



**AGENDA**  
**CITY OF CEDAR FALLS, IOWA**  
**STANDING COMMITTEE MEETING**  
**TUESDAY, JANUARY 17, 2023**  
**5:45 PM AT CITY HALL, 220 CLAY STREET**

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**Call to Order**

**Roll Call**

**Finance & Business Operations Committee**

1. Capital Improvements Program (CIP).  
(65 Minutes, Finance & Business Operations Director Jennifer Rodenbeck)



ROBERT M. GREEN

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Item 1.

## MEMORANDUM

Office of the Mayor

**FROM:** Mayor Robert M. Green  
**TO:** Finance and Business Operations Standing Committee  
**DATE:** January 12, 2023  
**SUBJECT:** **Capital Improvements Program (CIP) Continued Discussion**

1. I am referring the Capital Improvements Program (CIP) back to the FBO Committee for continued deliberation.
2. On December 19<sup>th</sup>, this committee voted to recommend that the CIP be sent forward to City Council for consideration. The CIP was then voted down by the City Council at its January 3<sup>rd</sup> meeting, on a 3-to-4 vote.
3. The committee materials for this meeting are the same as for the January 3 meeting. For the sake of not reprinting those materials, your original printed packets may be used. The packet is available online at <https://bit.ly/CF2023-01-03-MeetingPacket> as Item #2.
4. I am seeking from the FBO Committee a recommendation for approval of the CIP, based on amendments and compromises needed to attain the votes necessary for approval of the plan.

Xc: City Administrator

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***FY 23-28 CIP  
Review  
January 17, 2023***



# *Introduction*

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- Based on feedback from Council members, purpose of this presentation is to review some proposed changes to the CIP
- Motions (or amendments to motions) on the proposed changes
- May not be an exact order on CIP since some projects tie together
- Public Hearing is tonight that would allow Council to approve the CIP plus any approved changes.

# Proposed Change to FY23-28 CIP

Item 1.

- 1. Change #35 – Downtown Parking Ramp Study
  - **Motion - Move the \$100,000 funding from FY23 (since not spent yet) to FY24.**
  - Funded by Downtown TIF
  - Feasibility study will be performed in FY24 that takes into account location, design, possibility of a private partnership, etc.
  - A consultant contract would come back to Council for approval

# *Proposed Change to FY23-28 CIP*

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- 2. Change #36 – Downtown Parking Structure
  - **Motion - Move the funding for this project back to FY25 and FY26 so a study can be performed first.**
  - Funded by Downtown TIF
  - Once a study is performed, may have more accurate information about type of structure and possible costs
  - If after study is performed, the Council may choose next year during the CIP process to move up the timing of the structure.

# Proposed Change to FY23-28 CIP

- 3. Change #53 – UNI Dome Renovation
  - **Motion – Reduce the Economic Development Funding (EDF) by \$500,000.**
  - Total contribution to UNI would reduce to \$2.5 million
  - Move the \$500,000 of EDF to #70 (HS Pool)
  - A 28E agreement with UNI would come forward to City Council before the contribution is made to UNI that would outline possible access to UNI facilities (pool, track, etc)



# Proposed Change to FY23-28 CIP

- 4. Change #70 – High School Pool
  - **Motion – Take the \$500,000 EDF funding from UNI Dome and reduce the GO amount by \$500,000 on the pool project.**
  - Total contribution to the Pool would still be \$8 million
  - GO funding now only \$200,000 for the pool
  - A 28E agreement with the Cedar Falls Schools would come forward to City Council before a contribution would be made outlining use of the pool, future maintenance commitments, revenue, etc.



# *Proposed Change to FY23-28 CIP*

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- 5. Change #57 – Cedar Valley Placemaking
  - **Motion – Remove the GO funding in the amount of \$191,510.**
  - Bridge lighting is not an allowable expense for the project under the grant.
  - Still keep some Hotel/Motel funding for some possible small projects related to the grant if the grant is awarded and Cedar Falls is still part of the grant.

# Proposed Change to FY23-28 CIP

- 6. Change #59 – Comp Plan & Zoning Code Updates
  - **Motion – Lower the funding to \$75,000 each year for FY24 and FY25. Lower the funding to \$25,000 each year thereafter.**
  - Total line item for this project would reduce from \$725,000 in General Revenue (GR) to a total of \$225,000
  - Each year would include \$25,000 to review zoning code updates or amendments, but not new zoning initiatives.
  - Additional \$50,000 in FY24 & FY25 to update City's Comp plan
  - Description on detail sheet would be updated to reflect the purpose of the funds

# *Proposed Change to FY23-28 CIP*

Item 1.

- 7. Change #64 – Resilience Initiatives
  - **Motion – Change name to Energy Efficiency Projects. Funding to remain at \$25,000/year (except FY24).**
  - Checked with Brian Heath & Matt Buck and feel they use the \$25,000/year – mainly lighting upgrades. They also work with CFU to try and get rebates for qualifying projects.
  - Description on detail sheet would be updated and include listing of the potential projects.

# *Proposed Change to FY23-28 CIP*

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Item 1.

- 8. Change #204 – SCBA Replacement
  - **Motion – Move this item to FY27 using GO2026 bonds vs GO2024 bonds.**
  - Staff noted that the 15-year cycle for their SCBA equipment comes due in Fall of 2026.

# Clarifications

- #56 – The River project does include possible funding for an engineering observation contract
- #119 – Aldrich School Connections include all discussed connections
- #121 – Annual Street Repair – These amounts are the streets listed annually in the pavement management program and additional revenues received in the Local Option Sale Tax (LST) are directed to larger projects listed on CIP (Current - Main St, Past - Cedar Heights, Univ Ave, etc)
- #135 – Union Road was delayed until FY29 due to the overage on Main St., however, the sewer and storm water improvements are still on the CIP as funded.

# Summary of Proposed Changes

- Direct impact to property taxes by reducing GO funding by approximately \$700,000 and GR funding by \$225,000
- Reminder that the CIP is a planning document and as more items are finalized changes can be made next year.
- Also GO funding for 2024, 2026, and 2028 can also be more refined next year before the 2024 bond sale occurs.



# ***Final Motion***

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- **Motion to recommend approval at City Council meeting for CIP as presented or as amended.**