



AGENDA
CITY OF CEDAR FALLS, IOWA
COMMITTEE OF THE WHOLE MEETING
MONDAY, MAY 02, 2022
6:10 PM AT COMMUNITY CENTER, 528 MAIN STREET

Call to Order

1. Storm Water Rate Increases.
(30 Minutes, Finance & Business Operations Director Jennifer Rodenbeck and Public Works Director Chase Schrage)
2. Standing Committee Customary Procedures.
(10 Minutes, Mayor Robert Green)

Stormwater Rate Study

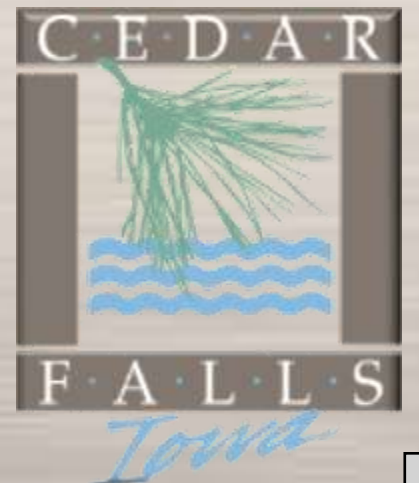
*Presentation to
Committee of the Whole*

May 2, 2022



Purpose of Study

- **Review current projects on CIP**
- **Project increases in operating costs**
- **Determine necessary revenue stream**



Summary of Projects

- **In the current CIP, there is over \$4.1 million in stormwater projects.**
- **There are also projects on the unfunded list.**
- **A lot of smaller scale projects when compared to sewer.**



Bridges/Culverts

- **2 projects on CIP for total of \$765,000**



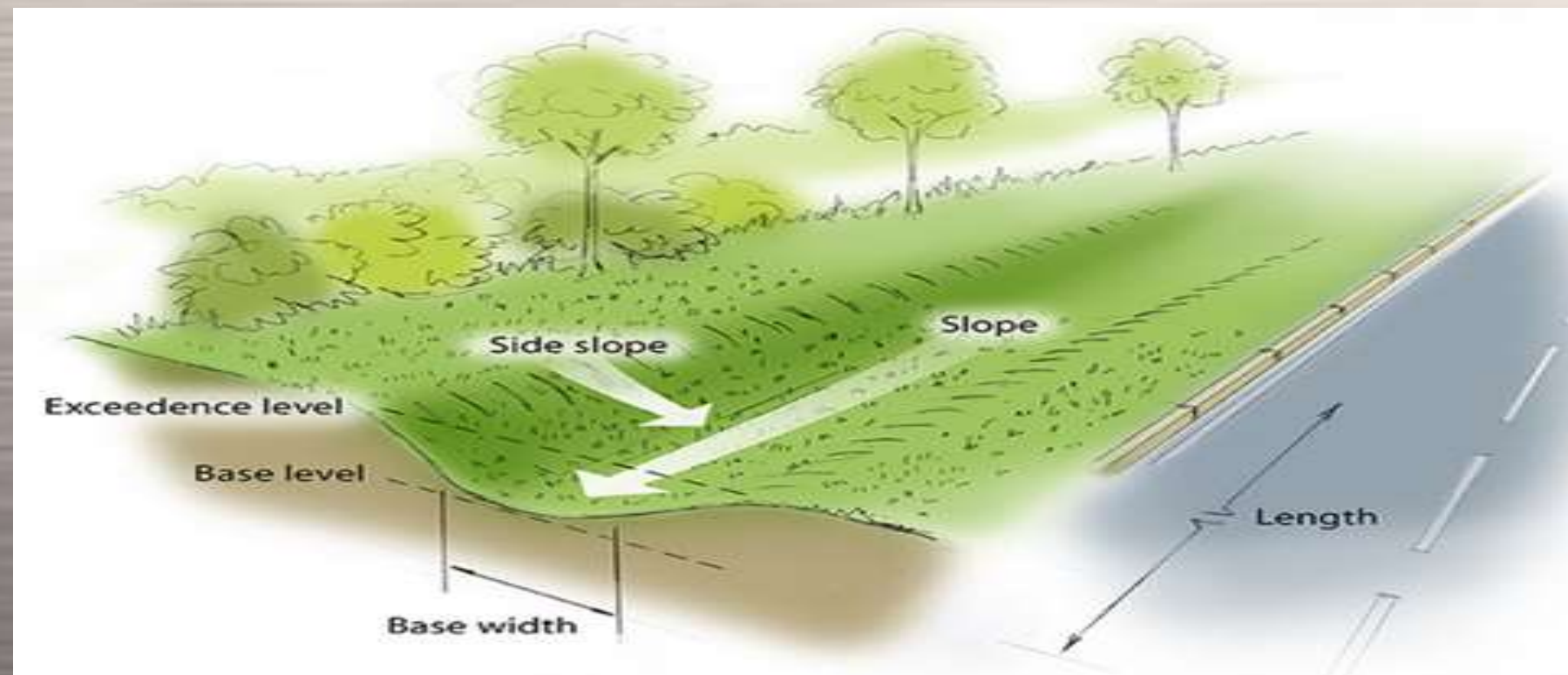
Slope Repairs

- **2 projects on CIP for total of \$500,000**



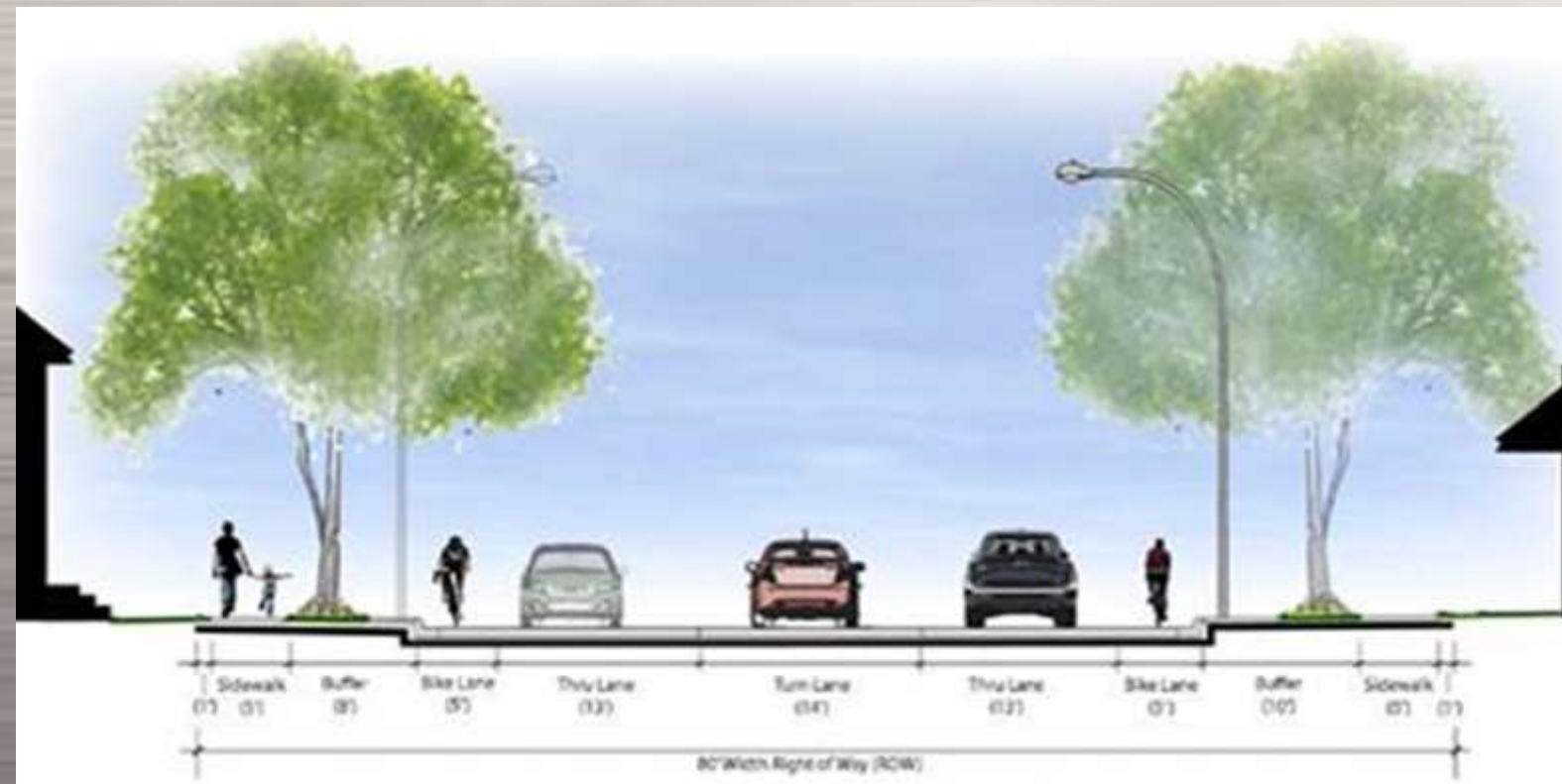
Stormwater

- Drainage studies, erosion, permeable alleys, etc.
- 4 projects - Total of \$1.1 million



Stormwater Infrastructure

- Infrastructure associated with street projects. 3 projects - Total of \$1.8 million (Center, Main, & Union)

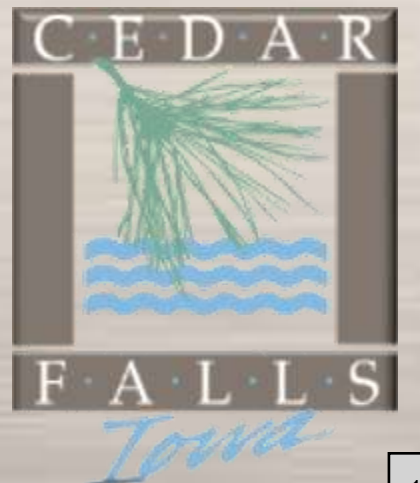


Storm Water Regulations

- Municipal separate storm sewer system(MS4) permit: Cedar Falls has been a permittee since 2006 (renewed every 5 years)
- MS4 Permit - Includes maintenance of all storm water infrastructure that collect and convey water to the Cedar River
- Cedar Falls has received periodic annual audits by the IDNR
- EPA Audit inspection occurred from October 19 - October 22, 2020
 - First audit that EPA has performed since our permit in 2006
 - MS4 permit is very comprehensive and does not pertain to a single department or division – it is the entire City
 - Preliminary findings during audit process and potential violations
 - Private development and stormwater enforcement
- EPA was in Cedar Falls in August 2021 (served 2 citations on private property)

Summary of Operating Costs

- **Salaries & Benefits of Employees**
- **Maintenance items**
- **Studies**



Future Projects

- **More needed for stormwater projects(infrastructure maintenance)**
- **Box Culverts, Drainage Structures**
- **Only funding 2-3 permeable alleys/year currently (STW & SCF)**



History of Fund

- **FY07 – 1st year that the stormwater fee was established.**
- **No changes in the fee from FY07 until 2018.**
- **Fund needs to be self-supporting.**
- **Starting to see the drawdown of cash**



Rate Structure

- **Current structure:**
 - **Residential – Flat rate**
 - **\$3.65/month**
 - **Same fee for all residential properties.**



Rate Structure

- **Current structure:**
 - **Commercial/Industrial – Amount of impervious area**
 - **Base rate + rate per 10,000 sq. feet of impervious area**
 - **Difficult to compare**
 - **Some cities use ERU method**



Rate Proposal

- **Recommendation: 7 %increase each year for next 5 years (FY23-FY27). No change in the method used for calculating.**

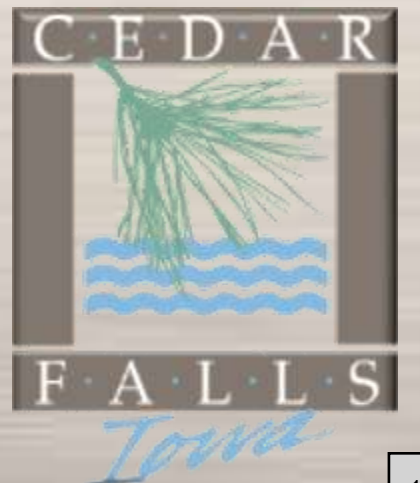


Rate Proposal – Residential Home

				7% Inc.	7% Inc.	7% Inc.	7% Inc.	7% Inc.
			Current	FY2023	FY2024	FY2025	FY2026	FY2027
			<u>Rate</u>	<u>Rate</u>	<u>Rate</u>	<u>Rate</u>	<u>Rate</u>	<u>Rate</u>
Total Monthly Cost			\$ 3.65	\$ 3.91	\$ 4.18	\$ 4.47	\$ 4.78	\$ 5.12
Total Annual Cost			\$ 43.80	\$ 46.87	\$ 50.15	\$ 53.66	\$ 57.41	\$ 61.43
Increase in Monthly Cost			\$ 0.26	\$ 0.53	\$ 0.82	\$ 1.13	\$ 1.47	
Increase in Annual Cost			\$ 3.07	\$ 6.35	\$ 9.86	\$ 13.61	\$ 17.63	

Rate Proposal

- **Statewide Average for Residential
= \$5.81 (Current)**
- **City of Cedar Falls will be at \$5.12
(End of 5 Years)**



Summary

- **Rate Proposal Accomplishments:**
 - **Adequate Cash Coverage for currently funded projects on CIP.**
 - **Still maintains a residential rate below the statewide average.**



Motion

- **To proceed with drafting storm water rate ordinance implementing 7% each year for the next 5 years.**



Questions





MAYOR ROBERT M. GREEN

CITY OF CEDAR FALLS, IOWA
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CEDAR FALLS, IOWA 50613
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MEMORANDUM

Office of the Mayor

Robert M. Green

FROM: Mayor Robert M. Green
TO: City Council
DATE: April 25, 2022
SUBJECT: Cedar Falls Standing Committee Customary Procedures
REF: (a) Cedar Falls Code of Ordinances, Sec. 2-68 - Standing committees
(b) Cedar Falls Administrative Policy #7: Council Meetings

1. Recently, the Cedar Falls City Council reached a consensus to re-enable the city's codified standing committees (reference (a)) by making changes to Admin Policy #7 (reference (b)).
2. In the April 18th council referrals, the council agreed to review my proposed customs for committee meetings in Committee of the Whole, prior to re-enabling standing committees.
3. The Standing Committee Customary Procedures chart (enclosure 1) contains what I believe are the general expectations of council for the following aspects of standing committees:
 - a. *In what setting the meetings will be held (council chambers vs. conference rooms).*
 - b. *How meetings will be recorded and broadcast.*
 - c. *Meeting formality.*
 - d. *A list of general topics to be heard by each committee (especially important as the council consensus is for public safety topics to be handled by the admin committee).*
4. This is a unique situation because the mayor has the authority to set agendas and determine meeting times and places. While I don't wish to abdicate this responsibility, I also want to ensure that the Council and I are in agreement for general parameters as we re-enable the standing committees. I believe that outlining our existing & proposed customs in this document will help to avoid future controversies and misunderstandings.
5. Of note, any of these items could be formalized in Admin Policy #7 if the council desires it; in the meantime, I will follow these customs unless otherwise directed by council.

Encl: (1) Cedar Falls Standing Committee Customary Procedures Chart

###

Meeting Name / Type	Council Work Session	Administration Committee	Community Relations and Planning Committee	Public Works Committee	Committee of the Whole	Regular Council Meeting
Description	<i>Matters which require a significant amount of discussion and learning before councilors can have an informed opinion for future action.</i>	<i>Matters brought forward by/to the FBO Director or Public Safety Director for review & recommendation to council.</i>	<i>Matters brought forward by/to the Director of Community Development for review & recommendation to council.</i>	<i>Brought forward by/to the Public Works Director for review & recommendation to council.</i>	<i>Committee-level matters which merit being televised to due to public interest or controversy, for review & recommendation to council.</i>	<i>Matters requiring formal council action such as resolutions, ordinance changes, appointment consent, and report receive-and-file.</i>
Chair	Mayor	Mayor-Appointed City Councilor	Mayor-Appointed City Councilor	Mayor-Appointed City Councilor	Mayor Pro-Tem	Mayor
Location	Public Conference Room or Off-Site	City Council Chambers	City Council Chambers	City Council Chambers	City Council Chambers	City Council Chambers
Meeting Time	Varies depending on topic.	1st and 3rd Mondays as needed, prior to the regular council meeting (typically at or after 5:10pm).	1st and 3rd Mondays as needed, prior to the regular council meeting (typically at or after 5:10pm).	1st and 3rd Mondays as needed, prior to the regular council meeting (typically at or after 5:10pm).	1st and 3rd Mondays as needed, prior to the regular council meeting (typically at or after 5:10pm).	1st and 3rd Mondays at 7pm
Public Attendance	Yes	Yes	Yes	Yes	Yes	Yes
Public Comment	No	Yes, at the discretion of the chair	Yes, at the discretion of the chair	Yes, at the discretion of the chair	Yes, at the discretion of the chair	Yes, on all actionable items
Parliamentary Rules Apply	No	Yes, Informal	Yes, Informal	Yes, Informal	Yes, Informal	Yes, Formal
How Recorded / Posted	Audio Only, posted to city website	Video, posted to city website	Video, posted to city website	Video, posted to city website	Video, posted to city website	Video, posted to city website
Live Broadcast	No	Yes, via Channel 15 & YouTube	Yes, via Channel 15 & YouTube	Yes, via Channel 15 & YouTube	Yes, via Channel 15 & YouTube	Yes, via Channel 15 & YouTube
The Chair also Chairs the Selection Committee For...	N/A	<i>Board of Adjustment</i> <i>Civil Service Commission</i> <i>Comm'ty Center & Senior Services</i> <i>Health Trust Fund Board of Trustees</i> <i>Library Board of Trustees</i> <i>Human Rights Commission</i>	<i>Art & Culture Board</i> <i>Board of Rental Housing Appeals</i> <i>Historic Preservation Commission</i> <i>Housing Commission</i> <i>MET Transit Board</i> <i>Visitors & Tourism Board</i>	<i>Board of Appeals</i> <i>Board of Electrical Appeals</i> <i>Board of Mechanical Appeals</i> <i>Board of Plumbing Appeals</i> <i>Parks and Recreation Commission</i>	<i>Planning & Zoning Commission</i> <i>Utilities Board of Trustees</i>	N/A
Example topics for this type of meeting (not an all-inclusive list)	Annual Council Goal Setting Joint Meetings with Other Organizations	Accounting Policies Admin Policy #7 Administrative Code Review Audit Report Bills and Payroll Bond Sale Bids Budget Review Cash Management CIP Review Citizen Surveys College Hill Partnership Community Main Street FBO Quarterly Report General Parking Ordinances Grow Cedar Valley Human Rights Commission Information Systems Library Personnel Policies Public Safety Public Safety Quarterly Report Role of INRCOG	Adaptive Reuse of Buildings Bike Plans Building Codes / Code Enforcement Bus Route Restructuring Butchering Animals / Poultry, etc. CDBG / Housing Community Devel. Quarterly Report Community-Wide Strategic Plans Comprehensive Plan Cultural Programs Development Agreements Downtown Parkade Floodplain Ordinance Hearst Center Neighborhood Associations On-Street Parking Regulations Parking Ordinances affected by Zoning Parking Studies Planning & Zoning Commission Recreational Programs Riverfront Improvements Streetscaping Subdivision Code Amendment Sustainability Trailer Parking Visitors & Tourism Zoning Ordinances	Cedar Falls Utilities High School Site Levee Nutrient Reduction Strategy Parks Infrastructure Pavement Management Public Works Quarterly Report Recycling Facility / Waste Reduction Refuse Rates River Gauges and Gates Road Reconstruction Project Sewer Rates Snow Removal Speed Limits Stormwater Management Stormwater Rates Street Reconstruction Traffic Study Updates / Traffic Control Utilities Board of Trustees Wastewater Treatment Water Quality Watershed Plans Work Plans	Conflict of Interest Ex Parte Communications Role of Elected Officials University of Northern Iowa	All topics with council action