained by Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design					1,500,000		1,500,000
Land/Right of Way							-
Utility Relocation							-
Construction						13,500,000	13,500,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	-	-	1,500,000	13,500,000	15,000,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond					300,000		300,000
Federal/State Funding						10,000,000	10,000,000
Local Sales Tax							-
Capital Projects							-
Flood Reserve							-
Private					1,200,000	3,500,000	4,700,000
Black Hawk Cnty Gaming							-
							-
<b>Total Source</b>	-	-	-	-	1,500,000	13,500,000	15,000,000
Funding Source:	Project Schedule			Start	Finish		
GO Bond 300,000	Design			FY23	FY23		
F/S 10,000,000	Land/Right of Way						
PRIV 4,700,000	Utility Relocation						
FR -	Construction			FY24	FY25		
BHCG -	Other:						
<b>Total \$15,000,000</b>	<b>Total Project</b>			FY23	FY25		

# City of Cedar Falls Capital Improvement Program

CIP Number: II

Department:  
Community Development

Division:  
Planning & Community Services

Project Number:

**Project Description:**  
**Sidewalk/Trails: Recreational Trail Signage Study**  
  
This project would study the existing recreational trail signage throughout Cedar Falls and make recommendations to standardize recreational trail signing system wide.



**Operations and Maintenance Impact on Budget:**  
**Current:**  
This will impact the debt service levy since bond funding is being used.  
  
**Long-Term:**  
The signage will be maintained by the Municipal Operations & Programs.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total	
Design					5,000		5,000	
Land/Right of Way							-	
Utility Relocation							-	
Construction						10,000	10,000	
Landscaping							-	
Equipment & Furnish							-	
Other							-	
<b>Total Costs</b>	-	-	-	-	5,000	10,000	15,000	
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total	
Gen. Obligation Bond					5,000	10,000	15,000	
Federal/State Funding							-	
Local Sales Tax							-	
Capital Projects							-	
Storm Water Fund							-	
							-	
							-	
<b>Total Source</b>	-	-	-	-	5,000	10,000	15,000	
Funding Source:	Project Schedule			Start	Finish			
GO	15,000	Design			FY23	FY24		
		Land/Right of Way						
		Utility Relocation						
		Construction						
		Other:						
<b>Total</b>	<b>\$15,000</b>	<b>Total Project</b>			<b>FY23</b>	<b>FY24</b>		

# City of Cedar Falls Capital Improvement Program

CIP Number: JJ

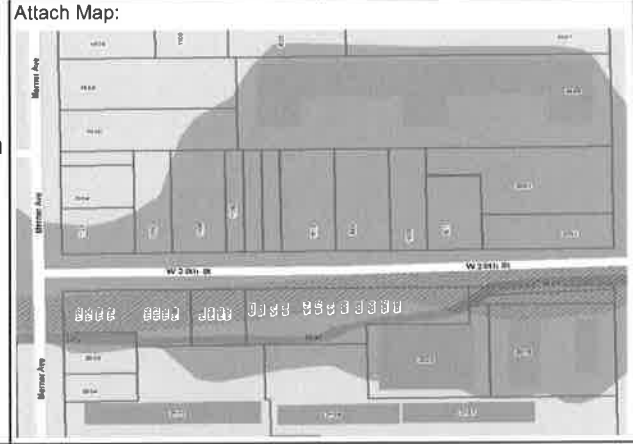
Department:  
Community Development

Division:  
Planning & Community Services

Project Number:

**Project Description:**  
University Branch-Dry Run Creek Floodplain Remapping

This project will provide floodplain mapping adjustments that should reduce the designated floodplain for the University Branch of Dry Run Creek. The remapping will take into account channel improvements to the Dry Run Creek Corridor from Campus Street to Clay Street that are scheduled for completion prior to FY21.




**Operations and Maintenance Impact on Budget:**  
Current:  
Since this project would be funded from General Obligation Bonds, it could impact the property tax levy.

Long-Term:  
This project will provide more complete, accurate, and updated maps that will allow property/business owners to potentially adjust flood insurance requirements and reduce rates.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other (Mapping)			45,000				45,000
<b>Total Costs</b>	-	-	45,000	-	-	-	45,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond			45,000				45,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
							-
							-
							-
							-
							-
<b>Total Source</b>	-	-	45,000	-	-	-	45,000

Funding Source:	Project Schedule	Start	Finish
GO Bonds	\$45,000	Design	
		Land/Right of Way	
		Utility Relocation	
		Construction	
		Other: (Mapping)	FY21
<b>Total</b>	<b>\$45,000</b>	<b>Total Project</b>	

City of Cedar Falls Capital Improvement Program						CIP Number: KK	
Department: Community Development			Division: Water Reclamation			Project Number:	
Project Description: Detention Basin Floor Repair  The floor in the detention basin has severe spading which will lead to failure eventually.							
Operations and Maintenance Impact on Budget: Current: This project will not have a significant impact on the current budget.  Long-Term:							
Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction					30,000		30,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	-	-	30,000		30,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
SRF					30,000		30,000
							-
							-
<b>Total Source</b>	-	-	-	-	30,000	-	30,000
Funding Source:		<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>	
SRF	30,000	Design		FY23		FY23	
		Land/Right of Way					
		Utility Relocation					
		Construction					
		Other:					
<b>Total</b>	<b>\$30,000</b>	<b>Total Project</b>		<b>FY23</b>		<b>FY23</b>	

## City of Cedar Falls Capital Improvement Program

CIP Number: LL

Department:  
Community Development

Division:  
Water Reclamation

Project Number:

**Project Description:**

**Park Drive Second Forcemain**

The Park Drive Lift Station has more pump capacity than the forcemain can handle leading to small overflows during extreme high rain events. A second, parallel line could be installed to handle excess flows.



**Operations and Maintenance Impact on Budget:**

**Current:**  
This has a major impact on the current budget.

**Long-Term:**

This has a significant impact on the SRF funds, requiring bonds to sold. This would have a significant impact on the debt of the division.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design						50,000	50,000
Land/Right of Way							-
Utility Relocation							-
Construction						1,450,000	1,450,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	-	-	-	1,500,000	1,500,000

Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - Downtown							-
SRB						1,500,000	1,500,000
							-
							-
<b>Total Source</b>	-	-	-	-	-	1,500,000	1,500,000

Funding Source:		Project Schedule	Start	Finish
SRB	1,500,000	Design	FY24	FY24
		Land/Right of Way		
		Utility Relocation		
		Construction		
		Other:		
<b>Total</b>	<b>\$1,500,000</b>	<b>Total Project</b>	<b>FY24</b>	<b>FY24</b>

## City of Cedar Falls Capital Improvement Program

CIP Number: MM

Department:  
Community Development

Division:  
Water Reclamation

Project Number:

**Project Description:**

**Plant Lift Station VFD Upgrades**

Aging pump drives in two stations at the treatment plant are near the end of their useful lives. Current VFDs are inefficient and overly complicated. Updates such as these are a regular maintenance requirement to keep the plant running effectively and efficiently.



**Operations and Maintenance Impact on Budget:**

**Current:**

This should have minimal impact on the current budget.

**Long-Term:**

The long ranges costs can be significantly higher if upgrades are not completed in a timely manner.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction			20,000			30,000	50,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	20,000	-	-	30,000	50,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
TIF - S Industrial Park							-
Sewer Rental Fund			20,000			30,000	50,000
							-
							-
<b>Total Source</b>	-	-	20,000	-	-	30,000	50,000
Funding Source:							
SRF	50,000						
		Project Schedule		Start	Finish		
		Design		FY21	FY24		
		Land/Right of Way					
		Utility Relocation					
		Construction					
		Other:					
<b>Total</b>	<b>\$50,000</b>		<b>Total Project</b>	<b>FY21</b>	<b>FY24</b>		



## City of Cedar Falls Capital Improvement Program

CIP Number: **NN**

Department:  
**Community Development**

Division:  
**Water Reclamation**

Project Number:

**Project Description:**

**Sludge Pump Replacements**

Existing positive displacement pumps are 30 years old and need to be replaced with newer technology pumps.



**Operations and Maintenance Impact on Budget:**

**Current:**

This project will have little impact on the budget.

**Long-Term:**

It is difficult to find parts for several components at the treatment plant and lift stations. The upgrades will provide for updated, reliable equipment when replacements are needed.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish				20,000			20,000
Other							-
<b>Total Costs</b>	-	-	-	20,000	-	-	20,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Sewer Rental Fund				20,000			20,000
							-
							-
							-
							-
<b>Total Source</b>		-	-	20,000	-	-	20,000
Funding Source:	Project Schedule			Start	Finish		
SRF	20,000						
	Design						
	Land/Right of Way						
	Utility Relocation						
	Construction						
	Other:				FY22		FY22
<b>Total</b>	<b>\$20,000</b>	<b>Total Project</b>			<b>FY22</b>		<b>FY22</b>

**City of Cedar Falls Capital Improvement Program** CIP Number: OO

Department:  
Community Development

Division:  
Water Reclamation

Project Number:

**Project Description:**  
  
Ulrich Park Lift Station  
  
A new lift station in the area of Ulrich Park would open up additional areas for development in the northwest part of the city. It will be designed such that it could replace a smaller, older lift station in Lakewood Hills.



**Operations and Maintenance**  
Current:  
Sewer Rental Bonds will need to be sold  
  
Long-Term:  
This will have an impact on the Operating Budget by increasing sewer rental fees to cover the cost of bond repayment. It will replace an older, less efficient lift station.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design					500,000		500,000
Land/Right of Way							-
Utility Relocation							-
Construction						1,500,000	1,500,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	-	-	500,000	1,500,000	2,000,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Sewer Revenue Bond					500,000	1,500,000	2,000,000
							-
							-
							-
<b>Total Source</b>	-	-	-	-	500,000	1,500,000	2,000,000
Funding Source:	Project Schedule			Start	Finish		
SRB	2,000,000				FY23		FY23
	-						
					FY24		FY24
<b>Total</b>	<b>\$2,000,000</b>				<b>FY24</b>		<b>FY24</b>

# City of Cedar Falls Capital Improvement Program

CIP Number: PP

Department:  
Municipal Operations and Programs

Division:  
Public Works/Parks Division

Project Number:

**Project Description:**

**Greenhill Road Drainage Improvements**

This project includes improving a storm drainage channel of approximately 1600' between the Green Hill Trail Spur and Briarwood Hills Dr. The relatively flat grade does not drain efficiently creating wet swampy conditions. The project will include the construction of a concrete drain channel to improve sheet flow for the area.



**Operations and Maintenance Impact on Budget:**

Current:  
This project will have an initial impact on the operating budget.

Long-Term:  
There will be some maintenance costs associated with maintaining the concrete flow way.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design					37,000		37,000
Land/Right of Way							-
Utility Relocation							-
Construction					250,000		250,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	-	-	287,000	-	287,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond					287,000		287,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Cedar Falls Utilities							-
							-
							-
							-
							-
<b>Total Source</b>	-	-	-	-	287,000	-	287,000
Funding Source:	<b>Project Schedule</b>		<b>Start</b>		<b>Finish</b>		
GO	287,000	Design	FY23		FY23		
		Land/Right of Way					
		Utility Relocation					
		Construction	FY23		FY23		
		Other:					
Total	\$287,000	<b>Total Project</b>					

<b>City of Cedar Falls Capital Improvement Program</b>		CIP Number: <b>QQ</b>
Department: <b>Municipal Operations &amp; Programs</b>	Division: <b>PW/Park Division - Park Dev.</b>	Project Number: <b>03.2394</b>

Project Description:  
**Park/Playground Development - New**

This is a yearly fund utilized to develop new parkland. Future improvements anticipated include improvements in northern Cedar Falls based on Northern Cedar Falls Recreation and Maintenance plan prepared by Confluence, restrooms, shelters, playground equipment, etc. Projects are identified and prioritized by staff and the Park and Recreation Commission. If available, matching funds are pursued through various grant sources. (Additional Funding)



Operations and Maintenance Impact on Budget:  
Current:  
Park staff will dedicate time to develop plans and budgets so improvements can be completed in an orderly manner within budget. The projects are summarized within an annual work plan.

Long-Term:  
The impact on operating budget would be if additional parkland and equipment is purchased along with maintenance of the areas. More exact long term costs will be dependent on the size of the parcel purchased.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction	50,000		50,000		50,000		150,000
Landscaping							-
Equipment & Furnish	50,000		50,000		50,000		150,000
Other							-
<b>Total Costs</b>	<b>100,000</b>	<b>-</b>	<b>100,000</b>	<b>-</b>	<b>100,000</b>	<b>-</b>	<b>300,000</b>
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond	50,000		50,000		50,000		150,000
Federal/State Funding	50,000		50,000		50,000		150,000
Local Sales Tax							-
Capital Projects							-
							-
							-
							-
<b>Total Source</b>	<b>100,000</b>	<b>-</b>	<b>100,000</b>	<b>-</b>	<b>100,000</b>	<b>-</b>	<b>300,000</b>
Funding Source:	Project Schedule		Start		Finish		
F/S	150,000	Design					
GO Bond	150,000	Land/Right of Way					
		Utility Relocation					
		Construction					
		Other:		On-going		On-going	
<b>Total</b>	<b>\$300,000</b>	<b>Total Project</b>		On-going		On-going	

## City of Cedar Falls Capital Improvement Program

CIP Number: RR

Department:  
Municipal Operations & Programs

Division:  
PW/Park Division - Park Dev.

Project Number:

Project Description:

### Parkland Purchase

The current City of Cedar Falls Comprehensive Plan provides general areas of the city where future park land should be purchased to provide recreation and open space needs as the city develops to the north, south, east and west. In general terms, the City will be in need of neighborhood parks that range in size from 5 to 15 acres. Exact locations of the land purchases will be determined based on need, growth rates, and willingness of property owners to enter into agreement with the City, etc.



Operations and Maintenance Impact on Budget:

Current:  
Staff time to research possible land acquisitions/donations. No operating or maintenance impact until properties are acquired.

Long-Term:  
Increased operating budget to maintain the grounds and any structures/improvements that are added to the property.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land Purchase				250,000			250,000
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	-	250,000	-	-	250,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond				250,000			250,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Hotel/Motel Tax							-
							-
							-
							-
							-
<b>Total Source</b>	-	-		250,000	-	-	250,000
Funding Source:			Project Schedule		Start	Finish	
GO Bond	250,000		Design				
			Land/Right of Way	Ongoing		Ongoing	
	-		Utility Relocation				
			Construction				
			Other:				
Total	\$250,000		<b>Total Project</b>	Ongoing		Ongoing	

# City of Cedar Falls Capital Improvement Program

CIP Number: SS

Department:  
Municipal Operations & Programs

Division:  
PW/Park Division - Park

Project Number:

**Project Description:**

**Replace and Renovation of Skate Park Obstacles**

The skate park will be impacted by the sewer trunk line project and will need to be removed and possibly relocated to an alternate location. The current skate park equipment has been in place since 1999 and may need to be refirbished or replaced based on the amount of use the park has been receiving.



**Operations and Maintenance Impact on Budget:**

**Current:**  
Initial costs of relocating. Concrete replacement and equipment/obstacle upgrades.

**Long-Term:**  
On-going maintenance of the structures.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish			100,000				100,000
Other							-
<b>Total Costs</b>	-	-	100,000	-	-	-	100,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond			100,000				100,000
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
							-
							-
							-
							-
<b>Total Source</b>	-	-	100,000	-	-	-	100,000
Funding Source:		Project Schedule		Start	Finish		
GO Bond	100,000	Design					
		Land/Right of Way					
		Utility Relocation					
		Construction			FY21		FY21
		Other:					
<b>Total</b>	<b>\$100,000</b>	<b>Total Project</b>		FY21	FY21		

# City of Cedar Falls Capital Improvement Program

CIP Number: TT

Department:  
Municipal Operations & Programs

Division:  
Public Buildings

Project Number:

Project Description:

## Service Club Entrance Sign

This project would construct signs at the entrance of Cedar Falls identifying various service club organizations.



Operations and Maintenance Impact on Budget:

Current:

Paid with hotel/motel tax funds and private donations

Long-Term:

There will be an effect on the Operating Budget for maintenance for the sign and the area around the sign.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish							-
Other		50,000					50,000
<b>Total Costs</b>	-	50,000	-	-	-	-	50,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
Hotel/Motel Taxes		25,000					25,000
Private		25,000					25,000
							-
							-
							-
<b>Total Source</b>	-	50,000	-	-	-	-	50,000
Funding Source:		<b>Project Schedule</b>		<b>Start</b>	<b>Finish</b>		
		Design		FY20	FY20		
H/M	25,000	Land/Right of Way					
PRIV	25,000	Utility Relocation					
		Construction		FY20	FY20		
		Other: Coordinated with bond sale					
<b>Total</b>	<b>\$50,000</b>	<b>Total Project</b>		<b>FY20</b>	<b>FY20</b>		

## City of Cedar Falls Capital Improvement Program

CIP Number: UU

Department:  
Municipal Operations & Programs

Division:  
PW/Park Division - Street

Project Number:

**Project Description:**

**Equipment Maintenance Facility Expansion**

To improve efficiencies and the potential for facilities sharing with other governmental agencies, it will be necessary to expand the fleet maintenance facility into the refuse storage section. Provisions for this type of expansion were designed into the facility. Potential service users are State Patrol, CF Schools, BH County, CFU and small cities such as Dike and Hudson.



**Operations and Maintenance Impact on Budget:**

**Current:**

This project could be a shared funding by other governmental agencies minimizing the initial budget impact on the city budget

**Long-Term:**

Increased utility costs and additional wear on the facility.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design			80,000				80,000
Land/Right of Way							-
Utility Relocation							-
Construction				1,000,000			1,000,000
Landscaping							-
Equipment & Furnish							-
Other							-
<b>Total Costs</b>	-	-	80,000	1,000,000	-	-	1,080,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Vehicle Replacement				800,000			800,000
CFU							-
SCF			80,000	200,000			280,000
							-
							-
<b>Total Source</b>	-	-	80,000	1,000,000	-	-	1,080,000
Funding Source:		Project Schedule		Start		Finish	
VRF	800,000	Design		FY19		FY19	
Schools		Land/Right of Way					
State		Utility Relocation					
County		Construction		FY19		FY20	
SCF	280,000	Other:					
<b>Total</b>	<b>\$1,080,000</b>	<b>Total Project</b>		<b>FY19</b>		<b>FY20</b>	



## City of Cedar Falls Capital Improvement Program

CIP Number: VV

Department:  
Public Safety Services

Division:  
Fire Operations

Project Number:

**Project Description:**

**Hazardous Materials Upgrade**

In order to continue the ability to provide Hazardous Materials Response for the City for all incidents below Level "A", it is time to upgrade some of our equipment and supplies. It is also important to keep up with training of current and new personnel. A portion of these funds will be used to modify the Haz/Mat trailer to serve as a special operations trailer which will facilitate haz/mat, technical rescue and incident command operations. This trailer will also be available for other city departments and mutual aid partners to utilize.



**Operations and Maintenance Impact on Budget:**

**Current:**

Typically Hazardous Materials equipment and supply purchases are long term efforts. Supplies used during an incident are charged to the responsible party and replaced thereafter. However much of the equipment has expiration

**Long-Term:**

The life expectancy of the equipment is 7 years and 15 years for the trailer modifications

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish			5,000				5,000
Other							-
<b>Total Costs</b>	-	-	5,000	-	-	-	5,000
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond							-
Federal/State Funding							-
Local Sales Tax							-
Capital Projects			5,000				5,000
							-
							-
							-
							-
							-
<b>Total Source</b>	-	-	5,000	-	-	-	5,000
Funding Source:	Project Schedule		Start	Finish			
GO Bond	-	Design					
CP	5,000	Land/Right of Way					
		Utility Relocation					
		Construction					
		Other:		FY 21	FY21		
<b>Total</b>	<b>\$5,000</b>	<b>Total Project</b>		<b>FY 21</b>	<b>FY21</b>		

**City of Cedar Falls Capital Improvement Program**

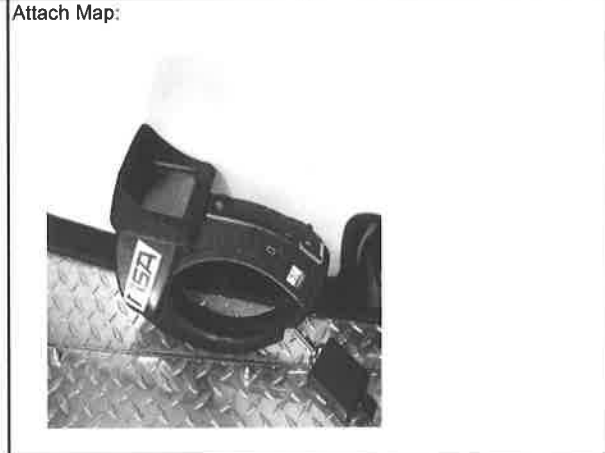
CIP Number: WW

Department:  
Public Safety Services

Division:  
Fire Operations

Project Number:

**Project Description:**  
Replacement of Thermal Imaging Units.  
  
Thermal Imaging cameras are used by firefighters in order to assist in "seeing" through smoke and into walls. The cameras are a very valuable firefighting and rescue tools. These tools have been proven to save several hundred thousand of dollars of property by finding hidden fires in walls and ceilings. The thermal imaging cameras are used on every incident that deals with smoke, heat and/or fire.



**Operations and Maintenance Impact on Budget:**  
Current:  
This will replace two of the thermal imaging units. The primary ongoing cost is simple maintenance and batteries which is covered in the operational budget.  
Long-Term:  
Replacement cycle should be considered every ten years.

Project Costs	FY19	FY20	FY21	FY22	FY23	FY24	Total
Design							-
Land/Right of Way							-
Utility Relocation							-
Construction							-
Landscaping							-
Equipment & Furnish	18,300					20,000	38,300
Other							-
<b>Total Costs</b>	<b>18,300</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>20,000</b>	<b>38,300</b>
Source of Funds	FY19	FY20	FY21	FY22	FY23	FY24	Total
Gen. Obligation Bond	18,300					20,000	38,300
Federal/State Funding							-
Local Sales Tax							-
Capital Projects							-
							-
							-
<b>Total Source</b>	<b>18,300</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>20,000</b>	<b>38,300</b>

Funding Source:		Project Schedule	Start	Finish
GO	38,300	Design		
		Land/Right of Way		
		Utility Relocation		
		Construction		
		Other:	FY19	FY24
<b>Total</b>	<b>38,300</b>	<b>Total Project</b>	<b>FY19</b>	<b>FY24</b>





DEPARTMENT OF FINANCE & 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 Brown and City Council Members  
**FROM:** Jennifer Rodenbeck, Director of Finance & Business Operations  
**DATE:** January 10, 2019  
**SUBJECT:** Annual Reimbursement Resolution

Please find attached a copy of the IRS mandated reimbursement resolution. Each year the City submits a list of projects prior to the sale of General Obligation bonds and Revenue bonds that allows the City to be eligible to reimburse ourselves from the bond funds for previously incurred expenses relating to the projects listed.

The attachment referred to in the resolution will be the FY19-FY24 Capital Improvements Program (CIP) that is also being presented to Council for approval. After formal adoption, a copy of the final CIP will be attached to the resolution and filed in the City's official records.

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

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

**RESOLUTION DECLARING AN OFFICIAL INTENT UNDER TREASURY  
REGULATION 1.150-2 TO ISSUE DEBT TO REIMBURSE THE CITY FOR  
CERTAIN ORIGINAL EXPENDITURES PAID IN CONNECTION WITH  
SPECIFIED PROJECTS**

**WHEREAS**, the City anticipates making cash expenditures for one or more capital improvements projects, generally described on Attachment A (each of which shall hereinafter be referred to as a "Project"), and

**WHEREAS**, the City reasonably expects to issue debt to reimburse the costs of a Project, and

**WHEREAS**, the Council believes it is consistent with the City's budgetary and financial circumstances to issue this declaration of official intent.

**NOW THEREFORE**, be it resolved by the City Council of the City of Cedar Falls, Iowa:

Section 1. That this Resolution be and does hereby serve as a declaration of official intent under Treasury Regulation 1.150-2.

Section 2. That it is reasonably expected that capital expenditures will be made in respect of the foregoing Projects, from time to time and in such amounts as this Council determines to be necessary or desirable under the circumstances then and there existing.

Section 3. That the City reasonably expects to reimburse all or a portion of the foregoing expenditures with the proceeds of bonds, notes or other indebtedness to be issued or incurred by the City in the future.

Section 4. That the total estimated costs of the projects, the maximum principal amount of bonds, notes or other indebtedness to be issued for the foregoing Projects and the estimated dates of completion of the Projects are reasonably expected to be as follows:

See Attachment A:

- All Projects with the identifications code of G.O. 2018, 2020, 2022, and 2024; SRF, SRB-5, SRB-6, SRB-7, and SRB-8.
- All Projects with the identifications code of TIF-UN, TIF-DT, TIF-CH, TIF-PP, and TIF-SCF.
- All Projects with CP, LST, FR, GFS, and STG.

If such grants are not received, it is intended that the costs to be financed will be increased accordingly.

Section 5. That the City reasonably expects to reimburse the above-mentioned Project costs no later than the later of eighteen months after the capital expenditures are paid or eighteen months after the property is placed in service.

Section 6. That this Resolution be maintained by the City Clerk in an Official Intent File maintained in the office of the City Clerk and available at all times for public inspection, subject to such revisions as may be necessary.

**ADOPTED** this 21<sup>st</sup> day of January 2019.

---

James P. Brown, Mayor

**ATTEST:**

---

Jacque Danielsen, MMC, City Clerk



## DEPARTMENT OF COMMUNITY DEVELOPMENT

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 James P. Brown and City Council

**FROM:** Chase Schrage, Principal Engineer

**DATE:** January 2, 2019

**SUBJECT:** Play to Play Playground Project  
Project No. PI-185-3156  
Request for PS&E Approval

Submitted within for City Council approval are the Plans, Specifications, and Estimate of Costs and Quantities for the Place to Play Playground Project.

I would recommend setting Monday, January 21, 2019 at 7:00 p.m. as the date and time for the public hearing on this project and Tuesday, January 29, 2019 at 2:00 p.m. as the date and time for receiving and opening bids. I would also request that the Notice to Bidders be published by January 11, 2019. The Plans and Specifications will be ready for distribution to contractors on January 11, 2019 allowing more than two (2) weeks of review before contract letting.

This project involves the construction of a play area in Greenhill Park that will provide recreation opportunities for individuals of all ages who have special needs. The plans will include play equipment, safety surfacing, fencing, etc. This project is to be completed in August of 2019.

The total estimated cost for the construction of this project is \$527,526. The majority of the project will be funded with private funds and a Black Hawk County Gaming Grant. Other funding sources that will be used may include hotel motel tax and the general revenue fund.

The Plans, Specifications, and Estimate of Costs and Quantities are available for your review at the City Clerk's office or the Engineering Division of the Community Development Department.

xc: Stephanie Houk Sheetz, Director of Community Development  
Mark Ripplinger, Director of Municipal Operations



## DEPARTMENT OF COMMUNITY DEVELOPMENT

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 James P. Brown and City Council

**FROM:** Chase Schrage, Principal Engineer

**DATE:** January 3, 2019

**SUBJECT:** 2019 Street Construction Project  
Project No. RC-000-3153  
Request for PS&E Approval

Submitted within for City Council approval are the Plans, Specifications, and Estimate of Costs and Quantities for the 2019 Street Construction Project.

I would recommend setting Monday, January 21, 2019 at 7:00 p.m. as the date and time for the public hearing on this project and Tuesday, January 29, 2019 at 2:00 p.m. as the date and time for receiving and opening bids. I would also request that the Notice to Bidders be published by January 11, 2019. The Plans and Specifications will be ready for distribution to contractors on January 11, 2019 allowing more than two (2) weeks of review before contract letting.

This project involves the construction of fourteen(14) City streets(see attached Exhibit A) totaling 2.78 miles. Work will include removal and replacement of the existing pavement, HMA overlays, subgrade compaction, storm sewer, subdrain, intake construction and replacement of driveway approaches and handicap ramps. Complete streets components were considered in the design of each roadway and checklists are on file with the City Engineer.

The total estimated cost for the construction of this project is \$4,798,387.18. The majority of the project will be funded with the Local Option Sales Tax funds. The project will involve new water main on Cedar Heights Drive, Melrose Drive and Franklin Street and will be funded by Cedar Falls Utilities. This project will also replace the sanitary sewer main on Lilac Lane and Franklin Street that will be funded by Sanitary Sewer Rental Fund.

This project meets the Organizational Goal #4 of the City Council goals for fiscal year 2019 by using Local Option Sales Tax for our annual Construction program.

The Plans, Specifications, and Estimate of Costs and Quantities are available for your review at the City Clerk's office or the Engineering Division of the Community Development Department.

att

xc: Stephanie Houk Sheetz, Director of Community Development



# MILEAGE SUMMARY

STREET	LOCATION	LIN. FT.	MILES
CEDAR HEIGHTS DRIVE	RAINBOW DRIVE TO PLEASANT DRIVE	1395	0.26
CLARK DRIVE	SUMMIT DRIVE TO LAUREL CIRCLE	587	0.11
LILAC LANE	McCLAIN DRIVE TO CARLTON DRIVE	1147	0.22
MELROSE DRIVE	UNIVERSITY AVE FRONTAGE TO ROYAL DRIVE	1332	0.25
FRANKLIN STREET	18TH STREET TO 20TH STREET	938	0.18
OREGON ROAD	DALLAS DRIVE TO SOUTH MAIN STREET	1129	0.21
EDWARDS AVENUE	RAINBOW DRIVE TO GRAND BLVD.	288	0.05
BIG WOODS ROAD	DUNKERTON ROAD TO CITY LIMITS	1308	0.25
GARDEN AVENUE	RAINBOW DRIVE TO PLEASANT DRIVE	1240	0.23
HIGHLAND DRIVE	3RD STREET TO 4TH STREET	311	0.06
HOLMES DRIVE	4TH STREET SOUTH TO HOLMES ELEMENTARY SCHOOL	674	0.12
LEXINGTON DRIVE	12TH STREET TO CONCORD DRIVE	456	0.09
TERRACE DRIVE	ROWND STREET TO DEAD END	379	0.07
HUDSON ROAD	UNI TO 12TH STREET	3505	0.66
TOTAL		14689	2.78

Prepared by: Iris Lehmann, Planner II, 220 Clay Street, Cedar Falls, IA 50613 (319) 273-8600

**ORDINANCE NO. 2935**

AN ORDINANCE REPEALING SECTION 29-107, DISTRICT BOUNDARIES OF DIVISION I GENERALLY OF ARTICLE III DISTRICTS AND DISTRICT REGULATIONS OF CHAPTER TWENTY-NINE (29) ZONING, OF THE CODE OF ORDINANCES, OF THE CITY OF CEDAR FALLS, IOWA, AND RE-ENACTING SAID SECTION 29-107 OF SAID ORDINANCE, AS AMENDED, SO AS TO APPLY AND INCLUDE TO THE CHANGE IN THE ZONING MAP OF THE CITY OF CEDAR FALLS, IOWA, AS PROVIDED BY THIS ORDINANCE

WHEREAS, the applicant, Panther Farms LLC, has requested a rezoning of 40.62 acres of land located at the north end of Arbors Drive and the west end of Richard Road in Cedar Falls, Iowa from A-1(Agricultural) to R-1 (Residence); and

WHEREAS, the Comprehensive Plan indicates that this property is designated for future Low Density Residential and Greenways/Floodplain; and

WHEREAS, the City Planning and Zoning Commission of the City of Cedar Falls, Iowa, has recommended approval to the City Council of the City of Cedar Falls, Iowa, to amend said Ordinance by removing the following described real estate from A-1, Agricultural District, and placing the same in the R-1, Residence District, as follows:

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, ALL IN TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5th P.M., CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE, S89°56'37"W 1330.50' ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 27 TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27; THENCE, N0°00'46"E 968.98'

ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE, N50°17'38"E 537.79'; THENCE, N50°13'16"E 301.37'; THENCE, NORTHEASTERLY 290.97' ALONG THE ARC OF A 500.00' RADIUS CURVE, CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING OF N66°54'44"E AND A CHORD DISTANCE OF 286.88'; THENCE, N83°35'00"E 45.01'; THENCE, S0°11'02"E 339.85'; THENCE, N89°53'10"E 375.31' TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE, S0°00'14"W 1282.49' ALONG SAID EAST LINE TO THE POINT OF BEGINNING, CONTAINING 40.62 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY

And

WHEREAS, the City Council of the City of Cedar Falls, Iowa, deems it to be in the best interests of the City of Cedar Falls, Iowa, that said proposal be made and approved; and

WHEREAS, the said Section 29-107, District Boundaries of Division I, Generally, of Article III, Districts and District Regulations, of Chapter Twenty-nine (29), Zoning, of the Code of Ordinances of the City of Cedar Falls, Iowa, provides that the zoning map of the City of Cedar Falls, Iowa, attached thereto, is incorporated into and made a part of said Ordinance;

WHEREAS, notice of public hearing has been published, as provided by law, and such hearing held on the proposed amendment; now, therefore,

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

Section 1. That the following described real estate:

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, ALL IN TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5th P.M., CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE, S89°56'37"W 1330.50' ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 27 TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27; THENCE, N0°00'46"E 968.98' ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE, N50°17'38"E 537.79'; THENCE, N50°13'16"E 301.37'; THENCE, NORTHEASTERLY 290.97' ALONG THE ARC OF A 500.00' RADIUS CURVE,

CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING OF N66°54'44"E AND A CHORD DISTANCE OF 286.88'; THENCE, N83°35'00"E 45.01'; THENCE, S0°11'02"E 339.85'; THENCE, N89°53'10"E 375.31' TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE, S0°00'14"W 1282.49' ALONG SAID EAST LINE TO THE POINT OF BEGINNING, CONTAINING 40.62 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY

Be and the same is hereby removed from the A-1, Agricultural District and added to the R-1, Residence District.

Section 2. That the zoning map of the City of Cedar Falls, Iowa, be and the same is hereby amended to show the property described in Section 1, above, as now being in R-1, Residence District, and the amended map is hereby ordained to be the zoning map of the City of Cedar Falls, Iowa, as amended.

Section 3. That said Section 29-107, District Boundaries of Division I, Generally, of Article III, Districts and District Regulations, of Chapter Twenty-nine (29), Zoning, of the Code of Ordinances of the City of Cedar Falls, Iowa, be and the same is hereby repealed and hereby re-enacted in the identical language as the same now is, in order that the same shall apply to and include the change hereby made in the zoning map of the City of Cedar Falls, Iowa.

INTRODUCED: \_\_\_\_\_ January 7, 2019

PASSED 1<sup>ST</sup> CONSIDERATION: \_\_\_\_\_ January 7, 2019

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

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

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

\_\_\_\_\_  
James P. Brown, Mayor

ATTEST:

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

**From:** Robert Frederick  
**Date:** January 15, 2019 at 1:56:49 PM CST  
**To:** <[jim.brown@cedarfalls.com](mailto:jim.brown@cedarfalls.com)>  
**Subject:** Civil Service Commission Resignation

Dear Mayor Brown:

It is with regret that I am submitting this letter of resignation from the Cedar Falls Civil Service Commission effective immediately after the close of business with the commission on Wednesday, January 16, 2019. A very serious, private family situation has arisen that requires my undivided attention. I am grateful to you, former mayor Jon Crews and the Cedar Falls City Council for the opportunity to serve my community as a citizen volunteer in this small way.

Respectfully,  
Bob

--

Robert J. Frederick, Director  
UNI Career Services  
102 Gilchrist Hall  
University of Northern Iowa

## COMMITTEE OF THE WHOLE

City Hall – Council Chambers

January 7, 2019

The Committee of the Whole met in the Council Chambers at 6:15 p.m. on January 7, 2019, 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. Planning and Zoning Commission members present were Chelle Adkins, David Hartley, Mardy Holst, Kyle Larson, and Brad Leeper. Staff members attended from all City Departments. Tom Nelson with the Waterloo Courier and other members of the community attended.

Mayor Brown called the meeting to order and introduced the first item on the agenda, Capital Improvement Program (CIP) – Joint Meeting with Planning & Zoning Commission. Jennifer Rodenbeck, Director of Finance and Business Operations stated the CIP is a planning document and does not authorize funding of the project. She stated there are 210 projects totaling over \$282 million. She stated the document incorporates council goals and includes both infrastructure as well as quality of life projects. She also noted that the CIP was developed to maintain an even effect on tax rates. Ms. Rodenbeck then reviewed various projects and the timing of them. She reviewed 18 Stormwater projects totaling \$3.5 million and 21 Sewer project totaling \$58 million. She stated each of these funds will have a rate increase to help fund these projects. Mayor Brown opened it for comment from the Council and the Planning & Zoning Committee. A brief discussion was held. Ms. Rodenbeck stated when using flood reserves to fund project, this depletes the flood reserve fund which could be used for future emergency events and she commented these funds are not reimbursed.

Mayor Brown introduced the final item on the agenda bills and payroll. Daryl Kruse moved to approve the bills as presented and David Wieland seconded the motion. The motion carried unanimously.

There being no further discussion Mayor Brown adjourned the meeting at 6:47 p.m.

Minutes by Lisa Roeding, Controller/City Treasurer

**CIVIL SERVICE COMMISSION**  
City of Cedar Falls  
CEDAR FALLS, IOWA

January 16, 2019

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

Dear Mayor Brown and Council Members:

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

Rank	Name	Combined Average Test Score	Veteran's Preference	Total Points With Preference
1	Brett Armstrong	432		432
2	Elahi Safiah	379		379

Respectfully Submitted,

  
\_\_\_\_\_  
Robert Frederick, Commissioner

  
\_\_\_\_\_  
Sue Ambrecht, Commissioner

  
\_\_\_\_\_  
John Clopton, Commissioner

Orig: Jacque Danielsen, City Clerk  
Cc: Stephanie Houk Sheetz, Director of Community Development  
Chase Schrage, Principal Engineer  
Civil Service Records

**CIVIL SERVICE COMMISSION**

City of Cedar Falls  
CEDAR FALLS, IOWA

January 16, 2019

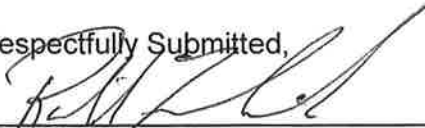
Honorable Mayor and City Council  
City Hall, 220 Clay Street  
Cedar Falls, IA 50613

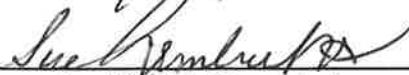
Dear Mayor Brown and Council Members:


The Civil Service Commission of the City of Cedar Falls, Iowa authorized administration of promotional testing for the position of Public Works & Parks Supervisor. Listed below are candidates with their combined weighted average scores in rank order. Per Iowa Code Chapter 400, Veteran's preference points are not applicable to promotional lists. Tied percentages are presented in alphabetical order, if applicable.

Rank	Applicant Name	Combined Weighted Average Score
1	Cody Kayser	1089
2	Brett Morris	1077
3	Douglas Miller	1040
4	Adam Burg	956
5	Jason Yearous	913
6	Jeremiah Hook	883
7	Matt Solheim	862
8	Taylor Heideman	855
9	Dillon Lundy	850
10	Josh Timmerman	850
11	Andrew Pugh	832
12	Cory Koger	827
13	Sam Barrett	810
14	John Hager	787
15	Nicholas Erickson	751
16	Brent Barloon	750
17	Jason Tresemer	739
18	Joshua Ahrenstorff	710

Respectfully Submitted,

  
Robert Frederick, Commissioner

  
Sue Armbrrecht, Commissioner

  
John Clopton, Commissioner

Orig: Jacque Danielsen, City Clerk  
Cc: Mark Ripplinger, Director of Municipal Operations & Programs;  
Brian Heath Public Works & Parks Supervisor;  
Civil Service Records





**DEPARTMENT OF PUBLIC SAFETY SERVICES**

POLICE OPERATIONS  
CITY OF CEDAR FALLS  
220 CLAY STREET  
CEDAR FALLS, IOWA 50613

319-273-8612

**MEMORANDUM**

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**To:** Mayor Brown and City Councilmembers  
**From:** Jeff Olson, Public Safety Services Director/Chief of Police  
**Date:** January 17, 2019  
**Re:** Beer/Liquor License Applications

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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) Pancho's Mexican Grill, 6421 University Avenue, Class B beer - renewal.
- b) Hy-Vee Tasting Room, 6301 University Avenue, Special Class C liquor - renewal.
- c) Fraternal Order of Eagles, 2125 West Lone Tree Road, Class C liquor & outdoor service - renewal.



**DEPARTMENT OF MUNICIPAL OPERATIONS & PROGRAMS**

**CITY OF CEDAR FALLS, IOWA**

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

**MEMORANDUM**

**TO:** Mayor James P. Brown and City Council

**FROM:** Mark Ripplinger, Director of Municipal Operations & Programs

**DATE:** January 8, 2019

**SUBJECT:** Lease approval – Flood buyout properties

Residents often express an interest in leasing the vacant parcels of land which are part of a periodic flood buyout program, for additional open green space adjacent to their property or to plant gardens. In the past there were only a few parcels that were desirable. However, after the 2008 flood event removed numerous structures in established neighborhoods, interest in leasing grew.

Attached to this cover memo are leases requiring approval from the City Council. The individuals who signed the leases provided the City with the necessary liability insurance coverage in order to utilize the property.

MOP and the Park Division Staff believe 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 Department of Municipal Operations & Programs recommends that the City Council approve these leases. Let me know if you have any questions or comments.

**CITY OF CEDAR FALLS  
LEASE**

PARCEL NO. 8914-02-402-002

---

LEASE NO. PK-2018-015 COUNTY: Black Hawk

THIS LEASE, made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 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 Patrick Renner ("Tenant"), whose address for the purpose of this lease is 501 E. Dunkerton Road, Cedar Falls, IA, 50613.

The parties agree as follows:

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

AUDITOR BARNES PLAT NO 6 E 100 FT W 300 FT LOT 36 EXC S 200 FT

the address of which is locally known as 8914-02-402-002 Cedar Falls, Iowa 50613 (hereinafter the "Premises"), for a term beginning on the 1st day of January, 2019, and ending on the 31st day of December, 2021, 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.

**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. LIABILITY 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. Each of the following shall constitute an event of default by Tenant: (1) Failure to pay rent when due; and (2) 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 the balance of the rent agreed to be paid for the term herein provided, plus 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 given by Tenant to Landlord in connection with this Lease shall be sent to the following address:

Return Both Copies Signed to:

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

**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 29, 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 Municipal Operations & Programs, 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:

\_\_\_\_\_  
James Brown, Mayor

\_\_\_\_\_  
Date

Attest:

\_\_\_\_\_  
Jacque Danielsens, CMC, City Clerk

\_\_\_\_\_  
Date

**TENANT**

By:

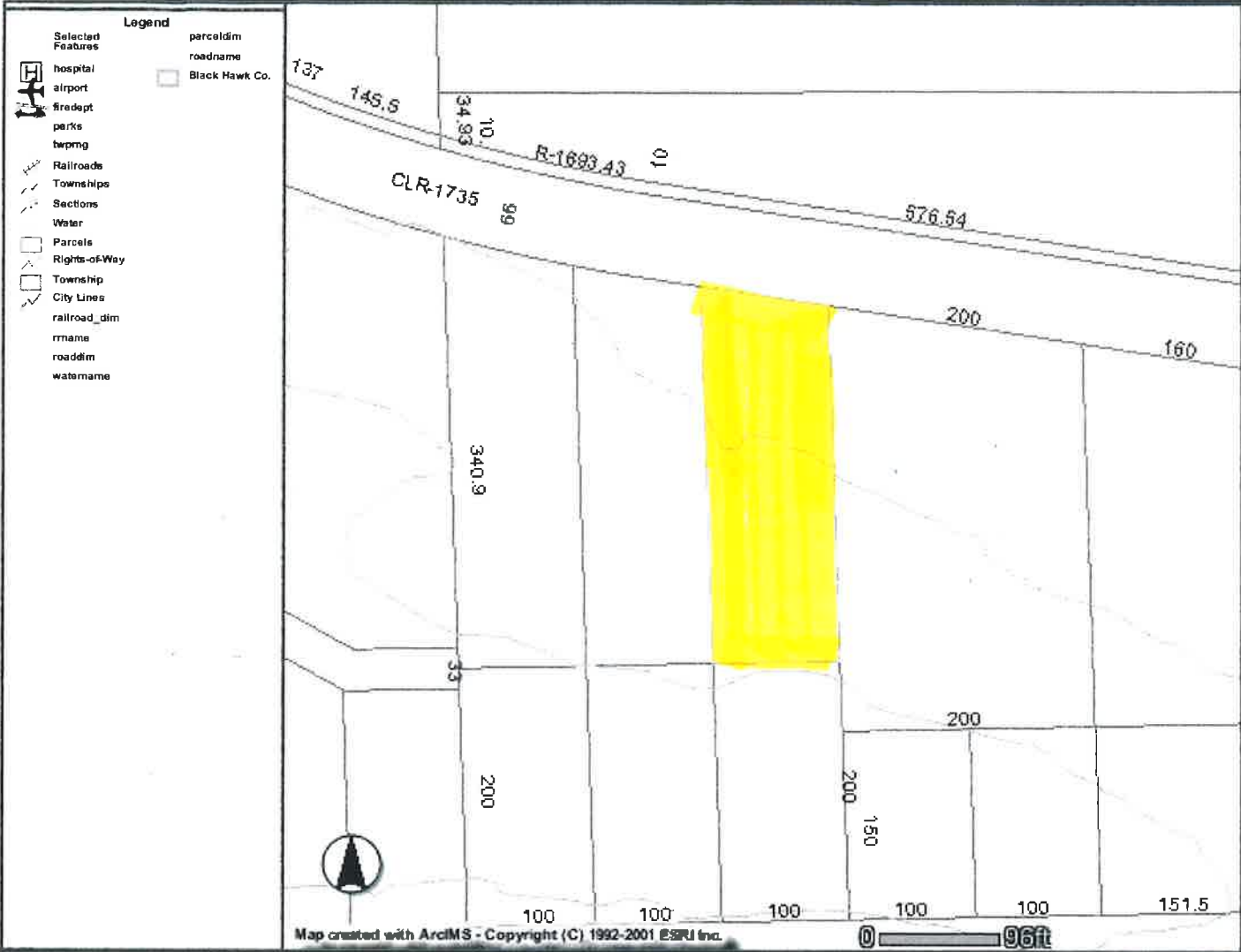
*Patrick J. Renner*  
\_\_\_\_\_  
Signature

*12-21-18*  
\_\_\_\_\_  
Date

*Patrick J Renner*  
\_\_\_\_\_  
Print Name

*501 E Dunkerton Rd Cedar Falls*  
\_\_\_\_\_  
Address

Parcel ID: 8914-02-402-002  
 Deed Holder: CITY OF CEDAR FALLS  
 Legal: AUDITOR BARNES PLAT NO 6 E 100 FT W 300 FT LOT 36 EXC



Black Hawk County, Iowa  
 316 East 5th Street  
 Waterloo, Iowa 50703-4774  
 Phone: (319) 833-3002  
 Fax: (319) 833-3070  
 E-mail: [auditor@co.black-hawk.ia.us.org](mailto:auditor@co.black-hawk.ia.us.org)

Map Disclaimer: This map does not represent a survey. No liability is assumed for the accuracy of the data delineated herein, either expressed or implied by Black Hawk County, the Black Hawk County Assessor or their employees. This map is compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.





**ROAD AND RESIDENCE POLICY SUMMARY  
AMENDED SUMMARY**

PATRICK RENNER  
501 E DUNKERTON RD  
CEDAR FALLS IA 50613

Agency: 1752-EC  
PEDERSEN DOWIE CLABBY & MCCAUSLAND

Change Date: 12-17-18

**Reason for Form**

Add CITY OF CEDAR FALLS, IOWA as additional insured on home located at 501 E DUNKERTON RD;

Please refer to the individual policy declarations and forms for the specific terms and conditions on Road and Residence policy number Y54353-2.

**This is not a bill. If premium is due, a billing notice will be sent separately.**

**COVERAGE AND PREMIUM SUMMARY**

Homeowners .....	\$	917.00
Auto .....	\$	1,342.00
<b>Total</b> .....	\$	<b>2,259.00</b>

**SPECIAL DEDUCTIBLE FEATURE**

When separate deductibles apply to different items of property involved in the same loss, we will deduct from the amount of the loss no more than the single highest deductible amount.

**PREMIUM DISCOUNTS**

- \* Road and Residence Package
- \* Mature Homeowner
- \* More Vehicles Than Drivers
- \* Paid in Full
- \* Home Responsibility
- \* Multi-Vehicle
- \* Auto Responsibility
- \* Valued Customer

**PREMIUM SUMMARY**

No additional/return premium  
The premium has been paid in full.

**Corporate Headquarters Address/Phone Number**

**ACUITY**  
**2800 South Taylor Drive**  
**PO Box 58**  
**Sheboygan, Wisconsin 53082-0058**  
**800.242.7666**



Secretary



President



**ROAD AND RESIDENCE HOMEOWNERS  
AMENDED DECLARATIONS**

Named Insured:  
PATRICK RENNER  
501 E DUNKERTON RD  
CEDAR FALLS IA 50613

Agency: 1752-EC 319.234.8888  
PEDERSEN DOWIE CLABBY & MCCAUSLAND  
PO BOX 2597  
WATERLOO IA 50704

Policy Number: Y54353-2  
Change Date: 12-17-18

Policy Period: 04-24-18 to 04-24-19

Dwelling 1: Residence Premises located at:  
THE ABOVE ADDRESS

Coverages E and F are extended to the Additional Residences located at:  
PARCEL #8914-02-402-002 BLACKHAWK COUNTY IA 50613

**COVERAGES AND LIMITS OF LIABILITY**

Coverage A - Dwelling (Guaranteed Replacement) .....	\$174,000
Coverage B - Other Structures .....	\$26,100
Coverage C - Personal Property.....	\$130,500
Coverage D - Loss of Use.....	\$104,400
Blanket Limit applying to Coverage B, Coverage C, Coverage D.....	\$261,000
We will pay up to the Blanket Limit for any one occurrence resulting in loss or damage covered under Coverage B, Coverage C or Coverage D	

Property Deductible: \$1,000 deductible applies to losses under this policy's property coverage.  
A deductible is the part of a loss that you must bear.

Boeckh Residential Building Cost Index: 690.5

Coverage E - Personal Liability per Occurrence .....	\$500,000
Coverage F - Medical Payments per Person .....	\$1,000
Personal Injury Aggregate Limit of Liability .....	\$500,000

**PREMIUMS**

Basic.....	\$821.00
Increased Coverage E.....	\$26.00

**Dwelling 1 Forms and Endorsements:**

F-373 (4-13) Homeowners 3 - Special Form .....	Included
F-348 (6-01) Personal Property Replacement Cost Endorsement .....	Included
F-490 (6-01) Additional Insured-Contractor .....	Included
F-491 (6-01) Additional Insured (Residence Premises) .....	Included
F-615 (6-01) Guaranteed Replacement Cost - Dwelling .....	Included
F-983 (8-13) Coverage Enhancements .....	\$31.00
H-100 (4-13) Amendatory Endorsement - Iowa .....	Included
H-114A (4-13) Limited Fungi, Wet Or Dry Rot Or Bacteria Coverage .....	Included
SF-800 (11-08) Sewer or Drain Backup - Broad Form .....	\$39.00

Dwelling 1 Premium ..... Subtotal \$917.00

# ROAD AND RESIDENCE HOMEOWNERS AMENDED DECLARATIONS

Page 2

Policy: Y54353-2  
Effective Date: 04-24-18

You qualify for this reduced premium because:

- \* you have earned a valued customer credit.
- \* you are paying your premium in full.
- \* you have received a home responsibility discount.
- \* you have received a mature homeowner discount.

Dwelling 1 Additional Insured-Contractor:  
CITY OF CEDAR FALLS, IOWA  
110 E 13TH ST  
CEDAR FALLS IA 50613

Dwelling 1 Additional Insured-Residence Premises:  
HALEY NICOLE SPRINGER  
501 E DUNKERTON RD  
CEDAR FALLS IA 50613

Premium ..... \$917.00

**ADDITIONAL INSURED -  
CONTRACTOR**

With respect to the coverage afforded under Section I of this policy, the contractor named on the Declarations is an additional **insured**.

All other provisions of this policy apply.

**CITY OF CEDAR FALLS  
LEASE**

PARCEL NO. 9014-36-402-009

---

LEASE NO. PK-2018-017 COUNTY: Black Hawk

THIS LEASE, made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 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 Randy & Dixie Burk ("Tenant"), whose address for the purpose of this lease is 2614 Timothy Street, Cedar Falls, IA 50613.

The parties agree as follows:

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

HILLSIDE ACRES N 77 FT LOT 3 BLK 3

the address of which is locally known as 9014-36-402-009 Cedar Falls, Iowa 50613 (hereinafter the "Premises"), for a term beginning on the 1st day of January, 2019, and ending on the 31st day of December, 2021, 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.

**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. LIABILITY 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. Each of the following shall constitute an event of default by Tenant: (1) Failure to pay rent when due; and (2) 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 the balance of the rent agreed to be paid for the term herein provided, plus 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 given by Tenant to Landlord in connection with this Lease shall be sent to the following address:

Return Both Copies Signed to:

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

**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 29, 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.



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15. **PROPERTY MANAGER.** The City Director of Municipal Operations & Programs, 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:

James Brown, Mayor

Date

Attest:

Jacque Danielsen, CMC, City Clerk

Date

**TENANT**

By:

  
Signature

11/2/18  
Date

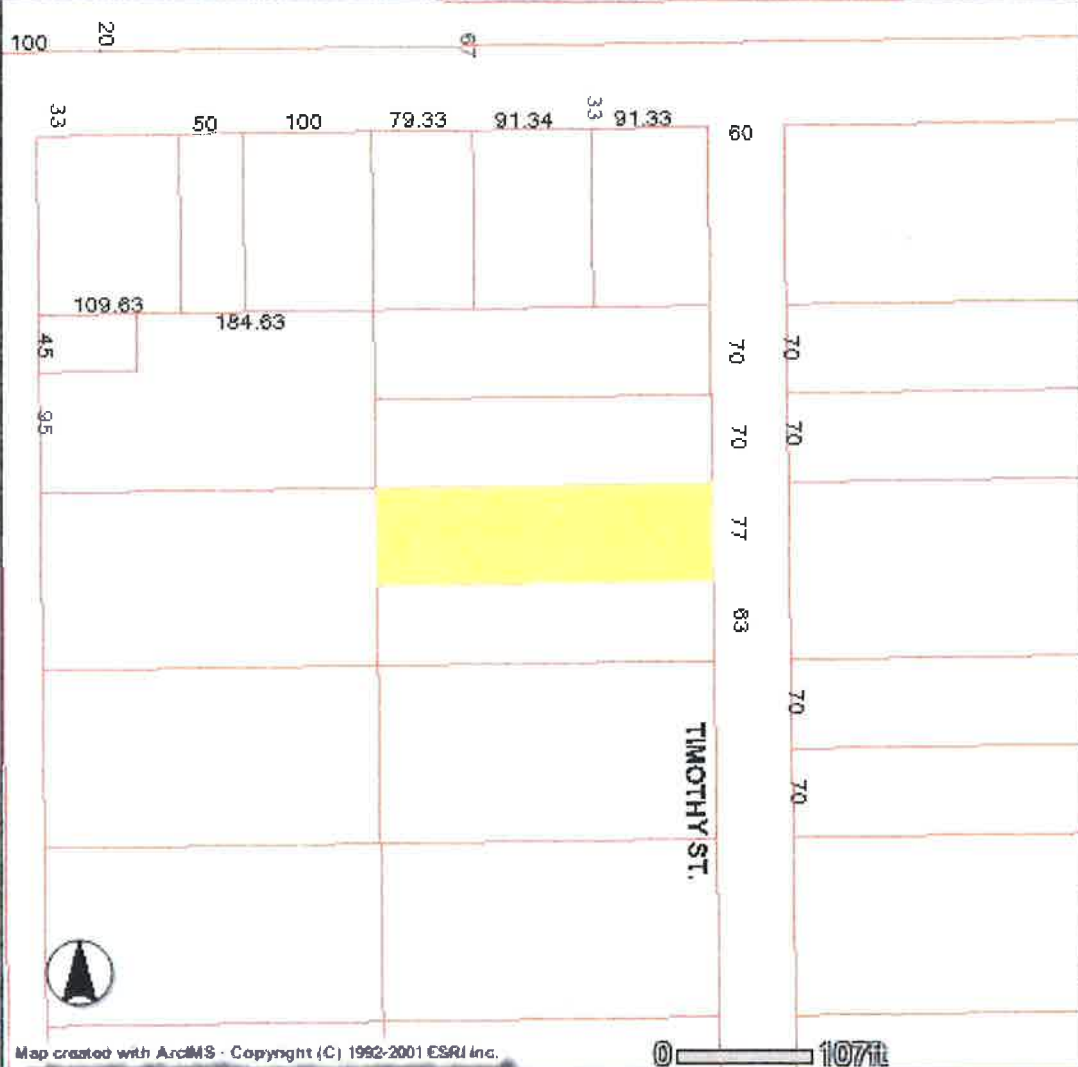
Dixie Burk/Randy Burk  
Print Name

2614 Timothy St Cedar Falls, IA 50613  
Address

# Black Hawk County Parcel Map

Parcel ID: 9014-36-402-009  
 Deed Holder: CITY OF CEDAR FALLS  
 Legal: HILLSIDE ACRES N 77 FT LOT 3 BLK 3

- Legend**
- Selected Features
  - hospital
  - airport
  - firedept
  - parke
  - lwprng
  - Railroads
  - Townships
  - Sections
  - Water
  - Parcels
  - Rights-of-Way
  - Township
  - City Lines
  - railroad\_dim
  - rname
  - roaddim
  - watername
- parceldim  
roadname  
Black Hawk Co.



Map created with ArcIMS - Copyright (C) 1992-2001 ESRI Inc. 0 1071

Black Hawk County, Iowa  
 316 East 5th Street  
 Waterloo, Iowa 50703-4774  
 Phone: (319) 833-3002  
 Fax: (319) 833-3070  
 E-mail: [auditor@co.black-hawk.ia.us.org](mailto:auditor@co.black-hawk.ia.us.org)

Map Disclaimer: This map does not represent a survey. No liability is assumed for the accuracy of the data delineated herein, either expressed or implied by Black Hawk County, the Black Hawk County Assessor or their employees. This map is compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
01/02/2019

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).

PRODUCER **Brad McCunniff**  
State Farm Insurance  
1708 State St  
Cedar Falls, IA 50613

CONTACT NAME: Amy Miller  
PHONE (A/C No, Ext): 319-266-7533 FAX (A/C No): (319)266-7534  
E-MAIL: amy@bradmccunniff.com  
ADDRESS: amy@bradmccunniff.com

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A:	State Farm Mutual Automobile Insurance Company	26178
INSURER B:		
INSURER C:		
INSURER D:		
INSURER E:		
INSURER F:		

INSURED **Randy & Dixie Burk**  
2614 Timothy Street  
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 SUBR INSR / WVD		POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
		Y						
A	GENERAL LIABILITY	Y		15-BQ-A941-5 F	08/11/2018	08/11/2019	EACH OCCURRENCE	\$ 500,000
	COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREM SES (Ea occurrence)	\$
	CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person)	\$
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY	\$
	POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/>						GENERAL AGGREGATE	\$ 500,000
	AUTOMOBILE LIABILITY						PRODUCTS - COM/OP AGG	\$
	ANY AUTO							\$
	A-LL OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident)	\$
	HIRED AUTOS						BOD LY INJURY (Per person)	\$
	SCHEDULED AUTOS						BODILY INJURY (Per accident)	\$
	NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	\$
	UMBRELLA LIAB							\$
	EXCESS LIAB						EACH OCCURRENCE	\$
	DED						AGGREGATE	\$
	RETENTIONS							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATU-TORY LIMITS	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICE/EMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				OTH-ER	
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

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

Lot 77 Cedar Falls, IA 50613

CERTIFICATE HOLDER	CANCELLATION
City of Cedar Falls	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 <i>Brad McCunniff</i>

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**DEPARTMENT OF COMMUNITY DEVELOPMENT**

**City of Cedar Falls**  
**220 Clay Street**  
**Cedar Falls, Iowa 50613**  
**www.cedarfalls.com**

*Administration Division ♦ Planning & Community Services Division*  
*Phone: 319-273-8600 Fax: 319-273-8610*

*Engineering Division ♦ Inspection Services Division*  
*Phone: 319-268-5161 Fax: 319-268-5197*

*Water Reclamation Division*  
*Phone: 319-273-8633 Fax: 319-268-5566*

**TO:** Honorable Mayor James P. Brown and City Council  
**FROM:** Terra Ray, Engineer Tech II  
**DATE:** January 15, 2019  
**SUBJECT:** W. 1<sup>st</sup> Street Reconstruction Project - Property Acquisitions  
 Project # RC-000-3118  
 State Project # STP-57-2(28)-2C-07

The City of Cedar Falls is working with the Iowa Department of Transportation on the reconstruction to W. 1<sup>st</sup> Street from Hudson Road to the Center/Franklin Street intersection. The project is in the final design phase, acquisitions of the necessary right of way needs are underway to meet the DOT and City's funding years for construction. The utilities and other infrastructure work will be started early next year. The road construction will take place in 2019-2020. This project includes a total reconstruction of the roadway from a four lane to a five lane facility. The project identifies the need for total acquisitions from three (3) properties and partial acquisitions from 68 properties.

Appraisals and offers are gradually being sent to the properties affected by this corridor reconstruction project. The owners of the following properties have accepted our offer.

Parcel #	Owner	Address	Acquisition Type
74	Kenneth L. Miller	1420 W. 1 <sup>st</sup> Street	Fee Temporary Easement Tennant Agreement
1	Jordan's Nursery, Inc.	1715 W. 1 <sup>st</sup> Street	Fee Temporary Easement

Attached is a map that identifies the location of these properties.

The City will use federal funds for the design and right of way portion of this project. Per an agreement with the DOT approved on August 7, 2017, the city will be the lead in property acquisition and design. All eligible project costs will be split 50% City and 50% DOT which includes engineering, right of way, construction and construction administration. The city signed as agreement with Snyder and Associates on September 5, 2017 for these services. Funds for this project are identified in the Cedar Falls Capital Improvements Program in FY18 and FY20

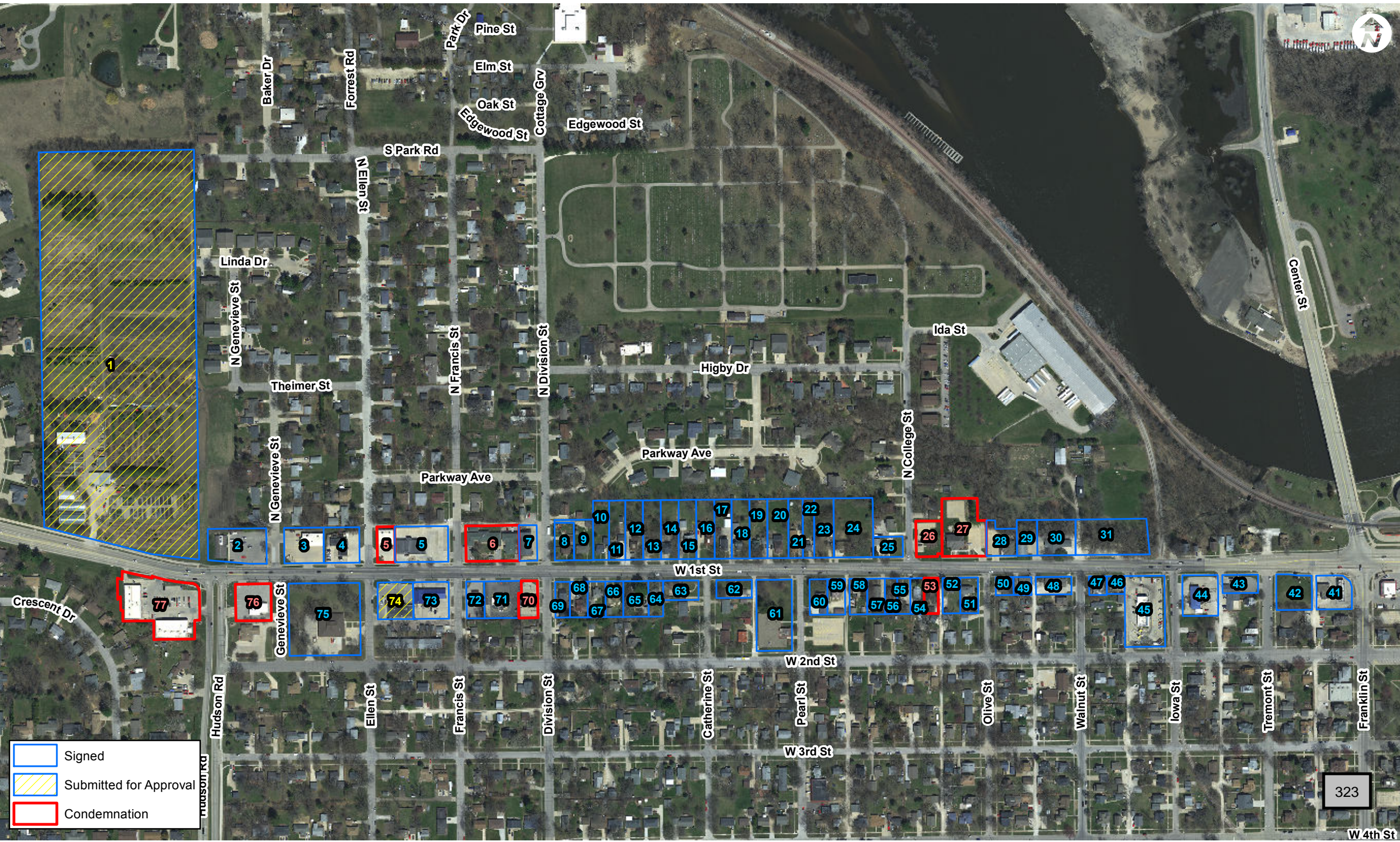
under item number 91. If approved, the City Attorney will prepare the necessary closing documents and staff will complete the acquisition process for these parcels.

Staff 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 W. 1<sup>st</sup> Street reconstruction project.

If you have any questions or need additional information, please feel free to contact me.

xc:     Stephanie Sheetz, Director  
          Chase Schrage, Principal Engineer  
          David Sturch, Planner III





-  Signed
-  Submitted for Approval
-  Condemnation

323

W 4th St



**CITY OF CEDAR FALLS  
OWNER PURCHASE AGREEMENT**

PROPERTY ADDRESS: 1420 W. 1<sup>st</sup> St. COUNTY TAX PARCEL NO.8914-11-253-001  
PARCEL NO. 74  
PROJECT NO. STP-57-2(28)-2C-07  
PROJECT NAME: West 1<sup>st</sup> St. / IA 57 PCC Pavement Reconstruction

THIS AGREEMENT entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by and between Kenneth L. Miller, Seller, and the City of Cedar Falls, Iowa, Buyer.

The Seller agrees to sell and furnish to the Buyer a warranty deed, permanent utility easement and temporary easement agreements, furnished by the Buyer, and the Buyer agrees to purchase the following real estate, or interest in real estate, hereinafter referred to as the premises, described as follows: **See Attached Exhibits**

FEE Acquisition  
See attached

Temporary Easement  
See attached

and which include the following improvements of whatever type situated on the premises:

\_\_\_\_\_

1. The premises include the estates, rights, titles and interests, including easements, as are described herein. Seller consents to any change of grade of the street or highway which is adjacent to the premises, and accepts payment under this agreement for any and all damages arising therefrom. SELLER ACKNOWLEDGES full settlement and payment from the Buyer for all claims per the terms of this agreement and discharges the Buyer from liability because of this agreement and the construction of this public improvement project.
2. Possession of the premises is the essence of this agreement and the Buyer may enter and assume full use and enjoyment of the premises in accordance with the terms of this agreement. The Seller grants the Buyer the immediate right to enter the premises for the purpose of gathering survey and soil data. When Buyer has paid Seller the payment amount described in the following paragraph, and when Seller has executed and delivered a warranty deed/permanent easement agreement/ and/or temporary easement agreement(s) [strike inapplicable provisions], conveying title, or an interest in title, to the premises to Seller, as described in this agreement, Buyer shall then be entitled to immediate possession of the premises.
3. Buyer agrees to pay and SELLER AGREES to grant the right of possession, convey title, or an interest in title, as provided in this agreement, and to surrender physical possession of the premises as shown on or before the dates listed below.



Payment Amount	Agreed Performance	Date
\$ _____	on right of possession	_____
\$ _____	on conveyance of title	_____
\$ _____	on surrender of possession	_____
\$ <u>187,016.92</u>	on possession and conveyance	<u>60 days after Buyer approval</u>
\$ <u>187,000.00</u>	TOTAL LUMP SUM	

BREAKDOWN:      ac. = acres      sq. ft. = square feet

Land by Fee Title	<u>1,982</u> sq. ft.	\$ <u>21,920.92</u>
Permanent Utility Easement	_____ sq. ft.	\$ _____
Temporary Easement	<u>2,936</u> sq. ft.	\$ <u>5,196.00</u>
Miscellaneous/Other	<u>Loss of 7 Parking Spots</u>	\$ <u>155,400.00</u>
	<u>Loss of Asphalt</u>	\$ <u>4,500.00</u>
Severance Damages		\$ _____

4. Seller also agrees to execute a Temporary Grading Easement for Construction, a copy of which is attached hereto. Any portion of the premises served by the above project shall be graded, shaped and seeded, if applicable, upon completion of the project by Buyer. The Temporary Construction Easement shall terminate upon completion of the project.
6. The Seller warrants that there are no tenants on the premises holding under lease except: UNKNOWN.
7. This agreement shall apply to and bind the legal successors in interest of the Seller, and the SELLER AGREES to pay all liens and assessments against the premises, including all taxes and special assessments payable until surrender of possession, as required by Section 427.2 of the Code of Iowa, and agrees to warrant good and sufficient title.

Names and address of lienholders are: \_\_\_\_\_

8. Each page and each attachment is by this reference made a part hereof and the entire agreement consists of 7 pages.
9. The Buyer may include mortgagees, lien holders, encumbrances and taxing authorities as payees on warrants as payment on the agreement. If this agreement involves a total taking, SELLER WILL furnish and deliver to the City of Cedar Falls, 220 Clay Street, Cedar Falls, IA 50613, an abstract of title to be updated, if requested by City. The abstract continued to date, or a title report obtained by the City if this agreement does not involve a total taking, must show merchantable title to the premises vested in Seller. Buyer agrees to pay the cost of any abstract continuation. SELLER AGREES to obtain court approval of this agreement, if requested by the Buyer, if title to the premises becomes an asset of any estate, trust, conservatorship or guardianship. Buyer agrees to pay court approval costs and all other costs necessary to transfer the premises to the Buyer, but not attorney fees. Claims for such transfer costs shall be paid in amounts supported by paid receipts or signed bills.
10. If the Seller holds title to the premises in joint tenancy with full rights of survivorship and not as tenants in common at the time of this agreement, Buyer will pay any remaining proceeds to the

survivor of that joint tenancy and will accept title solely from that survivor, provided the joint tenancy has not been destroyed by operation of law or acts of the Seller.

- 11. This written agreement and the attachments together constitute the entire agreement between the Buyer and the Seller and there is no agreement to do or not to do any act or deed except as specifically provided for herein. This agreement is subject to the approval of the Cedar Falls City Council.
- 12. The Seller shall have five years from the date of settlement 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.

*Kenneth Miller*

Kenneth Miller

Date

(spouse)

Date

For an acknowledgment in an individual capacity:

State of Iowa

County of Blackhawk

This record was acknowledged before me on 1-9-19

(Date) by \_\_\_\_\_

Kenneth Miller

Name(s) of individual(s).

*Angela J Farley*  
Signature of notarial officer

Angela J Farley  
Printed name of notarial officer

8/13/19  
My commission expires



BUYER'S APPROVAL

By: \_\_\_\_\_  
James P. Brown, Mayor (date)

By: \_\_\_\_\_  
Jacqueline Danielsen, MMC (date)  
City Clerk

MUNICIPALITIES ACKNOWLEDGMENT

STATE OF IOWA, COUNTY OF BLACK HAWK, ss:

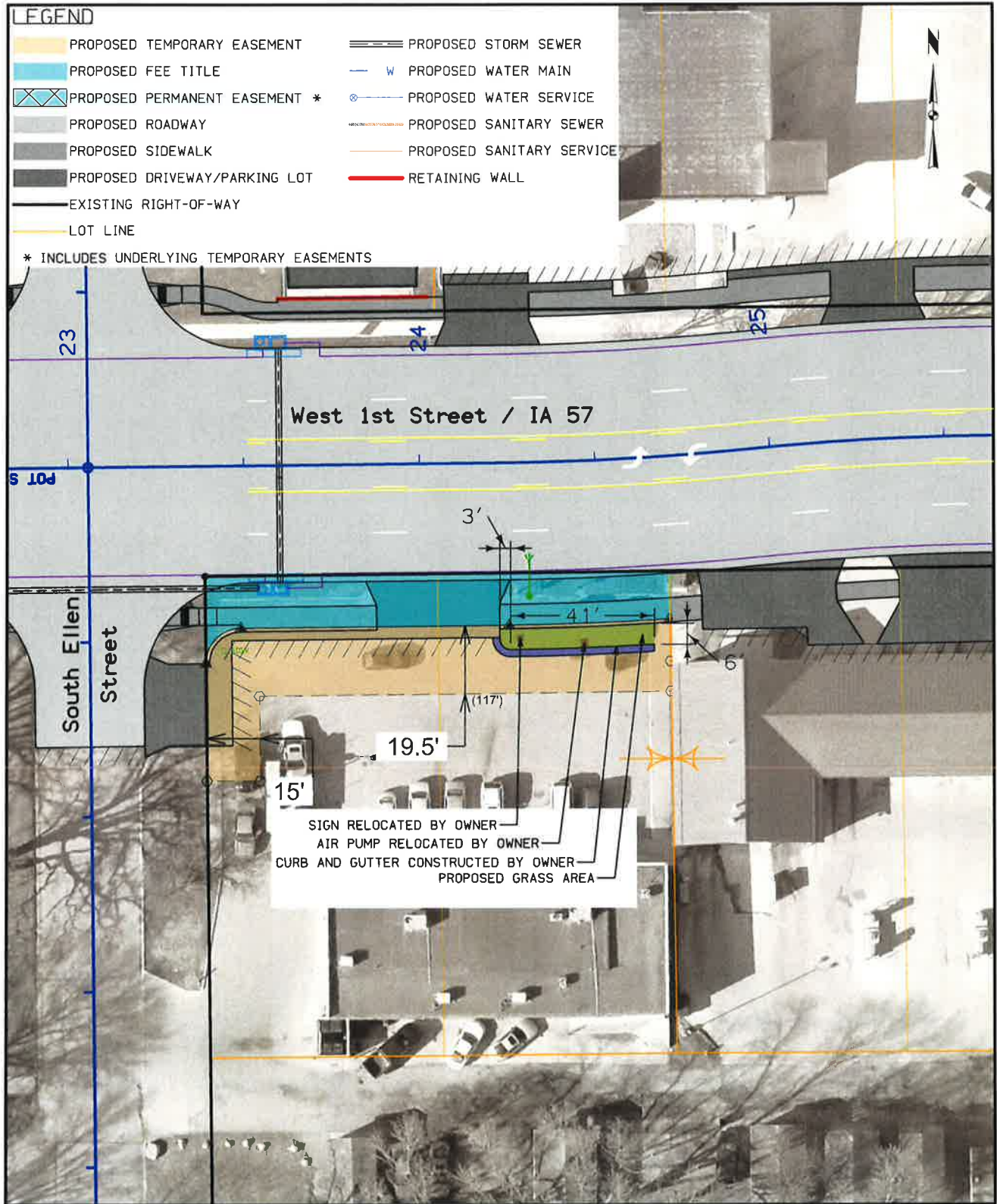
This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, by James P. Brown, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

**LEGEND**

- PROPOSED TEMPORARY EASEMENT
- PROPOSED FEE TITLE
- PROPOSED PERMANENT EASEMENT \*
- PROPOSED ROADWAY
- PROPOSED SIDEWALK
- PROPOSED DRIVEWAY/PARKING LOT
- EXISTING RIGHT-OF-WAY
- LOT LINE
- PROPOSED STORM SEWER
- W PROPOSED WATER MAIN
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SERVICE
- RETAINING WALL

\* INCLUDES UNDERLYING TEMPORARY EASEMENTS



PROJECT NAME: WEST 1ST STREET/IA 57 PCC PAVEMENT RECONSTRUCTION

**PARCEL 74 - KENNETH L. MILLER**

SCALE:

1" = 40'

DATE:

11/29/2018

PROJECT #:

STP-57-2(28)-2G-07

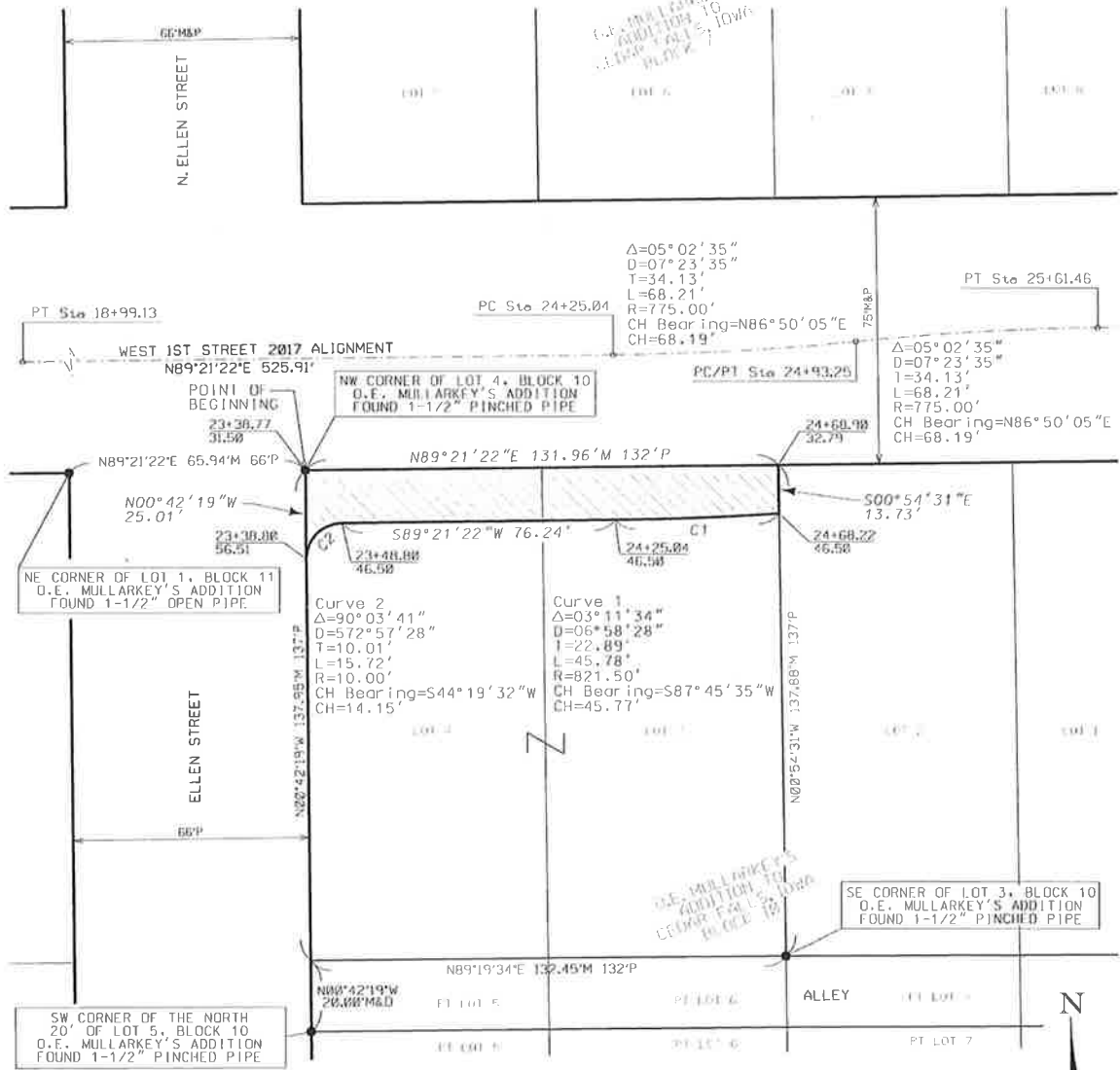


APL TDVLA  
#PENTFILE#  
#SHEETNAME#

IOWA DEPARTMENT OF TRANSPORTATION  
ACQUISITION PLAT  
EXHIBIT "A"

COUNTY BLACK HAWK STATE CONTROL NO. \_\_\_\_\_  
 PROJECT NO. STP-57-2(28)--2C-07 PARCEL NO. 74  
 SECTION 11 TOWNSHIP 89 NORTH RANGE 14 WEST  
 ROW-FEE 1,982 SF 0.05 AC, EASE \_\_\_\_\_ AC EXCESS-FEE \_\_\_\_\_ AC  
 ACCESS RIGHTS ACQUIRED - STA \_\_\_\_\_ STA \_\_\_\_\_ MAIN LINE \_\_\_\_\_ SIDE  
 ACCESS RIGHTS ACQUIRED - STA \_\_\_\_\_ STA \_\_\_\_\_ SIDE ROAD \_\_\_\_\_ SIDE  
 ACQUIRED FROM KENNETH L. MILLER

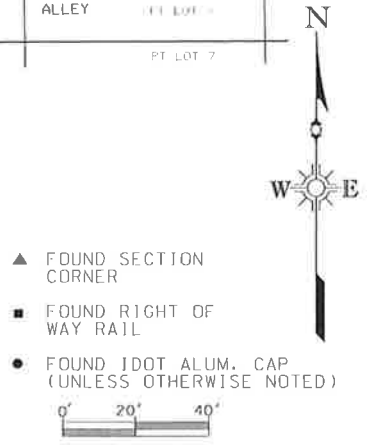
CITY OF CEDAR FALLS, IOWA



I hereby certify that this land 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.

*Terry Coady* **12-5-2018**  
 TERRY COADY DATE:  
 License number 18643  
 My License Renewal Date is December 31, 2019  
 Pages covered by this seal: \_\_\_\_\_  
 EXHIBIT "A" ONLY

DATE REVISED DECEMBER 5, 2018  
 DATE DRAWN JANUARY 29, 2018 SCALE 1" = 40'



DESCRIPTION OF ATTACHED PLAT FOR PARCEL NO. 74

BLACK HAWK COUNTY

PROJECT NO. STP-57-2(28)—2C-07

THE FEE SIMPLE TITLE GRANTED IS TO LAND DESCRIBED AS FOLLOWS:

A PART OF LOT 3 AND A PART OF LOT 4 OF, BLOCK 10, O.E. MULLARKEY'S ADDITION TO CEDAR FALLS, IOWA, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4 OF, BLOCK 10, O.E. MULLARKEY'S ADDITION TO CEDAR FALLS, IOWA; THENCE NORTH 89°21'22" EAST ALONG THE NORTH LINE OF SAID BLOCK 10, A DISTANCE OF 131.96 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 00°54'31" EAST ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 13.73 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 821.50 FEET, WHOSE ARC LENGTH IS 45.78 FEET AND WHOSE CHORD BEARS SOUTH 87°45'35" WEST, 45.77 FEET; THENCE SOUTH 89°21'22" WEST, 76.24 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 10.00 FEET, WHOSE ARC LENGTH IS 15.72 FEET AND WHOSE CHORD BEARS SOUTH 44°19'32" WEST, 14.15 FEET TO THE WEST LINE OF SAID LOT 4; THENCE NORTH 00°42'19" WEST ALONG SAID WEST LINE, 25.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.05 AC. (1,982 S.F.)

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTE:

THE NORTH LINE OF BLOCK 10 OF O. E. MULLARKEY'S ADDITION TO CEDAR FALLS, IOWA ASSUMED TO BEAR NORTH 89°21'22" EAST.

Prepared by: Snyder and Associates – 2727 SW Snyder Blvd. P.O. Box 1159, Ankeny, IA 50023  
Return to: City of Cedar Falls, 220 Clay Street, Cedar Falls, IA 50613

### OWNER'S TEMPORARY GRADING EASEMENT FOR CONSTRUCTION

This instrument is made this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by Kenneth L. Miller, owner(s) (hereinafter referred to as GRANTOR(S)) of the following described property:

See Attached Exhibit

WHEREAS, the owner(s) in fee simple of the real property known and described as set out above is the GRANTOR(S), and

WHEREAS, the City of Cedar Falls (hereinafter referred to as GRANTEE) proposes to grade, shape and seed improvements upon a portion of the above real property owned by the GRANTOR(S), and

WHEREAS, the GRANTOR(S) has agreed to grant to the GRANTEE, a Temporary Grading Easement for Construction for the purpose of grading, shaping and seeding, if applicable, upon a portion of the real property of the GRANTOR(S), for consideration of \$1.00 and other valuable consideration duly paid and acknowledged. It is agreed the temporary easement granted herein shall terminate upon completion of the Project and final acceptance of public improvements by the City Council.

THEREFORE, for the above consideration, the GRANTOR(S) hereby grants unto the GRANTEE the Easement and rights described below:

See Attached Temporary Grading Easement for Construction Exhibit,

which Easement and rights shall be binding upon the GRANTOR(S).

GRANTEE agrees to restore the easement area in a timely manner including, but not limited to, the restoration of lawns by seeding, complete restoration of any driveways, fences or other structures modified as a requirement of the construction, upon completion of the construction or repairs.





ACCEPTANCE OF EASEMENT

The City of Cedar Falls, Iowa ("Grantee"), does hereby accept and approve the foregoing Easement.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

CITY OF CEDAR FALLS, IOWA

\_\_\_\_\_  
James P. Brown, Mayor

ATTEST

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

STATE OF IOWA                    )  
  ) ss.  
COUNTY OF BLACK HAWK    )

This instrument was acknowledged before me on \_\_\_\_\_, 2018, by James P. Brown, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

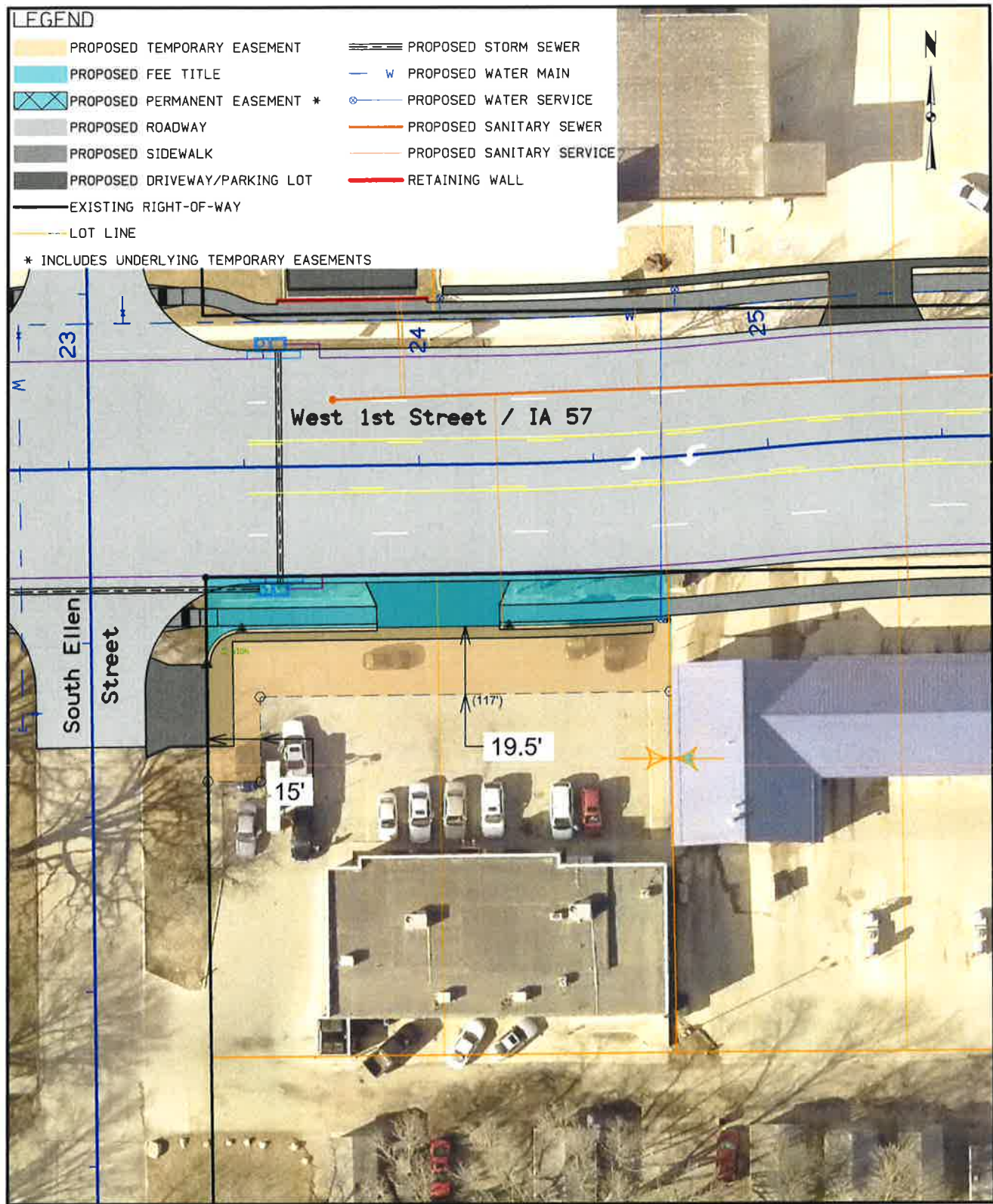
My Commission Expires:

\_\_\_\_\_

**LEGEND**

- PROPOSED TEMPORARY EASEMENT
- PROPOSED FEE TITLE
- PROPOSED PERMANENT EASEMENT \*
- PROPOSED ROADWAY
- PROPOSED SIDEWALK
- PROPOSED DRIVEWAY/PARKING LOT
- EXISTING RIGHT-OF-WAY
- LOT LINE
- PROPOSED STORM SEWER
- W PROPOSED WATER MAIN
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SERVICE
- RETAINING WALL

\* INCLUDES UNDERLYING TEMPORARY EASEMENTS



PROJECT NAME: WEST 1ST STREET/IA 57 PCC PAVEMENT RECONSTRUCTION

PARCEL 74 - KENNETH L. MILLER

SCALE:

1"= 40'

DATE:

02/08/2018

PROJECT #:

STP-57-2(28) 26-07



**CITY OF CEDAR FALLS  
TENANT PURCHASE AGREEMENT**

**Property Address:** 1704-1710 W. 1<sup>st</sup> St.    **County Tax Parcel No:** 8914-11-177-028  
**Parcel Number** 76        **Project Name:** West 1<sup>st</sup> Street Cedar Falls IA 57 Reconstruction Project  
**Project Number** STP-57-2(28)--2c-07

**THIS AGREEMENT entered into this \_\_\_\_ day of \_\_\_\_\_, 2018, by and between The Music Station, Seller and the City of Cedar Falls, Iowa, Buyer.**

1. Buyer agrees to buy and Seller hereby conveys Seller's leasehold interest in the following real estate, hereinafter referred to as the premises:

See Attached Legal Description of Acquisition Area  
See Attached Acquisition Plat  
See Attached Temporary Easement Area(s)

and more particularly described on page(s) 4-8, and all improvements of whatever type situated on the premises.

2. The Premises also includes all of the Seller's estates, rights, title and interests in any leaseholds, including 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 per the terms of this agreement and discharges Buyer from liability because of this agreement and the construction of this public improvement project.

Seller is tenant on the property of the following owner: Ken Miller

3. In consideration of Seller's conveyance of Seller's leasehold interest in the premises to Buyer, Buyer agrees to pay to Seller the sum of One Hundred Dollars (\$100.00). Seller agrees to surrender physical possession of the premises effective upon commencement of construction activity. Seller also agrees to execute a Temporary Grading Easement for Construction, a copy of which is attached hereto.
4. Seller grants to the City a Fee Acquisition, Permanent and Temporary Easement as shown on the attached acquisition plat/temporary and permanent easement area plat. Any Temporary Construction Easement shall terminate upon completion of the project.
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 per the terms of this agreement. Seller grants 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 legal successors in interest of the Seller.
7. Any portion of the premises served by the above project shall be graded, shaped and seeded, if applicable, upon completion of the project by the Buyer.
8. This written agreement and all attachments hereto constitute the entire agreement between the Buyer and the Seller and there is no agreement to do or not to do any act or deed except as specifically provided for herein.

9. 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:

None Known

10. 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.

**THE MUSIC STATION**

*[Handwritten Signature]*

Ken Miller, President

1-9-19

Date

For an acknowledgment in a representative capacity:

State of Iowa

County of Blackhawk

This record was acknowledged before me on 1-9-19 (Date) by KEN MILLER Name(s) of individual(s) as PRESIDENT of THE MUSIC STATION (name of party on behalf of whom record was executed).

*[Handwritten Signature]*  
Signature of notarial officer

Angela J Farley  
Printed name of notarial officer

81319  
My commission expires



**BUYER'S APPROVAL**

By: \_\_\_\_\_  
James P. Brown, Mayor (date)

By: \_\_\_\_\_  
Jacqueline Danielsen, MMC (date)  
City Clerk

MUNICIPALITIES ACKNOWLEDGMENT

STATE OF IOWA, COUNTY OF BLACK HAWK, ss:

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, by James P. Brown, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the City of Cedar Falls, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

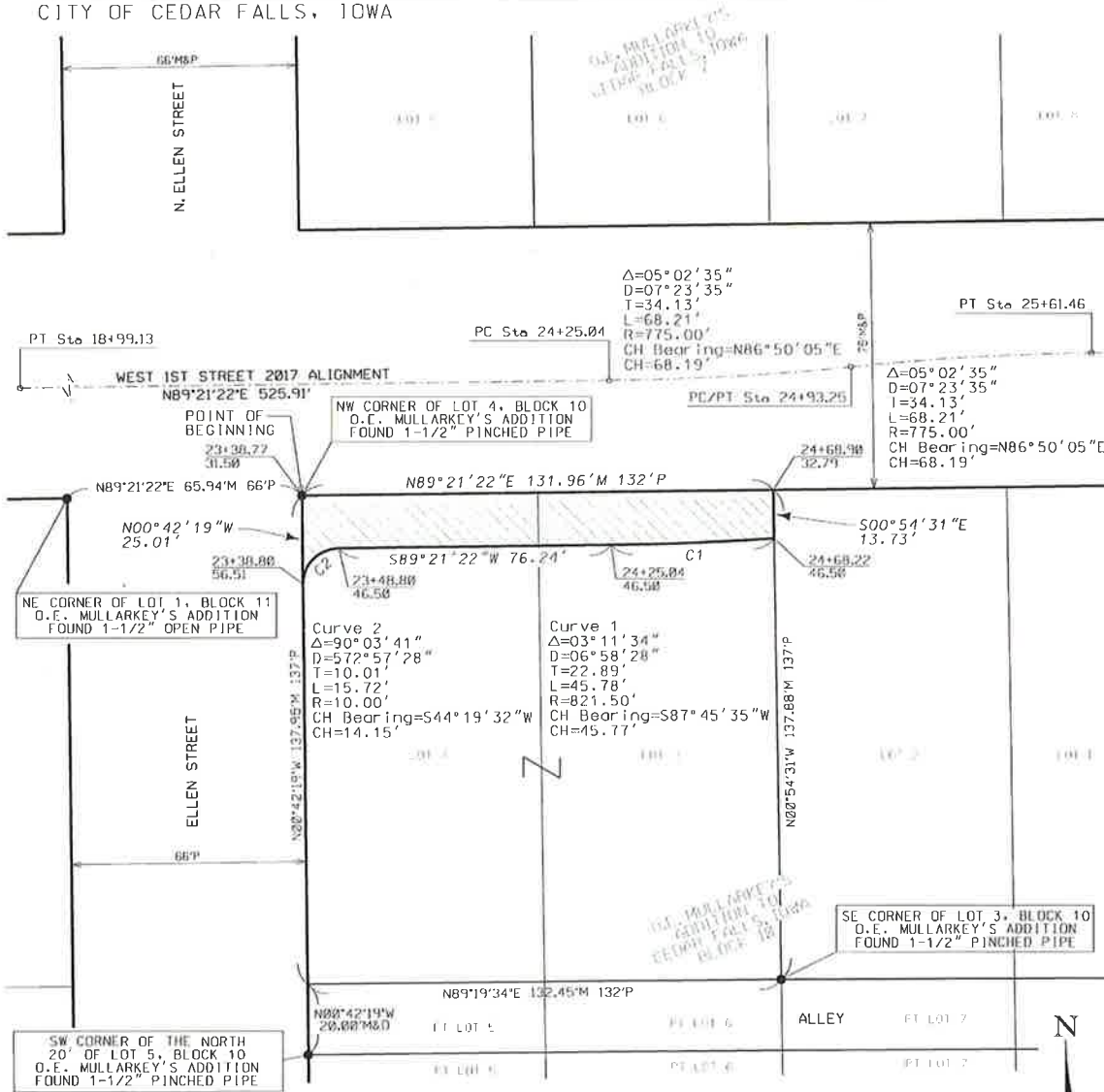
My Commission Expires:

\_\_\_\_\_

IOWA DEPARTMENT OF TRANSPORTATION  
ACQUISITION PLAT  
EXHIBIT "A"

COUNTY BLACK HAWK STATE CONTROL NO. \_\_\_\_\_  
PROJECT NO. STP-57-2(28)--2C-07 PARCEL NO. 74  
SECTION 11 TOWNSHIP 89 NORTH RANGE 14 WEST  
ROW-FEE 1,982 SF 0.05 AC, EASE \_\_\_\_\_ AC EXCESS-FEE \_\_\_\_\_ AC  
ACCESS RIGHTS ACQUIRED - STA \_\_\_\_\_ STA \_\_\_\_\_ MAIN LINE \_\_\_\_\_ SIDE  
ACCESS RIGHTS ACQUIRED - STA \_\_\_\_\_ STA \_\_\_\_\_ SIDE ROAD \_\_\_\_\_ SIDE  
ACQUIRED FROM KENNETH L. MILLER

CITY OF CEDAR FALLS, IOWA



I hereby certify that this land 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.

*Terry Coady* 12-5-2018  
 TERRY COADY DATE:  
 License number 18643  
 My License Renewal Date is December 31, 2019  
 Pages covered by this seal: \_\_\_\_\_  
 EXHIBIT "A" ONLY



- ▲ FOUND SECTION CORNER
- FOUND RIGHT OF WAY RAIL
- FOUND IDOT ALUM. CAP (UNLESS OTHERWISE NOTED)



DATE REVISED DECEMBER 5, 2018  
 DATE DRAWN JANUARY 29, 2018 SCALE 1" = 40'

DESCRIPTION OF ATTACHED PLAT FOR PARCEL NO. 74

BLACK HAWK COUNTY

PROJECT NO. STP-57-2(28)—2C-07

THE FEE SIMPLE TITLE GRANTED IS TO LAND DESCRIBED AS FOLLOWS:

A PART OF LOT 3 AND A PART OF LOT 4 OF, BLOCK 10, O.E. MULLARKEY'S ADDITION TO CEDAR FALLS, IOWA, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4 OF, BLOCK 10, O.E. MULLARKEY'S ADDITION TO CEDAR FALLS, IOWA; THENCE NORTH  $89^{\circ}21'22''$  EAST ALONG THE NORTH LINE OF SAID BLOCK 10, A DISTANCE OF 131.96 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH  $00^{\circ}54'31''$  EAST ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 13.73 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 821.50 FEET, WHOSE ARC LENGTH IS 45.78 FEET AND WHOSE CHORD BEARS SOUTH  $87^{\circ}45'35''$  WEST, 45.77 FEET; THENCE SOUTH  $89^{\circ}21'22''$  WEST, 76.24 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 10.00 FEET, WHOSE ARC LENGTH IS 15.72 FEET AND WHOSE CHORD BEARS SOUTH  $44^{\circ}19'32''$  WEST, 14.15 FEET TO THE WEST LINE OF SAID LOT 4; THENCE NORTH  $00^{\circ}42'19''$  WEST ALONG SAID WEST LINE, 25.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.05 AC. (1,982 S.F.)

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTE:

THE NORTH LINE OF BLOCK 10 OF O. E. MULLARKEY'S ADDITION TO CEDAR FALLS, IOWA ASSUMED TO BEAR NORTH  $89^{\circ}21'22''$  EAST.

IOWA DEPARTMENT OF TRANSPORTATION  
ACQUISITION PLAT  
EXHIBIT "A"

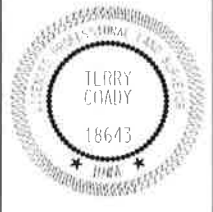
COUNTY BLACK HAWK STATE CONTROL NO. \_\_\_\_\_  
 PROJECT NO. STP-57-2(28)--2C-07 PARCEL NO. 74  
 SECTION 11 TOWNSHIP 89 NORTH RANGE 14 WEST  
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 ACCESS RIGHTS ACQUIRED - STA \_\_\_\_\_ STA \_\_\_\_\_ MAIN LINE \_\_\_\_\_ SIDE  
 ACCESS RIGHTS ACQUIRED - STA \_\_\_\_\_ STA \_\_\_\_\_ SIDE ROAD \_\_\_\_\_ SIDE  
 ACQUIRED FROM KENNETH L. MILLER

CITY OF CEDAR FALLS, IOWA  
TEMPORARY EASEMENT

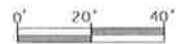


I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

*Terry Coady* 12-5-2018  
 TERRY COADY DATE:  
 License number 18643  
 My License Renewal Date is December 31, 2019.  
 Pages covered by this seal: \_\_\_\_\_  
 EXHIBIT "A" ONLY



- ▲ FOUND SECTION CORNER
- FOUND RIGHT OF WAY RAIL
- FOUND IDOT ALUM. CAP (UNLESS OTHERWISE NOTED)



DATE REVISED \_\_\_\_\_  
 DATE DRAWN DECEMBER 5, 2018 SCALE 1" = 40'



DESCRIPTION OF ATTACHED PLAT FOR PARCEL NO. 74

BLACK HAWK COUNTY

PROJECT NO. STP-57-2(28)—2C-07

THE TEMPORARY EASEMENT DESCRIBED AS FOLLOWS:

A PART OF LOT 3 AND A PART OF LOT 4 OF, BLOCK 10, O.E. MULLARKEY'S ADDITION TO CEDAR FALLS, IOWA, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4 OF, BLOCK 10, O.E. MULLARKEY'S ADDITION TO CEDAR FALLS, IOWA; THENCE SOUTH 00°42'19" EAST ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 25.01 FEET TO THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 10.00 FEET, WHOSE ARC LENGTH IS 15.72 FEET AND WHOSE CHORD BEARS NORTH 44°19'32" EAST, 14.15 FEET; THENCE NORTH 89°21'22" EAST, 76.24 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 821.50 FEET, WHOSE ARC LENGTH IS 45.78 FEET AND WHOSE CHORD BEARS NORTH 87°45'35" EAST, 45.77 FEET TO THE EAST LINE OF SAID LOT 3; THENCE SOUTH 00°54'31" EAST ALONG SAID EAST LINE, 20.78 FEET; THENCE SOUTH 89°21'22" WEST, 117.08 FEET; THENCE SOUTH 00°42'19" EAST, 24.25 FEET; THENCE SOUTH 89°49'43" WEST, 15.00 FEET TO SAID WEST LINE OF SAID LOT 4; THENCE NORTH 00°42'19" WEST ALONG SAID WEST LINE, 33.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.07 AC. (2,936 S.F.)

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTE:

THE NORTH LINE OF BLOCK 10 OF O. E. MULLARKEY'S ADDITION TO CEDAR FALLS, IOWA ASSUMED TO BEAR NORTH 89°21'22" EAST.

Prepared by: Snyder and Associates - 2727 SW Snyder Blvd. PO Box 1159, Ankeny, IA 50023 (515) 964-2020  
For: City of Cedar Falls, 220 Clay Street, Cedar Falls, IA 50613 (319)273-8600

**CITY OF CEDAR FALLS  
OWNER PURCHASE AGREEMENT**

PROPERTY ADDRESS: 1715 W. 1<sup>st</sup> St. COUNTY TAX PARCEL NO. 8914-11-126-056  
PARCEL NO. 1  
PROJECT NO. STP-57-2(28)-2C-07  
PROJECT NAME: West 1<sup>st</sup> St. / IA 57 PCC Pavement Reconstruction

THIS AGREEMENT entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by and between Jordan's Nursery, Inc., Seller, and the City of Cedar Falls, Iowa, Buyer.

The Seller agrees to sell and furnish to the Buyer a warranty deed and temporary easement agreements, furnished by the Buyer, and the Buyer agrees to purchase the following real estate, or interest in real estate, hereinafter referred to as the premises, described as follows:  
**See Attached Exhibits**

FEE Acquisition  
See attached

Temporary Easement  
See attached

and which include the following improvements of whatever type situated on the premises:

1. The premises include the estates, rights, titles and interests, including easements, as are described herein. Seller consents to any change of grade of the street or highway which is adjacent to the premises, and accepts payment under this agreement for any and all damages arising therefrom. SELLER ACKNOWLEDGES full settlement and payment from the Buyer for all claims per the terms of this agreement and discharges the Buyer from liability because of this agreement and the construction of this public improvement project.
2. Possession of the premises is the essence of this agreement and the Buyer may enter and assume full use and enjoyment of the premises in accordance with the terms of this agreement. The Seller grants the Buyer the immediate right to enter the premises for the purpose of gathering survey and soil data. When Buyer has paid Seller the payment amount described in the following paragraph, and when Seller has executed and delivered a warranty deed and temporary easement agreement(s), conveying title, or an interest in title, to the premises to Seller, as described in this agreement, Buyer shall then be entitled to immediate possession of the premises.
3. Buyer agrees to pay and SELLER AGREES to grant the right of possession, convey title, or an interest in title, as provided in this agreement, and to surrender physical possession of the premises as shown on or before the dates listed below.

Payment Amount	Agreed Performance	Date
\$ _____	on right of possession	_____
\$ _____	on conveyance of title	_____
\$ _____	on surrender of possession	_____
\$ <u>\$42,059.00</u>	on possession and conveyance	<u>60 days after Buyer approval</u>
\$ <u>\$42,100.00</u>	TOTAL LUMP SUM	

BREAKDOWN:      ac. = acres      sq. ft. = square feet

Land by Fee Title	<u>1,928.00</u>	sq. ft.	<u>\$ 19,280.00</u>
Permanent Utility Easement	_____	sq. ft.	\$ _____
Temporary Easement	<u>11,977.00</u>	sq. ft.	<u>\$ 19,179.00</u>
Miscellaneous/Other	<u>Landscaping, retaining wall</u>	_____	<u>\$ 3,600.00</u>
Buildings	_____	_____	\$ _____
Severance Damages	_____	_____	\$ _____

4. Seller also agrees to execute a Temporary Grading Easement for Construction, a copy of which is attached hereto. Any portion of the premises served by the above project shall be graded, shaped and seeded, if applicable, upon completion of the project by Buyer. The Temporary Construction Easement shall terminate upon completion of the project.
  
6. The Seller warrants that there are no tenants on the premises holding under lease except: UNKNOWN.
  
7. This agreement shall apply to and bind the legal successors in interest of the Seller, and the SELLER AGREES to pay all liens and assessments against the premises, including all taxes and special assessments payable until surrender of possession, as required by Section 427.2 of the Code of Iowa, and agrees to warrant good and sufficient title.
  
- Names and address of lienholders are: \_\_\_\_\_
  
8. Each page and each attachment is by this reference made a part hereof and the entire agreement consists of 11 pages.
  
9. The Buyer may include mortgagees, lien holders, encumbrances and taxing authorities as payees on warrants as payment on the agreement. If this agreement involves a total taking, SELLER WILL furnish and deliver to the City of Cedar Falls, 220 Clay Street, Cedar Falls, IA 50613, an abstract of title to be updated, if requested by City. The abstract continued to date, or a title report obtained by the City if this agreement does not involve a total taking, must show merchantable title to the premises vested in Seller. Buyer agrees to pay the cost of any abstract continuation. SELLER AGREES to obtain court approval of this agreement, if requested by the Buyer, if title to the premises becomes an asset of any estate, trust, conservatorship or guardianship. Buyer agrees to pay court approval costs and all other costs necessary to transfer the premises to the Buyer, but not attorney fees. Claims for such transfer costs shall be paid in amounts supported by paid receipts or signed bills.
  
10. If the Seller holds title to the premises in joint tenancy with full rights of survivorship and not as tenants in common at the time of this agreement, Buyer will pay any remaining proceeds to the survivor of that joint tenancy and will accept title solely from that survivor, provided the joint tenancy has not been destroyed by operation of law or acts of the Seller.

11. This written agreement and the attachments together constitute the entire agreement between the Buyer and the Seller and there is no agreement to do or not to do any act or deed except as specifically provided for herein. This agreement is subject to the approval of the Cedar Falls City Council.
12. The Seller shall have five years from the date of settlement 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.

**Jordan's Nursery, Inc.**

William Jordan 1-7-19 W.P.  
 Name/Title Date

\_\_\_\_\_  
 Name/Title Date

For an acknowledgment in a representative capacity:

State of Iowa  
 County of Black Hawk

This record was acknowledged before me on January 7, 2019 by William Jordan

Name(s) of individual(s) as Vice President (type of authority, such as officer or trustee)  
 of Jordan's Nursery  
 (name of party on behalf of whom record was executed).

Mandy Thurm  
 Signature of notarial officer

Mandy Thurm  
 Printed name of notarial officer  
8-26-2020  
 My commission expires



**BUYER'S APPROVAL**

By: James P. Brown, Mayor (date)

By: Jacqueline Danielsen, MMC, City Clerk (date)  
City Clerk

**MUNICIPALITIES ACKNOWLEDGMENT**  
**STATE OF IOWA, COUNTY OF BLACK HAWK, ss:**

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2019, by James P. Brown, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the City of Cedar Falls, Iowa.

\_\_\_\_\_  
 Notary Public in and for the State of Iowa



DESCRIPTION OF ATTACHED PLAT FOR PARCEL NO. 1

BLACK HAWK COUNTY

PROJECT NO. STP-57-2(28)—2C-07

THE FEE SIMPLE TITLE GRANTED IS TO LAND DESCRIBED AS FOLLOWS:

A PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5<sup>TH</sup> P.M. LOCATED IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 11, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5<sup>TH</sup> P.M.; THENCE SOUTH 00°45'13" EAST ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1521.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°45'13" EAST ALONG SAID EAST LINE, 2.84 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST FIRST STREET; THENCE NORTH 82°41'57" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 179.08 FEET; THENCE NORTH 76°57'07" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 129.33 FEET; THENCE NORTH 75°37'14" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 216.70 FEET; THENCE SOUTH 77°03'34" EAST, 284.83 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 1948.50 FEET, WHOSE ARC LENGTH IS 239.27 FEET AND WHOSE CHORD BEARS SOUTH 80°34'38" EAST, 239.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.04 AC. (1,928 S.F.)

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTE:

THE EAST LINE OF THE NW 1/4 OF SECTION 11-89-14 ASSUMED TO BEAR SOUTH 00°45'13" EAST.

Prepared by: Snyder and Associates – 2727 SW Snyder Blvd. P.O. Box 1159, Ankeny, IA 50023  
Return to: City of Cedar Falls, 220 Clay Street, Cedar Falls, IA 50613

#### OWNER'S TEMPORARY GRADING EASEMENT FOR CONSTRUCTION

This instrument is made this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by Jordan's Nursery, Inc., owner(s) (hereinafter referred to as GRANTOR(S)) of the following described property:

See Attached Exhibit

WHEREAS, the owner(s) in fee simple of the real property known and described as set out above is the GRANTOR(S), and

WHEREAS, the City of Cedar Falls (hereinafter referred to as GRANTEE) proposes to grade, shape and seed improvements upon a portion of the above real property owned by the GRANTOR(S), and

WHEREAS, the GRANTOR(S) has agreed to grant to the GRANTEE, a Temporary Grading Easement for Construction for the purpose of grading, shaping and seeding, if applicable, upon a portion of the real property of the GRANTOR(S), for consideration of \$1.00 and other valuable consideration duly paid and acknowledged. It is agreed the temporary easement granted herein shall terminate upon completion of the Project and final acceptance of public improvements by the City Council.

THEREFORE, for the above consideration, the GRANTOR(S) hereby grants unto the GRANTEE the Easement and rights described below:

See Attached Temporary Grading Easement for Construction Exhibit, which Easement and rights shall be binding upon the GRANTOR(S).

GRANTEE agrees to restore the easement area in a timely manner including, but not limited to, the restoration of lawns by seeding, complete restoration of any driveways, fences or other structures modified as a requirement of the construction, upon completion of the construction or repairs.

Words and phrases herein shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Jordan's Nursery, Inc.

William Jordan 1-7-19 VP. \_\_\_\_\_  
Name/Title Date Name/Title Date

For an acknowledgment in a representative capacity:

State of Iowa County of Black Hawk

This record was acknowledged before me on January 7<sup>th</sup>, 2019  
by William Jordan Name(s) of individual(s)  
as vice president (type of authority, such as officer or trustee)  
of Jordan's Nursery  
(name of party on behalf of whom record was executed).

Mandy Thurm

Signature of notarial officer

Mandy Thurm  
Printed name of notarial officer

8-26-2020  
My commission expires





ACCEPTANCE OF EASEMENT

The City of Cedar Falls, Iowa ("Grantee"), does hereby accept and approve the foregoing Easement.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2019.

CITY OF CEDAR FALLS, IOWA

\_\_\_\_\_  
James P. Brown, Mayor

ATTEST

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

STATE OF IOWA       )  
                                  ) ss.  
COUNTY OF BLACK HAWK )

This instrument was acknowledged before me on \_\_\_\_\_, 2019, by James P. Brown, Mayor, and Jacqueline Danielsen, MMC, City Clerk, of the City of Cedar Falls, Iowa.

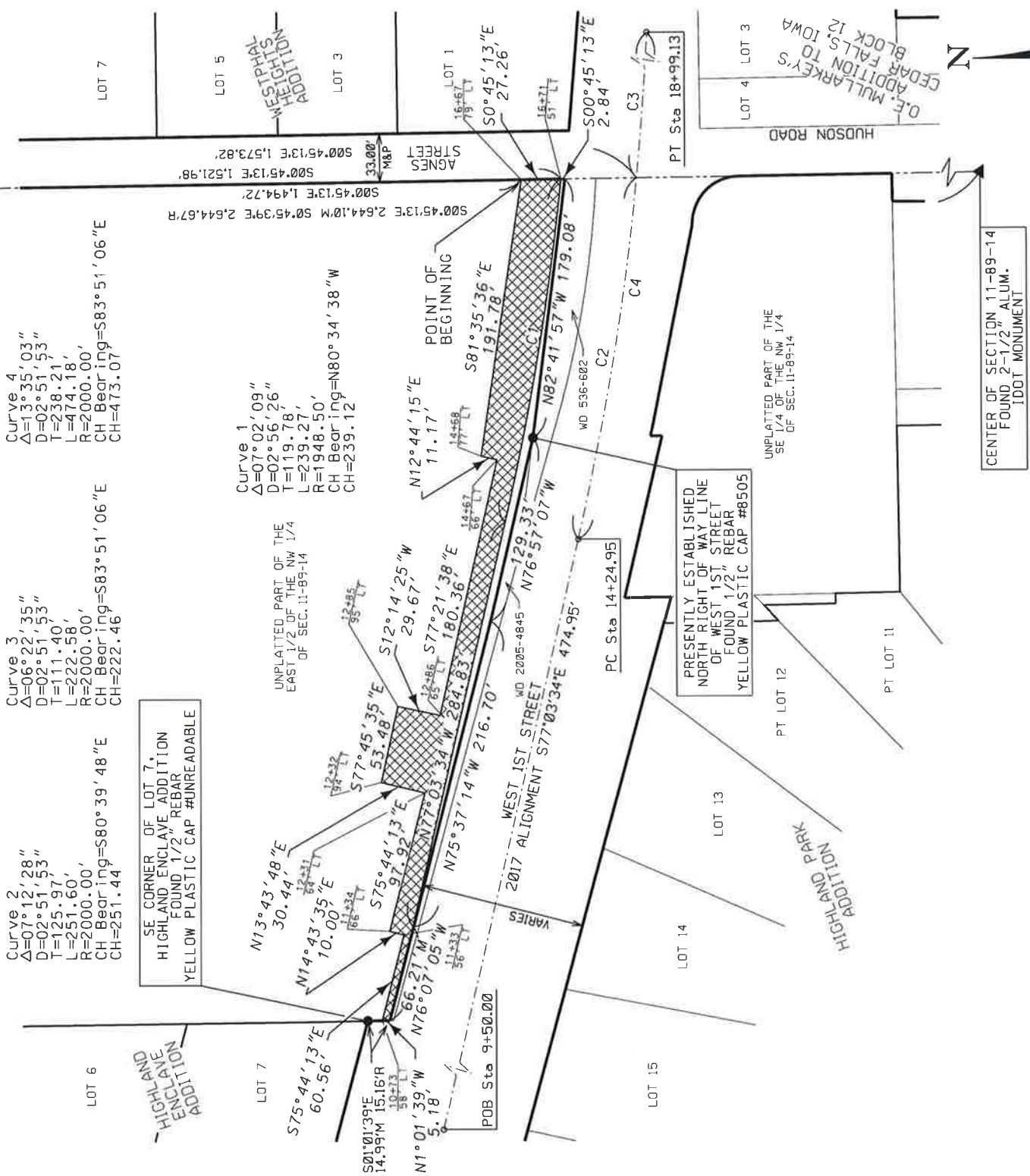
\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires: \_\_\_\_\_

IOWA DEPARTMENT OF TRANSPORTATION  
ACQUISITION PLAT  
EXHIBIT "A"

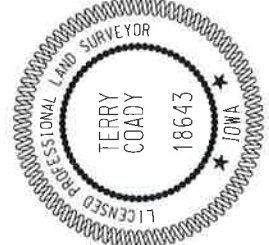
COUNTY BLACK HAWK STATE CONTROL NO. \_\_\_\_\_  
 PROJECT NO. STP-57-2(28)--2C-07 PARCEL NO. 1  
 SECTION 11 TOWNSHIP 89 NORTH RANGE 14 WEST  
 ROW-FEE AC, EASE 11,977 SF 0.28AC EXCESS-FEE AC  
 ACCESS RIGHTS ACQUIRED - STA \_\_\_\_\_ MAIN LINE \_\_\_\_\_ SIDE  
 ACCESS RIGHTS ACQUIRED - STA \_\_\_\_\_ SIDE ROAD \_\_\_\_\_ SIDE  
 ACQUIRED FROM JORDAN'S NURSERY, INC.

CITY OF CEDAR FALLS, IOWA  
TEMPORARY EASEMENT



I hereby certify that this land surveying document was prepared 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.

*Terry Coady*  
**TERRY COADY** DATE: 11-14-2018  
 License number 18643  
 My License Renewal Date is December 31, 2019  
 Pages covered by this seal: \_\_\_\_\_  
 EXHIBIT "A" ONLY



- ▲ FOUND SECTION CORNER
- FOUND RIGHT OF WAY RAIL
- FOUND IDOT ALUM. CAP (UNLESS OTHERWISE NOTED)



DESCRIPTION OF ATTACHED PLAT FOR PARCEL NO. 1

BLACK HAWK COUNTY

PROJECT NO. STP-57-2(28)—2C-07

THE TEMPORARY EASEMENT DESCRIBED AS FOLLOWS:

A PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5<sup>TH</sup> P.M. LOCATED IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 11, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5<sup>TH</sup> P.M.; THENCE SOUTH 00°45'13" EAST ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1,494.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°45'13" EAST ALONG SAID EAST LINE, 27.26 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 1948.50 FEET, WHOSE ARC LENGTH IS 239.27 FEET AND WHOSE CHORD BEARS NORTH 80°34'38" WEST, 239.12 FEET; THENCE NORTH 77°03'34" WEST, 284.83 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST FIRST STREET; THENCE NORTH 76°07'05" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 66.21 FEET; THENCE NORTH 01°01'39" WEST, 5.18 FEET; THENCE SOUTH 75°44'13" EAST, 60.56 FEET; THENCE NORTH 14°43'35" EAST, 10.00 FEET; THENCE SOUTH 75°44'13" EAST, 97.92 FEET; THENCE NORTH 13°43'48" EAST, 30.44 FEET; THENCE SOUTH 77°45'35" EAST, 53.48 FEET; THENCE SOUTH 12°14'25" WEST, 29.67 FEET; THENCE SOUTH 77°21'38" EAST, 180.36 FEET; THENCE NORTH 12°44'15" EAST, 11.17 FEET; THENCE SOUTH 81°35'36" EAST, 191.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.28 AC. (11,977 S.F.)

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTE:

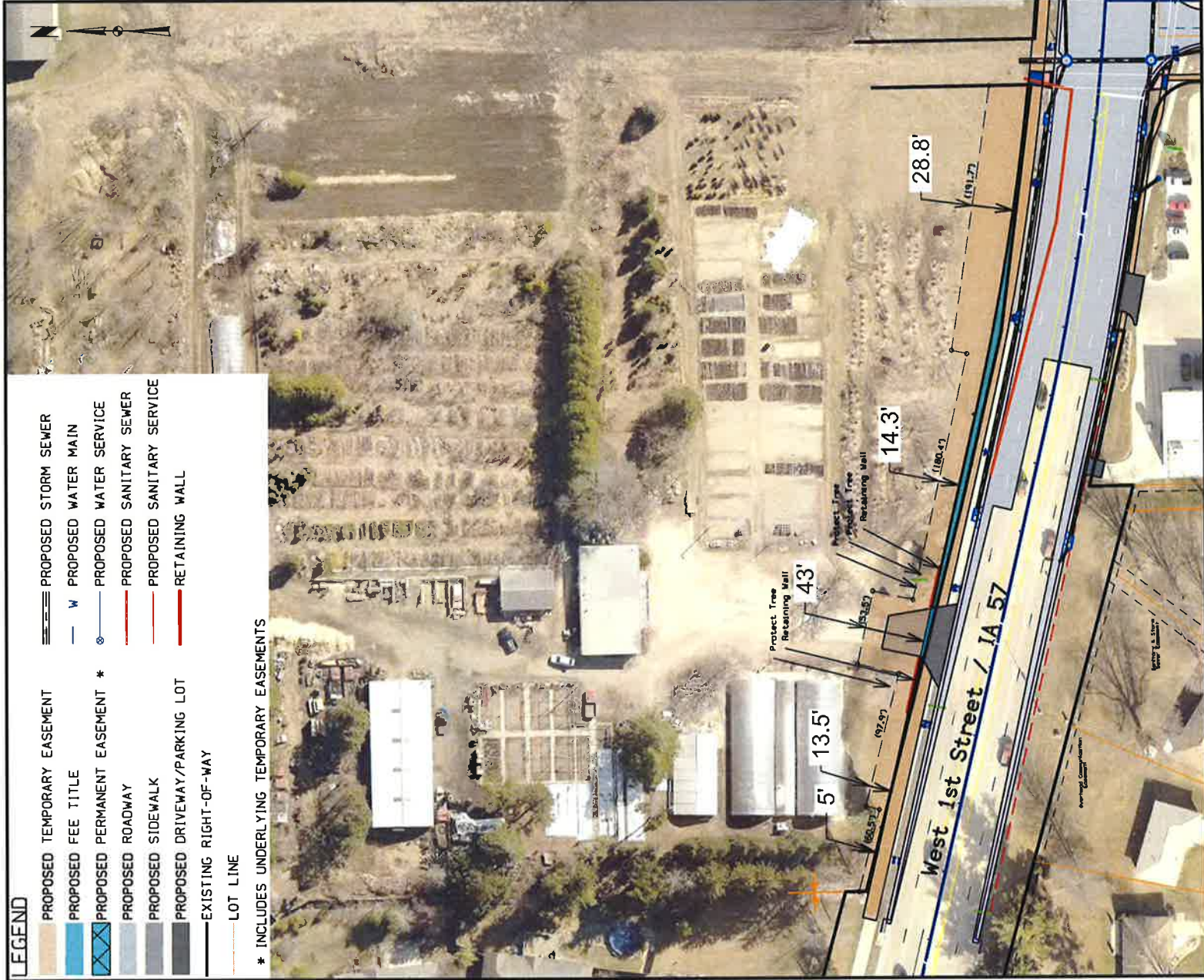
THE EAST LINE OF THE NW 1/4 OF SECTION 11-89-14 ASSUMED TO BEAR SOUTH 00°45'13" EAST.



**LEGEND**

- PROPOSED TEMPORARY EASEMENT
- PROPOSED FEE TITLE
- PROPOSED PERMANENT EASEMENT \*
- PROPOSED ROADWAY
- PROPOSED SIDEWALK
- PROPOSED DRIVEWAY/PARKING LOT
- EXISTING RIGHT-OF-WAY
- LOT LINE
- PROPOSED STORM SEWER
- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SERVICE
- RETAINING WALL

\* INCLUDES UNDERLYING TEMPORARY EASEMENTS



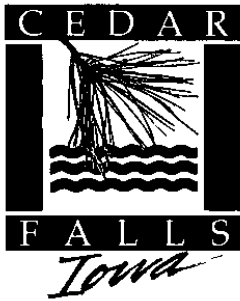
PROJECT NAME: WEST 1ST STREET/IA 57 PCC PAVEMENT RECONSTRUCTION  
 PARCEL 1 - JORDAN'S NURSERY, INC.



SCALE: 1"= 100'

DATE: 02/08/2018

PROJECT #:  
 STP-57-2(28)-2G-07



## 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 James P. Brown and City Council  
**FROM:** Shane Graham, Planner II  
**DATE:** January 17, 2019  
**SUBJECT:** Property Acquisition: Artesian Earthworks, LLC.

At their November 19, 2018 meeting, City Council approved the execution of the Offer to Buy Real Estate and Acceptance for 73.65 acres of land located just west of the West Viking Road Industrial Park, along S Union Road from Artesian Earthworks, LLC. The purchase price was \$1,546,650 or \$21,000 per acre. City Legal and Community Development staff completed the closing on the property on January 16, 2019.

Now that the closing has been completed, City Council will need to accept the Warranty Deed that will be recorded at the Black Hawk County Recorder's Office. The Community Development Department recommends that the City Council adopt the following:

1. Resolution Approving and Accepting a Warranty Deed for the purchase of 73.65 acres, more or less, of farm real estate owned by Artesian Earthworks, LLC.

If you have any questions regarding this project, please contact the Community Development Department.

xc: Stephanie Houk Sheetz, Director of Community Development  
Jennifer Rodenbeck, Director of Finance and Business Operations  
Karen Howard, Planning & Community Services Manager  
Kevin Rogers, City Attorney

Prepared by: Shane Graham, 220 Clay Street, Cedar Falls, Iowa (319) 268-5160

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

RESOLUTION APPROVING AND ACCEPTING A WARRANTY DEED FOR THE PURCHASE OF 73.65 ACRES, MORE OR LESS, OF FARM REAL ESTATE OWNED BY ARTESIAN EARTHWORKS, LLC, AN IOWA LIMITED LIABILITY COMPANY

WHEREAS, The City Council of the City of Cedar Falls, Iowa, previously approved execution of an Offer to Buy Real Estate and Acceptance between the City of Cedar Falls, Iowa, and Artesian Earthworks, LLC, an Iowa Limited Liability Company, for the purchase of 73.65 acres, more or less, of farm real estate owned by Artesian Earthworks, LLC, an Iowa Limited Liability Company; and

WHEREAS, pursuant to said Offer to Buy Real Estate and Acceptance, the real estate transaction recently closed, and Artesian Earthworks, LLC, an Iowa Limited Liability Company, has tendered a Warranty Deed in fulfillment of said Offer to Buy Real Estate and Acceptance, a copy of which Warranty Deed accompanies this Resolution, to the City of Cedar Falls, Iowa; and

WHEREAS, the City Council of the City of Cedar Falls, Iowa, deems it in the best interests of the City of Cedar Falls, Iowa, to approve and accept said Warranty Deed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR FALLS, IOWA, that said Warranty Deed conveying 73.65 acres, more or less, of farm real estate by Artesian Earthworks, LLC, an Iowa Limited Liability Company, to the City of Cedar Falls, Iowa, is hereby approved and accepted, and the City Clerk is hereby authorized and directed to cause said Warranty Deed to be recorded with the Black Hawk County Recorder.

PASSED AND APPROVED this \_\_\_\_\_ day of January, 2019.

\_\_\_\_\_  
James P. Brown, Mayor

ATTEST:

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



Prepared By: Eric W. Johnson, P.O. Box 178, Waterloo, IA 50704-0178 (319)234-1766

After Recording Return To: City Clerk, City of Cedar Falls, Iowa, 220 Clay St., Cedar Falls, IA 50613

Address Tax Statement to: City of Cedar Falls, Iowa, 220 Clay St., Cedar Falls, IA 50613

**WARRANTY DEED – COMPANY GRANTOR**

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Artesian Earthworks, LLC, a limited liability company organized and existing under the laws of Iowa does hereby convey to the City of Cedar Falls, Iowa, the following described real estate in Black Hawk County, Iowa:

North one-half of the Southwest Quarter of Section 34, Township 89 North, Range 14 West of the 5th P.M., Black Hawk County, Iowa, except the West 231 feet of the South 660 feet thereof and further except Parcel "A" of Plat of Survey Doc. #2017-02916.

Subject to covenants, restrictions, ordinances, easements, and limited access provisions of record.

The Company hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 1/10/19

Artesian Earthworks, LLC



By: Brent Dahlstrom  
Its: Manager



By: Cory Henke  
Its: Manager



By: Adam Traetow  
Its: Manager



State of Iowa )  
County of Black Hawk )ss

This record was acknowledged before me on this 10 day of January, 2019,  
by Brent Dahlstrom, as Manager of Artesian Earthworks, LLC.



State of Iowa )  
County of Black Hawk )ss  


This record was acknowledged before me on this 10 day of January, 2019,  
by Cory Henke, as Manager of Artesian Earthworks, LLC.



State of Iowa )  
County of Black Hawk )ss



This record was acknowledged before me on this 10 day of January, 2019,  
by Adam Tractow, as Manager of Artesian Earthworks, LLC.







## 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 James P. Brown and City Council  
**FROM:** Shane Graham, Planner II  
**DATE:** January 17, 2019  
**SUBJECT:** Property Acquisition: Lois Rieger, John Rieger, Rick Rieger and Steven Rieger

At their November 5, 2018 meeting, City Council approved the execution of the Offer to Buy Real Estate and Acceptance for 126.07 acres of land located just west of the West Viking Road Industrial Park, along Viking Road and S Union Road from Lois Rieger, John Rieger, Rick Rieger and Steven Rieger. The purchase price was \$2,647,470 or \$21,000 per acre. City Legal and Community Development staff completed the closing on the property on January 10, 2019.

Now that the closing has been completed, City Council will need to accept the Warranty Deed that will be recorded at the Black Hawk County Recorder's Office. The Community Development Department recommends that the City Council adopt the following:

1. Resolution Approving and Accepting a Warranty Deed for the purchase of 126.07 acres, more or less, of farm real estate owned by Lois Rieger, John Rieger, Rick Rieger and Steven Rieger.

If you have any questions regarding this project, please contact the Community Development Department.

xc: Stephanie Houk Sheetz, Director of Community Development  
Jennifer Rodenbeck, Director of Finance and Business Operations  
Karen Howard, Planning & Community Services Manager  
Kevin Rogers, City Attorney

Prepared by: Shane Graham, 220 Clay Street, Cedar Falls, Iowa (319) 268-5160

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

RESOLUTION APPROVING AND ACCEPTING A WARRANTY DEED FOR THE PURCHASE OF 126.07 ACRES, MORE OR LESS, OF FARM REAL ESTATE OWNED BY LOIS RIEGER, JOHN RIEGER, RICK RIEGER AND STEVEN RIEGER

WHEREAS, The City Council of the City of Cedar Falls, Iowa, previously approved execution of an Offer to Buy Real Estate and Acceptance between the City of Cedar Falls, Iowa, and Lois Rieger, John Rieger, Rick Rieger and Steven Rieger, for the purchase of 126.07 acres, more or less, of farm real estate owned by Lois Rieger, John Rieger, Rick Rieger and Steven Rieger; and

WHEREAS, pursuant to said Offer to Buy Real Estate and Acceptance, the real estate transaction recently closed, and Lois Rieger, John Rieger, Rick Rieger and Steven Rieger have tendered a Warranty Deed in fulfillment of said Offer to Buy Real Estate and Acceptance, a copy of which Warranty Deed accompanies this Resolution, to the City of Cedar Falls, Iowa; and

WHEREAS, the City Council of the City of Cedar Falls, Iowa, deems it in the best interests of the City of Cedar Falls, Iowa, to approve and accept said Warranty Deed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR FALLS, IOWA, that said Warranty Deed conveying 126.07 acres, more or less, of farm real estate by Lois Rieger, John Rieger, Rick Rieger and Steven Rieger, to the City of Cedar Falls, Iowa, is hereby approved and accepted, and the City Clerk is hereby authorized and directed to cause said Warranty Deed to be recorded with the Black Hawk County Recorder.

PASSED AND APPROVED this \_\_\_\_\_ day of January, 2019.

\_\_\_\_\_  
James P. Brown, Mayor

ATTEST:

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



Prepared By: Eric W. Johnson, P.O. Box 178, Waterloo, IA 50704-0178 (319)234-1766

After Recording Return To: Eric W. Johnson, PO Box 178, Waterloo, IA 50704

Address Tax Statement to: City of Cedar Falls, Iowa, 220 Clay St., Cedar Falls, IA 50613

**WARRANTY DEED**

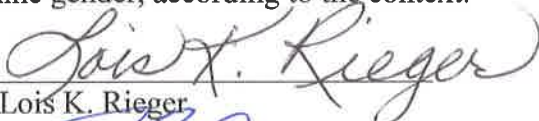
For the consideration of One (\$1.00) Dollar and other valuable consideration, Lois K. Rieger, a single person, John D. Rieger, a single person, Rick A. Rieger, a single person, and Steven L. Rieger, a single person, do hereby Convey to City of Cedar Falls, Iowa, the following described real estate in Black Hawk County, Iowa:

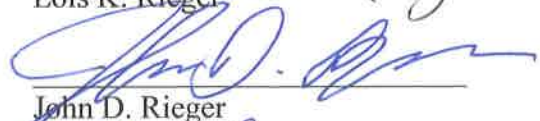
See attached Exhibit "A"

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

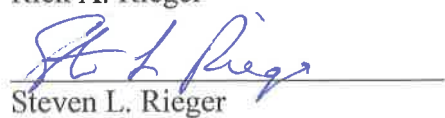
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: JANUARY 10, 2019

  
Lois K. Rieger

  
John D. Rieger

  
Rick A. Rieger

  
Steven L. Rieger

State of Arizona )  
County of Maricopa )ss

This record was acknowledged before me on this 13 day of November, 2018, by Lois K. Rieger, a single person.



**ANNETTE REICHENBACH**  
Notary Public - Arizona  
Maricopa County  
Expires 07/31/2021

*Annette Reichenbach*

State of Iowa )  
County of Black Hawk )ss

This record was acknowledged before me on this 4<sup>th</sup> day of ~~November, 2018~~ January, 2019, by John D. Rieger, a single person.



**BARBARA J MOSTEK**  
COMMISSION NO. 720408  
MY COMMISSION EXPIRES  
JANUARY 15, 2021

*Barbara J. Mostek*

State of Iowa )  
County of Black Hawk )ss

This record was acknowledged before me on this 8<sup>th</sup> day of ~~November, 2018~~ January, 2019, by Rick A. Rieger, a single person.



**BARBARA J MOSTEK**  
COMMISSION NO. 720408  
MY COMMISSION EXPIRES  
JANUARY 15, 2021

*Barbara J. Mostek*

State of Iowa )  
County of Black Hawk )ss

This record was acknowledged before me on this 8<sup>th</sup> day of ~~November, 2018~~ January, 2019, by Steven L. Rieger, a single person.



**BARBARA J MOSTEK**  
COMMISSION NO. 720408  
MY COMMISSION EXPIRES  
JANUARY 15, 2021

*Barbara J. Mostek*

EXHIBIT A

Northwest Quarter of Section 34, Township 89 North, Range 14 West of the 5th P.M., Black Hawk County, Iowa, except the North 1,200.0 feet of the West 800.0 feet thereof and further except Parcel "A" of Plat of Survey Doc. #2015-20750.



## 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**

*Administration Division*

**TO:** Mayor Brown & City Council  
**FROM:** Stephanie Houk Sheetz, Director of Community Development  
**DATE:** January 17, 2019  
**SUBJECT:** MU2 (E 2<sup>nd</sup> St.): Workforce Housing Tax Incentive project

The City supported a workforce housing tax incentive project for 250 State Street in March 2016. The program is through the Iowa Economic Development Authority, providing certain State tax incentives to developers for the construction of new housing in Iowa where infrastructure already exists. The RiverPlace developer is seeking the same incentive for the MU2 project along E 2<sup>nd</sup> Street.

The Workforce Housing Tax Incentive Program (WHTIP) provides the developer a refund of state sales or use taxes paid during the construction of the new project. An investment tax credit of up to 10% can also be provided by the Iowa Economic Development Authority for costs directly related to the construction of new rental housing units. Information on the program can be found at <https://www.iowaeconomicdevelopment.com/WHTC>.

A contract between the State and RiverPlace is being developed for the MU2 project. The City is being asked to confirm its support for the project. The City is also being asked to confirm our consent that the contract will be with "State Street Mixed Use II LC." The City's development agreement with River Place Properties LC allows the developer to establish other entities for purposes of financing, provided they are wholly owned and controlled by River Place Properties. Attached is a letter confirming that State Street Mixed Use II LC meets that criterion.

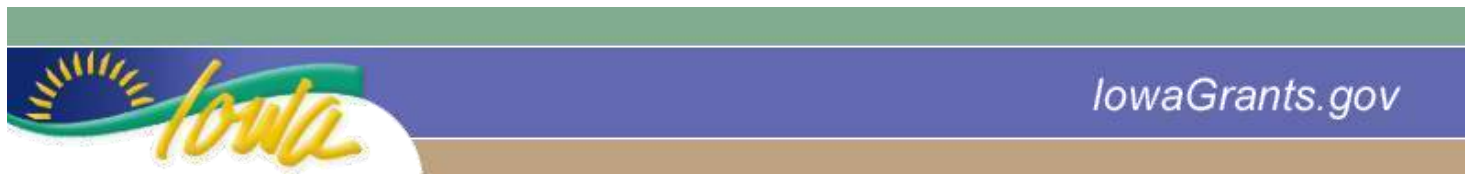
The Community Development Department recommends that City Council approve and adopt the following: Resolution in Support of the Workforce Housing Tax Incentive Program application and the contract being with State Street Mixed Use II LC.

Please contact me with any questions.

Attachments: Application for Workforce Housing Tax Credits  
Letter confirming ownership

xc: Steve Long, River Place Properties, LC  
Emily Meyer, New Lead Historic





## Application

### 95226 - Workforce Housing Tax Incentive Program

247947 - Mixed Use II

Workforce Housing Tax Credits

Status: Editing

Submitted  
Date:

### Applicant Information

#### Project Officer

AnA User Id MARK.KITTRELL@IOWAID

First Name\* Mark Alan Kittrell  
First Name Middle Name Last Name

Title:

Email:\* mark.kittrell@eagleviewpartners.com

Address:\* 300 State Street  
#110

City\* Cedar Falls Iowa 50613  
City State/Province Postal Code/Zip

Phone:\* 319-277-0007  
Phone Ext.

Program Area of Interest\* Workforce Housing Tax Credits

Fax:

#### Organization Information

Organization Name:\* River Place Properties LC

Organization Type:\* For-Profit – Privately Held

DUNS:

Organization Website: riverplace-cedarfalls.com

Address: 300 State Street  
#110

Cedar Falls Iowa 50613  
City State/Province Postal Code/Zip

Phone: 319-277-0007  
Ext.

Fax:

### Cover Sheet-General Information

#### Authorized Official

Name\* Mark Kittrell

Title\* CEO/Manager

Organization\* State Street Mixed Use II LC  
If you are an individual, please provide your First and Last Name.

Address\* 200 State Street #202Z

City/State/Zip\* Cedar Falls Iowa 50613  
City State Zip

Telephone Number\* 319-277-0007

E-Mail\* mark.kittrell@evpre.com

#### Fiscal Officer/Agent

Please enter the "Fiscal Officer" for your Organization.

If you are an individual, please provide your First and Last Name.

**Name\*** Mark Kittrell  
**Title** CEO/Manager  
**Organization** State Street Mixed Use II LC  
**Address** 200 State Street #202Z  
  
**City/State/Zip** Cedar Falls Iowa 50613  
City State Zip  
**Telephone Number** 319-277-0007  
**E-Mail** mark.kittrell@evpre.com  
**County(ies) Participating, Involved, or Affected by this Proposal\*** Black Hawk County  
**Congressional District(s) Involved or Affected by this Proposal\*** 1st - Rep. Rod Blum (R)  
Congressional Map  
**Iowa Senate District(s) Involved or Affected by this Proposal\*** 30  
District Map  
**Iowa House District(s) Involved or Affected by this Proposal\*** 60  
District Map

## Applicant Information

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**Applicant Name: (legal entity applying for award)\*** River Place Properties LC  
  
**Mr.** Mark Kittrell  
Salutation Contact First Name Contact Last Name  
**CEO/Manager**  
Contact Title  
**200 State Street #202Z**  
Address  
  
**Cedar Falls** Iowa 50613  
City State Zip Code  
  
**319-277-0007** mark.kittrell@evpre.com  
Phone E-mail  
  
**LLC**  
Entity Type  
  
**433562** 45-5415142  
Iowa Secretary of State business number Federal Taxpayer ID number

## Contact Information

**Elected Official** Cedar Falls  
City or County  
  
**Mr.** James Brown  
Salutation First Name Last Name Suffix

Mayor  
Title

220 Clay Street  
Address

Address 2

Cedar Falls Iowa 50613-2726  
City State Zip +4

319-273-8600 319-268-5118 Jim.Brown@cedarfalls.com  
Phone Fax E-mail

**Local Sponsor/Contact**

Ms. Stephanie Houk Sheetz  
Salutation First Name Last Name Suffix

Director, Community Development  
Title

220 Clay St  
Address

Address 2

Cedar Falls Iowa 50613-2726  
City State Zip +4

319-273-8600 319-273-8610 Stephanie.Sheetz@cedarfalls.com  
Phone Fax E-mail

**Project Information**

**Project name or alias:** Mixed Use II ("MU2")

**Project Address** 100 E 2nd St  
Address

Cedar Falls Iowa Black Hawk County 50613  
City State County Zip Code

**Is the project seeking Low Income Housing Tax Credits (LIHTC)?** No

**If yes, please indicate the amount of LIHTC eligible basis:** \$0.00

*Eligible projects under the Workforce Housing Tax Incentive Program must fall into one of four categories.*

**Category of proposed project:** Rehabilitation, repair, or redevelopment at a brownfield or grayfield site that results in new dwelling units. (Infill Development)

**Has the IEDA designated the community where the project will take place as a distressed workforce housing community?** No

**Please provide a brief description of the proposed housing development project: (500 character limit)** MU2 is located on a brownfield industrial site between the Cedar River and downtown Cedar Falls. Developed in cooperation with the City of Cedar Falls, this is the 4th project in River Place, a \$50M+ mixed-use infill development.

MU2 is a three-story mixed use building with 10,000 sf of retail and 24 two-story living units - 10 1BR and 14 studios. The project also includes 34 parking spaces, private decks, and indoor/outdoor community space with kitchen.

**Describe why assistance through the Workforce Housing Tax Credit** Redvelop of brownfield sites is more costly than other construction with extra costs in areas such as soil remediation, sitework & fees for consultants/engineers.

**program is needed for the project to proceed. (500 character limit)**

The capital structure of this project is based upon an existing private/public partnership with the City of Cedar Falls. As we are not eligible for historic/CDBG grants & were not selected for IRA funds, this is our only opportunity for gap financing.

**Describe why the current housing market is not meeting the community's housing needs? (500 character limit)**

Downtown housing is an important component of a growing community's housing mix. This type of urban living unit is highly desired by entrepreneurs & the creative class.

MU2 will be home for 24-34 new downtown residents including recent grads from nearby UNI, Wartburg, and Hawkeye Community College. Keeping these young people in CF bolsters our downtown, start-up scene & local economy.

Significant new company growth & a recent feasibility study confirm the need for the additional units.

**When completed and available for occupancy, will the units meet the United States Department of Housing and Urban Development's housing quality standards and all applicable**

**safety standards?** Yes

**Does the project include local matching funds for the project in an amount equal to at least \$1,000 per dwelling**

**unit to be developed?** Yes

**Type of local match:** Rebate

**Does the project involve rehabilitation, repair, redevelopment or preservation of a historic property as defined in Iowa Code Section 404A.1(2)?**

No

**Proposed end date of project:**

06/01/2019  
The proposed project MUST be completed within three (3) years from date the project is registered by IEDA.

**Units**

Housing Activity	Housing Activity	Unit Type	Unit Ownership	# of Units in Project
Activity #1	Rehabilitation, repair, or redevelopment at a brownfield or grayfield site that results in new dwelling units. (Infill Development)	Multi-Family	Rental	24
Activity #2				
Activity #3				
Activity #4				
Totals				24

**WHTC-Budget**

**Total Tax Credit Award Amount** \$0.00

**Project Expenditures (RESIDENTIAL ONLY)**

Expense	Expense Amount
Building Acquisition	\$0.00

368

Land Acquisition	\$0.00
Site Development (including demolition)	\$0.00
Construction (materials only)	\$2,809,163.00
Construction (labor and operations)	\$1,404,582.00
Architect/Engineer Fees	\$128,576.00
Building Permits and Fees	\$27,104.00
Construction Loan Interest	\$0.00
<b>Total</b>	<b>\$4,369,425.00</b>

### **Cash Sources (UP-FRONT FUNDS ONLY)**

Source	Amount	Status
WHTC Equity (Tax Credit Equity Only)	\$0.00	
LIHTC Equity (Tax Credit Equity Only)	\$0.00	
Historic Tax Credit Equity (State Tax Credit Equity Only)	\$0.00	
Historic Tax Credit Equity (Federal Tax Credit Equity Only)	\$0.00	
Brownfield/Grayfield Credit (Tax Credit Equity Only)	\$0.00	
HOME (Loan)	\$0.00	
HOME (Grant or Forgivable Loan)	\$0.00	
FHLB Affordable Housing Program (Loan)	\$0.00	
FHLB Affordable Housing Program (Grant or Forgivable Loan)	\$0.00	
USDA-RD (Loan)	\$0.00	
USDA-RD (Grant or Forgivable Loan)	\$0.00	
Local Match (Loan)	\$0.00	
Local Match (Grant or Forgivable Loan)	\$0.00	
Local Match (Property Tax Abatement or Refund)	\$563,505.00	Committed
Local Match (In-kind)	\$0.00	
Developer (Cash or Equity)	\$951,480.00	Committed
Private Lender (Loan)	\$2,854,440.00	Pending
All Other Public Sources (Loan)	\$0.00	
All Other Public Sources (Grant or Forgivable Loan)	\$0.00	
<b>Total</b>	<b>\$4,369,425.00</b>	

### **Estimated Amount of Assistance**

Source	Option A	Option B
Workforce Housing Tax Credit*	\$380,592.00	\$360,000.00
Sales Tax Refund (on materials only)	\$168,549.78	\$168,549.78
<b>Total Estimated Workforce Housing Incentives:</b>	<b>\$549,141.78</b>	<b>\$528,549.78</b>

### **Requested Award**

**Cost per Unit**

*NOTE: per unit cost cannot exceed \$200,000 per unit or \$250,000 per unit if project involves historic property as defined in Iowa Code Section 404A.1(2).*

**Sub-Total Residential Costs (from above)**      \$4,369,425.00  
**Number of Units:**                      24  
**Cost per Unit:**                              \$182,059.38

**Is the applicant requesting a Sales Tax Refund for the project?**      Yes  
**If yes, is the applicant requesting a Sales Tax Refund for the project in an amount less than what is shown above (Estimated amount)?**      No  
**If Yes, enter revised amount requested:**      \$0.00

**Is the applicant requesting Workforce Housing Tax Incentive Credits for the project?**      Yes  
**If yes, is the applicant requesting a Workforce Housing Tax Incentive for the project in an amount less than what is shown above (Estimated amount)?**      No  
**If Yes, enter revised amount requested:**      \$0.00

**Acknowledgement**

*I understand amounts calculated are estimates based on initial application information provided to IEDA. Amounts of assistance estimated are maximum amounts and could be less depending on final project costs. Award amounts under the Workforce Housing Tax Incentive Program will not be increased should project costs increase.*

**I understand:\***                              Yes

*I understand compliance fees imposed in Iowa code Section 15.330(12) shall apply to all Workforce Housing Tax Incentive Program agreements.*

**I Understand:\***                              Yes

**Required Attachments**

Attachment	Description	File Name	Type	File Size
<a href="#">Resolution in support of the housing project by the community where the housing project will be located:</a>	City documents	MU2 River Place Support Letter and resolution.pdf	pdf	8.1 MB
<a href="#">Documentation of local match to project:</a>	minimum assessment agreement	MU2 River Place Minimum Assessment agreement.pdf	pdf	307 KB
<a href="#">Documentation of all secured funding sources for the project:</a>	bank and developer letters	MU2 Financing letters.pdf	pdf	694 KB
<a href="#">Project map:</a>	project map	River Place MU2 map.pdf	pdf	7.4 MB
<a href="#">Affidavit stating the Business has not, within the last 5-years, violated state or federal environmental and worker safety statues, rules, and regulations:</a> <a href="#">Download a sample affidavit here</a>	affidavit	MU2 River Place affidavit.pdf	pdf	425 KB



# River Place | Master Plan

Cedar Falls, Iowa



RIVER PLACE  
downtown lifestyle opportunities



## 100 Block

### MU2 - 2nd Street

3 Floors	
Retail	10,000 sq ft
Residential Units	14 Single Occupant studio units 10 One Bedroom units
Required Private Parking	34 Stalls

### Surface Parking Provided

MU2 (Private)	34 Stalls
Public	97 Stalls
<b>Total</b>	<b>131 Stalls</b>

### 100 Block Parking

	<b>Required</b>	<b>Provided</b>
Total Private Parking	34 Stalls	34 Stalls
Total Public Parking	91 Stalls	97 Stalls

**+6 Stalls**

## 200/300 Block

### MU1 - 200 State Street: Constructed

4 Floors	
Retail	10,000 sq ft
Office	10,000 sq ft
Residential Units	20 Single Occupant studio units 10 One Bedroom units
Required Private Parking	40 Stalls

### SSR1 - State Street Residential: Constructed

3 Floors	
Residential Units	21 Units
Structured Parking	32 Stalls
Required Private Parking	42 Stalls

### SSR2 - Riverfront Residential

4 Floors	
Residential Units	3 Single Occupant studio units 30 One Bedroom units 12 Two Bedroom units
Structured Parking	33 Stalls
Required Private Parking	87 Stalls

### Surface Parking Provided

MU1 (Private)	40 Stalls
SSR1 (Private)	10 Stalls
SSR2 (Private)	60 Stalls
Public	7 Stalls
<b>Total</b>	<b>117 Stalls</b>

### 200/300 Block Parking

	<b>Required</b>	<b>Provided</b>
Total Private Parking	169 Stalls	175 Stalls
Total Public Parking	0 Stalls	7 Stalls

### Total Parking

	<b>Required</b>	<b>Provided</b>
Total Private Parking	203 Stalls	209 Stalls
Total Public Parking	91 Stalls	104 Stalls
<b>Overall Parking</b>	<b>294 Stalls</b>	<b>313 Stalls</b>

Revised: November 10, 2015





The First National Bank is pleased to present the following proposal. This proposal is for discussion purposes only and should not be construed as a lending commitment on the part of the Bank. A commitment can only be made after completion of our underwriting process, management approval, and completion of documentation acceptable to counsel.

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## Summary of Terms & Conditions

<b><u>Construction Phase:</u></b>	
<b>Borrower:</b>	TBD (State Street Mixed Use 2)
<b>Loan Amount:</b>	Approximately \$6,900,000 or 75% of appraised value, whichever is less, on a Non-Revolving Construction Line of Credit
<b>Purpose:</b>	To finance the construction of SSMU2 to be located at the intersection of Second Street and State Street (100 East Second Street, Cedar Falls, Iowa).
<b>Interest Rate:</b>	Line to be priced at 4.75% fixed for the initial anticipated 12 month construction phase (0.15% servicing fee to loan participants).
<b>Payments:</b>	Monthly interest payments
<b>Term:</b>	Construction note shall balloon after twelve (12) months.
<b>Collateral:</b>	Secured by a first real estate mortgage on subject property (legal description to be provided prior to funding). Assignment of TIF Agreement and Assignment of the Iowa Work Force Tax Credit.
<b>Guarantees:</b>	All debt to be personally guaranteed by Denis Frischmeyer, Kevin Kain, Mark Kittrell and Steve Long on an pro rata basis.
<b>Costs &amp; Fees:</b>	All expenses incurred by the Lender relating to this transaction are to be paid by the Borrower. These may include, but not limited to filing fees, environmental surveys and legal fees.
<b>Loan Fee:</b>	\$5,000 Payable at time of closing
<b>Prepayment Penalty:</b>	2% if outstanding principal balance of the loan if refinanced by another lender other than First National Bank.

*Serving You Since 1864*



**Permanent Phase:**

**Borrower:** TBD

**Loan Amount:** Approximately \$6,300,000 or 75% of appraised value, whichever is less

**Purpose:** To term out the construction of SSMU2 to be located at the intersection of Second Street and State Street (100 East Second Street, Cedar Falls, Iowa).

**Interest Rate:** Line to be priced at Prime plus 0.25% fixed for the initial four (4) years. (0.15% servicing fee to loan participants).

**Payments:** Monthly principal and interest payments based upon a twenty-five (25) year amortization.

**Term:** Note shall have a four (4) year balloon.

**Collateral:** Secured by a first real estate mortgage on subject property (legal description to be provided prior to funding). Assignment of TIF Agreement

**Guarantees:** All debt to be personally guaranteed by Denis Frischmeyer, Kevin Kain, Mark Kittrell and Steve Long on an pro rata basis.

**Costs & Fees:** All expenses incurred by the Lender relating to this transaction are to be paid by the Borrower. These may include, but not limited to filing fees, environmental surveys and legal fees.

**Loan Fee:** None

**Prepayment Penalty:** 1% if outstanding principal balance of the loan if refinanced by another lender other than First National Bank.

**TIF Financing:**

**Borrower:** TBD

**Loan Amount:** Approximately \$600,000

**Purpose:** To finance the TIF portion of the construction of SSMU2 to be located at the intersection of Second Street and State Street (100 East Second Street, Cedar Falls, Iowa).

**Interest Rate:** Line to be priced at Prime plus 0.25% fixed for the initial four (4) years. (0.15% servicing fee to loan participants).

**Payments:** Semi-annual principal and interest payments based upon the remaining life of the TIF Agreement.

**Term:** Note shall have a four (4) year term.

**Collateral:** Secured by a first real estate mortgage on subject property (legal description to be provided prior to funding). Assignment of TIF Agreement

**Guarantees:** All debt to be personally guaranteed by Denis Frischmeyer, Kevin Kain, Mark Kittrell and Steve Long on an pro rata basis.

**Costs & Fees:** All expenses incurred by the Lender relating to this transaction are to be paid by the Borrower. These may include, but not limited to filing fees, environmental surveys and legal fees.

**Loan Fee:** None

**Prepayment Penalty:** 1% if outstanding principal balance of the loan if refinanced by another lender other than First National Bank.

**IA Work Force Tax Credit Financing:**

**Borrower:** TBD

**Loan Amount:** Approximately \$600,000

**Purpose:** To finance the Iowa Work Force Tax Credit portion of the construction of SSMU2 to be located at the intersection of Second Street and State Street (100 East Second Street, Cedar Falls, Iowa).

**Interest Rate:** Line to be priced at Prime plus 0.25% fixed for the initial four (4) years. (0.15% servicing fee to loan participants).

**Payments:** Monthly interest payments

**Term:** Term to be based upon the remaining life of the Iowa Work Force Tax Credit (TBD by the State of Iowa, but anticipated to be twelve months following completion of the construction phase).

**Collateral:** Secured by a first real estate mortgage on subject property (legal description to be provided prior to funding). Assignment of Iowa Work Force Tax Credit

**Guarantees:** All debt to be personally guaranteed by Denis Frischmeyer, Kevin Kain, Mark Kittrell and Steve Long on an pro rata basis.

**Costs & Fees:** All expenses incurred by the Lender relating to this transaction are to be paid by the Borrower. These may include, but not limited to filing fees, environmental surveys and legal fees.

**Loan Fee:** None

**Prepayment Penalty:** 1% if outstanding principal balance of the loan if refinanced by another lender other than First National Bank.

**Additional Conditions on all Borrowing Options:**

**Loan Covenants & Conditions:** The borrower and guarantors shall be responsible for all cost overruns

**The borrower shall provide copies of all approval documentation from the City of Cedar Falls**

**Provide adequate proof of insurance on all collateral, with First National Bank listed as Loss Payee**

**Borrowers and guarantors shall provide personal and business tax returns with all accompanying schedules and personal and business financial statement on an annual basis.**

**Borrower shall have a minimum Debt Service Coverage ratio of 1.20x, measured on an annual basis as follows: (Net Income + Depreciation + Amortization + Interest Expense – Dividends & Distributions Due from Owners + Owners Capital Contributions)/(Current Maturities of Long-Term Debt + Interest Expense). This covenant shall be measured annually, beginning the first full year following completion (anticipated 15-18 months following the end of construction).**

**Other Real Estate Requirements:**

**The appraisal shall be engaged by First National Bank, both on a pre-construction and a post-construction basis.**

**Satisfactory Bank review of title opinion, environmental report, real estate appraisal, TIF Agreement, Iowa Work Force Tax Credit documentation and flood certification.**

**No material adverse changes prior to funding or during construction without written consent of Bank.**

**Satisfactory review of borrower and guarantor's financial statements and tax returns by First National Bank and any participating banks.**

**Approval and commitment by First National Bank and any participating banks.**

**Bank will complete regular inspections of the subject property throughout the entire relationship.**

This proposal is not intended to be all inclusive, but serves as a basis for working towards a mutually acceptable agreement. If you have any questions or require additional information, I can be reached at (319)-268-7006.

If you are interested in proceeding, please countersign below and return a copy of the signed proposal no later than March 15, 2018. Thank you for the opportunity to present this proposal. We look forward to working with you.

Sincerely,

Daniel A. Lynch  
Senior Vice President

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The undersigned hereby accepts the provisions of this proposal, and authorizes the Bank to proceed towards obtaining a financing commitment.

**Borrower Name**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Denis Frischmeyer

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Kevin Kain

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Mark Kittrell

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Steve Long

# Memo



DATE: February 20, 2018

TO: Iowa Economic Development Authority  
FROM: Mark Kittrell/River Place Properties

RE: State Street Mixed Use II Project

This letter is written in confirmation of our intent to provide equity funding for the upcoming State Street Mixed Use II project.

As we have done in prior projects, River Place Properties LC, the developer for this project, has funded the following from internal funds:

- Improved shovel-ready site
- Soft costs (A/E/C services)
- Other contingencies.

As of this writing, we are completing site work and have made payment for that work. The design of the building/site improvements and balance of the project costs will be paid for from internal funds upon completion.

Should you have questions about any of the above, please feel free to contact me directly at

Sincerely,

Mark Kittrell  
Manager/River Place Properties LC  
mark.kittrell@eagleviewpartners.com.



EXHIBIT G

MINIMUM ASSESSMENT AGREEMENT

THIS MINIMUM ASSESSMENT AGREEMENT ("Assessment Agreement"), is dated as of this the 16<sup>TH</sup> day of July, 2012, by and among the City of Cedar Falls, Iowa (the "City"), River Place Properties, LC (the "Developer"), an Iowa limited liability company, having an office for the transaction of business in Cedar Falls, Iowa  
WITNESSETH:

WHEREAS, on or before the date hereof the City and Developer have entered into an Agreement for Private Development dated as of July 16, 2012 (the "Agreement" or "Development Agreement") regarding certain real property located in the County, legally described as:

Mill Race Property and RPP Property (also known as "Mill Race Parcel")

MILL RACE PROPERTY

A PARCEL OF LAND SITUATED IN PART OF LOTS 2 OF AUDITOR'S MILL COMPANY PLAT AND PART OF LOTS 1, 2, AND 3 IN BLOCK 6 OF THE VILLAGE OF CEDAR FALLS (ORIGINAL TOWN OF CEDAR FALLS), AND PART OF THE ALLEY LYING BETWEEN LOTS 1 AND 2 IN BLOCK 6 OF THE VILLAGE OF CEDAR FALLS (ORIGINAL TOWN OF CEDAR FALLS) IN THE CITY OF CEDAR FALLS, COUNTY OF BLACK HAWK, STATE OF IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHWEST CORNER OF LOT 4 OF AUDITOR'S MILL COMPANY PLAT; THENCE SOUTH 64° (DEGREES) 20' (MINUTES) 05" (SECONDS) EAST (ASSUMED BEARING FOR THE PURPOSE OF THIS DESCRIPTION) ON THE NORTHEASTERLY LINE OF SAID LOT 4, A DISTANCE OF 166.27 FEET (166.00 FEET RECORD) TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE NORTH 54°28'28" EAST, 13.77 FEET (13.70 FEET RECORD) TO THE SOUTHEASTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 2010 016638 AND RECORDED IN THE OFFICE OF THE BLACK HAWK COUNTY RECORDER, BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH 26°05'09" EAST ON SAID SOUTHEASTERLY LINE, 31.36 FEET; THENCE SOUTH 45°58'05" EAST, 35.62 FEET; THENCE SOUTH 59°04'54" EAST, 81.35 FEET; THENCE SOUTH 27°51'10" EAST, 33.03 FEET; THENCE SOUTHERLY ON A 252.76-FOOT RADIUS CURVE CONCAVE EASTERLY AND HAVING A 97.13-FOOT LONG CHORD BEARING SOUTH 13°20'15" WEST, 97.74 FEET (ARC LENGTH); THENCE SOUTHWESTERLY ON A 47.00-FOOT RADIUS CURVE CONCAVE NORTHWESTERLY AND HAVING A 63.88-FOOT LONG CHORD BEARING SOUTH 45°04'17" WEST, 70.24 FEET (ARC LENGTH); THENCE SOUTH 87°52'58" WEST,

221.02 FEET TO THE WEST LINE OF LOT 3 IN BLOCK 6 OF THE VILLAGE OF CEDAR FALLS (ORIGINAL TOWN OF CEDAR FALLS); THENCE NORTH 01°06'31" WEST ON SAID WEST LINE, 88.97 FEET TO THE NORTHWEST CORNER OF LOT 3 IN BLOCK 6 OF THE VILLAGE OF CEDAR FALLS (ORIGINAL TOWN OF CEDAR FALLS); THENCE NORTH 70°47'35" WEST ON THE NORTHEASTERLY LINE OF THE VILLAGE OF CEDAR FALLS (ORIGINAL TOWN OF CEDAR FALLS), 145.95 FEET; THENCE NORTH 62°24'55" EAST, 60.81 FEET TO THE SOUTHWESTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 2010 016638 AND RECORDED IN THE OFFICE OF THE BLACK HAWK COUNTY RECORDER; THENCE SOUTH 66°51'58" EAST ON SAID SOUTHWESTERLY LINE, 202.15 FEET TO THE SOUTHEASTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 2010 016638 AND RECORDED IN THE OFFICE OF THE BLACK HAWK COUNTY RECORDER; THENCE NORTH 26°08'17" EAST ON SAID SOUTHEASTERLY LINE, 144.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 46,491 SQUARE FEET OR 1.07 ACRES

RPP PROPERTY

Certain property consisting of approximately 1 acre, located at the northwest corner of the intersection of West First Street and Main Street, in the City of Cedar Falls, Black Hawk County, State of Iowa more particularly described as follows: .

Lot No.3 in Auditor's Mill Company Plat, in the City of Cedar Falls, Black Hawk County, Iowa,

AND

All that part of Lot 2 and Lot 4 in Auditor's Mill Company Plat in Cedar Falls, Iowa, described as follows:

Commencing at the Northeast corner of Lot 4, thence N 55 degrees 30 minutes E 13.7 feet to the point of beginning; thence S 55 degrees 30 minutes W 13.7 feet to the northeast corner of Lot 4; thence N 63 degrees 45 minutes W 166.2 feet to the northwest corner of Lot 4; thence S 26 degrees 17 minutes W 166.4 feet to the south line of Lot 2; thence S 69 degrees 25 minutes E 172.5 feet along the south line of Lot 2; thence N 26 degrees 17 minutes E to the point of beginning, containing approximately .6 acres.

EXCEPT ... Commencing at the northeast corner of Lot 4, Auditor's Mill Company Plat; thence North 63 degrees 45 minutes West along the northerly line of said Lot 4 a distance of 166.2 feet to the northwest corner of said Lot 4; thence South 26 degrees 17 minutes West along the westerly line of a tract of land recorded in City Lot Deed Book 604, page 945 in the Office of the Black Hawk County Recorder a distance of 140.00 feet to the point of beginning of the land to be described; thence continuing South 26 degrees 17 minutes West along the westerly line of said tract a distance of 26.4 feet to a point on the southerly line of said Lot 2, said point also being the southwest corner of said tract; thence South 69 degrees 25 minutes East along said southerly lot line a distance of 172.5 feet to the southeast corner of said tract; thence North 26 degrees 17 minutes East along the easterly line of said tract a distance of 17.00 feet; thence North 66 degrees 17 minutes 46 seconds West a distance of 171.82 feet to the point of beginning; containing 3,724 sq. ft.



AND

That part of Lots 2 and 4, Auditor's Mill Company Plat in the City of Cedar Falls, Iowa) described as follows:

Commencing at the northeast corner of said Lot 4; thence North 63 degrees 45 minutes West along the northerly line of said Lot 4 a distance of 166.2 feet to the point of beginning of the land to be described, said point also being the northwest corner of said Lot 4; thence South 26 degrees 17 minutes West along the westerly line of a tract of land recorded in City Lot Deed Book 604, page 945 in the Office of the Black Hawk County Recorder a distance of 140.00 feet; thence North 66 degrees 17 minutes 46 seconds West a distance of 35.00 feet; thence North 21 degrees 38 minutes 19 seconds West a distance of 20.26 feet; thence North 47 degrees 37 minutes 13 seconds East a distance of 137.42 feet to the point of beginning; containing 3750 sq. ft.

#### STATE STREET PROPERTY

A PARCEL OF LAND SITUATED IN PART OF LOTS 1, 10, 11, 12, 13, 14, 15 AND 16 OF AUDITOR'S MILL COMPANY PLAT, AND LOTS 6, 7, 8, AND 9 OF AUDITOR'S MILL COMPANY PLAT, AND PART OF RACE ROAD OF AUDITOR'S MILL COMPANY PLAT AND PART OF LOT 13 OF MILL SQUARE, AND LOTS 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 AND 24 OF MILL SQUARE, AND PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CEDAR FALLS, COUNTY OF BLACK HAWK, STATE OF IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE INTERSECTION OF THE PRESENT NORTH RIGHT-OF-WAY LINE OF 2ND STREET AND THE PRESENT EAST RIGHT-OF-WAY LINE OF STATE STREET; THENCE SOUTH 89° (DEGREES) 35' (MINUTES) 21" (SECONDS) WEST (ASSUMED BEARING FOR THE PURPOSE OF THIS DESCRIPTION) ON THE PRESENT NORTH RIGHT-OF-WAY LINE OF 2ND STREET, 240.86 FEET; THENCE NORTH 00°25'55" WEST, 280.91 FEET TO THE PRESENT SOUTH RIGHT-OF-WAY LINE OF 1ST STREET; THENCE SOUTH 87°57'02" EAST ON THE PRESENT SOUTH RIGHT-OF-WAY LINE OF 1ST STREET, 185.99 FEET; THENCE SOUTH 02°02'11" WEST ON THE PRESENT SOUTH RIGHT-OF-WAY LINE OF 1ST STREET, 34.36 FEET; THENCE SOUTH 84°27'41" EAST ON THE PRESENT SOUTH RIGHT-OF-WAY LINE OF 1ST STREET, 57.63 FEET; THENCE SOUTH 50°09'17" EAST, 49.47 FEET; THENCE SOUTH 10°21'22" EAST, 152.34 FEET; THENCE SOUTH 30°54'37" EAST, 156.02 FEET; THENCE SOUTH 32°30'27" EAST, 23.57 FEET; THENCE SOUTH 41°03'47" EAST, 70.76 FEET; THENCE SOUTH 36°11'54" EAST, 124.29 FEET; THENCE SOUTH 36°15'37" EAST, 95.00 FEET; THENCE SOUTH 28°48'45" EAST, 164.27 FEET; THENCE SOUTH 30°24'02" EAST, 189.90 FEET; THENCE SOUTH 26°54'23" EAST, 28.78 FEET TO THE PRESENT NORTH RIGHT-OF-WAY LINE OF 4TH STREET; THENCE SOUTH 89°23'18" WEST ON THE PRESENT NORTH RIGHT-OF-WAY LINE OF 4TH STREET, 155.78 FEET TO THE SOUTH PROLONGATION OF THE EAST LINE OF THE PARCEL OF LAND DESCRIBED IN FEE BOOK 200622997 AND RECORDED IN THE OFFICE OF THE BLACK HAWK COUNTY RECORDER; THENCE NORTH 00°34'49" WEST ON THE SOUTH PROLONGATION OF THE EAST LINE AND THE EAST LINE OF THE PARCEL OF LAND DESCRIBED IN FEE BOOK 2006 22997 AND RECORDED IN THE

OFFICE OF THE BLACK HAWK COUNTY RECORDER, 76.60 FEET; THENCE SOUTH 89°23'50" WEST ON THE NORTH LINE OF THE PARCEL OF LAND DESCRIBED IN FEE BOOK 2006 22997 AND RECORDED IN THE OFFICE OF THE BLACK HAWK COUNTY RECORDER AND THE WEST PROLONGATION OF SAID LINE 357.27 FEET TO THE PRESENT EAST RIGHT-OF-WAY LINE OF STATE STREET; THENCE NORTH 00°44'49" WEST ON THE PRESENT EAST RIGHT-OF-WAY LINE OF STATE STREET, 595.13 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS OF RECORD.

CONTAINING 260,308 SQUARE FEET OR 5.98 ACRES.

(the "Mill Race Property" the "RPP Property" and the "State Street Property", collectively the "Development Property"); and

WHEREAS, it is contemplated that Developer will undertake the construction of a Project (as defined in the Development Agreement) in the nature of a commercial, residential and mixed use buildings, along with Amenities (the "Project") on the Development Property, as defined and provided in the Development Agreement; and

WHEREAS, pursuant to Section 403.6(19) of the Code of Iowa, as amended, the City and the Developer desire to establish a minimum actual value for the Project on the Mill Race Property, the RPP Property and the State Street Property by the Developer pursuant to the Development Agreement; and

WHEREAS, the City and the Assessor have reviewed the preliminary plans and specifications for the Project that are contemplated will be erected; and

NOW, THEREFORE, the parties to this Assessment Agreement, in consideration of the promises, covenants and agreements made by each other, do hereby agree as follows:

1. Upon substantial completion of construction of the Mill Race Phase(s) of the Project, but no later than January 1, 2015, the minimum actual taxable value which shall be fixed for assessment purposes for the Project and the Mill Race Property and RPP Property (collectively "Mill Race Parcel") shall be not less than Five Million Dollars (\$5,000,000) (buildings and land) (hereafter referred to as the "Minimum Actual Value" for the Mill Race Property and RPP Property).

The Developer agrees that the Minimum Actual Value for the Mill Race Property and RPP Property (collectively "Mill Race Parcel") shall continue to be effective through July 1, 2027 (the "Termination Date").

2. Upon substantial completion of construction of the State Street Phase(s), but no later than January 1, 2017, the minimum actual taxable value which shall be fixed for assessment purposes for the Project and the State Street Property shall be not less than Seven

Million Dollars (\$7,000,000) (buildings and land) (hereafter referred to as the "Minimum Actual Value" for the State Street Property).

The Developer agrees that the Minimum Actual Value for the State Street Property shall continue to be effective through July 1, 2027 (the "Termination Date").

2. The Developer shall pay or cause to be paid when due all real property taxes and assessments payable with respect to all and any parts of the Development Property and the Project pursuant to the provisions of this Assessment Agreement and the Development Agreement.

3. The Developer agrees that, prior to the Termination Date, it will not:

(a) seek administrative review or judicial review of the applicability or constitutionality of any Iowa tax statute relating to the taxation of property contained as a part of the Development Property or the Project determined by any tax official to be applicable to the Development Property or the Project, or raise the inapplicability or constitutionality of any such tax statute as a defense in any proceedings, including delinquent tax proceedings; or

(b) seek any tax deferral, exemption, abatement, or roll back, either presently or prospectively authorized under Iowa Code Chapters 15, 403, 404 or 427B, or any other local or State or federal law, with respect to the taxation of real property, including improvements and fixtures thereon, contained on the Development Property or the Project between the date of execution of this Agreement and the Termination Date; or

(c) request the Assessor to reduce the Minimum Actual Value; or

(d) appeal to the board of review of the City, County, State or to the Director of Revenue of the State to reduce the Minimum Actual Value; or

(e) cause a reduction in the actual value or the Minimum Actual Value through any other proceedings.

4. This Assessment Agreement shall be promptly recorded by the City with the Recorder of Black Hawk County, Iowa. Such filing shall constitute notice to any subsequent encumbrancer or purchaser of the Development Property (or part thereof), whether voluntary or involuntary, and this Assessment Agreement shall be binding and enforceable in its entirety against any such subsequent purchaser or encumbrancer, including the holder of any mortgage. The City shall pay all costs of recording.

5. Neither the preambles nor provisions of this Minimum Assessment Agreement are intended to, or shall be construed as, modifying the terms of the Development Agreement and in the event of any inconsistency, the terms of the Development Agreement shall control. The capitalized terms in this Assessment Agreement have the same meaning as defined in the Development Agreement.

6. Except for any sale, conveyance or transfer of any portion of the Development

Property as permitted by the Development Agreement (in which case this Assessment Agreement shall run with the land and shall be assigned to the purchaser or transferee), this Assessment Agreement shall not be assignable without the consent of the City and shall be binding upon and inure to the benefit of and be enforceable by the parties hereto and their respective successors and permitted assigns.

7. Nothing herein shall be deemed to waive the rights of the Developer under Iowa Code Section 403.6(19) to contest that portion of any actual value assignment made by the Assessor in excess of the Minimum Actual Value established herein. In no event, however, shall Developer seek to reduce the actual value to an amount below the Minimum Actual Value established herein during the term of this Agreement. This Assessment Agreement may be amended or modified and any of its terms, covenants, representations, warranties or conditions waived, only by a written instrument executed by the parties hereto, or in the case of a waiver, by the party waiving compliance.

8. If any term, condition or provision of this Minimum Assessment Agreement is for any reason held to be illegal, invalid or inoperable, such illegality, invalidity or inoperability shall not affect the remainder hereof, which shall at the time be construed and enforced as if such illegal or invalid or inoperable portion were not contained herein.

9. The Minimum Actual Value herein established shall be of no further force and effect and this Assessment Agreement shall terminate on the Termination Date set forth in Sections 1 and 2 above.

10. Developer has provided a title commitment to the City listing all lienholders of record as of the date of this Assessment Agreement and all such lienholders have signed consents to this Assessment Agreement, which consents are attached hereto and made a part hereof.

[Signatures start on Next Page]

LIENHOLDER'S CONSENT

The undersigned Lienholder hereby consents to this Minimum Assessment Agreement and agrees to be bound hereby.

NAME OF LIENHOLDER: MidWestOne Bank

By: [Signature]  
Signature

[Signature]

7/17/12  
Date

STATE OF IOWA )  
COUNTY OF Black Hawk SS

On this 17<sup>th</sup> day of July, 2012, before me the undersigned, a Notary Public in and for said County, in said State, personally appeared Phil Bash and Jesse Gleeson, to me personally known, who, being by me duly sworn, did say that they are the Vice President and Vice President, respectively, of MidwestOne and that said instrument was signed on behalf of said company; and that the said Phil Bash, and Jesse Gleeson acknowledged the execution of said instrument to be the voluntary act and deed of said domestic company, by them voluntarily executed.



[Signature]  
Notary Public in and for the State of Iowa

[Add additional pages for each Lienholder listed in title opinion submitted by Developer]

CERTIFICATION OF ASSESSOR

The undersigned, having reviewed the plans and specifications for the Project to be constructed and the market value assigned to the land upon which the Project are to be constructed, and being of the opinion that the minimum market value contained in the foregoing Minimum Assessment Agreement appears reasonable, hereby certifies as follows: The undersigned Assessor, being legally responsible for the assessment of the property described in the foregoing Minimum Assessment Agreement, certifies that the actual value assigned to the Development Property and Project upon completion shall not be less than

Five Million Dollars (\$5,000,000) (land and buildings), for the Project and Mill Race Property and RPP Property (collectively "Mill Race Parcel"), upon completion, but no later than January 1, 2015.

Seven Million Dollars ((\$7,000,000) (land and buildings), for the Project and State Street Property upon completion, but no later than January 1, 2017.

all until the Termination Date of this Minimum Assessment Agreement.

Tami A. McFarland, ICA  
Assessor for Black Hawk County, Iowa

7-18-2012  
Date

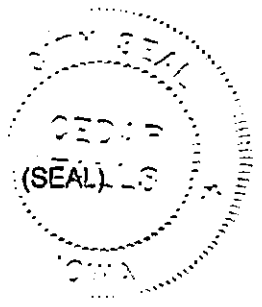
STATE OF IOWA }  
COUNTY OF Pottawattamie ) SS  
~~BLACK HAWK~~ )

Subscribed and sworn to before me by Tami A. McFarland Assessor for the County of Black Hawk, Iowa.

Dianne M. Jacobsen  
Notary Public in and for the State of Iowa



7/18/2012  
Date



CITY OF CEDAR FALLS, IOWA

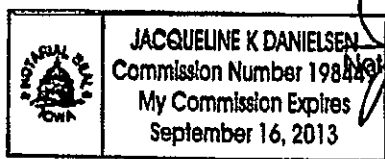
By: *John Runchey*  
Mayor Pro Tem, John Runchey

ATTEST:

By: *Jennifer Rodenbeck*  
City Clerk, Jennifer Rodenbeck

STATE OF IOWA )  
  ) SS  
COUNTY OF BLACK HAWK )

On this 16<sup>th</sup> day of July, 2012, before me a Notary Public in and for said County, personally appeared John Runchey and Jennifer Rodenbeck to me personally known, who being duly sworn, did say that they are the Mayor Pro Tem and City Clerk, respectively, of the City of Cedar Falls, Iowa, a Municipal Corporation, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipal Corporation, and that said instrument was signed and sealed on behalf of said Municipal Corporation by authority and resolution of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipal Corporation by it voluntarily executed.

 *Jacqueline K. Danielsen*  
Notary Public in and for Black Hawk County, Iowa

River Place Properties LC

By: [Signature]  
Mark Kittrell, Member

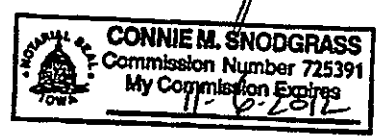
ATTEST:

By: [Signature]  
Jean Fischer, Member

STATE OF Iowa )  
COUNTY OF Black Hawk ) SS

On this 17 day of July, 2012, before me the undersigned, a Notary Public in and for said County, in said State, personally appeared Mark Kittrell and Jean Fischer, to me personally known, who, being by me duly sworn, did say that they are the Members of River Place Properties LC and that said instrument was signed on behalf of said limited liability company; and that the said Members acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company, by them voluntarily executed.

[Signature]  
Notary Public in and for Black Hawk County, Iowa





February 21, 2018

Steven Benne  
Housing Project Manager  
Iowa Economic Development Authority  
200 East Grand Avenue  
Des Moines, Iowa 50309

Re: City support for River Place Mixed Use 2 (MU2) Workforce Housing Tax Credit

Dear Steven:

The City of Cedar Falls has provided me with various materials outlining their support of this project. Because this information is provided in separate documents rather than a single resolution, I'm including the following list for your reference:

- City support letter signed by Stephanie Houk Sheetz, Director of Community Development, showing City support of the Workforce Housing Tax Credit Application. (page 2)
- City Council Resolution 18,084 referenced in that letter, which approves the comprehensive plan for the larger River Place Riverwalk development. (page 3)
- Master Plan showing the proposed project, Mixed Use 2 (MU2), in the context of the River Place development. (page 4)
- City Council Resolution 18,166 conveying the land for the development and authorizing execution of the development agreement. (starts page 5)
- Minimum Assessment Agreement showing projected amount of City TIF support for the project. (Provided separately as documentation of financial support)

Please don't hesitate to contact me if you have any questions about the provided information. You can also speak to Shane Graham, Planner for the City of Cedar Falls, at (319) 268-5160 or [Shane.Graham@cedarfalls.com](mailto:Shane.Graham@cedarfalls.com).

Sincerely,



Emily Meyer



**DEPARTMENT OF COMMUNITY DEVELOPMENT**

**City of Cedar Falls  
220 Clay Street  
Cedar Falls, Iowa 50613  
www.cedarfalls.com**

*Administration Division ♦ Planning & Community Services Division  
Phone: 319-273-8600 Fax: 319-273-8610*

*Engineering Division ♦ Inspection Services Division  
Phone: 319-268-5161 Fax: 319-268-5197*

*Water Reclamation Division  
Phone: 319-273-8633 Fax: 319-273-8610*

February 21, 2018

Mr. Mark Kittrell  
River Place Properties LC  
200 State Street Suite 202Z  
Cedar Falls, Iowa 50613

Re: Workforce Housing Tax Credits

Dear Mark:

This letters serves to provide clarification with respect to the City's financial support and donation of City owned property to assist you with obtaining Workforce Housing Tax Credits.

As you know, on May 29, 2012, the Cedar Falls City Council adopted Resolution 18,084 which provides the following:

1. Directs staff to draft a Development Agreement which will result in transfer of City owned property to your firm, subject to terms and conditions of redevelopment; and
2. City support for Workforce Housing Tax Credit funds to support your project; and
3. Authorizes City financial support in the form of 100% tax abatement (TIF) based on the increase in property taxes generated by the approximately \$25,000,000 investment. We estimate the City's investment in the project by way of TIF reimbursements to be a maximum of \$15,000,000 by July 1, 2027 based on the increase in value created by the project.

Should you need additional information, please do not hesitate to contact me at (319) 273-8600.

Sincerely,

Stephanie Houk Sheetz, AICP  
Director of Community Development  
City of Cedar Falls, Iowa

**RESOLUTION NO. 18,084**

**RESOLUTION APPROVING A COMPREHENSIVE DEVELOPMENT PLAN RELATIVE  
TO THE PROPOSED RIVER PLACE RIVERWALK REDEVELOPMENT**

**WHEREAS**, the City Council of the City of Cedar Falls, Iowa, has considered approving a comprehensive development plan relative to the proposed River Place RiverWalk Redevelopment, as recommended by the Planning & Zoning Commission, 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 plan,

**NOW THEREFORE**, be it resolved by the City Council of the City of Cedar Falls, Iowa, that said plan is hereby approved.

**ADOPTED** this 29<sup>th</sup> day of May 2012.

  
\_\_\_\_\_  
John Runchey, Mayor Pro Tem

**ATTEST:**

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



# River Place | Master Plan

Cedar Falls, Iowa



RIVER PLACE  
downtown lifestyle opportunities



## 100 Block

### MU2 - 2nd Street

3 Floors	
Retail	10,000 sq ft
Residential Units	14 Single Occupant studio units 10 One Bedroom units
Required Private Parking	34 Stalls

### Surface Parking Provided

MU2 (Private)	34 Stalls
Public	97 Stalls
<b>Total</b>	<b>131 Stalls</b>

### 100 Block Parking

	Required	Provided
Total Private Parking	34 Stalls	34 Stalls
Total Public Parking	91 Stalls	97 Stalls

**+6 Stalls**

## 200/300 Block

### MU1 - 200 State Street: Constructed

4 Floors	
Retail	10,000 sq ft
Office	10,000 sq ft
Residential Units	20 Single Occupant studio units 10 One Bedroom units
Required Private Parking	40 Stalls

### SSR1 - State Street Residential: Constructed

3 Floors	
Residential Units	21 Units
Structured Parking	32 Stalls
Required Private Parking	42 Stalls

### SSR2 - Riverfront Residential

4 Floors	
Residential Units	3 Single Occupant studio units 30 One Bedroom units 12 Two Bedroom units
Structured Parking	33 Stalls
Required Private Parking	87 Stalls

### Surface Parking Provided

MU1 (Private)	40 Stalls
SSR1 (Private)	10 Stalls
SSR2 (Private)	60 Stalls
Public	7 Stalls
<b>Total</b>	<b>117 Stalls</b>

### 200/300 Block Parking

	Required	Provided
Total Private Parking	169 Stalls	175 Stalls
Total Public Parking	0 Stalls	7 Stalls

### Total Parking

	Required	Provided
Total Private Parking	203 Stalls	209 Stalls
Total Public Parking	91 Stalls	104 Stalls
<b>Overall Parking</b>	<b>294 Stalls</b>	<b>313 Stalls</b>

Revised: November 10, 2015



(These agenda items to be posted along with rest of agenda if any)

### AGENDA ITEMS

Governmental Body: The City Council of the City of Cedar Falls in the State of Iowa

Date of Meeting: July 16, 2012

Time of Meeting: 4:00 o'clock p.m.

Place of Meeting: Council Chambers, City Hall, 220 Clay Street, Cedar Falls, Iowa


PUBLIC NOTICE IS HEREBY GIVEN that the above mentioned governmental body will meet at the date, time and place above set out. The tentative agenda for the meeting is as follows:

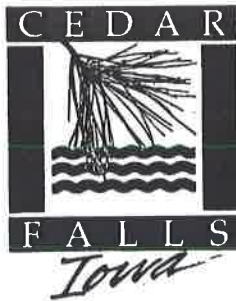
Urban Renewal Plan for the Downtown Development Area Urban Renewal Project Area

- Public hearing on the proposal to (1) convey City property and interests in City property to River Place Properties LC and (2) enter into an Agreement for Private Development with River Place Properties LC.
- Resolution approving and authorizing (1) conveyance of City property and interests in City property to River Place Properties LC and (2) entry into an Agreement for Private Development with River Place Properties LC.

Such additional matters as are set forth on the additional 2 page(s) attached hereto.  
(number)

This notice is given at the direction of the Mayor pursuant to Chapter 21, Code of Iowa, and the local rules of the governmental body.

  
\_\_\_\_\_  
City Clerk, City of Cedar Falls in the State  
of Iowa



**AGENDA**  
**CITY OF CEDAR FALLS, IOWA**  
**SPECIAL MEETING, CITY COUNCIL**  
**MONDAY, JULY 16, 2012**  
**4:00 P.M. AT CITY HALL**

---

- A. Call to Order by the Mayor.
- B. Roll Call.
- C. Special Order of Business:
  - 1. Public hearing on the proposed Amendment No. 2 to the Downtown Development Area Urban Renewal Plan.
    - a. Receive and file proof of publication of notice of hearing. (Notice published July 10, 2012)
    - b. Written objections filed with the City Clerk.
    - c. Oral comments.
  - 2. Resolution confirming an area of the City to be a blighted area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting Amendment No. 2 to the Downtown Development Area Urban Renewal Plan.
  - 3. Public hearing on a proposal to convey City property and interests in City property to River Place Properties LC, and to enter into an Agreement for Private Development with River Place Properties LC.
    - a. Receive and file proof of publication of notice of hearing. (Notice published July 10, 2012)
    - b. Written objections filed with the City Clerk.
    - c. Oral comments.
  - 4. Resolution approving and authorizing conveyance of City property and interests in City property to River Place Properties LC, pursuant to a Proposed Agreement for Private Development and execution of a Development Agreement with River Place Properties LC.
- D. New Business:
  - 1. 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.)
    - a. Resolution approving and accepting a Special Warranty Deed from River Place Properties LC, in conjunction with the RiverWalk Redevelopment Project.
    - b. Resolution approving and authorizing termination of a Lease Agreement with the Cedar Falls Chamber of Commerce relative to certain property located in the vicinity of West 1<sup>st</sup> & Main Streets.
    - c. Resolution approving and authorizing execution of an Agreement to Terminate a Development Agreement with CRMS, L.L.C. relative to the Riverview Gardens Development Project.
    - d. Resolution approving and authorizing termination of a utility easement located on a portion of Lots 2 & 4 in Auditor's Mill Plat, in conjunction with the RiverWalk Redevelopment Project.

- e. Resolution approving and authorizing termination of certain restrictions relating to certain real estate located in the vicinity of the former Broom Factory site, in conjunction with the RiverWalk Redevelopment Project.
- f. Resolution approving and authorizing termination of certain temporary and permanent easements located in the vicinity of the Main Street Bridge, in conjunction with the RiverWalk Redevelopment Project.
- g. Resolution approving and authorizing termination of a Levee Maintenance Easement on certain property located in the vicinity of the former Broom Factory site, in conjunction with the RiverWalk Development Project.
- h. Resolution approving and authorizing termination of a Levee Maintenance Easement on certain property located adjacent to the former Broom Factory site, in conjunction with the RiverWalk Development Project.
- i. Resolution approving the preliminary plat of Western Home Communities Fifth Addition.
- j. Resolution approving the final plat of Western Home Communities Fifth Addition.

E. Adjournment.

July 16, 2012

The City Council of the City of Cedar Falls in the State of Iowa, met in ~~regular~~ *Special* session, in the Council Chambers, City Hall, 220 Clay Street, Cedar Falls, Iowa, at 4:00 o'clock p.m., on the above date. There were present Mayor *Pro Tem John Runchey*, in the chair, and the following named Council Members:

*Wieland, Hagarty, deBuhr,*

*Runchey, Madsen Schmidt, Darrak*

Absent: *Taiber*

\* \* \* \* \*



The Mayor announced that this was the time and place for the public hearing and meeting on the matter of the proposal to approve and authorize conveyance of City property and interests in City property and execution of a Development Agreement by and between the City of Cedar Falls and River Place Properties LC and that notice of the proposed action by the Council to enter into said Agreement had been published pursuant to the provisions of Section 364.6 of the City Code of Iowa.

The Mayor then asked the Clerk whether any written objections had been filed by any City resident or property owner to the proposed action. The Clerk advised the Mayor and the Council that no written objections had been filed. The Mayor then called for oral objections and 0 were made. Whereupon, the Mayor declared the time for receiving oral and written objections to be closed.

**(Attach here a summary of objections received or made, if any)**

The Council then considered the proposed action and the extent of objections thereto.

Whereupon, Council Member Madsen Schmidt introduced and delivered to the Clerk the Resolution hereinafter set out entitled "RESOLUTION APPROVING AND AUTHORIZING CONVEYANCE OF CITY PROPERTY AND INTERESTS IN CITY PROPERTY TO RIVER PLACE PROPERTIES LC PURSUANT TO A PROPOSED AGREEMENT FOR PRIVATE DEVELOPMENT AND EXECUTION OF A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF CEDAR FALLS AND RIVER PLACE PROPERTIES LC.," and moved:

- that the Resolution be adopted.
- to ADJOURN and defer action on the Resolution and the proposal to the meeting to be held at \_\_\_\_\_ o'clock \_\_.m. on the \_\_\_\_\_ day of \_\_\_\_\_, 2012, at this place.

Council Member Wieland seconded the motion. The roll was called and the vote was:

AYES: Wieland, Hagarty, deBuhr,  
Runchey, Madsen Schmidt, Darrah

NAYS: None

Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION NO. 18,166

RESOLUTION APPROVING AND AUTHORIZING  
CONVEYANCE OF CITY PROPERTY AND INTERESTS IN  
CITY PROPERTY TO RIVER PLACE PROPERTIES LC  
PURSUANT TO A PROPOSED AGREEMENT FOR  
PRIVATE DEVELOPMENT AND EXECUTION OF A  
DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY  
OF CEDAR FALLS AND RIVER PLACE PROPERTIES LC

WHEREAS, by Resolution No. 7418, adopted November 24, 1986, and amended by Resolution No. 12,795, adopted on May 14, 2001 (Amendment No. 1), this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Urban Renewal Plan (the "Plan") for the Downtown Development Area Urban Renewal Project Area (the "Project Area") described therein, which Plan is on file in the office of the Recorder of Black Hawk County; and

WHEREAS, by Resolution No. 18,165, adopted on July 16, 2012, the Council adopted Amendment No. 2 to the Plan; and

WHEREAS, it is desirable that properties within the Project Area be redeveloped as part of the overall redevelopment area covered by said Plan; and

WHEREAS, the City has received a proposal from River Place Properties LC (the "Developer"), in the form of a proposed Development Agreement (the "Agreement") by and between the City and the Developer, pursuant to which, among other things, the Developer would agree to the rehabilitation of the Development Property, an existing blighted site, by construction of a Project (as defined in the Agreement) on certain real property located within the Project Area as defined and legally described in the Agreement and consisting of the construction of commercial, residential, and mixed use buildings, as described in the Agreement, together with all related site improvements and Amenities, as outlined in the proposed Development Agreement; and

WHEREAS, Developer is expected to invest approximately \$25,000,000 to construct the Project and the Developer will agree to a Minimum Assessment Agreement on the Mill Race Parcel and on the State Street Property; and

WHEREAS, the Agreement further proposes that the City shall deliver the Deed(s) and possession of the City Property (as defined in the Agreement) to the Developer upon an immediate Closing, but with a Reversionary Right in the City's favor on the property transferred from the City under certain terms and conditions; and

WHEREAS, property and property interests to be conveyed ("Development Property") are as follows:

#### MILL RACE PROPERTY

A PARCEL OF LAND SITUATED IN PART OF LOTS 2 OF AUDITOR'S MILL COMPANY PLAT AND PART OF LOTS 1, 2, AND 3 IN BLOCK 6 OF THE VILLAGE OF CEDAR FALLS (ORIGINAL TOWN OF CEDAR FALLS), AND PART OF THE ALLEY LYING

BETWEEN LOTS 1 AND 2 IN BLOCK 6 OF THE VILLAGE OF CEDAR FALLS (ORIGINAL TOWN OF CEDAR FALLS) IN THE CITY OF CEDAR FALLS, COUNTY OF BLACK HAWK, STATE OF IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHWEST CORNER OF LOT 4 OF AUDITOR'S MILL COMPANY PLAT; THENCE SOUTH  $64^{\circ}$  (DEGREES) 20' (MINUTES) 05" (SECONDS) EAST (ASSUMED BEARING FOR THE PURPOSE OF THIS DESCRIPTION) ON THE NORTHEASTERLY LINE OF SAID LOT 4, A DISTANCE OF 166.27 FEET (166.00 FEET RECORD) TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE NORTH  $54^{\circ}28'28''$  EAST, 13.77 FEET (13.70 FEET RECORD) TO THE SOUTHEASTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 2010 016638 AND RECORDED IN THE OFFICE OF THE BLACK HAWK COUNTY RECORDER, BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH  $26^{\circ}05'09''$  EAST ON SAID SOUTHEASTERLY LINE, 31.36 FEET; THENCE SOUTH  $45^{\circ}58'05''$  EAST, 35.62 FEET; THENCE SOUTH  $59^{\circ}04'54''$  EAST, 81.35 FEET; THENCE SOUTH  $27^{\circ}51'10''$  EAST, 33.03 FEET; THENCE SOUTHERLY ON A 252.76-FOOT RADIUS CURVE CONCAVE EASTERLY AND HAVING A 97.13-FOOT LONG CHORD BEARING SOUTH  $13^{\circ}20'15''$  WEST, 97.74 FEET (ARC LENGTH); THENCE SOUTHWESTERLY ON A 47.00-FOOT RADIUS CURVE CONCAVE NORTHWESTERLY AND HAVING A 63.88-FOOT LONG CHORD BEARING SOUTH  $45^{\circ}04'17''$  WEST, 70.24 FEET (ARC LENGTH); THENCE SOUTH  $87^{\circ}52'58''$  WEST, 221.02 FEET TO THE WEST LINE OF LOT 3 IN BLOCK 6 OF THE VILLAGE OF CEDAR FALLS (ORIGINAL TOWN OF CEDAR FALLS); THENCE NORTH  $01^{\circ}06'31''$  WEST ON SAID WEST LINE, 88.97 FEET TO THE NORTHWEST CORNER OF LOT 3 IN BLOCK 6 OF THE VILLAGE OF CEDAR FALLS (ORIGINAL TOWN OF CEDAR FALLS); THENCE NORTH  $70^{\circ}47'35''$  WEST ON THE NORTHEASTERLY LINE OF THE VILLAGE OF CEDAR FALLS (ORIGINAL TOWN OF CEDAR FALLS), 145.95 FEET; THENCE NORTH  $62^{\circ}24'55''$  EAST, 60.81 FEET TO THE SOUTHWESTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 2010 016638 AND RECORDED IN THE OFFICE OF THE BLACK HAWK COUNTY RECORDER; THENCE SOUTH  $66^{\circ}51'58''$  EAST ON SAID SOUTHWESTERLY LINE, 202.15 FEET TO THE SOUTHEASTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 2010 016638 AND RECORDED IN THE OFFICE OF THE BLACK HAWK COUNTY RECORDER; THENCE NORTH  $26^{\circ}08'17''$

EAST ON SAID SOUTHEASTERLY LINE, 144.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 46,491 SQUARE FEET OR 1.07 ACRES

STATE STREET PROPERTY

A PARCEL OF LAND SITUATED IN PART OF LOTS 1, 10, 11, 12, 13, 14, 15 AND 16 OF AUDITOR'S MILL COMPANY PLAT, AND LOTS 6, 7, 8, AND 9 OF AUDITOR'S MILL COMPANY PLAT, AND PART OF RACE ROAD OF AUDITOR'S MILL COMPANY PLAT AND PART OF LOT 13 OF MILL SQUARE, AND LOTS 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 AND 24 OF MILL SQUARE, AND PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CEDAR FALLS, COUNTY OF BLACK HAWK, STATE OF IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE INTERSECTION OF THE PRESENT NORTH RIGHT-OF-WAY LINE OF 2ND STREET AND THE PRESENT EAST RIGHT-OF-WAY LINE OF STATE STREET; THENCE SOUTH 89° (DEGREES) 35' (MINUTES) 21" (SECONDS) WEST (ASSUMED BEARING FOR THE PURPOSE OF THIS DESCRIPTION) ON THE PRESENT NORTH RIGHT-OF-WAY LINE OF 2ND STREET, 240.86 FEET; THENCE NORTH 00°25'55" WEST, 280.91 FEET TO THE PRESENT SOUTH RIGHT-OF-WAY LINE OF 1ST STREET; THENCE SOUTH 87°57'02" EAST ON THE PRESENT SOUTH RIGHT-OF-WAY LINE OF 1ST STREET, 185.99 FEET; THENCE SOUTH 02°02'11" WEST ON THE PRESENT SOUTH RIGHT-OF-WAY LINE OF 1ST STREET, 34.36 FEET; THENCE SOUTH 84°27'41" EAST ON THE PRESENT SOUTH RIGHT-OF-WAY LINE OF 1ST STREET, 57.63 FEET; THENCE SOUTH 50°09'17" EAST, 49.47 FEET; THENCE SOUTH 10°21'22" EAST, 152.34 FEET; THENCE SOUTH 30°54'37" EAST, 156.02 FEET; THENCE SOUTH 32°30'27" EAST, 23.57 FEET; THENCE SOUTH 41°03'47" EAST, 70.76 FEET; THENCE SOUTH 36°11'54" EAST, 124.29 FEET; THENCE SOUTH 36°15'37" EAST, 95.00 FEET; THENCE SOUTH 28°48'45" EAST, 164.27 FEET; THENCE SOUTH 30°24'02" EAST, 189.90 FEET; THENCE SOUTH 26°54'23" EAST, 28.78 FEET TO THE PRESENT NORTH RIGHT-OF-WAY LINE OF 4TH STREET; THENCE SOUTH 89°23'18" WEST ON THE PRESENT NORTH RIGHT-OF-WAY LINE OF 4TH STREET, 155.78 FEET TO THE SOUTH PROLONGATION OF THE EAST LINE OF THE PARCEL OF LAND DESCRIBED IN FEE BOOK 200622997



AND RECORDED IN THE OFFICE OF THE BLACK HAWK COUNTY RECORDER; THENCE NORTH 00°34'49" WEST ON THE SOUTH PROLONGATION OF THE EAST LINE AND THE EAST LINE OF THE PARCEL OF LAND DESCRIBED IN FEE BOOK 2006 22997 AND RECORDED IN THE OFFICE OF THE BLACK HAWK COUNTY RECORDER, 76.60 FEET; THENCE SOUTH 89°23'50" WEST ON THE NORTH LINE OF THE PARCEL OF LAND DESCRIBED IN FEE BOOK 2006 22997 AND RECORDED IN THE OFFICE OF THE BLACK HAWK COUNTY RECORDER AND THE WEST PROLONGATION OF SAID LINE 357.27 FEET TO THE PRESENT EAST RIGHT-OF-WAY LINE OF STATE STREET; THENCE NORTH 00°44'49" WEST ON THE PRESENT EAST RIGHT-OF-WAY LINE OF STATE STREET, 595.13 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS OF RECORD.

CONTAINING 260,308 SQUARE FEET OR 5.98 ACRES.

The City intends to provide a permanent access—ingress/egress easement legally described as follows:

All that part of vacated Washington Street lying north of the North line of West First Street, and southerly of the Northerly line of Original Plat of the City of Cedar Falls between Blocks 6 and 7, Black Hawk County, Iowa

WHEREAS, the Agreement further proposes that the City will make annual Economic Development Grants of 100% of the Tax Increments on the Development Property generated by the Project to Developer in an aggregate amount not to exceed (i) \$15,000,000 or (ii) the Tax Increments on the Development Property generated no later than July 1, 2027, whichever is less and following satisfaction of the conditions set forth in the Agreement; and

WHEREAS, it is in the best interests of the City that the prior agreements associated with the property in the Urban Renewal Area, which agreements were with Cedar Falls Development, LLC and CRMS, L.L.C. be terminated by agreement or by affidavit; and

WHEREAS, Iowa Code Chapters 15A and 403 (the "Urban Renewal Law") authorize cities to make grants for economic development in furtherance of the objectives of an urban renewal project and to appropriate such funds and make such expenditures as may be necessary to carry out the purposes of said Chapter, and to levy taxes and assessments for such purposes; and

WHEREAS, the Council has determined that the Agreement is in the best interests of the City and the residents thereof and that the performance by the City of its obligations thereunder is a public undertaking and purpose and in furtherance of the Plan and the Urban Renewal Law and, further, that the Agreement and the City's performance thereunder is in furtherance of appropriate economic development activities and objectives of the City within the meaning of Chapters 15A and 403 of the Iowa Code, taking into account the factors set forth therein; and

WHEREAS, pursuant to notice published as required by law, this Council has held a public meeting and hearing upon the proposal to approve and authorize execution of the Agreement and has considered the extent of objections received from residents or property owners as to said proposed Agreement; and, accordingly the following action is now considered to be in the best interests of the City and residents thereof.

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

Section 1. That the performance by the City of its obligations under the Agreement, including but not limited to conveyance of the Development Property to the Developer and the making of grants to the Developer in connection with the development of the Development Property under the terms set forth in the Agreement, be and is hereby declared to be a public undertaking and purpose and in furtherance of the Plan and the Urban Renewal Law and, further, that the Agreement and the City's performance thereunder is in furtherance of appropriate economic development activities and objectives of the City within the meaning of Chapters 15A and 403 of the Iowa Code, taking into account the factors set forth therein.

Section 2. That the form and content of the Agreement and all exhibits, the provisions of which are incorporated herein by reference, be and the same hereby are in all respects authorized, approved and confirmed, and the Mayor and the City Clerk be and they hereby are authorized, empowered and directed to execute, attest, seal and deliver the Agreement for and on behalf of the City in substantially the form and content now before this meeting, but with such changes, modifications, additions or deletions therein as shall be approved by such officers, and that from and after the execution and delivery of the Agreement, the Mayor and the City Clerk are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Agreement as executed.

PASSED AND APPROVED this 16th day of July, 2012.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
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 corporate records of the City showing proceedings of the City 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 (a copy of the face sheet of the agenda being attached hereto) 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 City hereto affixed this 16th day  
of July, 2012.

  
\_\_\_\_\_  
City Clerk, City of Cedar Falls, State of  
Iowa

(SEAL)



# RIVER PLACE

downtown lifestyle opportunities

River Place Properties  
200 State Street, 202-Z  
Cedar Falls, IA 50613  
1/16/2019

## Purpose

Narrative overview for Housing Credit submission packet to State to include a description of the related parties (companies and individual) involved in this project.

## History of State Street Mixed-Use II and related parties


State Street Mixed-Use II LC (SSMUII) is an Iowa Limited Liability Corporation and was issued a Certificate of Organization on October 15, 2015 for the purpose of real estate. SSMUII is wholly owned by River Place Properties LC (RPP). SSMUII was organized to construct and operate the property located at 100 E. Second Street, Cedar Falls, IA.

RPP is an Iowa Limited Liability Corporation and was issued a Certificate of Organization on March 15, 2012 for the purpose of real estate. RPP is wholly owned by Mark Kittrell. RPP developed the property that is now SSMUII.

Eagle View Partners LC (EVP) is an Iowa Limited Liability Corporation and was issued a Certificate of Organization on January 19, 2012 for the purpose of real estate. Mark Kittrell is the majority owner of EVP. EVP managed the construction of SSMUII and processed construction payments, which were funded and paid with SSMUII funds.

## Workforce Housing Tax Credit Eligible Expenses

Total project cost for SSMUII is \$9,371,396 consisting of \$515,000 land costs and \$8,856,396 development costs.

Signed 

Date 1/16/19

Print Mark A. Kittrell



## DEPARTMENT OF COMMUNITY DEVELOPMENT

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 James P. Brown and City Council

**FROM:** Terra Ray, Engineer Technician II

**DATE:** January 14, 2019

**SUBJECT:** Walnut Street Box Culvert Replacement  
Project Number BR-106-3152

The City of Cedar Falls is planning to reconstruct the Walnut Street Box Culvert, University Branch of Dry Run Creek. The project will require the acquisition of temporary easements and permanent easements along the corridor. Plans for the project shows the need for acquisitions from approximately four (4) properties.

Iowa law requires that the City Council hold a public hearing to authorize proceeding with the project, including the purchase of right of way. The public hearing offers an opportunity for the public, especially those from whom the easements will be purchased, to comment on the project.

We recommend that the Council schedule a Public Hearing for February 18, 2019, to be held at the regularly scheduled City Council meeting.

xc: Chase Schrage, Principal Engineer

**NOTICE OF PUBLIC HEARING ON A PROPOSAL TO UNDERTAKE A PUBLIC  
IMPROVEMENT PROJECT FOR THE WALNUT STREET BOX CULVERT REPLACEMENT  
PROJECT AND TO AUTHORIZE ACQUISITION OF PRIVATE PROPERTY FOR SAID  
PROJECT**

To Whom It May Concern:

NOTICE IS HEREBY GIVEN that on the 18<sup>th</sup> day of February, 2019, at 7:00 o'clock p.m. in the Council Chambers of the City Hall of the City of Cedar Falls, Iowa, 220 Clay Street, Cedar Falls, Iowa, a Public Hearing will be held by the City Council of said City on the proposal to undertake a public improvement project for the Walnut Street Box Culvert Replacement Project and to authorize acquisition of private property for the project.

Written objections to the proposal may be filed with City Clerk on or before the date of hearing, and all objections will be heard at the time of said hearing.

This notice is given by order of the City Council of the City of Cedar Falls, Iowa, on the 21<sup>st</sup> day of January, 2019.

Jacqueline Danielsen, MMC, City Clerk  
City of Cedar Falls, Iowa



SHEET NO.	D.01
TOTAL SHEETS	28
NO.	
DATE	
REVISION	
INT.	

WAINUT STREET BOX CULVERT REPLACEMENT

PLAN & PROFILE  
WAINUT STREET



OUR CITIZENS ARE OUR BUSINESS

DEPARTMENT OF COMMUNITY DEVELOPMENT  
ENGINEERING DIVISION  
CITY OF CEDAR FALLS, IOWA  
220 S. MAIN ST., IOWA 50613  
(319) 268-5161

CITY PROJECT NUMBER  
BR-106-3152  
DRAWN BY: JCH  
CHECKED BY: OS

SHEET NO.	D.01
TOTAL SHEETS	28

