



**AGENDA
CITY OF CEDAR FALLS, IOWA
CITY COUNCIL MEETING
MONDAY, SEPTEMBER 20, 2021
7:00 PM AT CITY HALL**

The City is providing in-person and electronic options for this meeting in accordance with the Governor's Proclamation of Disaster Emergency regarding meetings and hearings. The City encourages in-person attendees to follow the latest CDC guidelines to reduce the risk of COVID-19 transmission.

The meeting will be accessible via video conference and the public may access/participate in the meeting in the following ways:

- a) By dialing the phone number +13126266799 or +19292056099 or +12532158782 or +13017158592 or +13462487799 or +16699006833 and when prompted, enter the meeting ID (access code) 962 7287 1738.
- b) iPhone one-tap: +13126266799,,96272871738# or +19292056099,,96272871738#
- c) Join via smartphone or computer using this link: <https://zoom.us/j/96272871738>.
- d) View the live stream on Channel 15 YouTube using this link: <https://www.youtube.com/channel/UCCzeig5nIS-dIEYisqah1uQ> (view only).
- e) Watch on Cedar Falls Cable Channel 15 (view only).

To request to speak when allowed on the agenda, participants must click "Raise Hand" if connected by smartphone or computer, or press *9 if connected by telephone. All participants will be muted by the presiding officer when not actually speaking.

Call to Order by the Mayor

Roll Call

Approval of Minutes

1. Regular Meeting of September 7, 2021.

Agenda Revisions

Special Presentations

2. Recognition of Civil Service Commissioner John Clopton.
3. Proclamation recognizing October 3-9, 2021 as Fire Prevention Week.

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

Special Order of Business

4. Public hearing on the proposed plans, specifications, form of contract & estimate of cost for the 2021 Street Patching Project.
 - a) Receive and file proof of publication of notice of hearing. (Notice published September 13, 2021)
 - b) Written communications filed with the City Clerk.
 - c) Staff comments.

- d) Public comments.
 - e) Resolution approving and adopting the plans, specifications, form of contract & estimate of cost for the 2021 Street Patching Project.
5. Public hearing on the proposed plans, specifications, form of contract & estimate of cost for the Recreational River Area and Riverbank Improvements Project.
- a) Receive and file proof of publication of notice of hearing. (Notice published September 13, 2021)
 - b) Written communications filed with the City Clerk.
 - c) Staff comments.
 - d) Public comments.
 - e) Resolution approving and adopting the plans, specifications, form of contract & estimate of cost for the Recreational River Area and Riverbank Improvements Project.

Old Business

- 6. Pass Ordinance 2994, amending Chapter 26, Zoning, and other associated sections of the Code of Ordinances, relative to establishing the CD-DT, Downtown Character District, upon its second consideration.
- 7. Pass Ordinance 2995, amending Section 26-118 of the Code of Ordinances, by removing all property within the defined boundaries of the Downtown Character District from current zoning districts and placing the same in the CD-DT, Downtown Character District Zoning District, upon its second consideration. (contingent upon approval of previous ordinance)

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.)

- 8. Receive and file the Committee of the Whole minutes of September 7, 2021 relative to the following items:
 - a) City Hall Remodel.
 - b) Review of New International Building Codes.
- 9. Approve a request for a temporary sign at 2207 Vine Street, for 60 days beginning September 21, 2021.
- 10. Approve the following applications for beer permits and liquor licenses:
 - a) Aldi Inc., 6322 University Avenue, Class C beer & Class B wine - renewal.
 - b) Escapology Cedar Falls, 2518 Melrose Drive, Special Class C liquor - renewal.
 - c) Hilton Garden Inn, 7213 Nordic Drive, Class B liquor, Class B native wine & outdoor service - renewal.
 - d) Holiday Inn & Suites Hotel/Event Center, 7400 Hudson Road, Class B liquor & outdoor service - renewal.
 - e) Little Bigs, 2210 College Street, Class C liquor - renewal.
 - f) The Brass Tap, 421 Main Street, Class C liquor & outdoor service - renewal.
 - g) The Ragged Edge Art Bar & Gallery, 504 Bluff Street, Class C liquor & outdoor service – renewal.
 - h) Aldi Inc., 6322 University Avenue, Class C beer & Class B wine – change in ownership.

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.)

- [11.](#) Resolution levying a final assessment for costs incurred by the City to mow the property located at 130 North College Street.
- [12.](#) Resolution levying a final assessment for costs incurred by the City to mow the property located at 1227 West 22nd Street.
- [13.](#) Resolution levying a final assessment for costs incurred by the City to mow the property located at 2208 Coventry Lane.
- [14.](#) Resolution levying a final assessment for costs incurred by the City to clean up/remove debris on the property located at 2716 Waterloo Road.
- [15.](#) Resolution approving and authorizing submission of an Iowa Tourism Grant for digital advertising.
- [16.](#) Resolution approving a Central Business District (CBD) Overlay Zoning District site plan for façade improvements at 215 Main Street.
- [17.](#) Resolution setting October 4, 2021 as the date of public hearing on the proposed rezoning from C-1, Commercial District to R-P, Planned Residence District of property located in the vicinity of Cedar Heights Drive and Valley High Drive, and also on an associated amendment to the Future Land Use Map by changing the designation from Office & Business Park to Medium Density Residential.

Allow Bills and Claims

- [18.](#) Allow Bills and Claims of September 20, 2021.

City Council Referrals

City Council Updates

Staff Updates

Executive Session

19. Executive Session to to discuss matters related to cyber security information and records, pursuant to Iowa Code § 21.5(1)(k) and Iowa Code § 22.7(50).

Adjournment

**CITY HALL
CEDAR FALLS, IOWA, SEPTEMBER 7, 2021
REGULAR MEETING, CITY COUNCIL
MAYOR ROBERT M. GREEN 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, at 7:00 P.M. on the above date. Members present: Miller, deBuhr, Kruse, Harding, Darrah, Sires, Dunn. Absent: None.
- 53461 - It was moved by Darrah and seconded by Miller that the minutes of the Regular Meeting of August 16, 2021 be approved as presented and ordered of record. Motion carried unanimously.
- 53462 - Mayor Green read the following proclamations:
- Proclamation recognizing September 17-23, 2021 as Constitution Week. Boy Scouts of America Scout Carson Wirtz and Daughters of the American Revolution Representative Barb Gregerson commented.
- Proclamation recognizing September 5-11, 2021 as Suicide Prevention and Recovery Week.
- 53463 - Following consensus among Councilmembers, the Mayor announced that since the two public hearings were closely related, that they would be combined.
- Mayor announced that in accordance with the public notices of August 27, 2021, this was the time and place for a public hearing on proposed amendments to Chapter 26, Zoning, of the Code of Ordinance relative to establishing the CD-DT, Downtown Character District, and on the proposed rezoning of all property within the defined boundaries of the Downtown Character District from current zoning districts and placing the same in the CD-DT, Downtown Character District Zoning District. It was then moved by Harding and seconded by Miller that the proofs of publication of notices for both hearings be received and placed on file. Motion carried unanimously.
- 53464 - The Mayor then asked if there were any written communications filed to the proposed amendments and rezoning. Upon being advised that there were three written communications on file, the Mayor then called for oral comments. Planning & Community Services Manager Howard and Ferrell Madden consultant Mary Madden provided a summary of the proposals. Following questions and comments by Mary Jane McCollum, 807 West 2nd Street, Community Main Street Executive Director Kim Bear, Developer Mark Kittrell, 250 State Street, Jim Benda, 1816 Valley High Drive, and Sally Timmer, 203 Tremont Street, the Mayor declared the hearing closed and passed to the next order of business.
- 53465 - It was moved by Darrah and seconded by Harding that Ordinance #2994, amending Chapter 26, Zoning, and other associated sections of the Code of Ordinances relative to establishing the CD-DT, Downtown Character District, be

passed upon its first consideration. Following questions and comments by Councilmembers Harding, Sires, deBuhr, Kruse, Miller, Darrah and Dunn, and responses by Planning & Community Services Manager Howard and Ferrell Madden consultant Madden, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Miller, Harding, Darrah, Dunn. Nay: deBuhr, Kruse, Sires. Motion carried.

53466 - It was then moved by Miller and seconded by Harding that Ordinance #2995, amending Section 26-118 of the Code of Ordinances, by removing all property within the defined boundaries of the Downtown Character District from current zoning districts and placing the same in the CD-DT, Downtown Character District Zoning District, be passed upon its first consideration. Following a question by Councilmember Kruse and response by Planning & Community Services Manager Howard, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Miller, Harding, Darrah, Dunn. Nay: deBuhr, Kruse, Sires. Motion carried.

53467 - It was moved by Harding and seconded by Miller that the following items on the Consent Calendar be received, filed and approved:

Receive and file the following resignations of members from Boards and Commissions:

- a) John Clopton, Civil Service Commission.
- b) Abigail Sears, Planning & Zoning Commission.
- c) Leslie Prideaux, Planning & Zoning Commission, effective October 1, 2021.
- d) Leslie Prideaux, Visitors & Tourism Board, effective October 1, 2021.

Receive and file the Work Session minutes of August 16, 2021 relative to the following item:

- a) Protocols for Remote Public Participation in City Open Meetings.

Receive and file the Committee of the Whole minutes of August 16, 2021 relative to the following items:

- a) Utilities Board of Trustees Interview.
- b) Cedar River Recreation Safety Project.
- c) Future Forward 2025 Update.

Receive and file the Departmental Monthly Reports of July, 2021.

Approve the following Order Accepting Acknowledgment/Settlement Agreements:

- a) Bani's, 2128 College Street, First tobacco violation.
- b) Casey's General Store, 2425 Center Street, First tobacco violation.
- c) Prime Mart, 2728 Center Street, First tobacco violation.

Approve the following applications for beer permits and liquor licenses:

- a) Fleet Farm, 400 West Ridgeway Avenue, Class C beer & Class B wine - renewal.
- b) Fleet Farm Fuel, 108 West Ridgeway Avenue, Class C beer & Class B wine - renewal.
- c) Blue Room, 201 Main Street, Class C liquor - renewal.

- d) Wilbo, 118 Main Street, Class C liquor - renewal.
- e) Casey's General Store, 1225 Fountains Way, Class E liquor - renewal.

Motion carried unanimously.

53468 - It was moved by Harding and seconded by Miller that the following resolutions be introduced and adopted:

Resolution #22,505, approving and adopting amendments to the City's Emergency Operations Plan.

Resolution #22,506, approving and adopting revised public meeting protocols during the COVID-19 pandemic.

Resolution #22,507, designating the Director of Finance & Business Operations as the City of Cedar Falls authorized representative for signing and filing documents to obtain federal financial assistance under the coronavirus state and local fiscal recovery funds established under the American Rescue Plan Act.

Resolution #22,508, approving and authorizing the transfer of funds from the General Fund to the Emergency Reserve and Capital Projects Funds.

Resolution #22,509, approving and authorizing execution of an Account Service Agreement with One Source The Background Check Company for pre-employment and promotional background reports and driver's license validation.

Resolution #22,510, approving and authorizing execution of a Cooperative Agreement with the Iowa Civil Rights Commission for FY22.

Resolution #22,511, approving and authorizing execution of a Facilities Use Agreement with Northeast Iowa Area Agency on Aging, Inc. (NEI3A) relative to use of the Community Center.

Resolution #22,512, approving and authorizing the expenditure of funds for the purchase of cameras for the Transfer Station and Public Works facilities.

Resolution #22,513, approving and authorizing execution of a Facility Use Agreement with the American National Red Cross relative to use of the Recreation and Fitness Center as a shelter during a disaster emergency.

Resolution #22,514, approving a Mixed Use Residential (MU) Zoning District site plan for a medical clinic addition at 226 Bluebell Road.

Resolution #22,515, approving Lot 17 Green Acres Minor Subdivision Plat.

Resolution #22,516, approving and accepting the contract and bond of Blacktop Service Company for the 2021 Seal Coat Project.

Resolution #22,517, approving and authorizing execution of a Storm Water Facility Maintenance and Repair Agreement with Midwest Development Co. and Wild Horse Ridge Homeowners Association relative to a post-construction stormwater management plan for Wild Horse Ridge.

Resolution #22,518, approving an amendment to the preliminary plat of Wild Horse Ridge.

Resolution #22,519, receiving and filing, and setting September 20, 2021 as the date of public hearing on the proposed plans, specifications, form of contract & estimate of cost for the 2021 Street Patching Project.

Resolution #22,520, receiving and filing, and setting September 20, 2021 as the date of public hearing on the proposed plans, specifications, form of contract & estimate of cost for the Recreational River Area and Riverbank Improvements 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, Harding, Darrah, Sires, Dunn. Nay: None. Motion carried. The Mayor then declared Resolutions #22,505 through #22,520 duly passed and adopted.

53469 - It was moved by Kruse and seconded by Darrah that the bills and claims of September 7, 2021 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, Harding, Darrah, Sires, Dunn. Nay: None. Motion carried.

53470 - It was moved by Kruse and seconded by Harding that the meeting be adjourned at 8:47 P.M. Motion carried unanimously.

Jacqueline Danielsen, MMC, City Clerk



MAYOR ROBERT M. GREEN

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



FIRE PREVENTION WEEK

OCTOBER 3-9, 2021

WHEREAS, fire is a serious public safety concern both locally and nationally, and homes are the locations where people are at greatest risk from fire; and

WHEREAS, home fires killed more than 2,770 people in the United States in 2019, according to the National Fire Protection Association® (NFPA®), and fire departments in the United States responded to 339,500 home fires; and

WHEREAS, smoke alarms sense smoke well before you can, alerting you to danger in the event of fire in which you may have as little as two minutes to escape safely; and

WHEREAS, working smoke alarms cut the risk of dying in reported home fires in half; and

WHEREAS, residents who have planned and practiced a home fire escape plan are more prepared and will therefore be more likely to survive a fire; and

WHEREAS, Cedar Falls residents will make sure their smoke and carbon monoxide alarms meet the needs of all their family members, including those with disabilities; and

WHEREAS, Cedar Falls fire responders are dedicated to reducing the occurrence of home fires and home fire injuries through prevention and protection education; and

WHEREAS, the 2021 Fire Prevention Week™ theme, “Learn the Sounds of Fire Safety™,” effectively serves to remind us it is important to learn the different sounds of smoke and carbon monoxide alarms;

NOW, THEREFORE, I Robert M. Green, Mayor of the City of Cedar Falls do hereby proclaim October 3–9, 2021, as Fire Prevention Week throughout this city, and I urge all citizens to “Learn the Sounds of Fire Safety” for Fire Prevention Week 2021 and to support the fire prevention and protection education activities of Cedar Falls Fire Rescue during this week, and at all other times of the year.



Signed this 13th day of September, 2021.



Mayor Robert M. Green

**DEPARTMENT OF PUBLIC WORKS**

City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613
Phone: 319-268-5161
Fax: 319-268-5197
www.cedarfalls.com

MEMORANDUM
Engineering Division

TO: Honorable Mayor Robert Green and City Council

FROM: Brett Armstrong, Civil Engineer I

DATE: September 8, 2021

SUBJECT: 2021 Street Patching Project
Project No. RS-000-3275
Public Hearing

Submitted within for City Council approval are the Plans, Specifications, and Estimate of Costs and Quantities for the 2021 Street Patching Project.

This project involves the construction of forty-six (46) utility patches on existing City streets. Work shall include roughly 644.32 SY removal and replacement of existing pavement; 118 ton of asphalt patches; 105 LF of concrete curb and gutter; subgrade preparation; and replacement of driveway approaches and pedestrian ramps.

The total estimated cost for the construction of this project is \$288,409.85. The project will be funded by Cedar Falls Utilities.

The Engineering Division recommends approving the Plans, Specifications, and Estimate of Costs and Quantities for the 2021 Street Patching Project.

xc: David Wicke, City Engineer
Chase Schrage, Director of Public Works

ENGINEER'S ESTIMATE					
2021 STREET PATCHING PROJECT					
RS-000-3275					
ITEM#	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	TOTAL
1	REMOVAL OF PAVEMENT	S.Y.	677.05	\$ 30.00	\$ 20,311.50
2	REMOVAL OF CURB & GUTTER	L.F.	92.64	\$ 10.00	\$ 926.40
3	REMOVAL OF DRIVEWAY	S.Y.	13.13	\$ 80.00	\$ 1,050.40
4	REMOVAL OF SIDEWALK	S.Y.	43.05	\$ 13.00	\$ 559.65
5	SAW CUTTING FOR REMOVALS	L.F.	2110.07	\$ 15.00	\$ 31,651.05
6	EXCAVATION, CLASS 10	C.Y.	214.73	\$ 40.00	\$ 8,589.20
7	CURB, PCC 7 IN. 2.0 FT. WIDTH, TYPE "C" CLASS III	L.F.	53.1	\$ 49.00	\$ 2,601.90
8	CURB, PCC 7 IN. 2.5 FT. WIDTH, TYPE "C" CLASS III	L.F.	39.84	\$ 50.00	\$ 1,992.00
9	CURB, PCC 7 IN. 3.0 FT. WIDTH, TYPE "C" CLASS III	L.F.	11.3	\$ 80.00	\$ 904.00
10	MODIFIED SUBBASE	C.Y.	214.73	\$ 65.00	\$ 13,957.45
11	TOPSOIL, FURNISH & SPREAD	C.Y.	3.078	\$ 95.00	\$ 292.41
12	HYDRAULIC SEEDING	S.Y.	28.14	\$ 30.00	\$ 844.20
13	DRIVEWAY, P.C.C., 6 IN., CLASS "C"	S.Y.	13.13	\$ 115.00	\$ 1,509.95
14	SIDEWALK, P.C.C., 4 IN., CLASS "C"	S.Y.	41.12	\$ 85.00	\$ 3,495.20
15	SIDEWALK, P.C.C., 6 IN., CLASS "C"	S.Y.	1.933	\$ 275.00	\$ 531.58
16	PEDESTRIAN RAMPS, DETECTABLE WARNING	S.F.	48	\$ 1,000.00	\$ 48,000.00
17	UTILITY PATCH, P.C.C., TYPE "C" CLASS III	S.Y.	644.32	\$ 150.00	\$ 96,648.00
18	UTILITY PATCH, HMA (ST), PG58-28S	TONS	117.738	\$ 120.00	\$ 14,128.56
19	COMPACTION OF SUBGRADE	S.Y.	677.05	\$ 8.00	\$ 5,416.40
21	TRAFFIC CONTROL	L.S.	1	\$ 35,000.00	\$ 35,000.00
				TOTAL ESTIMATE	\$ 288,409.85

**DEPARTMENT OF PUBLIC WORKS**

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MEMORANDUM
Engineering Division

TO: Honorable Mayor Robert M. Green and City Council

FROM: David Wicke, PE, City Engineer

DATE: September 8, 2021

SUBJECT: Recreational River Area and Riverbank Improvements Project
City Project Number: MC-038-3290
Public Hearing

Submitted within for City Council approval are the Plans, Specifications, and Estimate of Costs and Quantities for the Recreational River Area and Riverbank Improvements Project.

This project involves the construction of eight in stream water features and upland improvements within, and on the banks, of the Cedar River in Cedar Falls, Iowa.

The total estimated cost for the construction of this project is \$3,758,139.00. The City will use General Obligation Bonds, Blackhawk Gaming Grant, Emergency Reserves, Tourism Cash Reserves and Private Donations for the design and construction of this project.

The Engineering Division recommends approving the Plans, Specifications, and Estimate of Costs and Quantities for the Recreational River Area and Riverbank Improvements Project.

xc: Chase Schrage, Director of Public Works



Cedar River Recreational Improvements Project
Cedar River, Cedar Falls, Iowa
Bid Proposal Cost Estimate - August 29, 2021

Item Number	Description	Estimated Quantity	Unit	Unit Price	Item Total Price
1	Mobilization	1	Lump Sum	\$ 370,000	\$ 370,000
2	Silt Fencing	1500	Lin. Ft.	\$ 6	\$ 9,000
3	Straw Waddle	300	Lin. Ft.	\$ 8	\$ 2,400
4	Cofferdam Installation and Removal	7	Lump Sum	\$ 70,000	\$ 490,000
5	River Right Access Road	1	Lump Sum	\$ 85,000	\$ 85,000
Structure #2- Put-in River Right					
6	Boulder Fill: Includes excavation/fill, placement, grouting, and backfill.	155	Cubic Yards Grouted Rock	\$ 250	\$ 38,796
7	Concrete - low flow	35	Cubic Yards Concrete	\$ 275	\$ 9,549
8	Subgrade - Clean angular 3-8" cobble	233	Cubic Yds.	\$ 75	\$ 17,458
Structure #3					
9	Boulder Fill: Includes excavation/fill, placement, grouting, and backfill.	140	Cubic Yards Grouted Rock	\$ 250	\$ 35,074
10	Concrete- low flow	22	Cubic Yards Concrete	\$ 275	\$ 6,111
11	Subgrade - Clean angular 3-8" cobble	105	Cubic Yds.	\$ 75	\$ 7,892
Structure #4					
12	Boulder Fill: Includes excavation/fill, placement, grouting, and backfill.	56	Cubic Yards Grouted Rock	\$ 250	\$ 14,056
13	Concrete- low flow	35	Cubic Yards Concrete	\$ 275	\$ 9,549
14	Subgrade - Clean angular 3-8" cobble	28	Cubic Yds.	\$ 75	\$ 2,108
Structure #5					
15	Boulder Fill: Includes excavation/fill, placement, grouting, and backfill.	148	Cubic Yards Grouted Rock	\$ 250	\$ 36,944
16	Concrete- low flow	28	Cubic Yards Concrete	\$ 275	\$ 7,639
17	Subgrade - Clean angular 3-8" cobble	369	Cubic Yds.	\$ 75	\$ 27,708
Structure #6- Take-out River Right					
18	Boulder Fill: Includes excavation/fill, placement, grouting, and backfill.	320	Cubic Yards Grouted Rock	\$ 250	\$ 80,000
19	Subgrade - Clean angular 3-8" cobble	300	Cubic Yds.	\$ 75	\$ 22,500
Structure #7- Clay Hole Safety and Recreational Improvements					
20	Boulder Fill: Includes excavation/fill, placement,	157	Cubic Yards	\$ 250	\$ 39,333
21	Concrete- low flow	115	Cubic Yards Concrete	\$ 275	\$ 31,625
22	Concrete Demolition and Shaping	1	Lump Sum	\$ 45,000	\$ 45,000
23	Subgrade - Clean angular 3-8" cobble	393	Cubic Yds.	\$ 75	\$ 29,500
Structure #8- Take-out River Left					
24	Boulder Fill: Includes excavation/fill, placement, grouting, and backfill.	30	Cubic Yards Grouted Rock	\$ 250	\$ 7,537
25	Concrete- low flow	28	Cubic Yards Concrete	\$ 275	\$ 7,700
26	Subgrade - Clean angular 3-8" cobble	45	Cubic Yds.	\$ 75	\$ 3,392
Miscellaneous					
27	Large Random Boulders, 7' Diameter	23	Each	\$ 600	\$ 13,800
28	Boat Ramp Terracing	393	Cubic Yards Grouted Rock	\$ 250	\$ 98,333
29	Boat Ramp Area Trails	7	Cubic Yards Concrete	\$ 275	\$ 2,037
30	Miscellaneous Equipment Hours	200	hours	\$ 275	\$ 55,000
31	Northeast Parking Lot Repair-Seal Coat	4000	Sq. Yds.	\$ 7	\$ 28,000



Upland					
32	Concrete/Rebar River Clean up	1	Lump Sum	\$ 5,500	\$ 5,500
33	Concrete Mowbands	820	Lin. Ft.	\$ 12	\$ 9,840
34	Removal of Concrete Bike Trail	3,100	Sq. Ft.	\$ 15	\$ 46,500
35	New Concrete Bike Trail	3,400	Sq. Ft.	\$ 15	\$ 51,000
36	Upland Path (6' wide w/curbs)	6,000	Sq. Ft.	\$ 17	\$ 102,000
37	Shoreline Path (4' & 5' wide w/curbs)	3,200	Lin. Ft.	\$ 17	\$ 54,400
38	Seal Chute	1	Lump Sum	\$ 15,000	\$ 15,000
39	Specialty Stone @ Upper Plaza	120	Tons	\$ 320	\$ 38,400
40	Stone Seat Wall @ Upper Plaza	56	Tons	\$ 480	\$ 26,880
41	Upper Terrace Concrete	1,830	Sq. Ft.	\$ 28	\$ 51,240
42	Synthetic Turf	1	Lump Sum	\$ 27,000	\$ 27,000
43	Lower Terrace Concrete (turtle)	1,250	Sq. Ft.	\$ 28	\$ 35,000
44	Stone Bank Reinforcement	1,643	Tons	\$ 350	\$ 575,050
45	Wood Bridges	3	Each	\$ 4,000	\$ 12,000
46	Existing Features Relocation (bollard lights)	3	Each	\$ 1,400	\$ 4,200
47	Signage 4 large & 5 small	9	Each	\$ 3,000	\$ 27,000
48	Northwest Parking Lot Repair-Seal Coat	2,500	Sq. Yds.	\$ 7	\$ 17,500
49	Add Shower to Shoreline	1	Each	\$ 5,000	\$ 5,000
50	Benches	3	Each	\$ 6,000	\$ 18,000
51	Planting (Rip Rap re-use planting pockets)	1,973	Sq. Ft.	\$ 4	\$ 7,892
52	Planting, Trees, Shrubs, Lawns & Seeding	1	Lump Sum	\$ 60,000	\$ 60,000
53	Irrigation	1	Lump Sum	\$ 20,000	\$ 20,000
54	Contingency	Estimate			\$ 350,895
55	Upland Contingency	Estimate			\$ 265,800
Base Improvements Total					\$ 3,459,139
Alt. No. 1	Lighting at Trees and Bridge	1	Lump Sum	\$ 99,000	\$ 99,000
Alt. No. 2	River Demobilization	1	Each	\$ 50,000	\$ 50,000
Alt. No. 3	Project Demobilization	1	Each	\$ 150,000	\$ 150,000
Base Improvements plus Alt. No. 1 Total					\$ 3,558,139
Base Improvements plus Alt. Nos. 1, 2, and 3 Total					\$ 3,758,139



DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls
 220 Clay Street
 Cedar Falls, Iowa 50613
 Phone: 319-273-8606
 Fax: 319-273-8610
 www.cedarfalls.com

MEMORANDUM

Planning & Community Services Division

TO: Mayor Robert M. Green and City Council
FROM: Karen Howard, AICP, Planning & Community Services Manager
DATE: August 30, 2021
SUBJECT: Zoning Text Amendments - Downtown Character District Code (TA21-001)

Project Background

Cedar Falls has a thriving Downtown District. This success creates momentum for additional investment in Downtown. However, the City has been operating under development standards and processes, some of which were originally established 50 years ago. These regulations have been refined over time, including the CBD overlay district created to preserve and protect the character of the historic Downtown core. However, there was a recognition that more needed to be done to guide future growth in the Downtown District and the surrounding neighborhoods to meet the current and future needs of the community. Therefore, the City Council initiated the *Imagine Downtown!* Visioning Project. There have been two phases to this project: an extensive community visioning effort; followed by development of zoning tools to implement the vision. The study area includes the central business district (CBD) and areas surrounding the CBD that transition into the traditional residential neighborhoods to the west. It also includes the extended Main Street corridor and neighborhood areas immediately south and northwest of the downtown along the south side of the Cedar River.

The *Imagine Downtown!* Vision Plan was adopted in November 2019 after an extensive public engagement effort. The *Imagine Downtown!* Vision Plan provides a road map for growth and development in and around Downtown Cedar Falls. It establishes a general framework for public policy decisions and investment, in tandem with clear aspirations for the scale and character of future development downtown, which are reflected in the proposed zoning standards currently under consideration.

A public review draft of a proposed Downtown Character District code and associated Regulating Plan were presented during a special virtual Cedar Falls Planning and Zoning Commission meeting on February 17, 2021. Since that time, the proposed code and regulating plan map along with new administrative procedures and land use classification system have been available for public review and comment on the project webpage and have been advertised widely on various social media platforms, by press release, and with printed letters to all property owners within the study area. The code project has been featured on local television news broadcasts, articles in the Courier, and on the City Cable Channel 15.

In the three months following the release of the public review draft of the code, consultants and staff met with the Planning and Zoning Commission at four special work sessions to discuss the various elements of the proposed code and regulating plan. Staff also provided three different opportunities for work session discussions with development professionals and with Community Main Street, and encouraged the public to view and submit questions or comments to the Planning Division. Staff have responded to emails and phone inquiries and documented requests for changes to the draft. All property owners in the area were notified by mail inviting them to public hearings at the Planning and Zoning Commission.

Public input was invited during public hearings at the Planning and Zoning Commission on April 14 and April 28, 2021. The Planning and Zoning Commission considered amendment requests from the public, staff, and Commission members at their April 14 meeting. No additional requests for changes were submitted for the April 28 hearing. The consultants and staff documented each requested amendment along with an explanation, pros and cons of making the change, and decisions made by the Commission in a “decision matrix,” which is attached to this memo. **At their May 12 meeting the Commission voted to recommend approval of the draft with their recommended changes from the decision matrix and forward their recommendations to the City Council for consideration.**

The City Council review of the proposed code has included:

- May 17 - Consultants from Ferrell Madden presented the Commission’s recommended draft to the City Council at a Committee of the Whole meeting and copies of the code and regulating plan were distributed to Council members;
- June 7 - Council work session for general discussion and questions;
- June 21 – Council work session to discuss the proposed parking requirements for private development;
- August 2 – Committee of the Whole Meeting to review the parking requirements in more depth, most specifically the concept of shared parking and to invite any feedback from the community;
- August 16 – Council set the date of public hearing for September 7.

Analysis

The proposed Downtown Character District code includes new development standards and architectural standards to control the scale and design of new buildings and specifically addresses how new development relates to the streets and sidewalks to help ensure that new development fits into the context of the surrounding development. The architectural standards include such elements as building material standards, standards for window coverage, entranceway standards, façade variation, and sign standards. The placement of the buildings and the parking on the lot is not left to chance, but is regulated to ensure that building facades designed to support pedestrian activity front on the public sidewalks with parking and mechanical equipment located to the rear.

The frontage designations on the Regulating Plan help to ensure that like-development faces like-development across the street. In addition, where the higher intensity Urban General, Urban General 2, and Storefront frontages lots share a common lot line with a Neighborhood Small or Medium frontage lot or an R-1 or R-2 zoned property along the edge of the district, “Neighborhood Manners” requirements apply that limit building height and include enhanced setback, landscaping, and screening standards to create a buffer.

Creating livable neighborhoods is also a focus of the new zoning, which includes new open space requirements on each lot to ensure even in the most intensive areas usable open space will be provided for future residents. Open yards and courtyards count toward this requirement in neighborhood frontages with some allowance for balconies and shared upper floor or rooftop patios in the more intensive mixed-use frontages where the buildings may cover most of the lot area. The “public realm standards” specify standards for the space between the building and the street curb including requirements for street trees.

The parking requirements are structured to support preservation of and adaptive re-use of existing historic buildings, particularly along the Main Street parkade, while continuing to require parking for residential uses, albeit at a lower rate; and adds a new requirement for upper floor commercial uses for new development. A certain amount of the required parking must be made publicly available (shared) for a certain number of hours when not being used by the residential or commercial tenants of the building. This shared parking will add to the supply of parking that is available to serve customers and clients during peak times. For example, a new building that includes upper floor office space will be required to provide parking and that parking must be located and designed to be available to the public in the evening when not needed for the office employees.

A wide variety of uses are allowed on properties with Urban General, Urban General 2 and Storefront frontages, similar to what is allowed in the CBD Overlay. In Neighborhood frontages a variety of housing options are allowed to encourage new living opportunities in areas close to downtown. These include single family, duplexes, townhomes, cottage courts, small apartment buildings, and an allowance for accessory dwelling units on owner-occupied properties.

The proposed zoning amendments also include new administrative procedures that create a more defined process for review and approval. Since the new standards are more clear and objective they can be more easily be reviewed and approved administratively, reducing the amount of time for review and approval, but providing more certainty for surrounding properties and the community that new development will blend into the neighborhood.

The new use classification system provides a set of land use categories that will help to ensure consistency of development review over time and eliminate the need for extensive lists of specific uses in the code that become redundant and often times obsolete as the market and technology changes.

There are also a number of small amendments to the existing City Code necessary to make it clear that elements such as sidewalk cafes, mobile merchants, sandwich board signs, and the ability to serve alcoholic beverages are also allowed in appropriate locations within the Downtown Character District, similar to how they are currently allowed.

Recommendation

At their May 12th meeting, the Planning and Zoning Commission recommended approval of the Downtown Character District Code, the associated Regulating Plan, new administrative procedures, and land use classification system, as amended by decisions outlined in their decision matrix (attached).

In addition, staff recommends approval of the various smaller amendments to the Cedar Falls Code of Ordinances set forth in the attached ordinance to ensure that the new regulations function smoothly within the existing City Code.

Lastly, staff recommends a review of how the new code is working a year from when it is adopted to make any adjustments necessary to ensure it is achieving its intended goals for the community.

PROPOSED AMENDMENTS TO THE PUBLIC REVIEW DRAFT OF THE DOWNTOWN ZONING CODE

26-193 – Building Form Standards

	Proposed Amendment	Explanatory Notes	Consultant/Staff Recommendation	P&Z Discussion (Date)	P&Z Decision
1	Requestor: Consultant/staff Change Building Form Standards (BFS) Section 193.5 Neighborhood Small Frontage B. Placement 4. Buildable Area to allow Private Open Area to be above grade for lots with less than 70 ft of depth.	Technical Fix: This better accommodates rowhouses on especially shallow lots (such as many of the lots along 2 nd Street, as shown in the Vision Plan) with their 66ft width/depth. This will make Neighborhood Small consistent with Neighborhood Medium.	Consultant/staff are in support of this amendment.	Commission directed staff to make the change.	Amendment Approved
2	Requestor: Consultant/staff Change Required Building Line (RBL) on the Downtown Regulating Plan, on the north side of W 2 nd St. from Franklin St. to the western border of the District. The RBL should be moved forward an additional 5ft, from 15ft to 10ft off the front property line.	Technical Fix: This is for consistency with the RBL to the east of Franklin (Urban General 2) and better accommodates rowhouses fronting 2 nd Street (as shown in the Vision Plan) within the shallower (66ft) depth of many of those lots. This keeps the building form and scale consistent with the Neighborhood Small designation, but allows room for both parking and for usable ground floor space within the buildings.	Consultant/staff are in support of this amendment to the Downtown Character District Regulating Plan.	Commission directed staff to make the change.	Amendment Approved
3	Requestor: Staff a) Insure consistency of terms between new proposed Section 26-140. Use-Specific Standards, Category Descriptions, and Definitions and proposed Section 26-197. Building Functions; b) Clarify language in Character District Use Table introductory paragraph concerning additional standards that apply	Technical Fix: a) Because drafting was an iterative process, additional revisions were made to Section 26-140, Use Classification, after the public review draft of Downtown Character District Code (Section 26-197) was released. This is a simple clean-up to make sure terms are internally consistent. Also to correct the Code Section number of the Use Classification to Sec. 26-140 (not 26-132). b) Make clear that additional development and performance standards apply above and beyond the broad permitted use categories.	Consultant/staff are in support of these amendments	Commission directed staff to make these changes.	Amendment Approved

<p>4</p>	<p>Requestor: Staff Correct outline format, as needed</p>	<p>Technical Fix: Some outline numbers are out of sequence and need correction</p>	<p>Consultant/staff are in support of this amendment</p>	<p>Commission directed staff to make these changes.</p>	<p>Amendment Approved</p>
<p>5</p>	<p>Requestor: Historical Society and Planning Staff Add Civic Building designations to Regulating Plan</p>	<p>Technical Fix: The Cedar Falls Woman’s Club and Cedar Falls Historical Society Victorian House Museum and Museum Buildings in Sturgis Park should be identified as Civic Buildings.</p>	<p>Consultant/staff are in support of this amendment</p>	<p>Commission directed staff to make these changes.</p>	<p>Amendment Approved</p>
<p>6</p>	<p>Requestor: Consultant/Staff Change to Section 26-140. Use-Specific Standards, Category Descriptions, and Definitions for clarity, etc.</p>	<p>Technical Fix: Clarification concerning categorization of commercial assembly uses as large or small based on size and the other classification criteria in Section 26-140(a)(3) This will help in classifying uses appropriately in different zoning districts. Examples include small commercial assembly uses, such as theaters that fit into a main street area, like the Oster Regent Theater downtown versus large commercial assembly uses, such as a large metroplex theater complex located in a suburban shopping center.</p>	<p>Consultant/staff are in support of this amendment</p>	<p>Commission directed staff to make these changes.</p>	<p>Amendment Approved</p>

<p>7</p>	<p>Requestor: P&Z Member Larson</p> <p>Change the Regulating Plan designated building frontage on west side of Overman Park from Neighborhood Small to Urban General 2 to accommodate existing businesses located in buildings along Franklin Street;</p> <p>or alternatively:</p> <p>Requestor: Tom and Dorinda Pounds They own a house on Franklin Street that was converted to office space for their business. They want assurance their business can continue, but also have maintained many of the historic residential features of the home, so it could be converted back to residential use in the future, if desired.</p> <p>They would like an approach to better accommodate existing businesses, while maintaining the residential character and scale of the area</p>	<p>As drafted, all existing businesses can remain as non-conforming uses. The new code requires no changes unless/until the owner makes a significant change to their business or building, at which time the standards identified in Section 26-38 Proportionate Compliance would apply, based on the [level/degree] of proposed change.</p> <p>The intent of the proposed limitations on new businesses in the Neighborhood frontage areas is to encourage their concentration in the core of Downtown for the synergy it creates and to stabilize and encourage reinvestment in the surrounding residential areas and preservation of the historic character of these areas.</p> <p>Options for change:</p> <p>Option 1: Change the regulating plan along west side of Franklin Street to Urban General 2.</p> <p>Pro: Insure existing business are not made non-conforming</p> <p>Con: Change in building frontage designation affects more than use; it would also change the physical scale and character of permitted new buildings, potentially incentivizing the demolition of other houses in the neighborhood. This could potential affect the historic residential character along Franklin Street. Most businesses are located within existing residential structures.</p> <p>Option 2: Language could be added to state that all existing businesses at the time of code adoption are considered conforming, so can continue and even expand, but that no new businesses are permitted in the Neighborhood frontages. This is a similar approach we took for manufacturing businesses on the far east side of the study area.</p>	<p>Consultant/staff are in support of Option 2, as it achieves the goal of keeping existing businesses conforming, but doesn't have the unintended consequences noted with Option 1.</p>	<p>Commission directed staff to make the changes per Option 2.</p>	<p>Amendment Approved Option 2.</p> <p>(Note: add a parking requirement for non-residential uses in Neighborhood Frontages).</p>
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<p>8</p>	<p>Requestor: P & Z Chair: Include a design review process/role for P&Z</p>	<p>Commission expressed concern that it is difficult to legislate good design and that some additional design guidance may be needed, at least for some projects; and this process should be conducted through a public review process at P&Z and/or Council.</p> <p>Pros: Provides for more public scrutiny of development projects in the downtown area. Provides additional reassurance that a project will be consistent with the vision for downtown.</p> <p>Cons: One of the goals of the Downtown Zoning Code update was to streamline the development review process and move toward by-right approvals for those projects that meet a set of objective form-based standards. The benefits of this approach are to a) provide a greater level of predictability for property owners, developers, and neighbors; b) move away from the time and expense of negotiating individual projects in the Downtown district, particularly if it requires project redesign or additional legal fees; and c) remove the subjectivity of the public review process, where individual opinions can cause projects that otherwise meet the standards to be redesigned adding cost to the project.</p> <p>From a fairness and equity standpoint, it can also give undue influence to particularly persuasive or well-connected applicants or to those who may simply want to prevent development from occurring.</p> <p>The purpose of establishing the staff Zoning Review Committee is to ensure that development projects meet the adopted standards, but also to assist applicants in their understanding of the intent of the provisions of the code, so they can achieve a more cohesive design, so in essence will serve as an administrative design review.</p>	<p>Consultants/staff do not recommend adopting a public design review process at this time.</p> <p>If a majority of the Commission would still like to move forward with a public design review process, the consultants and staff will continue to work to determine a workable approach.</p>	<p>Commission directed staff to keep the draft the same and not require a separate design review through P&Z and Council.</p>	<p>No change recommended</p>
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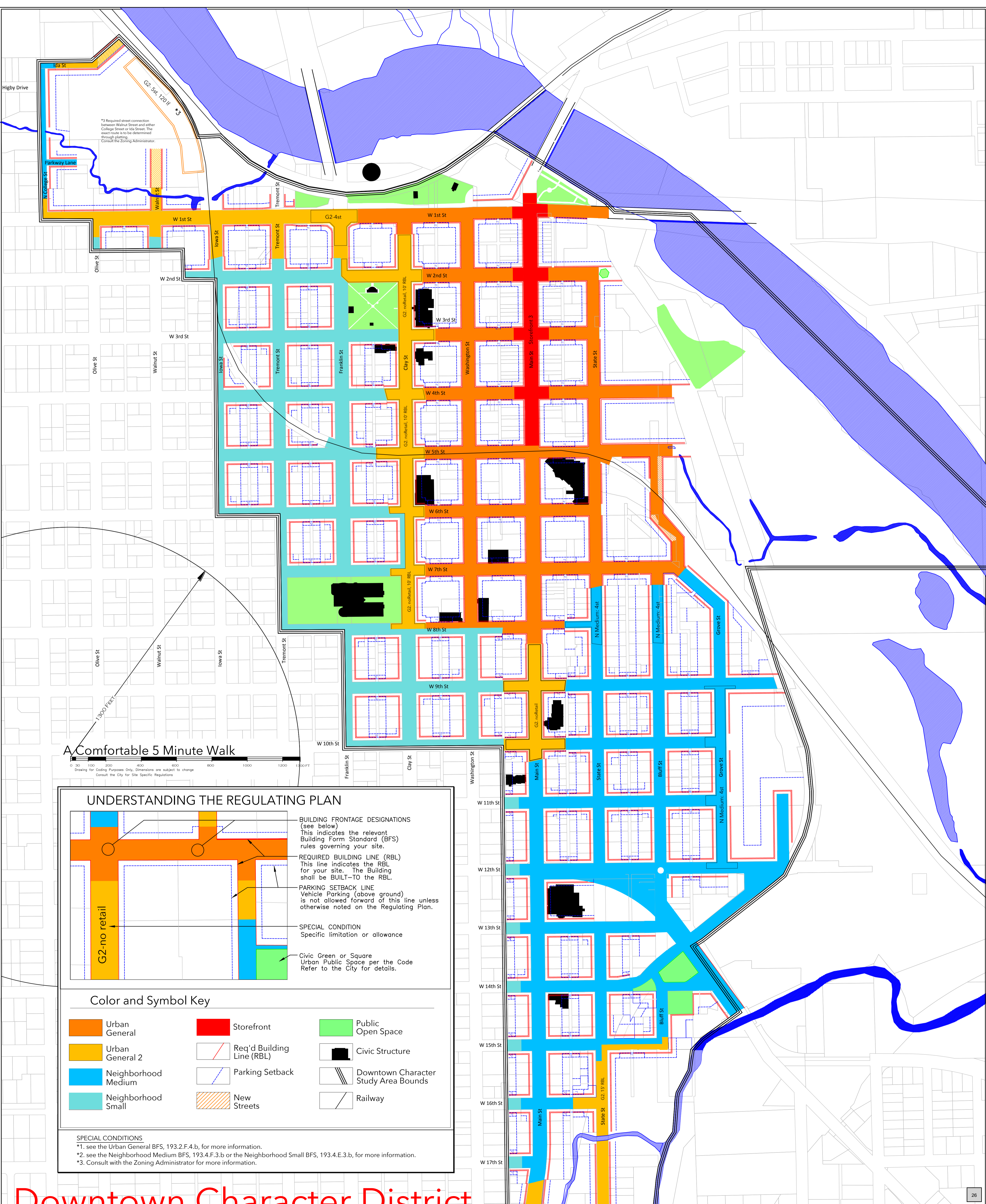
<p>9</p>	<p>Requestor: Kevin Harberts (owns two residential properties along 2nd Street).</p> <p>Change the Regulating Plan so that the General Urban frontage designation goes from the 1st Street frontage to 2nd Street frontage</p> <p>The requestor would like the option to create larger through lots for commercial uses that extend the full depth of the block from 1st to 2nd Street.</p>	<p>The regulating plan designations between 1st and 2nd Street are already set up to provide more lot depth for Urban General along 1st Street to accommodate the larger footprint of many commercial buildings, leaving a shallower depth for the neighborhood frontage designation along 2nd Street, which can accommodate smaller footprint residential building types, such as rowhouses.</p> <p>Pros and Cons of making this change:</p> <p>Pro: Uniform building form standards for the entire parcel (with considerably more buildable area)</p> <p>Con: This would undermine the scale transition from the higher intensity, mixed-use 1st Street down to the less intense Overman Park neighborhood to the south.</p> <p>The code provides considerable flexibility for parcels with more than one frontage designation to shift the frontage designation to accommodate specific needs of the development. However, it is important for the buildings along both sides of 2nd Street to relate to one another, rather than having residential buildings facing the backs of 1st Street businesses. The regulating plan designations ensure buildings of similar scale and character along both sides of a street.</p>	<p>Consultant/staff are <u>not</u> in support of this amendment.</p> <p>The regulating plan already establishes Urban General deeper into the block (from north to south) and leaves a rather shallow area along 2nd Street that will accommodate residential building forms, such as townhomes, as shown in the <i>Imagine Downtown! Vision Plan</i>.</p>	<p>Commission directed staff to keep the regulating plan the same. No change recommended.</p>	<p>No change recommended</p>
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<p>10</p>	<p>Requestor: Planning & Zoning Commission and questions from several members of the public.</p> <p>Consider the inclusion of vinyl siding as an approved wall material in Neighborhood Frontages</p>	<p>There is concern that prohibiting vinyl siding in the Neighborhood Frontages could be cost prohibitive and encourage disinvestment in existing residential properties.</p> <p>The intent of the proposed prohibition was to promote more durable and environmentally sustainable building materials. (The issue is not one of aesthetics).</p> <p>Pro: Reduce the up-front cost of building construction and maintenance</p> <p>Con: Higher long-term costs for maintenance and upkeep; concerns related to durability and fire-resistance; environmental impacts of PVC, i.e. produces toxic smoke when it burns and melts at a fairly low temperature; damaged or melted siding often ends up in the landfill and is not biodegradable. While it is possible to recycle it, there are often issues of contamination from dirt, nails, and mixed-in aluminum flashing. In contrast, wood, brick or stone have a life cycle of more than 100 years. The life span of vinyl is 15 to 20 years before it becomes brittle from ultraviolet light and is easily damaged.</p> <p>If change to the ordinance is desired, following are some options:</p> <ol style="list-style-type: none"> 1. Maintain the prohibition of vinyl siding for new construction. 2. Permit the use of vinyl siding to replace or repair existing vinyl siding. 3. Permit use of vinyl siding that meets higher minimum standards for quality, maintenance, and durability, based on industry standards to replace or cover over other types of siding on existing single family dwellings. 4. Delete the prohibition on vinyl siding from the code altogether, so it would be allowed on all existing and new buildings in the Neighborhood Frontages. 	<p>Consultant/staff are particularly concerned about the long term consequences of allowing vinyl siding related to the noted environmental concerns, so recommend prohibiting vinyl siding for new construction.</p> <p>With regard to the second bullet point, the current draft already allows replacement of like material with like material for maintenance purposes. Consultant/staff would be in support of adding some additional language to make sure this is clear.</p> <p>Consultant/staff are <u>not</u> supportive of allowing vinyl siding to replace existing environmentally sustainable building materials, such as wood, stone, or brick. We feel that the long term costs outweigh the short term savings.</p> <p>Consultant/staff strongly recommend against listing vinyl siding as a generally allowed building material.</p>	<p>Commission directed staff to move forward with making changes consistent with 1, 2, and 3, but did not support option 4.</p> <p>Bullet points 1 and 2 were supported unanimously. Bullet point 3 was supported by a majority.</p> <p>With regard to bullet 1, the Commission requests that the language be clarified to indicate that for additions to existing buildings that have vinyl siding that vinyl siding can be used for the addition. We will need to discuss how to fit that into the trigger chart.</p> <p>Bullet point 4 was rejected by a majority.</p>	<p>Amendments Approved according to bullet points 1, 2, and 3. Majority of the Commission does not support 4.</p>
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<p>11</p>	<p>Requestor: Jesse Lizer, Emergent Architects</p> <p>Permit the use of higher quality foam products for architectural detailing</p>	<p>There is concern that the prohibition of “all other foam-based products” in Sec. 26-194.C.5. would limit options for restoration of historic buildings. That was never the intent of this prohibition, but rather to limit the use of flimsy, easily damaged building materials, particularly at the street level. Potential change:</p> <ul style="list-style-type: none"> • Delete “all other foam-based products” from the prohibited list and add a new item to the secondary materials list in Sec. 26-194.C.4. as follows: “Durable foam-based products, such as Fypon, may be used for architectural detailing.” 	<p>Consultant/staff are in support of this amendment,</p>	<p>Commission directed staff to make this change.</p>	<p>Amendment Approved</p>
<p>12</p>	<p>Requestor: Staff</p> <p>Provide more direction for ADUs</p>	<p>Concern that there is insufficient enforceability of owner-occupancy requirement following the development of an ADU. Consider including a requirement for an affidavit/legal agreement with the City in Sec. 26-193.1.G (p.24) to be filed and recorded, so that it is clear to future owners or prospective buyers that the dwelling is not considered a duplex, so that the limits on size and occupancy for ADUs continue to be enforceable over time.</p> <p>The allowance for ADUs is intended to make home ownership more affordable and encourage investment and reinvestment that will help stabilize existing older neighborhoods surrounding downtown.</p>	<p>Consultant/staff are in support of this amendment.</p>	<p>Commission directed staff to make this change.</p>	<p>Amendment Approved</p>

13	<p>Requestor: Staff</p> <p>Prohibit conversion of existing single unit dwellings into duplexes or multi-unit dwellings.</p>	<p>The new code opens up the possibility for new types of housing, but in a manner that ensures that new housing fits into the context of the neighborhood with quality design and a logical configuration of the dwelling units. However, the new standards and allowances are not intended to encourage existing single unit dwellings to be chopped up into additional units in a manner that reduces the functionality and livability of the dwelling and makes it less desirable for those seeking a long term rental opportunity or homeownership. As is often experienced in college towns this is a common practice to provide short term rentals for college students by converting living rooms, dining rooms, and other spaces to maximize the number of bedrooms. While providing rental housing for students is important, this particular practice often creates units that are not very conducive to long term renters and cannot be easily or cost-effectively adapted or converted back to the original condition in response to market fluctuations, such as a drop in enrollment.</p> <p>Staff notes that making this change will keep the new code consistent with the City's current conversion prohibition in the R1 and R2 Districts.</p>	Staff is in support of this change.	Commission directed staff to make this change.	Amendment approved.
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Item 6.



A Comfortable 5 Minute Walk

0 300 600 900 1200 1500 FT

Drawing for Coding Purposes Only. Dimensions are subject to change. Consult the City for Site Specific Regulations.

UNDERSTANDING THE REGULATING PLAN

BUILDING FRONTAGE DESIGNATIONS
 (see below)
 This indicates the relevant Building Form Standard (BFS) rules governing your site.

REQUIRED BUILDING LINE (RBL)
 This line indicates the RBL for your site. The Building shall be BUILT-TO the RBL.

PARKING SETBACK LINE
 Vehicle Parking (above ground) is not allowed forward of this line unless otherwise noted on the Regulating Plan.

SPECIAL CONDITION
 Specific limitation or allowance

Civic Green or Square
 Urban Public Space per the Code Refer to the City for details.

Color and Symbol Key

Urban General	Storefront	Public Open Space
Urban General 2	Req'd Building Line (RBL)	Civic Structure
Neighborhood Medium	Parking Setback	Downtown Character Study Area Bounds
Neighborhood Small	New Streets	Railway

SPECIAL CONDITIONS

*1. see the Urban General BFS, 193.2.F.4.b, for more information.
 *2. see the Neighborhood Medium BFS, 193.4.F.3.b or the Neighborhood Small BFS, 193.4.E.3.b, for more information.
 *3. Consult with the Zoning Administrator for more information.

Downtown Character District



August 31st, 2021

Robert M. Green MA, MLIS
Mayor, City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613

Dear Mayor Green,

Americans for Independent Living is a nonprofit based in Waterloo assisting veterans in need within Black Hawk County. AFIL has assisted over 1,100 veterans and their families since 2017. Assistance has been provided in the form of housing, home items, furniture, food, clothing, and home modifications for disabled or elderly veterans in need.

Many of the veterans assisted by AFIL live in homes in impoverished areas which are meager and have poor conditions for life. Having safe, secure, and affordable housing for our veterans, who have voluntarily sacrificed for us, is a critical need.

We were excited to learn of the upcoming meetings to discuss changes in the Cedar Falls zoning laws. We would like the opportunity to pursue cottage court housing for veterans in the area. Because of this, we are in favor of updating the zoning to make this critical need happen.

Thank you for the consideration.

Respectfully,

Tim Combs, Executive Director



310 East 4th Street
Cedar Falls, IA 50613

Phone: 319-277-0213
www.communitymainstreet.org

2021-2022

Board of Directors:

- Lexie Heath - Chair
- Darin Beck
- Natalie Brown
- Ann Eastman
- Crystal Ford
- Wynette Froehner
- Brent Johnson
- Audrey Kittrell
- Jenny Leeper
- Helen Pearce
- Clark Rickard
- Stephanie Sheetz
- Mark Schowalter
- Brad Strouse

August 30, 2021

Dear Mayor, Council, City Administrator and Staff:

On behalf of Cedar Falls Community Main Street and our board of directors, we would like to express our support for the Downtown Zoning code.

Community Main Street has been a part of the visioning process since it began. We feel like staff has done a great job reaching out to the community, those that live/work in the zoning code area, developers and our board, seeking feedback and input. The new zoning plans are both progressive and objective and will unify the vision for Cedar Falls' future. It will also provide much-needed clarity/direction to developers, and hopefully spur new development ideas and activities that'll keep Cedar Falls, and downtown specifically, marching forward.

As you are aware there can be no conversation downtown without addressing parking and we have received feedback with concerns regarding the parking requirement in the code. Our role as CMS is to advocate for our constituents, the fear is reducing the requirement in new development will force those tenants into spots the consumers should be utilizing. We ask that you be mindful of how this may affect existing development in the District.

We appreciate the due diligence that has gone into the new zoning code process and look forward to how it will shape the future of Downtown.

Best regards,

Kim Bear, on behalf of the Community Main Street Board of Directors
Executive Director
Community Main Street





808 Dearborn Ave.

Item 6.

Waterloo, IA 50703

800-760-0222

Fax: 319-235-7032

www.alineeds.com

September 3, 2021

Mayor of Cedar Falls and City of Cedar Falls City Council Members

RE: Form Based Zoning

Dear Mayor and Ladies and Gentlemen of the City Council,


Main Street has become the heart and soul of downtown Cedar Falls, offering some of the city's best shopping, dining and night life. It is my hope that we keep it that way. When it comes to the Form Based Zoning proposal, I agree there may very well be some beneficial aspects of the zoning, however, I think there is much more to think about and many more discussions to be had before ramming this through Council.

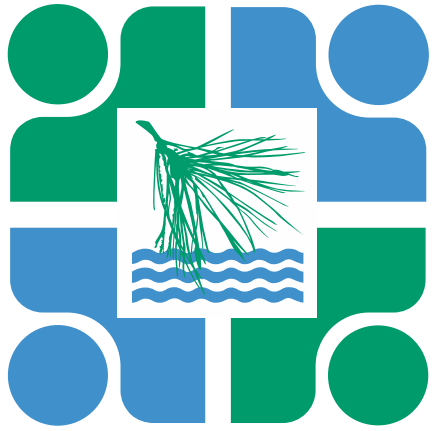
There is more to think about regarding these zoning changes and this proposal should be tabled to give adequate time for further discussion. After more consideration this proposal should either be rejected or approved with considerable modifications. I have enough faith in the intelligence of this Council, that this will stimulate enough thought to assist in reaching a logical conclusion.

My concern is that adopting the Form Based Zoning will negatively impact the overall parking availability downtown Cedar Falls by shifting the parking responsibility from the developers and onto the City of Cedar Falls and current businesses, property owners and all taxpayers. The ½ or ¾ stall parking requirement per bedroom could well create another parking fiasco downtown especially allowing remote parking up to 600 feet away. Elimination of Planning and Zoning and replacing with three staff members is a recipe for easy manipulation and cronyism and an overall bad idea. It is my opinion, along with many other business owners on Main Street, that the parking requirements are being buried in the Form Based Zoning Proposal and unfortunately, many other business owners are not aware that this adaptation of parking requirements will have a large detrimental effect on parking in downtown Cedar Falls. The proposed downsized parking requirements will put the overflow vehicles in the already congested parking lots, take away street parking lots from current businesses or push them many blocks into the residential area thereby competing for homeowner's parking opportunities and creating complaints on noise, litter and congestion.

Let's be clear that I am in total support of the progress and development in downtown Cedar Falls. However, this proposal has a bad odor to it and lacks transparency. I believe that there is clearly a hidden agenda that is known by a silent few that effects many other business owners and most of them are unaware of the possible effects.

Respectfully,


Ben Stroh



OUR CEDAR FALLS

Downtown
Imagine the possibilities!

Item 6.

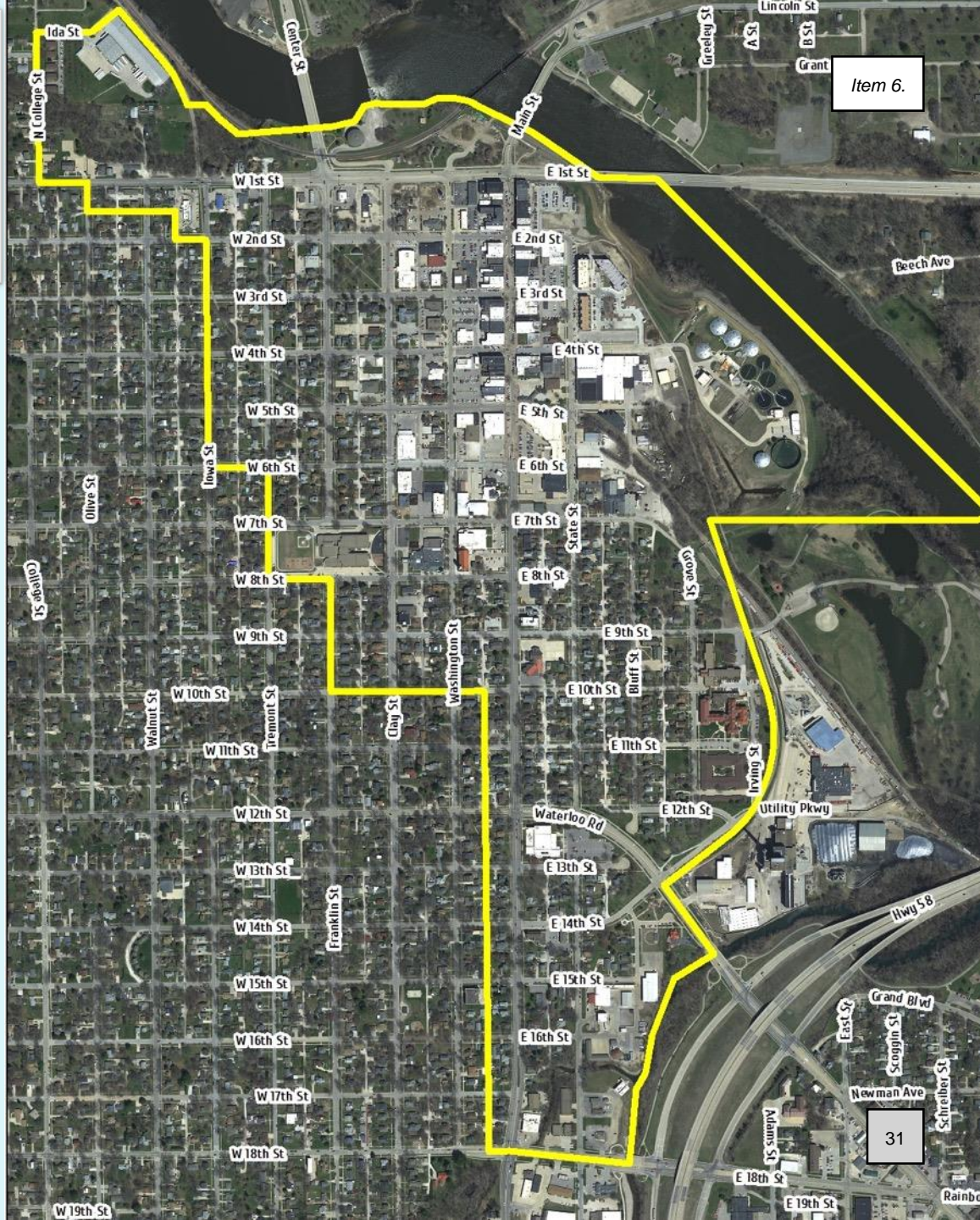




OUR CEDAR FALLS

Downtown
Imagine the possibilities!

Project Study Area



City Council Project Priorities - April 2019

1. Create a thoughtful vision plan to manage change in the community over time.
2. Vision will be based on broad community input, gathered through a robust community outreach process.
3. Create a safe and welcoming process to explore new ideas.
4. Take into account market realities, changing demographics for all types of development, and diversity of uses.
5. Build on our success! Maintain/foster a unique sense of place.
6. Encourage economic development based on the adopted vision.
7. Establish clear and objective zoning standards to achieve the adopted community vision.

Downtown Study Area Existing Zoning

Commercial

- C-1, C-2, C-3

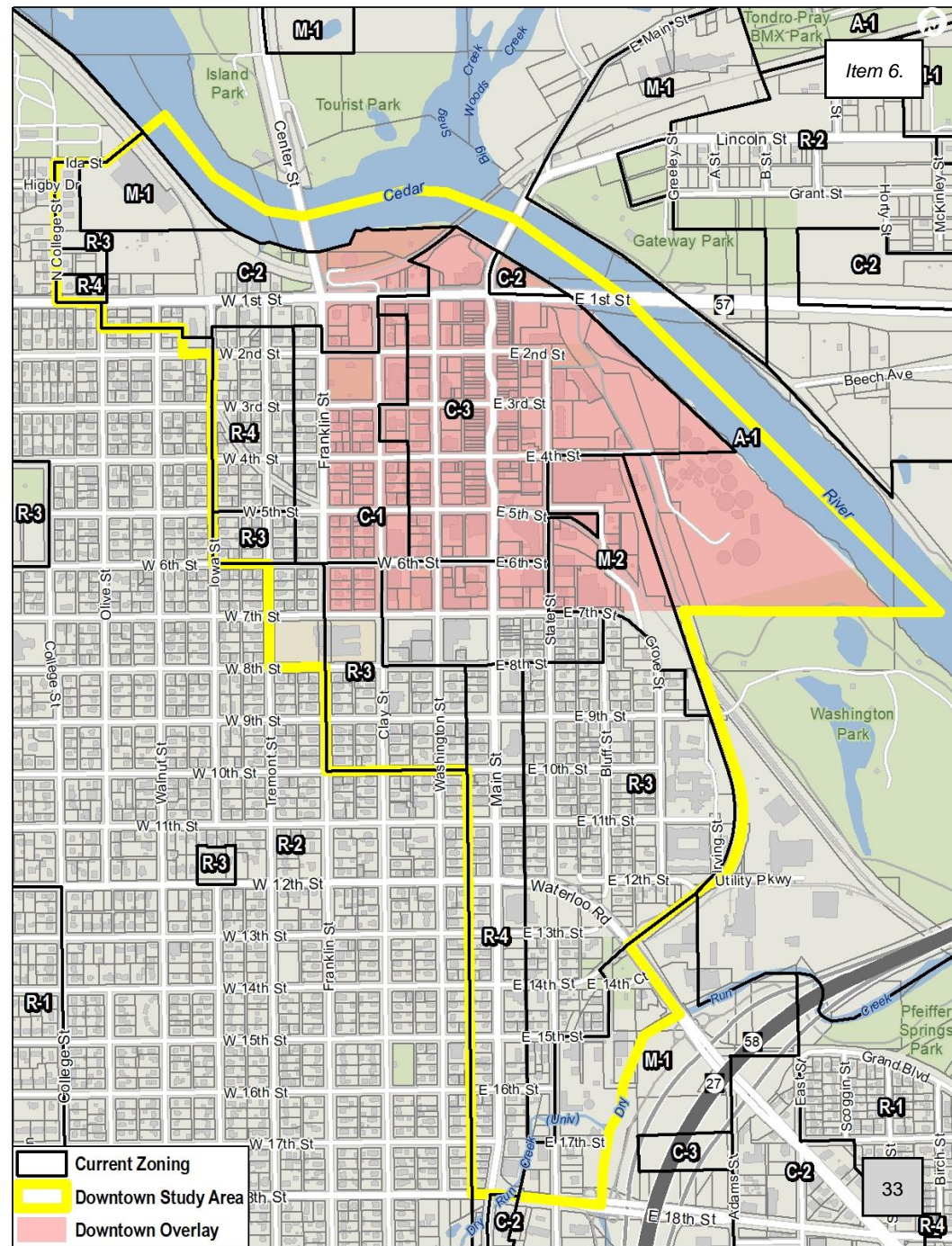
Industrial

- M1, M2

Residential

- R-2, R-3, R-4

CBD - Central Business District Overlay



Current Zoning

- Traditional Zones established in 1970
- Traditional Zoning Districts
 - One size fits all standards – not based on neighborhood context
 - Set of basic zoning standards
 - Building setbacks
 - Lot Area Requirements
 - Parking standards
 - Out-dated and vague list of uses
- Numerous amendments over the years to address issues of the moment
- CBD Overlay
 - Traditional C-3 zoning district conflicted with Main Street character
 - Layer of additional standards
 - Subjective design standards open to debate and interpretation

IMAGINE DOWNTOWN!
Cedar Falls Downtown Vision Plan



Adopted November 18, 2019



***Downtown
Vision Plan***

Item 6.

**Adopted by the
City Council
November 2019**

Imagine Downtown! Vision Plan

Item 6.

- **Build on Downtown's Unique Sense of Place**
 - Preserve historic mainstreet character of the parkade and expand to surrounding streets



Imagine Downtown! Vision Plan

Item 6.

- **Foster pedestrian-oriented streets and public spaces**
 - Line public streets with active building facades
 - Add street trees



Imagine Downtown! Vision Plan

Item 6.

- **Encourage Economic Development**

- Preserve/enhance existing properties
- Encourage infill development consistent with Vision



Imagine Downtown! Vision Plan

Item 6.

- **Provide a variety of housing options for all ages**
 - Downtown mixed-use buildings
 - Encourage historical missing middle housing types in surrounding neighborhoods



Encourage a mix of housing types for all ages

Item 6.



Missing Middle Housing that fits into the scale of the neighborhood

Item 6.





Item 6.









FOR RENT
(319) 768-7150
www.BrentCasafaulty.com

A code that will prevent what we don't want

Item 6.



10/17/2009



Streets that are unpleasant places to walk



Blank walls, buildings not oriented to the street

Buildings out of scale with the neighborhood

Item 6.



Poorly placed parking makes for unpleasant streets

Item 6.



Imagine Downtown! Vision Plan

Item 6.

- **Establish new zoning regulations to achieve the Vision**
 - Use a variety of zoning tools
 - Adopt clear and objective standards
 - Right-size development standards to fit the neighborhood context
 - Make the code more user-friendly with tables and illustrations (not just text).
 - Create a simplified and consistent process for development review
 - Update and simplify land uses

Establish New Zoning to Achieve the Vision

Item 6.

- **Use a variety of zoning tools**
- **Building Form Standards**
 - Size, height, and placement of buildings
 - Location of Parking and Access
 - Required open space
 - Transitions – Neighborhood Manners
- **Architectural Standards**
 - Building elements – materials, entrances, windows, awnings, shopfronts
 - Screening, fences, and walls
 - Exterior lighting
 - Sign standards
- **Public Realm Standards**
 - Sidewalks and street trees
- **Parking & Loading Standards**
- **Building Functions**

Establish New Zoning to Achieve the Vision

Item 6.

Right-size development standards to fit the neighborhood context

- Move away from one-size fits all
- Building height and size to fit into the neighborhood

26-193 Building Form Standards

Character Districts

Summary Frontage Descriptions

The frontages are designated on the REGULATING PLAN by color filling their right-of-way.

Urban General Frontage

Urban General 2 Frontage

Urban General is the basic urban building form. These frontages produce multi-story buildings placed directly at the sidewalk or behind small DOORYARDS, with windows across the FACADE, and one or more entrances. The uses range from commercial to residential, institutional to ground-floor retail and restaurants—and combinations of all of the above. This frontage has two levels of intensity, with an **Urban General 2** for less intense areas.

Storefront Frontage

Storefront is a subset of the Urban General frontage, with more specific requirements at the street level, that of the prototypical ground floor SHOPFRONT with large windows and frequent doors along the sidewalk. Ground floor uses are limited to retail or other active commercial uses along the frontage, creating a vibrant pedestrian realm. Upper STORY uses are flexible.

Neighborhood Small

Neighborhood Medium

Neighborhood frontage includes detached and attached houses up to small apartment buildings. The buildings may be placed close to the sidewalk with a small DOORYARD, or farther back with a small front yard. STOOPS or FRONT PORCHES are required for new buildings in this frontage. This frontage has two levels of intensity, Medium and Small, its character and intensity will vary depending on this designation.



Illustration: Urban General - Typical Frontage



Illustration: Storefront - Typical Frontage



Illustration: Neighborhood Medium - Typical Rowhouse form



Illustration: Neighborhood Small - Single Family Detached form



Illustration: Neighborhood Small - Typical Two Family form

Neighborhood Manners

Special protection for existing houses relative to new, more intensive development

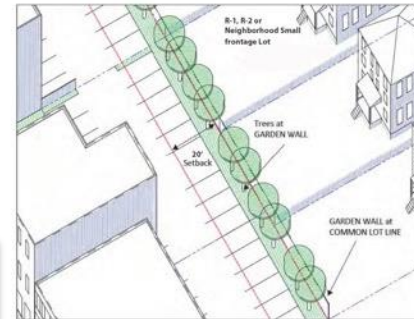
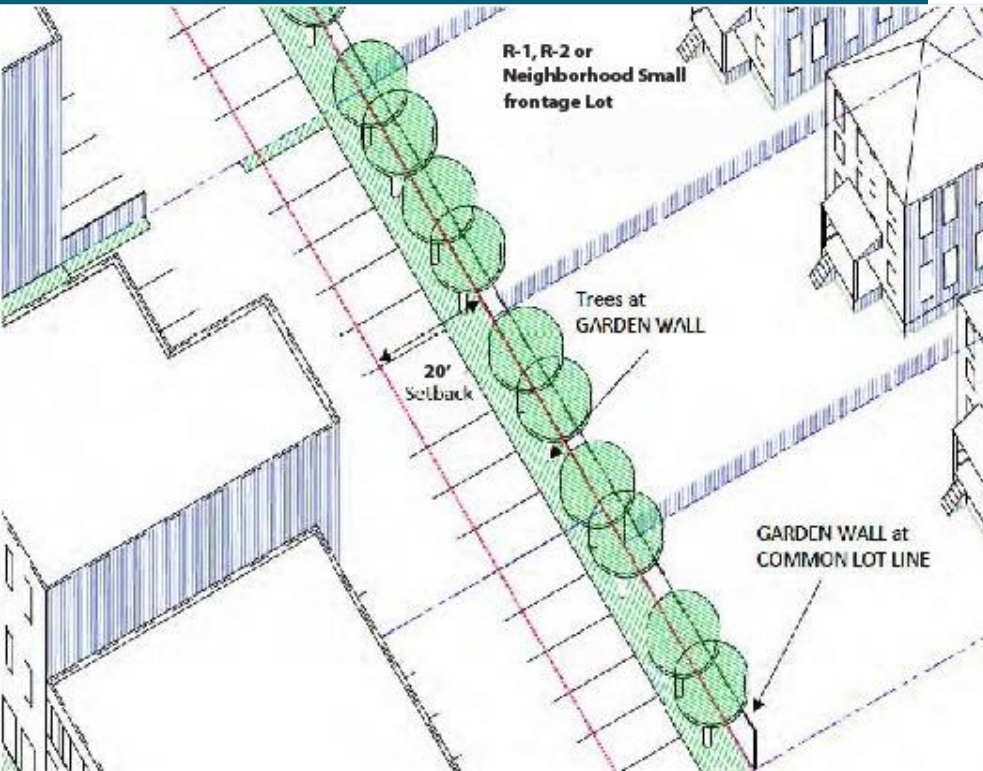


Illustration L. Neighborhood Manners Context

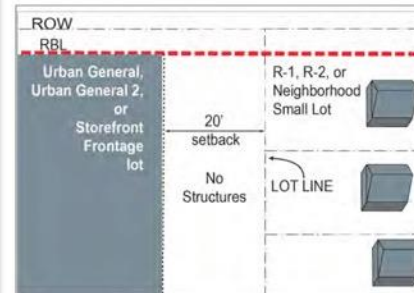


Diagram M. Neighborhood Manners Setback

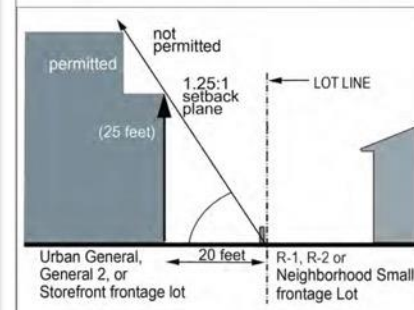


Diagram N. Neighborhood Manners Setback Plane

- d. The habitable area in an ATTIC STORY is restricted by the limitations on roof pitch.
- 4. Roof configurations are regulated in 194. *Architectural Standards, D. Roofs and Parapets.*

D. Frontage Designation Flexibility

When the building frontage designation shown on the REGULATING PLAN changes along a property's REQUIRED BUILDING LINE (RBL), the applicant has the option of applying either BUILDING FORM STANDARD for a maximum additional distance of 30 feet in either direction, for that parcel only, from the transition point shown on the REGULATING PLAN. This flexibility is limited by the configuration of the REGULATING PLAN (including the parcel lines) at the time of its adoption. An adjustment greater than 30 feet requires a rezoning. (See Diagram K)

E. Civic Buildings

When CIVIC BUILDINGS, existing or proposed, are designated on the REGULATING PLAN, they are exempt from the BUILDING FORM STANDARD provisions except those that relate to *F. Neighborhood Manners* and/or R-1 and R-2 districts.

F. Neighborhood Manners

Where Urban General, Urban General 2, and Storefront frontage lots share a COMMON LOT LINE with a Neighborhood Small or Medium frontage lot, or an R-1 or R-2 district, the following standards apply (See Illustration L.).

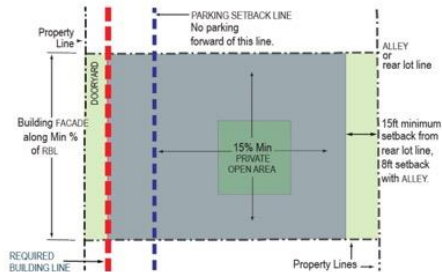
1. A wall, 4 to 8 feet in height, shall be constructed within one foot of the COMMON LOT LINE.
2. Trees from the *Street Tree List* (see Section 195 *Public Realm Standards*) shall be planted, on maximum 30-foot centers, between 5 and 10 feet from the wall.¹
3. Neighborhood Manners Setback (See Diagram M):
 - a. There shall be a 20 foot setback from the lot line shared with the R-1 or R-2 or Neighborhood Small or Medium frontage lot. There shall be no structures within this area.
 - b. There shall be a setback plane, beginning at the R-1 or R-2 or Neighborhood Small or Medium frontage lot line, extending at a slope of one and one quarter to one (1.25: 1),

¹ Drafting note: At planting, trees shall be at least 2.5 inches in diameter at designated breast height (DBH) and at least eight feet in over

Establish New Zoning to Achieve the Vision Item 6.

• Adopt Clear and Objective Standards

193.2 Urban General Frontage



C. PLACEMENT

1. FACADE

- a. On each lot the building FACADE shall be built to the REQUIRED BUILDING LINE (RBL) for at least:
 - i. Urban General: 80% of the RBL length.
 - ii. Urban General 2: 70% of the RBL length.
- b. A STREET WALL is required on any unbuilt REQUIRED BUILDING LINE.
- c. Within 12 feet of the BLOCK CORNER, the GROUND STORY FAÇADE may be chamfered to form a corner entry.
- d. A FORECOURT configuration may be used within the minimum build-to parameters provided:
 - i. All elevations facing the FORECOURT are regulated as FACADES;
 - ii. the FORECOURT depth is no more than 20' and the width between 15' and 30';
 - iii. the FORECOURT may not be used for parking, drop-off driving area or storm-water management;
 - iv. the FORECOURT opening does not require a STREET WALL.

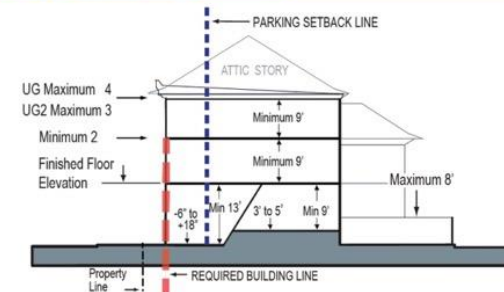
2. BUILDABLE AREA

- a. The BUILDABLE AREA is delineated by the gray area in the diagram above.
- b. The REQUIRED BUILDING LINE is generally located 5' off the ROW/property frontage, except where otherwise indicated on the REGULATING PLAN. Exceptions to the 5' offset on the REGULATING PLAN and the exact position of the RBL should be confirmed in consultation with the Zoning Review Committee.
- c. Setbacks: there are no required side setbacks; rear setbacks are: 8' from an ALLEY and 15' if no ALLEY.
- d. The maximum building footprint is 25,000 Sq Ft.
- e. A PRIVATE OPEN AREA equal to at least 15% of the BUILDABLE AREA must be provided on every lot.
- f. The minimum PRIVATE OPEN AREA dimension is 20'
- g. Up to 33% of the required PRIVATE OPEN AREA may be satisfied by the BALCONIES of individual units which are exempt from the minimum dimension in f. above, and PARKING SETBACK LINE restrictions in h. and i. below. (See 193.1 General Standards, C. Elements, 2.f. Balconies, for qualifying BALCONY requirements.)
- h. The PRIVATE OPEN AREA must be located behind the PARKING SETBACK LINE when it is below the third STORY.
- i. Where provided at or above the third STORY, the PRIVATE OPEN AREA may be located forward of the PARKING SETBACK LINE (such as in a raised courtyard configuration) only if:
 - i. it opens onto no more than one STREET-SPACE, and
 - ii. is set back at least 30' from any BLOCK CORNER or BUILDING CORNER.
- j. When on the building's highest roof level, the PRIVATE OPEN AREA may be located anywhere on the roof.

3. Other

- a. The PARKING SETBACK LINE is indicated on the REGULATING PLAN, generally 30' behind the REQUIRED BUILDING LINE, with limited exceptions at ALLEY/RBL intersections. See F.4. Rear Lot Area below.
- b. A PRIVACY FENCE is permitted and may be required. See Section 193.1.E. Neighborhood Manners.

193.2 Urban General Frontage



D. HEIGHT

1. STORY Height

- a. Urban General: minimum at RBL 2 STORIES, maximum 4 STORIES and 52'
- b. Urban General 2: minimum at RBL 2 STORIES, maximum 3 STORIES and 42'
- c. STORY heights may be different for specific locations; refer to the REGULATING PLAN. Where BONUS HEIGHT is awarded by the city, the maximum STORY height will increase by 1-2 STORIES and 10' for each STORY.

2. Ground floor finished elevation

- a. For Commercial or Retail: -6" to +18"
- b. For Residential units within 30' of the REQUIRED BUILDING LINE: 3' to 5'. Entrances may be at grade, with transitions within the building to meet the minimum finished floor elevation for the units. Support functions such as lobbies, rental offices, and club rooms may be located at grade.

3. Second floor finished elevation

- a. Urban General: 16' to 22'
- b. Urban General 2: 16' to 18'

4. GROUND STORY clear height

- a. For Commercial or Retail: 13' minimum
- b. For Residential: 9' minimum

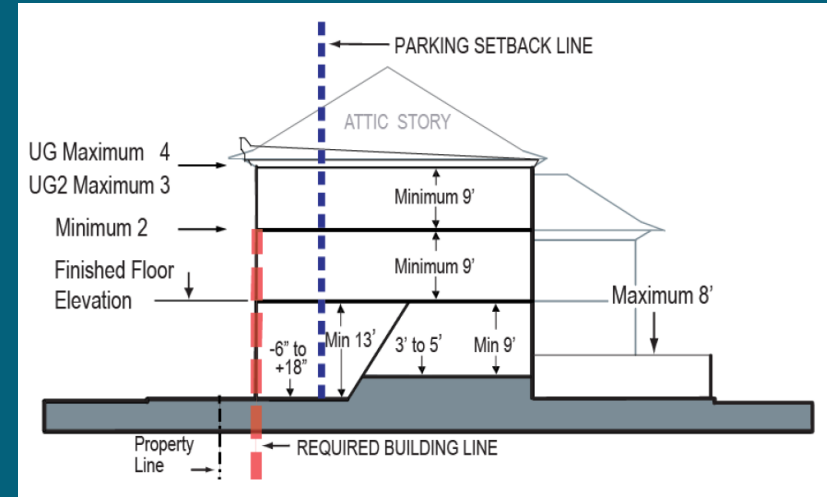
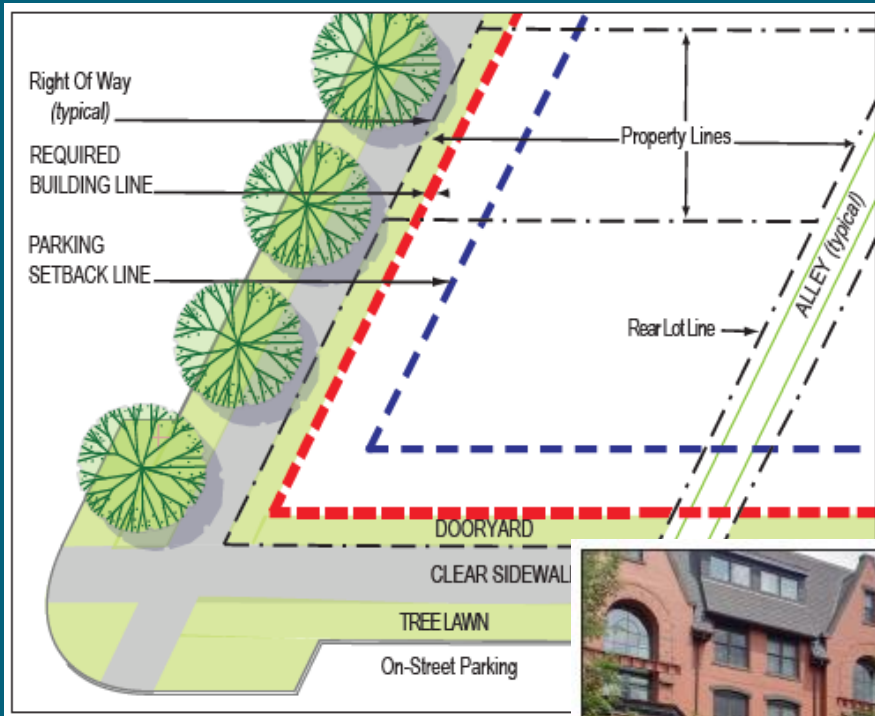
5. Upper STORIES clear height: 9' minimum

6. STREET WALL: 4' to 8'

7. PRIVACY FENCE: 8' Maximum, measured from adjacent grade.

Establish New Zoning to Achieve the Vision Item 6.

- Make the code more user-friendly with tables, photos, and illustrations (not just text).



Establish New Zoning to Achieve the Vision

Item 6.

Create a simplified and consistent process for development review

- New clear and objective standards allow for projects to be approved administratively
 - saving time and money for developers
 - Providing certainty for surrounding property owners
- Flexibility built into the Code:
 - Standards for rehab and remodel of existing buildings
 - Minor adjustments allowed for unique site conditions or unanticipated construction issues

Establish New Zoning to Achieve the Visio Item 6.

Update and simplify land uses

- Eliminate laundry list of specific uses, easily becomes outdated
- Uses grouped by category
 - Description
 - Examples
 - Exclusions
- Process for interpreting new uses
- Categories included in Character District in table form

DOWNTOWN CHARACTER DISTRICT USE TABLE											
USE CATEGORY	BUILDING FORM FRONTAGES										Additional Regulations
	General Urban		Storefront		General Urban 2		Neighborhood Medium		Neighborhood Small		
	Ground Story	Upper Story	Ground Story	Upper Story	Ground Story	Upper Story	Ground Story	Upper Story	Ground Story	Upper Story	
RESIDENTIAL											Section E.
Household Living	X	X	X	X	X	X	X	X	X	X	Sec. D. and E.1-4
Group Living	X	X	X	X	X	X	X	X	X	X	Sec. D. and E.1-6
COMMERCIAL											Section F.
Amusement & Recreation	X	X		X	X	X					Sec. D. and F.1.
Animal Sales & Service	X	X		X	X	X					Sec. D. and F.2.
Commercial Assembly	X	X	X	X	X	X					Sec. D. and F.1.
Eating & Drinking Establishments	X	X	X	X	X	X					Sec. D. and F.3.
Financial Services	X	X	X	X	X	X					Sec. D. and F.4.
Gas Station/Accessory Repair	X				X						Sec. D. and F.5.
Heavy Commercial	X	X	X	X	X	X					Sec. D. and F.6.
Lodging	X	X	X	X	X	X	X	X	X	X	Sec. D. and F.7.
Office	X	X	X	X	X	X					Sec. D. and F.8.
Parking, Commercial	X	X	X	X	X	X					Sec. D. and F.9.
Retail Sales & Service	X	X	X	X	X	X					Sec. D. and F.10.
Self-service storage			X		X						Sec. D. and F.5.
Vehicle Sales & Service	X	X		X	X	X					Sec. D. and F.4.
CIVIC & INSTITUTIONAL											Section G.
Civic & Cultural Assembly	X	X	X	X	X	X	X	X	X	X	Sec. D. and G.1.
Community Services											Sec. D.
Colleges & Universities											Sec. D.
Day Care	X	X		X	X	X	X	X	X	X	Sec. D. and G.2.
Educational	X	X		X	X	X	X	X	X	X	Sec. D.
Government & Public Safety	X	X		X	X	X					Sec. D.
Health Care	X	X		X	X	X					Sec. D.
INDUSTRIAL, WHOLESALE, & STORAGE											Sec. D. and
	X										

Key: X= Permitted, Additional Regulations Apply Blank Cell = Not Permitted

Zoning Code Review Process

Item 6.

Internal Review

- Draft Code prepared by Ferrell-Madden and Community ReCode
- Internal Staff Review

Preparing for the Review and Adoption Process

- P&Z Work Session: Overview of Review Process (November, 2020)
- Community Main Street Board – Overview of Review Process (December, 2020)
- Council Work Session: Overview of Review Process (January, 2021)

Zoning Code Review Process

Item 6.

Public Review Period at P&Z: February 17 – May 12

- Feb 17: Special P&Z Meeting - Presentation of the Public Review Draft
- Public Review Draft available on OurCedarFalls.com – promoted widely on social media, *Currents*, mailers, TV news features
- Three Work Sessions offered to Development Professionals (March)
- Work Session with Community Main Street (March)
- Four P&Z Work Sessions (Feb 24, March 3, March 10, March 17)
- Three P&Z Formal Public Meetings and consideration of amendments
 - March 24, April 14 & April 28
- P&Z Recommendation to City Council – May 12, 2021

Decision Matrix for proposed amendments

- 13 amendments proposed by Commissioners, citizens, and staff

PROPOSED AMENDMENTS TO THE PUBLIC REVIEW DRAFT OF THE DOWNTOWN ZONING CODE

26-193 – Building Form Standards

	Proposed Amendment	Explanatory Notes	Consultant/Staff Recommendation	P&Z Discussion (Date)	P&Z Decision
1	Requestor: Consultant/staff Change Building Form Standards (BFS) Section 193.5 Neighborhood Small Frontage B. Placement 4. Buildable Area to allow Private Open Area to be above grade for lots with less than 70 ft of depth.	Technical Fix: This better accommodates rowhouses on especially shallow lots (such as many of the lots along 2 nd Street, as shown in the Vision Plan) with their 66ft width/depth. This will make Neighborhood Small consistent with Neighborhood Medium.	Consultant/staff are in support of this amendment.	Commission directed staff to make the change.	Amendment Approved
2	Requestor: Consultant/staff Change Required Building Line (RBL) on the Downtown Regulating Plan, on the north side of W 2 nd St. from Franklin St. to the western border of the District. The RBL should be moved forward an additional 5ft, from 15ft to 10ft off the front property line.	Technical Fix: This is for consistency with the RBL to the east of Franklin (Urban General 2) and better accommodates rowhouses fronting 2 nd Street (as shown in the Vision Plan) within the shallower (66ft) depth of many of those lots. This keeps the building form and scale consistent with the Neighborhood Small designation, but allows room for both parking and for usable ground floor space within the buildings.	Consultant/staff are in support of this amendment to the Downtown Character District Regulating Plan.	Commission directed staff to make the change.	Amendment Approved
3	Requestor: Staff a) Insure consistency of terms between new proposed Section 26-140. Use-Specific Standards, Category Descriptions, and Definitions and proposed Section 26-197. Building Functions; b) Clarify language in Character District Use Table introductory paragraph concerning additional standards that apply	Technical Fix: a) Because drafting was an iterative process, additional revisions were made to Section 26-140, Use Classification, after the public review draft of Downtown Character District Code (Section 26-197) was released. This is a simple clean-up to make sure terms are internally consistent. Also to correct the Code Section number of the Use Classification to Sec. 26-140 (not 26-132). b) Make clear that additional development and performance standards apply above and beyond the broad permitted use categories.	Consultant/staff are in support of these amendments	Commission directed staff to make these changes.	Amendment Approved

Zoning Code Review Process

Item 6.

City Council Review

- May 17 COW - Presentation of P&Z's Recommended Draft
- June 7 – Work Session – General questions and discussion
- June 21 – Work Session – Parking Standards
- August 2 – COW – Parking Standards/Shared Parking
- September 7 – Public Hearing

Zoning Code Adoption

Next Steps

- Code Adoption
- Give the Code a chance to work
- No code is perfect - revisit in a year to see if any adjustments are needed

Questions?

Rezoning property to CD-DT

- Rezoning all property within the downtown study area to CD-DT Downtown Character District
- Adopting the Downtown Regulating Plan as the new Zoning Map for this area
- **Note: Changing the zoning does not require anyone to change how they are using their property currently.**

Downtown Study Area Existing Zoning

Commercial

- C-1, C-2, C-3

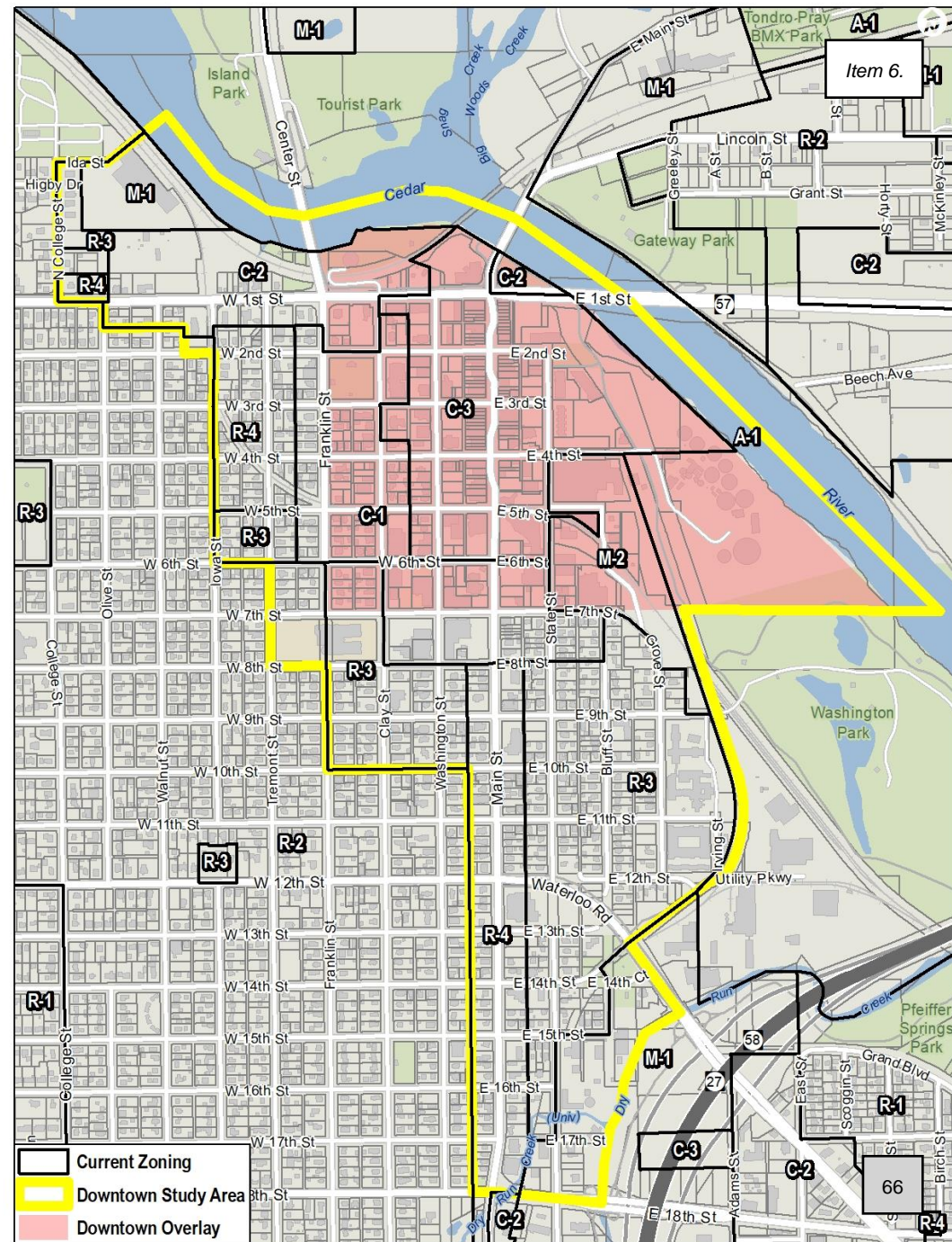
Industrial

- M1, M2

Residential

- R-2, R-3, R-4

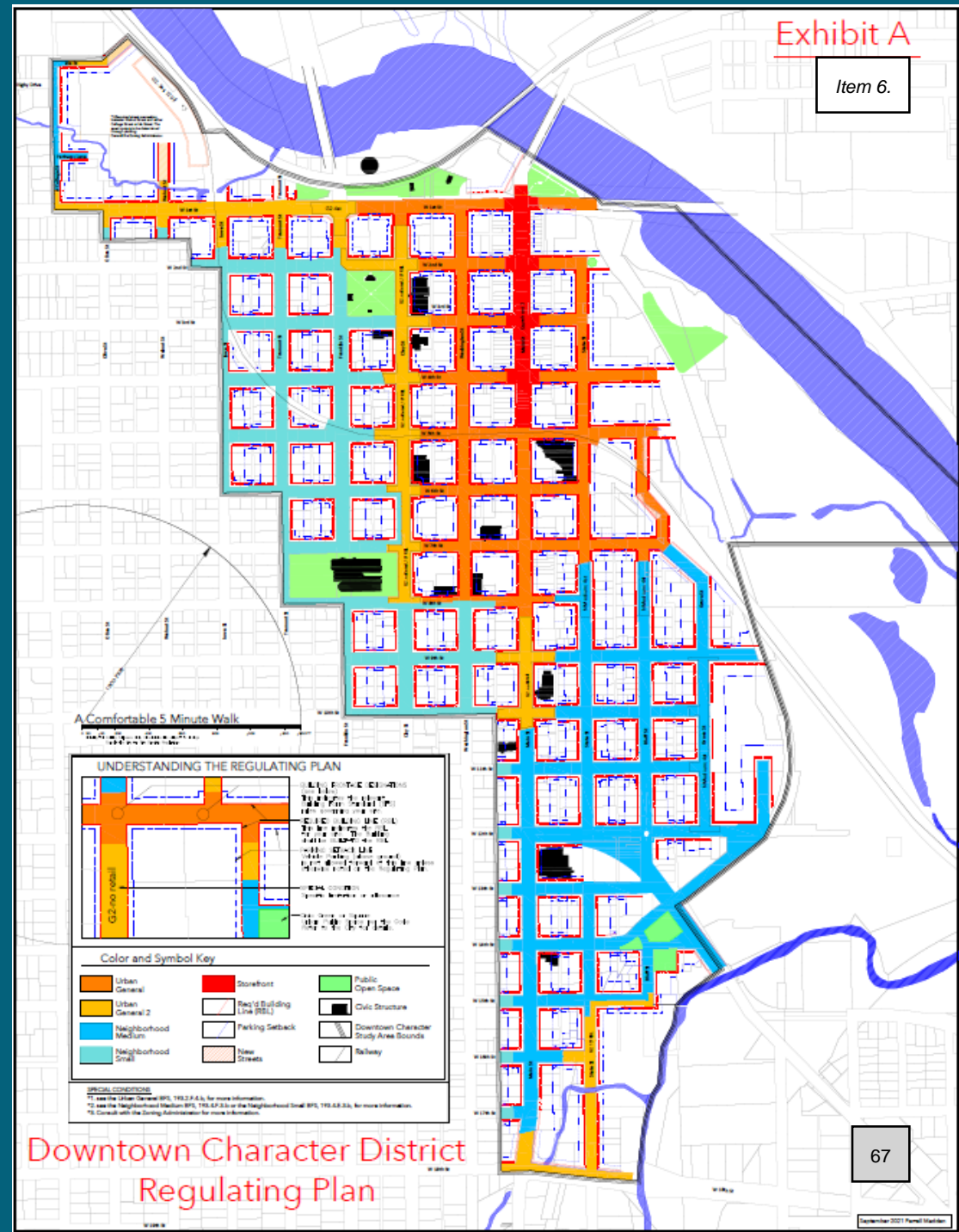
CBD - Central Business District Overlay



Downtown Character District Regulating Plan

Frontage Designations

- Storefront
- Urban General
- Urban General 2
- Neighborhood Medium
- Neighborhood Small



Downtown Character District Regulating Plan

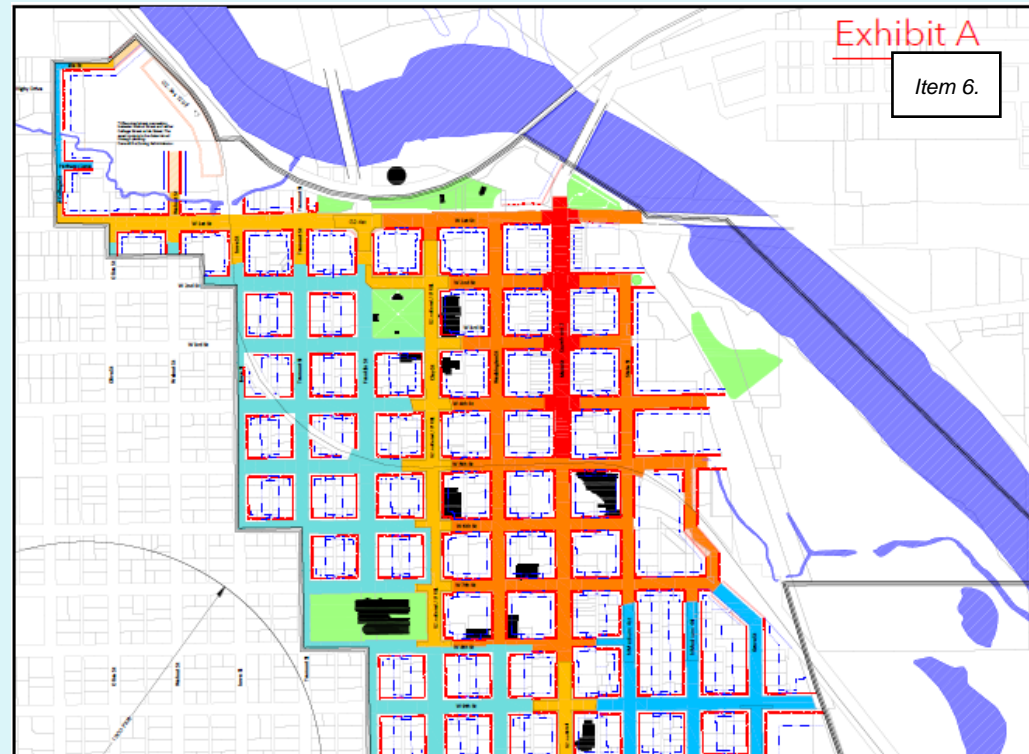
Downtown Zoning Map (Regulating Plan) Character Areas Summary



Urban
General

The basic urban building form. Creates larger multi-story buildings placed at the property line. Multiple uses permitted.

- Height: 2-4 stories (52' maximum)
 - **Note C-3 allows 15+ stories**
 - **CBD Overlay: width and height of adjacent buildings shall be considered**
- Regulating Building Line: 1-5 ft. (varies)
- Span 80%+ of property's frontage
- Building footprint: 25,000 sq. ft. maximum
- Windows (fenestration):
 - Ground: 50-80%
 - Upper: 20-80%
- Entrance spacing: 70' maximum
- Mix of Uses :
 - Ground: Non-residential or Residential
 - Upper: Non-residential or Residential (no retail)
 - Existing Manufacturing Uses remain conforming



Downtown Zoning Map (Regulating Plan) Character Areas Summary



Urban
General 2

The basic urban building form. Less intensity than Urban General

Height: 2-3 stories (42' maximum)

Note: C-1 allows 2 stories

C-2 allows 3 stories

- Regulated Building Line: 5'-10' or 10'-15'

Note: C-1 – Front Setback 25'

C-2 – Front Setback varies

- Span 70%+ of property's frontage
- Building footprint: 25,000 sq. ft. maximum
- Windows (fenestration):
 - Ground: 50-80%
 - Upper: 20-80%
- Entrance spacing: 80' maximum
- Mix of Uses:

Ground: Non-residential or Residential

Upper: Non-residential or Residential

Note: C-1 and C-2 do not allow residential uses on ground floor



Downtown Zoning Map (Regulating Plan) Character Areas Summary



Storefront

Subset of Urban General, for specific requirements at the street level aimed to continue the large storefront windows found in the core & have active uses for pedestrian engagement.

- Span 85%+ of property's frontage
- Building height limited to 3 stories
 - Note C-3 allows 15+ stories
 - CBD Overlay: width and height of adjacent buildings shall be considered
- Apply Urban General standards, adding the following at the ground story:
 - Windows (fenestration): 70-90%
 - Entrance spacing: 50' maximum
 - Uses:
 - Mixed
 - Main St. (1st-6th) retail only on ground floor

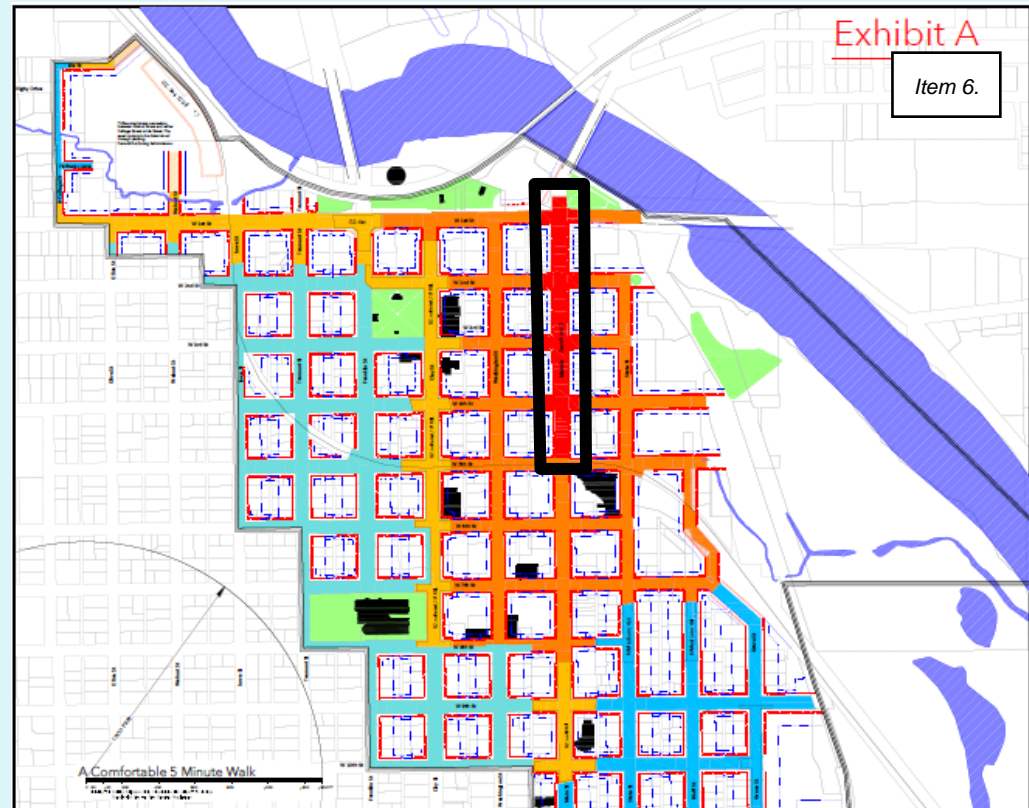


Exhibit A

Item 6.



Downtown Zoning Map (Regulating Plan) Character Areas Summary



Attached & detached housing, up to apartment buildings (missing middle housing)

- Height: 1-3 stories (36' maximum)
Note: R-3 & R-4 Zoning allow 3 stories, 45 ft.
- Span 66%+ of property's frontage
- Max 80' building width
- Regulated Building Line: 15' -20'
- Windows (fenestration): 25-70%
- Stoop/front porch required
- 20% open space
- Use: Residential
- **Existing Commercial uses remain conforming**
- Accessory Dwelling Unit (ADU) permitted.



Exhibit A
Item 6.

UNDERSTANDING THE REGULATING PLAN

District

71

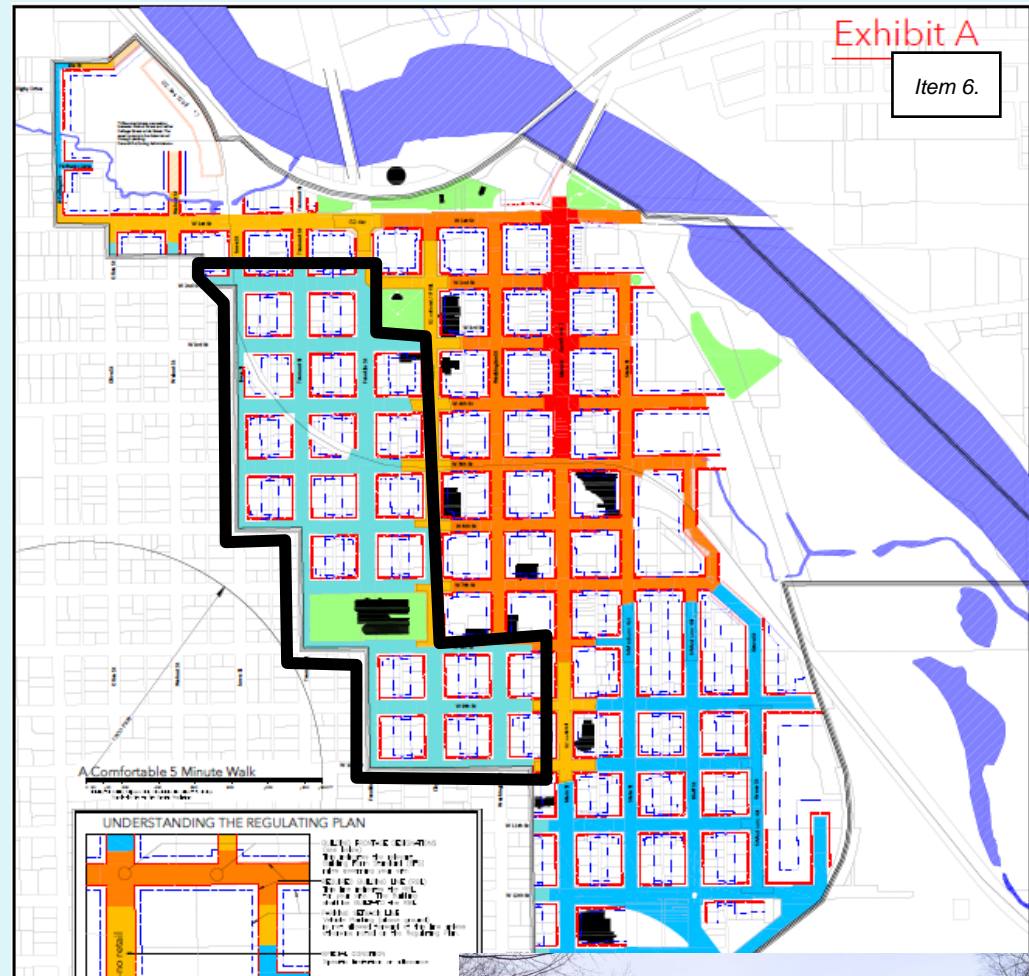
Downtown Zoning Map (Regulating Plan)

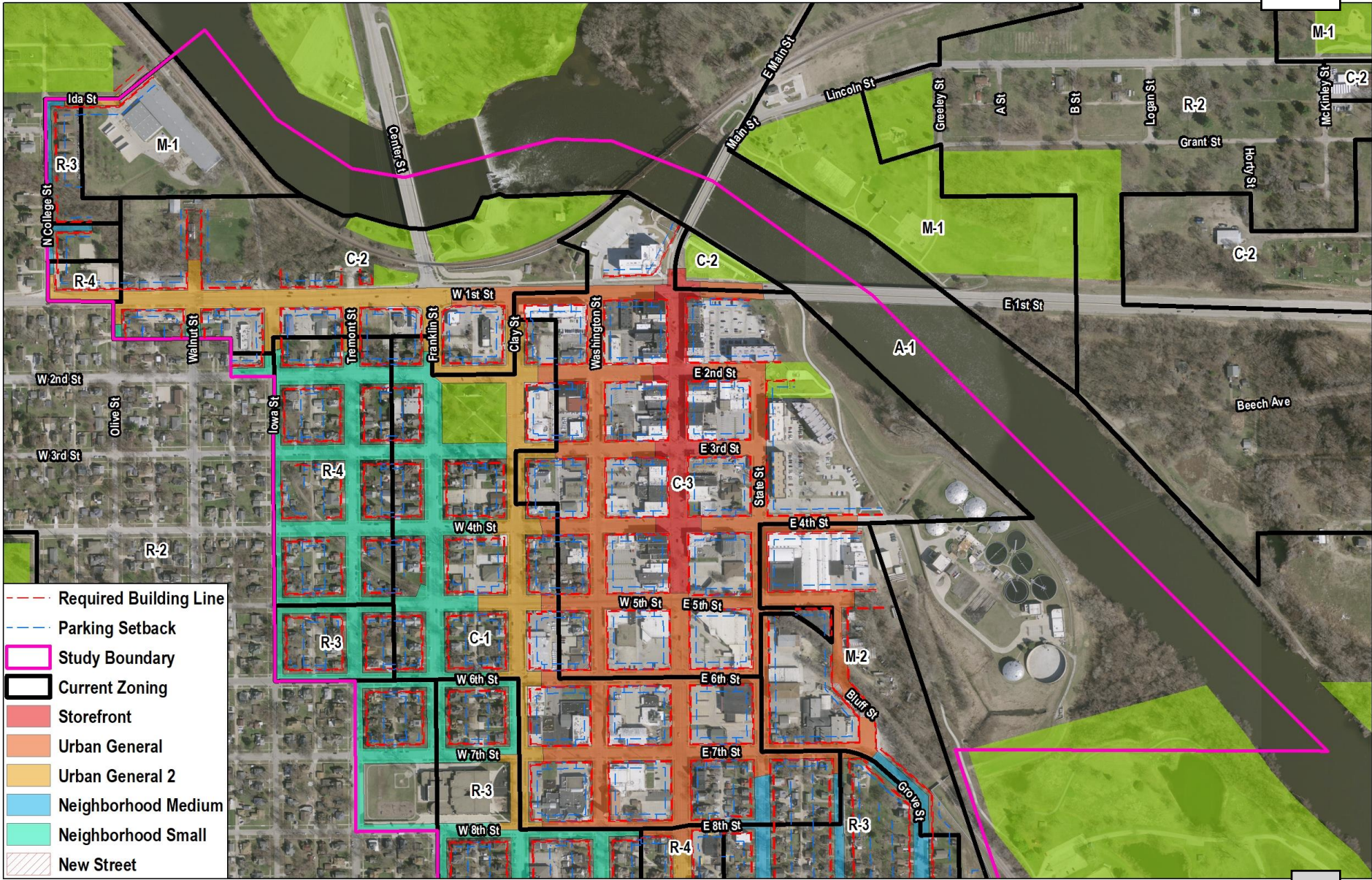
Character Areas Summary

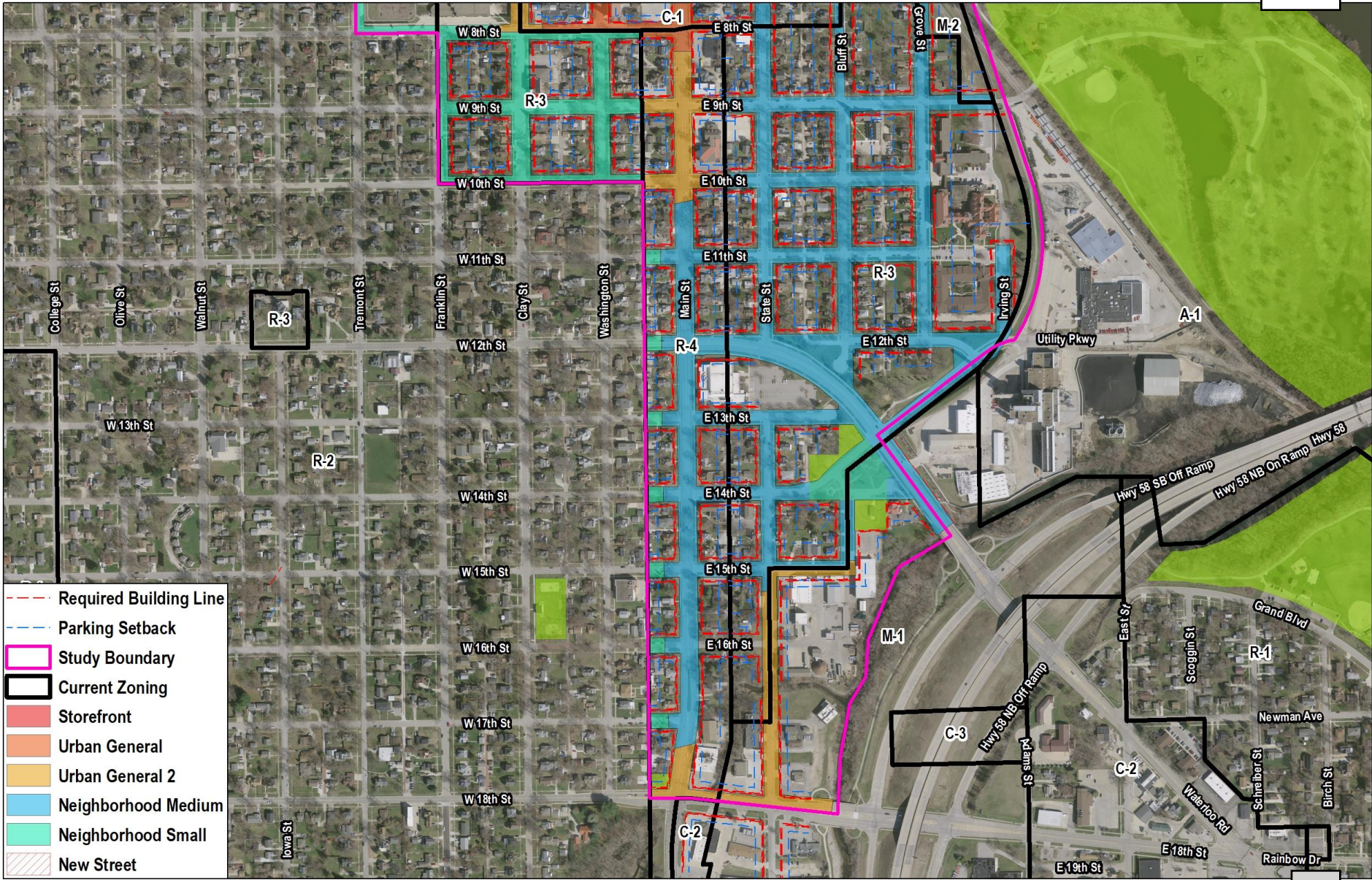
 Neighborhood
Small

Attached & detached housing, allows small apartment buildings.

- Height: 1-2 stories (26' maximum)
Note: R-3 & R-4 Zoning allow 3 stories, 45 ft.
- Span 50%+ of property's frontage,
- 60' max. building width
- 15' -20' Build-to Line
- Windows (fenestration): 25-70%
- Stoop/front porch required
- 20% open space
- Use: Residential
- **Existing commercial uses remain conforming**
- Accessory Dwelling Unit (ADU) permitted.







City Council Work Session

June 21, 2021



Parking Requirements: Current (Section 26-220)

Item 6.

CBD Overlay Parking:

No parking required for principal commercial, professional office, or service business uses

Parking for secondary, incidental or accessory residential uses in the C-3 Commercial District is subject to review and approval by the planning and zoning commission and city council. In practice in recent years, a requirement of 1 space per bedroom has been applied with on-street parking counting toward visitor parking.

Dwellings – Citywide:

- Owner-occupied, single-unit – 2 spaces per unit.
- Renter-occupied, single-unit – 2 per unit + 1 space for each bedroom in excess of 2 bedrooms.
- 2 or more units – 2 spaces per unit + 1 space for each bedroom in each unit in excess of 2 bedrooms. 1 additional space for every 5 units in excess of 5 units for visitor parking.

Parking Requirements: Proposed (Section 26-196)

Item 6.

INTENT – some key points

- Reduce fragmented, uncoordinated, inefficient, reserved single-purpose parking.
- Provide flexibility for redevelopment of small sites and for the preservation or reuse of historic buildings.
- Increase visibility and accessibility of publicly available parking.
- Most effective model to increase the parking supply for customers is shared publicly available parking, not parking that is “locked up” on private lots. Many cities are lowering or eliminating private, off-street parking requirements from their zoning ordinances and focusing instead on publicly available shared parking.

Parking Requirements: Proposed (Section 26-196)

Item 6.

General Urban, General Urban 2, and Storefront Frontages –

No Minimum Parking Requirement for the following:

Existing Parkade buildings (fronting Main Street between 1st Street and 6th Street) are exempt from any minimum parking requirements, regardless of use.

In addition:

- No parking requirement for:
 - ✓ ground floor commercial space;
 - ✓ the re-use or renovation of an existing structure, in addition to those on Main Street identified above, in which there is no gross floor area expansion and the use is non-residential.

Parking Requirements: Proposed (Section 26-196)

Item 6.

- *Key Concepts: Reserved vs. Shared Parking*

General Urban, General Urban 2, and Storefront Frontages –

Minimum Reserved Parking

- No minimum requirement for commercial or civic uses
- Residential in mixed-use or multi-unit buildings
 - ✓ .5/bedroom
- Residential in single-unit, 2-unit, or rowhouse
 - ✓ 1 per unit (owner-occupied)
 - ✓ 1 per unit + 1 per bedroom for 3 or more BRs (rental)

Parking Requirements: Proposed (Section 26-196)

Item 6.

- *Key Concepts: Reserved vs. Shared Parking*

General Urban, General Urban 2, and Storefront Frontages –

Minimum Shared Parking

Accessible to the public at least 12 hours/day and designated by appropriate signage and markings; on-site or within 600-ft walking distance

- Commercial upper stories
 - ✓ No minimum for <5000sf non-residential GFA
 - ✓ 1.25 spaces per 1000sf for \geq 5000 sf non-residential GFA
- Residential in mixed-use or multi-unit buildings
 - ✓ .25/bedroom

Parking Requirements: Proposed (Section 26-196)

Item 6.

- *Key Concepts: Reserved vs. Shared Parking*

Neighborhood Frontages –

Minimum Reserved Parking

- Residential in multi-unit buildings
 - ✓ .75/bedroom
- Residential in single-unit, 2-unit, rowhouse, or cottage court
 - ✓ 1 per unit (owner-occupied)
 - ✓ 1 per unit + 1 per bedroom for 3 or more BRs (rental)
- 1 per 300sf for non-residential uses

Minimum Shared Parking

- Residential in multi-unit buildings
 - ✓ .25/bedroom

City Council Committee of the Whole

Downtown Code Update: Parking

August 2, 2021



Focus of Tonight's Discussion

- Parking requirements proposed in the Downtown Zoning Code.
 - Parking requirements when new development is proposed (does not affect existing development)
 - Parking located on private property
- We are not talking about City-owned, public parking lots.

Downtown is Special

Item 6.

Why do people come downtown?

- Destination
- Unique shops and restaurants
- Special events
- New urban residences
- Walkable
- ‘Different’ than the rest of city

Don't regulate it the same



How does Cedar Falls get more of this...

Item 6.



How does Cedar Falls get more of this...

Item 6.



How does Cedar Falls get more of this...

Item 6.



How does Cedar Falls get more of this...

Item 6.



...and less of this?

Item 6.



...and less of this?

Item 6.



Downtown is Special *Build on the Success*

Item 6.



Unlocking Economic Development Potential

Item 6.

VISION PLAN RECOMMENDATIONS:

- Intensify development with a mix of uses
- Facilitate development (if it meets the Plan)
- Maintain the retail concentration
- **Right-size parking**
- Zone for housing variety

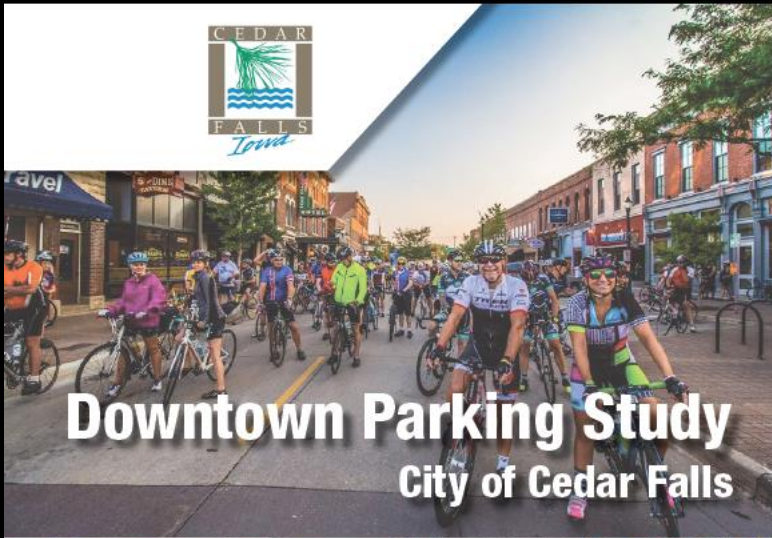




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Item 6.



Final Report
February 15, 2019



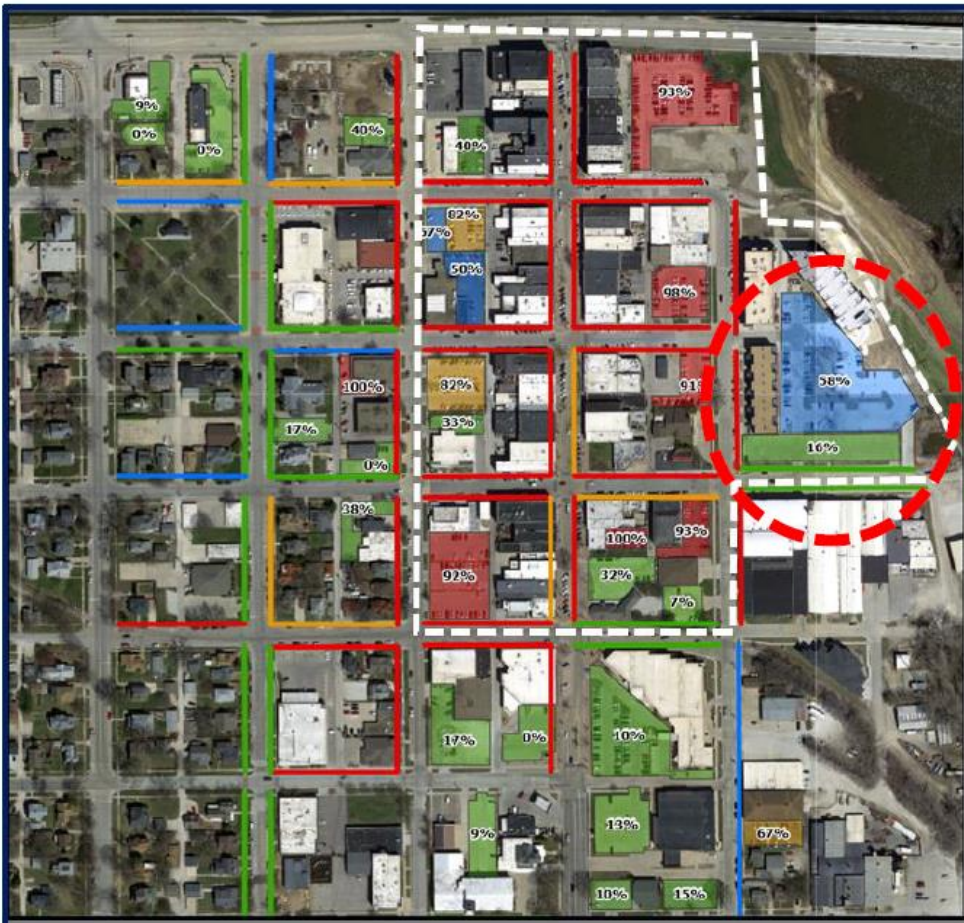
The underutilization of private of street parking in the evenings after 5:00pm has been documented in every data collection count that was conducted.

Item 6.

This condition underscores the fact that parking exempt districts are good public policy for downtown urban centers, and that requiring individual land uses to create their own on-site parking is bad public policy.

When individual land uses are required to create their own on-site parking based on antiquated parking ratios, the typical result is an oversupply of private parking that is not shared with other land uses.

Observed Parking Occupancies, Friday Evening 7:00pm On-Street and Off-street Public Parking at Maximum Occupancy



PARKING OCCUPANCY COUNTS

FRIDAY, OCTOBER 26 - 7PM

On-Street Occupancy = 90%

Public Surface Lots = 89%

Private Surface Lots = 52%
(172 open spaces)

Off-Street	On-Street
Light Green	Green
Blue	Yellow
Yellow	Red
Red	

Legend for Occupancy Percentages:

- Less than 40%
- 41% to 60%
- 61% to 85%
- Greater than 86%

Site Analysis 2019: Parking

Item 6.



Site Analysis 2019: Parking

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Community Input 2019

Item 6.



OUR CEDAR FALLS

Downtown
Imagine the possibilities!

Cedar Falls, Iowa
Public Kick-Off Meeting
April 2, 2019
Visual Preference Exercise
RESULTS

BOARD C

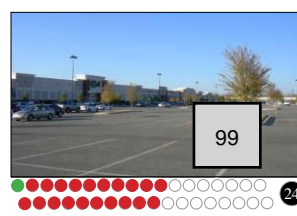
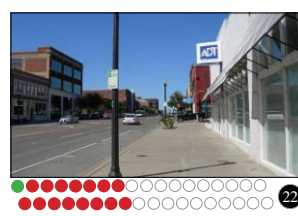
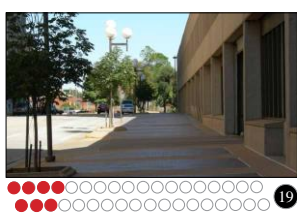
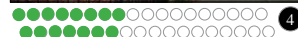
**FERRELL
MADDEN**
urban design,
town planning, &
form-based coding

Community ReCode LLC

common ground
URBAN DESIGN + PLANNING

Street Space – Public Realm

Downtown Parking





Progress indicator for Item 1: 20 green circles followed by 4 white circles. A black circle with the number 1 is on the right.



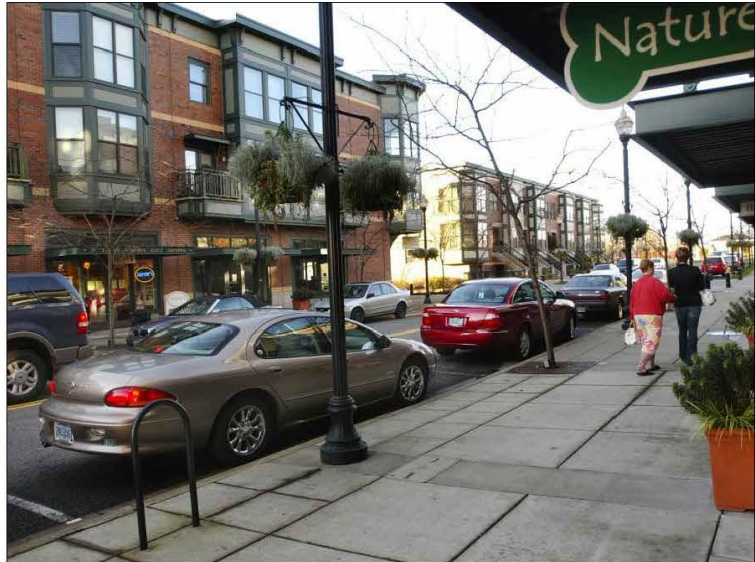
Progress indicator for Item 2: 20 green circles followed by 4 white circles. A black circle with the number 2 is on the right.



Progress indicator for Item 6: 20 green circles followed by 4 white circles.



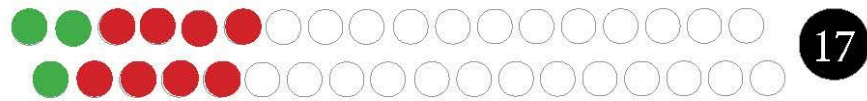
Progress indicator for Item 7: 20 green circles followed by 4 white circles. A black circle with the number 7 is on the right.



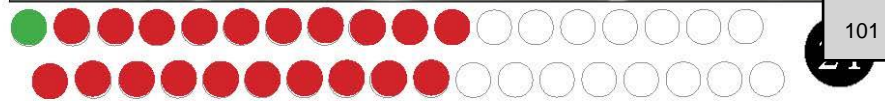
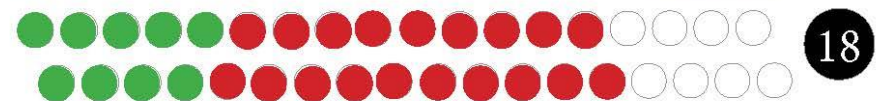
Progress indicator for Item 8: 20 green circles followed by 4 white circles. A black circle with the number 8 is on the right.



Progress indicator for Item 100: 20 green circles followed by 4 white circles. A black circle with the number 100 is on the right.



Item 6.



101

Stakeholder Interviews Spring 2019:

Item 6.

- Business and property owners
- Retail, restaurant, and bar owners
- Local developers, architects, and real estate professionals
- Community Main Street staff and board members

Plus

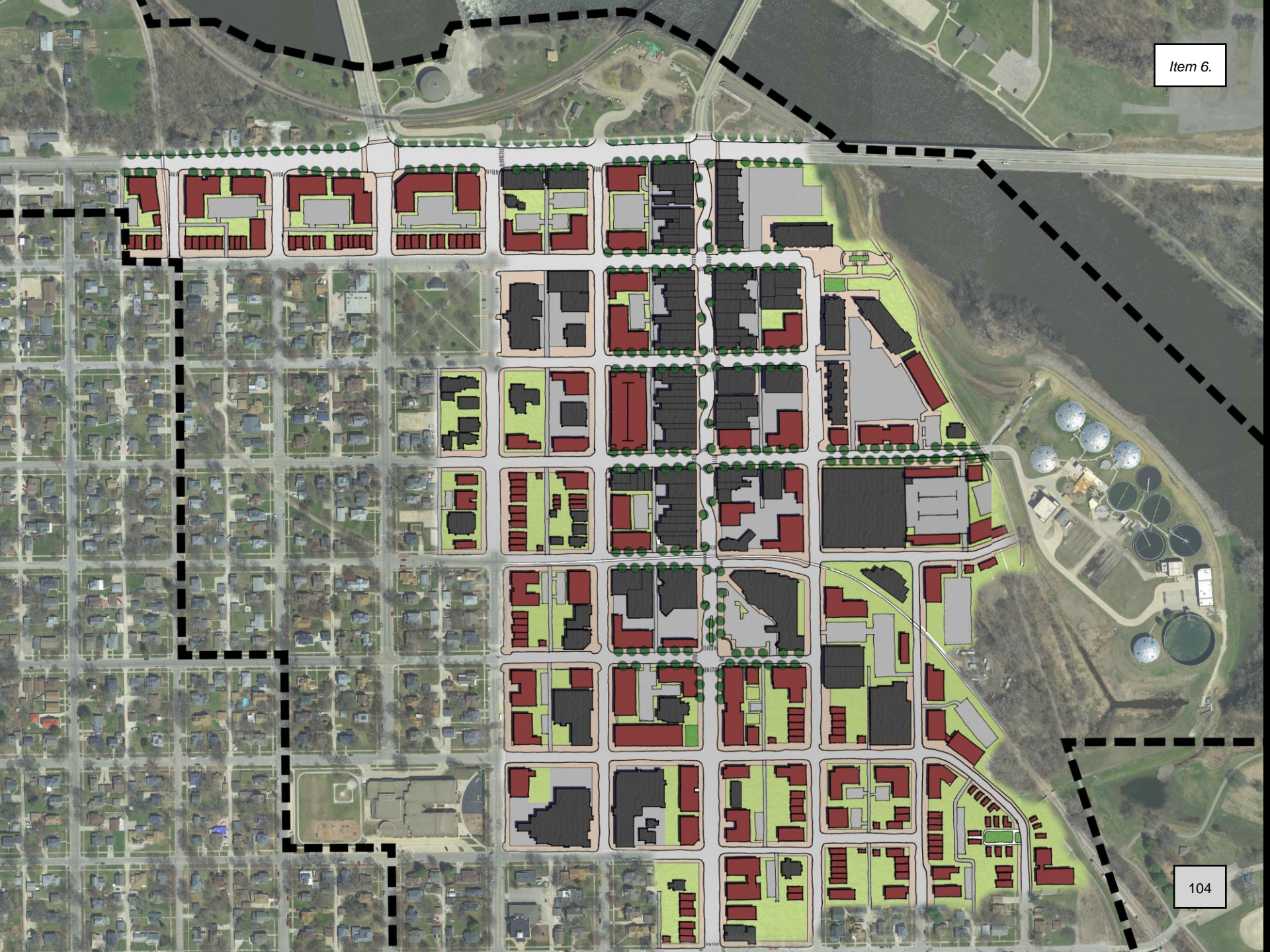
- City planning and community development staff
- City department directors
- the “Downtown parking study implementation staff”

Stakeholder Interviews Spring 2019:

Item 6.

Consistent themes and concerns identified:

- Maintain the “small town feel” of Main Street but allow for growth and change elsewhere in Downtown
- Lack of significant office space in Downtown
- Recognition that Downtown has thrived as a specialty destination, dependent on boutique shops and restaurants; but market dynamic is changing, with growing demand for residences, offices, and related daily services
- *Need to better manage existing parking*
- *Need to increase the supply of publicly available parking to support growth*
- Desire for the City to support both small scale reinvestment and revitalization and medium scale redevelopment within the Downtown context





W 1st St

W 2nd St

W 3rd St

W 4th St

W 5th St

W 6th St

Fremont St

Franklin St

Clay St

Washington St

Main St

State St

Bluff St

From Vision to Code Update

IMAGINE DOWNTOWN! Cedar Falls Downtown Vision Plan



Adopted November 18, 2019



26-196. Character District Parking and Loading

A. Intent

1. Promote a “park once” environment within each Character District that will enable people to conveniently park and access a variety of commercial, residential, and civic enterprises in pedestrian friendly environments by encouraging SHARED PARKING.
2. Reduce fragmented, uncoordinated, inefficient, reserved single-purpose parking.
3. Avoid adverse parking impacts on neighborhoods adjacent to Character District mixed-use areas.
4. Utilize on-street parking.
5. Provide flexibility for redevelopment of small sites and for the preservation or reuse of historic buildings.
6. Increase visibility and accessibility of publicly available parking.
7. Support and encourage a multi-modal, bicycle and pedestrian-friendly environment.

B. Other Applicable Regulations

Pervious surfaces approved by the City Engineer are encouraged for surface parking lots.

C. General Urban, General Urban 2, and Storefront Frontages – Minimum Parking Requirements

1. Existing buildings fronting Main Street between 1st Street and 6th Street at the time of the Downtown Character District adoption are exempt from these minimum parking requirements, regardless of use.
2. There is no minimum parking requirement for:
 - a. ground floor commercial space;
 - b. the re-use or renovation of an existing structure, in addition to those on Main Street identified in Item C. 1. above, in which there is no gross floor area expansion and the use [is/remains] non-residential.
3. Minimum Reserved Parking
Reserved parking includes all parking that is not SHARED PARKING.
 - a. Commercial/civic uses: There is no minimum requirement for reserved parking.
 - b. Residential uses in mixed-use or multi-unit buildings—minimum reserved parking spaces per dwelling unit:

(i) Efficiency/1-bedroom	0.5 spaces/unit
(ii) 2 or more bedroom units	additional .5 spaces per bedroom

Note: In calculating the total number of minimum reserved spaces per building, any partial spaces .5 or above are rounded to the next whole number.
 - c. Residential uses in single-unit attached and detached, multi-unit ROWHOUSE, and two-unit configurations—minimum reserved parking spaces per dwelling unit:

(i) Owner-occupied	1 space/unit
(ii) Renter-occupied	1 space/unit + one space/per bedroom for each bedroom above 2
4. Minimum SHARED PARKING:
 - a. Commercial UPPER STORIES
 - (i) Under 5,000 square feet non-residential Gross Floor Area (GFA) has no minimum SHARED PARKING requirements.
 - (ii) 5,000 square feet or greater, non-residential GFA shall provide a minimum of 1.25 spaces per square feet as SHARED PARKING.

<p>Character District Sections: 26-191 to 26-198</p> <p>191. Introduction & Definitions</p> <p>192. Regulating Plans</p> <p>193. Building Form Standards</p> <p>194. Architectural Standards</p> <p>195. Public Realm Standards</p> <p>196. Parking & Loading</p> <p>197. Building Functions</p> <p>198. Reserved</p> <p>199. Reserved</p>
--

Parking -- Think Differently

INTENT

- Reduce fragmented, uncoordinated, inefficient, reserved single-purpose parking.
- Provide flexibility for redevelopment of small sites and for the preservation or reuse of historic buildings.
- Increase visibility and accessibility of publicly available parking.
- Most effective model to increase the parking supply for customers is shared publicly available parking, not parking that is “locked up” on private lots. Many cities are lowering or eliminating private, off-street parking requirements from their zoning ordinances and focusing instead on publicly available shared parking.

New zoning: encourage more of this...

Item 6.



What is shared parking?

- Automobile parking that is accessible to the public at least 12 hours/day and designated by appropriate signage and markings; on-site or within 600-ft walking distance

See Sec. 26-191.H. Definitions (p. 8) & Sec. 26-196.C.5. Achieving Parking Requirements (p. 78)

- The shared parking requirement would not obligate owners to “give up” any percentage of their parking; the goal is to maximize the usage of any new parking by making a small percentage of it available for some portion of the day, most typically when it is not needed by property owners, their tenants, or employees.

What is shared parking?

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What is shared parking?

For example:

- Parking for an office might be fully used from 8 AM to 6 PM, on Monday to Friday, but would sit empty on most evenings and weekends.
- The goal is to make some portion of that parking available to other users during those night and weekend hours.
- Similarly, the parking for an apartment or condominium building may be occupied by residents most evenings and weekends, but sit primarily empty during weekdays.
- A portion of that parking would be made available during those hours.
- In either scenario, the owners could maintain a percentage of their parking as “reserved” at all times.

Parking Requirements: Current (Section 26-220)

Item 6.

CBD Overlay Parking:

No parking required for principal commercial, professional office, or service business uses

Parking for secondary, incidental or accessory residential uses in the C-3 Commercial District is subject to review and approval by the planning and zoning commission and city council. In practice in recent years, a requirement of 1 space per bedroom has been applied with on-street parking counting toward visitor parking.

Dwellings – Citywide:

- Owner-occupied, single-unit – 2 spaces per unit.
- Renter-occupied, single-unit – 2 per unit + 1 space for each bedroom in excess of 2 bedrooms.
- 2 or more units – 2 spaces per unit + 1 space for each bedroom in each unit in excess of 2 bedrooms. 1 additional space for every 5 units in excess of 5 units for visitor parking.

Parking Requirements: **Proposed** (Section 26-196)

Item 6.

General Urban, General Urban 2, and Storefront Frontages –

No Minimum Parking Requirement for the following:

- Existing Parkade buildings (fronting Main Street between 1st Street and 6th Street) regardless of use.
- Ground floor commercial space
- The re-use or renovation of an existing structure with no expansion and for non-residential use

Parking Requirements: **Proposed** (Section 26-196)

Item 6.

- *Key Concepts: Reserved vs. Shared Parking*

General Urban, General Urban 2, and Storefront Frontages –

Minimum Reserved Parking

- No requirement for non-residential uses
- Required for all residential uses excluding existing buildings along the Parkade

Parking Requirements: **Proposed** (Section 26-196)

Item 6.

- *Key Concepts: Reserved vs. Shared Parking*

General Urban, General Urban 2, and Storefront Frontages –

Minimum Shared Parking

Accessible to the public at least 12 hours/day

Required for:

- Commercial upper stories above 5000 square feet
- Residential in mixed-use or multi-unit buildings

Unintended Consequences of high parking requirements

- Stunts growth Downtown; shifts development to outlying areas where land is less costly
- Cost of parking is passed down to businesses, customers, and residents = increased commercial lease rates and higher residential rents
- Un-used parking generates no revenue and no tax base

Donald Shoup, *Parking and the City*
...Chapter 11 estimates that parking requirements increase the rent households pay for their apartments by 13 percent



The High Cost of Free Parking

DONALD SHOUP

Parking Lots

Walkability

Tax Base



Item 6.

Parking lots

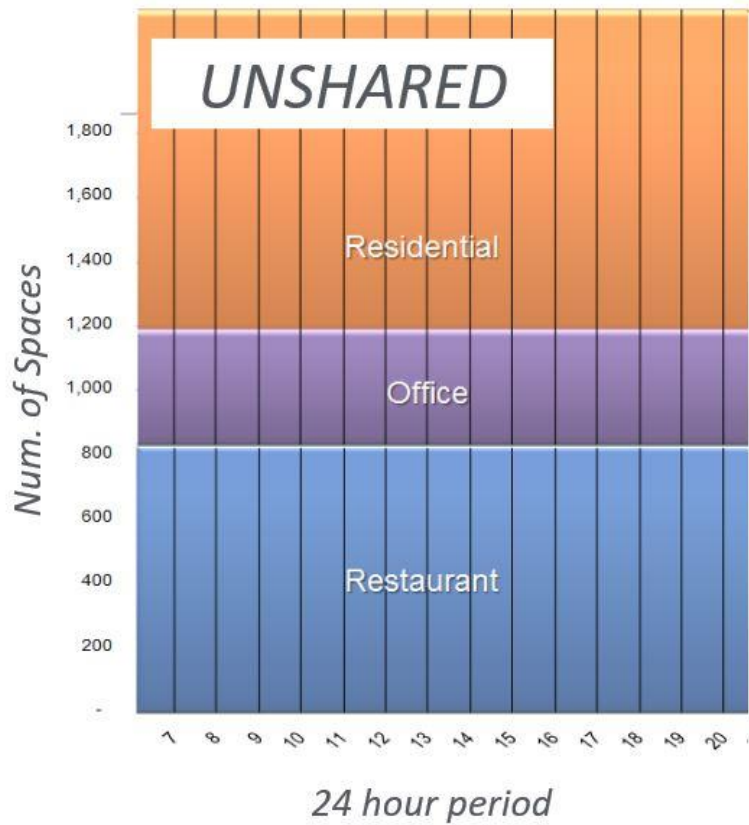
Walkability

Tax Base

Shared Parking = some spaces available during peak demands.

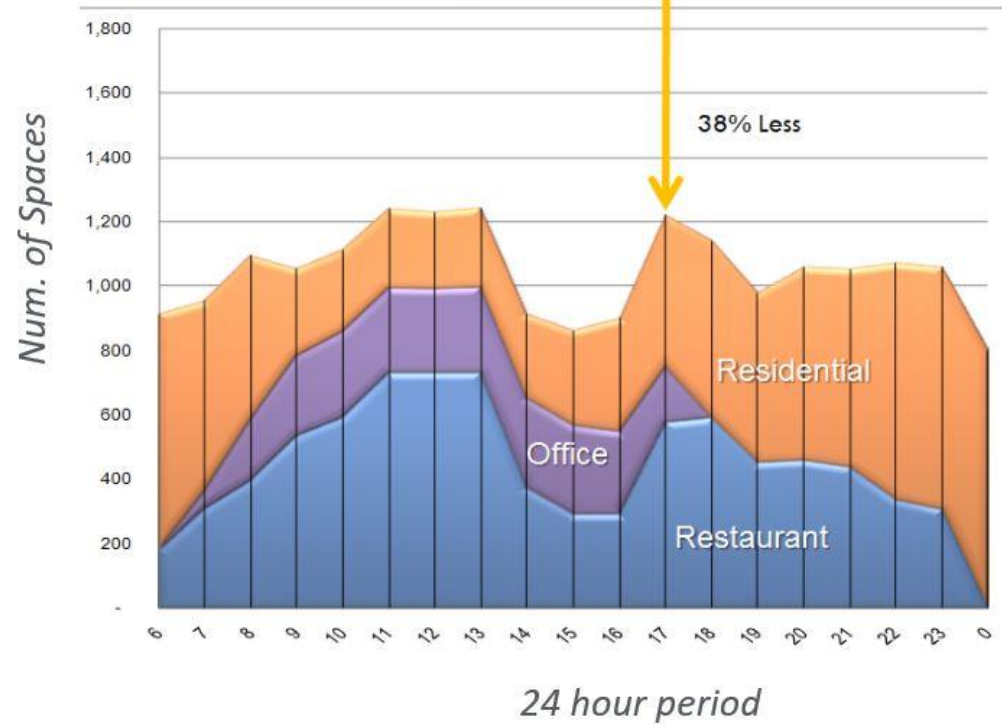


SHARED PARKING



VS

SHARED



Downtown Vision: More of this...

Item 6.



Reminder: Focus of Tonight's Discussion

- Parking requirements proposed in the Downtown Zoning Code.
 - Parking requirements when new development is proposed (does not affect existing development)
 - Parking located on private property
- We are not talking about City-owned, public parking lots.

Prepared by: Karen Howard, P&CS Manager, 220 Clay Street, Cedar Falls, Iowa 50613 (319) 273-8600

ORDINANCE NO. 2994

AN ORDINANCE AMENDING CHAPTER 26, ZONING, OF THE CODE OF ORDINANCES OF THE CITY OF CEDAR FALLS, IOWA, ADDING NEW SECTIONS TO BE NUMBERED 26-191 THROUGH 26-197 UNDER ARTICLE III, DISTRICTS AND DISTRICT REGULATIONS, DIVISION 2. SPECIFIC DISTRICTS, TO ESTABLISH ZONING STANDARDS AND REGULATIONS FOR CHARACTER DISTRICTS; AND ADDING NEW SECTIONS TO BE NUMBERED 26-36 THROUGH 26-39 UNDER ARTICLE II. ADMINISTRATION AND ENFORCEMENT, DIVISION 1, GENERALLY, ESTABLISHING NEW ADMINISTRATIVE PROCEDURES FOR SITE PLAN REVIEW; AND ADDING A NEW SECTION 26-141 UNDER ARTICLE III, DISTRICTS AND DISTRICT REGULATIONS, DIVISION 1, GENERALLY, ESTABLISHING USE SPECIFIC REGULATIONS AND CLASSIFICATION; AND TO REPEAL IN ITS ENTIRETY SECTION 26-189 CBD CENTRAL BUSINESS DISTRICT OVERLAY ZONING DISTRICT, UNDER ARTICLE III, DISTRICTS AND DISTRICT REGULATIONS, DIVISION 2, SPECIFIC DISTRICTS; AND TO AMEND SECTION 26-117, DISTRICTS ESTABLISHED, UNDER ARTICLE III. DISTRICTS AND DISTRICT REGULATIONS, DIVISION 1 GENERALLY, ADDING A NEW ZONING DISTRICT TO BE KNOWN AS "DOWNTOWN CHARACTER DISTRICT" WITH ABBREVIATION, CD-DT, AND DELETING REFERENCE TO THE CENTRAL BUSINESS DISTRICT OVERLAY ZONING DISTRICT, CBD; AND TO AMEND SECTION 26-118, DISTRICT BOUNDARIES, CLARIFYING THAT FOR EACH CHARACTER DISTRICT THE ASSOCIATED REGULATING PLAN IS THE OFFICIAL ZONING MAP; AND CLARIFYING THE INTERPRETATION OF BOUNDARIES FOR CHARACTER DISTRICTS; AND TO AMEND SECTION 26-126, DETACHED ACCESSORY STRUCTURES TO CLARIFY HOW SAID PROVISIONS APPLY IN CHARACTER DISTRICTS; AND TO AMEND SECTION 26-127 SETBACKS FOR CORNER LOTS; AND TO AMEND CHAPTER 5, ALCOHOLIC AND MALT BEVERAGES, ARTICLE 1, IN GENERAL, TO CLARIFY ZONING DISTRICTS WHERE LIQUOR CONTROL LICENSES OR WINE OR BEER PERMITS ARE ALLOWED; AND TO AMEND CHAPTER 13, LICENSES AND BUSINESS REGULATIONS, DIVISION 1, MOBILE MERCHANTS, TO CLARIFY ZONING DISTRICTS WHERE SAID

PERMITS ARE ALLOWED; AND TO AMEND CHAPTER 19, STREETS AND SIDEWALKS, TO CLARIFY THAT TABLES AND CHAIRS, TEMPORARY MOVABLE SIGNS, AND SIDEWALK CAFES SHALL BE ALLOWED IN CERTAIN FRONTAGE DESIGNATIONS WITHIN CHARACTER DISTRICTS

WHEREAS, in November of 2019, the City Council of the City of Cedar Falls adopted the *Imagine Downtown! Vision Plan*, as an integral part of the Cedar Falls Comprehensive Plan; and

WHEREAS, in order to ensure future development and redevelopment is consistent with the adopted *Imagine Downtown! Vision Plan*, the City of Cedar Falls drafted new zoning regulations, new administrative procedures, use classification regulations, and an associated regulating plan for the downtown area covered by the *Imagine Downtown! Vision Plan*; and

WHEREAS, the new zoning regulations establish a new zoning district entitled, "Downtown Character District" abbreviated as "CD-DT," and an associated zoning map, referred to as the "Downtown Character District Regulating Plan;" and

WHEREAS, the Planning and Zoning Commission has reviewed the proposed amendments to Chapter 26, Zoning, under Case # TA21-001 and recommends approval; and

WHEREAS, the Cedar Falls City Council has determined that said amendments to Chapter 26, Zoning are in the best interests of the community; and now, therefore:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR FALLS, IOWA, THAT:

Section 1. Article II, Administration and Enforcement, Division 1, Generally, is hereby amended to add new sections to be numbered 26-36 through 26-39, (previously reserved) as follows:

Sec. 26-36. Administrative Determination

(a) APPLICABILITY

The Zoning Administrator shall review and decide upon applications for the following administrative reviews and code adjustments in consultation with the Zoning Review Committee(ZRC) and/or the staff Technical Review Committee, as applicable. Some of these processes have additional review and approval requirements; a cross-reference to those requirements is provided in the right column.

Permit or Adjustment	Additional Review Requirements
Site Plan	Section 26-37.D
Proportionate Compliance	n/a
Minor Adjustment	Section 26-39.E

(b) APPLICATION COMPLETENESS REVIEW

(1) Applications shall not be processed until all materials have been submitted and are deemed sufficient in form and content such that recommendations, as required, and a decision may be made on the application by the Zoning Administrator, or other decision-making body, as specified in this chapter. The Zoning Administrator shall determine application sufficiency.

- (2) If an application is deemed insufficient, the Zoning Administrator shall inform the applicant of the specific submittal requirements that have not been met. The Zoning Administrator may provide notice in writing, electronically, or in conversation with the applicant.
- (3) If an application is deemed insufficient, the applicant must resolve and resubmit the materials required to complete the application within 30 days of the date informed of the insufficiency of the application.
 - a. An insufficient application that has not been revised to meet the completeness requirements shall expire on the 30th day. An expired application shall be returned to the applicant along with any original documents submitted in support of the application.
 - b. The City, at its discretion, may retain the application fee paid. Once an application has expired, the application must be resubmitted in full, including application fee.

(c) REVIEW, REFERRAL, AND RECOMMENDATION

- (1) Upon submission of an application, the Zoning Administrator shall review the application and accompanying documentation to determine whether the information included in the application is sufficient to evaluate the application against the approval criteria of the procedure or permit requested.
- (2) The Zoning Administrator may refer any application to the Zoning Review Committee (ZRC) or Technical Review Committee (TRC) for review and recommendation.

(d) REVIEW AND DECISION-MAKING

- (1) The Zoning Administrator shall review the application for conformance with all applicable provisions of this chapter.
- (2) To be approved, an application shall be fully consistent with the standards of this chapter unless a minor adjustment is concurrently approved to allow specified deviation from applicable standards. An administrative approval may include instructions and clarifications regarding compliance with this Code, but shall not be approved with conditions that require action beyond the specific requirements of the City Code of Ordinances.
- (3) The Zoning Administrator shall approve or deny the application and provide written notification of the decision to the applicant. If an application is denied, the written notification shall include the reasons for denial.

(e) APPEAL

Administrative determinations are appealable pursuant to Section 26-62.

Sec. 26-37. Site Plan

(a) APPLICABILITY

The purpose of this section is to set forth the procedures and criteria for review and approval of site plans. Site plans are technical documents that illustrate how the structure(s), layout of an area, and proposed uses meet the requirements of this chapter and any other applicable ordinances, standards, regulations, and with all previously approved plans applicable to the property.

(b) AUTHORITY

A site plan is required for:

(1) Character Districts

- a. Any application for development in a character district.
- b. All requests for structures, architectural elements or accessory structures (front porch, front yard fence) at or forward of the required building line, and accessory or temporary uses; however, for minor accessory structures not located forward of

the required building line, such as sheds, fences, or decks, the site plan shall only be required to show the location of the proposed structure or addition in relation to property boundaries, required setbacks, easements, and terrain changes as more fully detailed in this Code;

(2) Traditional Zone Districts

- a. Any application for a commercial, industrial, institutional, or multi-unit dwelling project;
- b. Any application for development requiring site plan review as set forth elsewhere in this chapter.

(c) APPLICATION PROCEDURES

- (1) A pre-application meeting with the Zoning Review Committee (ZRC) is required prior to the submission of a site plan application for development in a character district. Pre-application meetings are optional and encouraged for all other applications.
- (2) The applicant shall submit the site plan application to the Planning and Community Services Division. Application submittal deadlines and requirements shall be established on submittal forms available from the Planning and Community Services Division and on the City's website.

(d) DECISION CRITERIA

The site plan shall be reviewed against the following criteria:

- (1) The site plan is consistent with all applicable adopted plans and policies;
- (2) The site plan is consistent with any prior approvals, including any conditions that may have been placed on such approvals; and
- (3) The site plan conforms with all applicable requirements of the Code of Ordinances, or with all applicable requirements as modified by a request for a minor adjustment.

(e) LIMITATION OF APPROVAL

Zoning Administrator approval of a site plan does not in any way imply approval by any other City department.

(f) EFFECT

- (1) Approved site plans shall be binding upon the property owner(s) and their successors and assigns.
- (2) No permit shall be issued for any building, structure, or use that does not conform to an approved site plan.
- (3) No building, structure, use or other element of the approved site plan shall be modified without amending the site plan, unless it is determined by the City that such modification will not require an amended site plan.
- (4) All buildings, structures and uses shall remain in conformance with the approved site plan or be subject to enforcement action.

(g) POST-APPROVAL ACTIONS

(1) Expiration

- a. Approved site plans shall expire one year after approval if a building permit has not been issued, or the approved use established. In the event that the documents expire due to the passage of this time period, new site plan review documents must be submitted for approval in the same manner as an original application for development review.
- b. An extension not to exceed one year may be granted by the Zoning Administrator.

(2) Modifications to Site plans

The holder of an approved site plan may request an adjustment to the document, or the conditions of approval, by submitting either an application for minor adjustment or an amended site plan, whichever is appropriate, to the Zoning Administrator. An amended site plan shall be filed and processed in accordance with the procedures for an initial site plan submittal.

Sec. 26-38. Proportionate Compliance in Character Districts**(a) APPLICABILITY****(1) Purpose**

To encourage redevelopment, continuing property investment, and infill development, it may be necessary to determine site appropriate adjustments to applicable development standards that will allow the development to take place while applying proportional development standards. This section identifies the process for determining specific site compliance with a proportionate standard.

(2) No New or Increased Noncompliance

Any redevelopment of a structure or site shall be designed to either increase conformance with this Code or, at a minimum, not increase an existing nonconformity. Redevelopment shall not establish new nonconformity(ies) with this Code, regardless of the applicability of this section.

(3) Development Standards in Character Districts

A request for proportionate compliance is limited to Character District development standards listed in Table 26-38.1.

(4) Required Parking

The standards of Sec. 26-196, Character District Parking and Loading, shall apply for any new use, change of use, or expansion of a current use within a Character District, and are not subject to adjustment through proportionate compliance.

(b) CALCULATING PROPORTIONATE COMPLIANCE

- (1) Requests for proportionate compliance shall be made through Section 26-37, Site Plan.
- (2) Proportionate compliance for standards applicable to a specific development or structure type may be requested for development changes listed in Table 26-38.1 according to Section 26-38(E), below.
 - a. Standards that must be fully complied with are marked with an /X/.
 - b. Standards that will be applied to the maximum extent practicable based on a site-specific determination are marked with an /S/.
- (3) Applicants shall clearly label all requested adjustments and identify the applicable standard in this section that allows the proposed adjustment.

Table 26-38.1: Proportionate Compliance

ALL FRONTAGE TYPES	BUILDING FORM STANDARDS									ARCHITECTURAL STANDARDS			PUBLIC REALM STANDARDS	
	Placement: Required Building Line	Placement: Buildable Area	Placement: Parking Setback Line	Height: Minimum/Maximum	Elements: Fenestration	Elements: Façade Projections	Uses	Neighborhood Manners	Materials	Configurations	Signs	ROW Frontage Area	Dooryard	
Key: X = compliance with standard is required S = site-specific determination														
Full Compliance: Entire Structure Must Comply with Standards														
New Construction	X	X	X	Both	X	X	X	X	X	X	X	X	X	
Expansion of Building Area														
For buildings < 2000 sf GFA, an expansion > 75%	X	X	X	Both	X	X	X	X	X	X	X	X	X	
For buildings ≥2000 sf GFA, an expansion > 66%	X	X	X	Both	X	X	X	X	X	X	X	X	X	
New, Expanded, or Relocated Parking Area			X											
Changes with No Building Expansion														
Change of use							X				X [3]			
Façade changes [1]					X	X			X	X	X [3]			
Expansion of Building Area (GFA) for Buildings < 2000 sf														
Minimal Change: 0 to 40%		X	X	Max			X	X	X			X	S	
Proportionate Change: 41% to 75% [2]		X	X	Max	X		X	X	X			X	X	
Façade Changes [1]					X	X			X	X	X [3]			
Expansion of Building Area (GFA) for Building 2000 sf or more														
Minimal Change: 0 to 20%		X	X	Max			X	X	X			X	S	
Proportionate Change: 21 to 66% [2]		X	X	Max	X		X	X	X			X	X	
Façade Changes [1]					X	X			X	X	X [3]			
Expansion of Parking Area			X					X						

[1] Major façade changes (as defined in Section 26-62(E)(3)) will trigger compliance with the standards marked in this row.

[2] Expansion area shall comply with identified development standards.

Table 26-38.1: Proportionate Compliance

ALL FRONTAGE TYPES	BUILDING FORM STANDARDS										ARCHITECTURAL STANDARDS			PUBLIC REALM STANDARDS	
	Placement: Required Building Line	Placement: Buildable Area	Placement: Parking Setback Line	Height: Minimum/Maximum	Elements: Fenestration	Elements: Façade Projections	Uses	Neighborhood Manners	Materials	Configurations	Signs	ROW Frontage Area	Dooryard		
	Key: X = compliance with standard is required S = site-specific determination														
[3] Where a use or façade change results in new signage, changes to a sign structure, relocation of an existing sign, or changes to the sign area of an existing sign.															

(c) MEASURING REQUIRED COMPLIANCE**(1) New Development**

New development shall comply fully with the applicable development standards.

(2) Façade Changes:

Where development changes are limited to the façade of a structure, the following standards shall apply:

- a. Maintenance or Minimal Change: Normal maintenance and façade changes that do not qualify as major changes shall not be required to comply with the qualified development standards. Individual façade element changes shall be made in compliance with applicable Elements and Architectural development standards applicable to that individual element to the maximum extent possible.
- b. Major Façade Changes: Façade changes that include any of the following are considered major changes and the façade shall be brought into full compliance with the Elements and Architectural development standards:
 1. Removing or changing architectural detailing that is consistent with and integral to the style and period of the building;
 2. Changing or adding architectural detailing that is inconsistent with the standards of this Code;
 3. Change to more than 50% of the surface area of the façade, measured by including all openings such as doors and windows;
 4. Altering, closing, or covering windows, doors, or transoms; or
 5. Any roof or wall structure reframing, including adding fenestration.

(3) Redevelopment:

- a. Minimal Change. Redevelopment that changes or increases the total gross floor area of a structure within the range identified in Table 26-38.1, as determined by the building permit application, shall comply with the standards identified in Row A as applicable to development with minimal change.
- b. Proportionate Change. Redevelopment that changes or increases the total gross floor area of a structure within the range identified in Table 26-38.1, as determined by the building permit application, shall comply with the standards identified in Row B as applicable to development with proportionate change.
- c. Full Compliance. Redevelopment that changes or increases the total gross floor area of a structure within the range identified in Table 26-38.1, as determined by the building permit application, shall be required to fully comply with these standards.
- d. Measurement is based on changes to an individual structure that is subject to improvements, regardless of the total number of structures on the site.

(4) Expansion of Parking Area

Expansion of a parking area is defined as the addition of any parking spaces or the restriping or reconfiguration of more than 50% of the surface area of an existing parking area.

(d) TEN-YEAR TIMEFRAME

Any application by property owners to expand or replace part of an existing structure shall remain on record for 10 years from the date of work completion. Any subsequent application to expand or replace part of an existing structure shall be cumulative to any requests made within the previous 10 years. The total shall be used by the City to determine the property owner's necessary level of compliance.

Sec. 26-39. Minor Adjustments for Development in Character Districts

(a) APPLICABILITY

- (1) A minor adjustment allows the modification of an existing numeric dimensional standard in a character district to accommodate:
 - a. Anticipatory site-specific issues, or
 - b. Minor construction issues.
- (2) Minor adjustments are applicable to new development, redevelopment, and major façade changes.
- (3) A minor adjustment may be requested either as part of an original application or as a modification to an existing approval.

(b) PROCEDURES

(1) Application

Applications for minor adjustments shall be submitted on forms required by the City. Supporting materials must be submitted as specified on the application form.

(2) Specific Procedures

All applications for minor adjustment shall identify the specific issue that the minor adjustment is intended to address and how the minor adjustment will resolve that issue:

- a. A request for minor adjustment prior to issuance of a building permit shall be submitted with the project site plan application.
- b. A request for minor adjustment to address a minor construction issue shall be submitted with the approved project site plan, a written description of the minor construction issue, and an amended drawing of that part of the site for which the minor adjustment is requested.

(c) PERMITTED TYPE AND SCOPE OF MINOR ADJUSTMENTS

(1) Specific Building Form Standards

The Zoning Administrator, after consulting with the ZRC, may grant minor adjustments as necessary up to the following maximum adjustments:

- a. Height
 1. Minimum and maximum height - up to 5% for any cumulative increase or decrease in building height.
 2. Street wall/fence requirements – up to 10%.
 3. Finished ground floor elevation – up to 5%; upper floor elevation(s) shall be adjusted accordingly.
 4. Finished ground floor elevation, flood hazard area – minor adjustments to finished ground floor elevation requirements necessary to meet lowest floor elevation requirements according to the applicable floodplain regulations. Upper floor elevation(s) shall be adjusted accordingly. The Zoning Administrator does not have the authority to issue permits for special exceptions or variances to flood hazard regulations.
 5. When the finished ground floor elevation is not subject to adjustment, upper floor finished elevation(s) may be adjusted up to one foot.
- b. Placement
 1. Required building line (RBL) – adjust forward up to 6 inches; may not encroach into the public right-of-way.
 2. Required building line minimum percentage built-to – reduction of up to 5% of required length.

3. Parking setback line – move forward up to 6 feet; provided, the parking setback line remains separated at least 20 feet from the RBL.
 4. Mezzanine floor area – up to 10% additional area.
 5. Street wall requirements – up to 10% of the height/fenestration/access gate requirements.
 6. Entrances (maximum average spacing) – up to 10% increase in spacing.
- c. Elements
1. Fenestration (minimum and maximum percent) – up to 5%.
 2. Other elements (minimum and maximum projections) – up to 5%.

(2) Approval of Equivalent or Better Synthetic Materials

- a. Reflecting that the technology and production of building materials is constantly changing, an applicant may request that a material be added to the applicable approved materials list, provided:
 1. The material is not included in the applicable prohibited materials list; and
 2. The proposed material is similar to a permitted material and is equal to or better than the permitted material in terms of quality, maintenance, and durability as shown by the manufacturer's specifications and industry studies. For example, a new generation of cementitious fiber siding may be substituted for wood clapboard siding.
- b. The Zoning Administrator shall maintain a list of approved materials. Materials included on the approved list may be used for later projects without further ZRC review.

(3) Non-Alley Curb Cut

If vehicular access to a rear alley or private rear drive is not available, an applicant may request a minor adjustment to permit driveway access directly from a public street. Shared access or cross access with abutting lots may be required and any driveway spacing requirements shall apply. The width and location of the driveway access point shall be determined by the Zoning Administrator, after consulting with the ZRC and the City Engineer. The pavement width forward of the Parking Setback Line shall be 18 feet or less.

(d) DECISION CRITERIA

The Zoning Administrator, in consultation with the ZRC, shall consider the following provisions in making a determination on a minor adjustment request. When the minor adjustment is sought prior to the issuance of a building permit, the application must meet all five criteria in Sections (E)(1) and (E)(2). When a minor adjustment is sought to address a minor construction issue, the application only needs to comply with the criteria in Section (E)(2).

(1) Anticipatory Site-Specific Issues Only

- a. The proposed structure or site feature is permitted in the character district.
- b. The minor adjustment allows development that is consistent or compatible with the intent and purpose of the Character District and the regulation modified.
- c. The impact of the minor adjustment is internal to the subject property and will not impede the normal and orderly development or improvement of adjacent properties.

(2) Anticipatory Site-Specific Issues and Minor Construction Issues

- a. There are special circumstances existing on the property for which the application is made related to size, shape, area, topography, surrounding conditions, and/or location that make it practically difficult to meet the standard or requirement.

- b. The minor adjustment is necessary to permit the applicant the same ability to use the property that is enjoyed under this Code by other properties in the vicinity and Character District, but which are limited or denied to the subject property based on the applicability of the regulation sought to be adjusted.

(e) REVIEW AND DECISION-MAKING

Minor adjustments are processed as an administrative review decided by the Zoning Administrator upon consultation with the ZRC.

Section 2. Section 26-117, Districts Established, of Division 1, Generally, of Article III, Districts and District Regulations, of Chapter 26, Zoning, of the Code of Ordinances of the City of Cedar Falls, Iowa, is hereby repealed in its entirety and the following Sec. 26-117, is enacted in lieu thereof:

Sec. 26-117. Districts established.

In order to classify, regulate and restrict the location of trades and industries and the location of buildings designed for specified uses, to regulate and limit the height and bulk of buildings erected or altered, to regulate and limit the intensity of the use of lot areas and to regulate and determine the area of yards, courts and other open spaces within and surrounding such buildings, the city is hereby divided into districts. The districts shall be known as:

A-1	Agricultural District
R-1SU	Single-Unit Residence District
R-1	Residence District
R-2	Residence District
R-3	Multiple Residence District
R-4	Multiple Residence District
R-5	Residence District
S-1	Shopping Center District
C-1	Commercial District
C-2	Commercial District
C-3	Commercial District
M-1	Light Industrial District
M-2	Heavy Industrial District
M-P	Planned Industrial District
F-W	Floodway Overlay District
F-F	Floodway Fringe Overlay District
F-P	General Floodplain Overlay District
R-P	Planned Residence District
HCG	Highway Corridor and Greenbelt Overlay Zoning District
CHN	College Hill Neighborhood Overlay Zoning District
MPC	Major Thoroughfare Planned Commercial District

PO-1	Professional Office District
BR	Business/Research Park District
MU	Mixed Use Residential District
HWY-1	Highway Commercial District
PC-2	Planned Commercial District
HWY-20	Highway 20 Commercial Corridor Overlay District
CD-DT	Downtown Character District
P	Public Zoning District

Section 3. Paragraph (a), Zoning Maps, of Section 26-118, District Boundaries, of Division 1, Generally, of Article III, Districts and District Regulations, of Chapter 26, Zoning, of the Code of Ordinances of the City of Cedar Falls, Iowa, is hereby amended to add a subparagraph (4), as follows:

- (4). *Character District Regulating Plans.* The boundaries of each Character District shall be indicated on the zoning map of the City and shall be governed by the associated Regulating Plan, which shall be the zoning map for each said Character District and shall be made a part of this article by reference. Each regulating plan is on file in the office of the city planner in hard copy and as a digital file, at the city hall. It shall be the responsibility of the city planner to see that the regulating plan is kept current at all times. To the extent there is any inconsistency between the regulating plan held on file in the office of the city planner and the digital regulating plan, the digital regulating plan shall take precedence.

Section 4. Paragraph (b), Interpretation of boundaries, of Section 26-118, District Boundaries, of Division 1, Generally, of Article III, Districts and District Regulations, of Chapter 26, Zoning, of the Code of Ordinances of the City of Cedar Falls, Iowa, is hereby repealed in its entirety and the following paragraph (b) is enacted in lieu thereof:

- (b) *Interpretation of boundaries.* Where uncertainty exists with respect to the boundaries of the various districts as shown on the map accompanying and made a part of this article, the following rules apply:
 - (1) The district boundaries are either street lines or alley lines unless otherwise shown, and where the districts designated on the map accompanying and made a part of this article are bounded approximately by street lines or alley lines, the street lines or alley lines shall be construed to be the boundary of the district. Street and alley rights-of-way are not included in zoned areas, except within Character Districts, as shown on the subject Regulating Plan.
 - (2) In unsubdivided property, the district boundary lines on the map accompanying and made a part of this article shall be determined by use of the scale appearing on the map.
 - (3) Publication of the legal description of property zoned or rezoned shall constitute an official amendment to the official zoning map, and, as such, the map or portion of the map need not be published.

Section 5. Division 1, Generally, of Article III, Districts and District Regulations, of Chapter

26, Zoning, of the Code of Ordinances of the City of Cedar Falls, Iowa, is hereby amended to add a new Section 26-141 (previously reserved), titled Use-Specific Standards, as follows:

Sec. 26-141. Use Specific Standards

When reference is made to a group of zone districts, the following individual districts shall be included:

District Groupings Used in this Section	
Residential	R-1SU, R-1, R-2, R-3, R-4, R-5, R-P
Mixed-Use	MU
Commercial	S-1, C-1, C-2, C3, MPC, BR, PO-1, HWY-1, PC-2
Character District Frontage Designations	Urban General, Urban General 2, Storefront, Neighborhood Medium, Neighborhood Small
Industrial	M-1, M-2, M-1-P, M-2-P
Overlay	HCG, CHN, HWY-20
Public	P
Agricultural	A1

(a) USE CLASSIFICATION, ORGANIZATION, AND INTERPRETATION

(1) Organization

- a. Land uses are assigned to the use category that most closely describes the nature of the principal use. Some categories are further divided into subcategories.
- b. A number of the most common uses are listed under the "Examples" subsection for each use category. The examples are generic and may be used in the process of interpreting new uses. Example lists are not exhaustive.
- c. In some cases, developments may have more than one principal use.
 - 1. When all of the principal uses of a development fall within one use category, then the entire development is assigned to that use category. All uses are subject to any applicable use-specific standards.
 - 2. When the principal uses of a development fall within different use categories, each principal use is classified into the applicable use category and each use is subject to all applicable regulations for the use category.
 - 3. A use that is otherwise not permitted in a district may not be included as one of multiple principal uses through interpretation. For example, if colleges and universities are not permitted in a residential district, that district may not be interpreted to allow both residences and colleges as multiple principal uses.
- d. Developments may have one or more accessory uses or structures.
 - 1. A list of accessory uses commonly associated with a particular use category is included under a paragraph entitled, "Accessory Uses and Structures." The examples are generic and may be used in the process of interpreting new uses. Accessory uses are subject to all applicable regulations. Example lists are not exhaustive.
 - 2. Uses are categorized as accessory or principal as determined by the circumstances of the use on the site. A cafeteria may be an accessory use to a principal industrial use, while a restaurant may be a principal use.
- e. Prohibited uses: Some uses are prohibited in individual zone districts, as noted in that district.

- f. Excluded uses: Some of the use categories may contain excluded uses. These are uses that may seem to be part of a particular category, but which are explicitly classified into a different use category.

(2) Use-Specific Standards

- a. All uses shall comply with any applicable use-specific standards.
- b. Uses located in character districts shall comply with the applicable site and structure standards of that district.
- c. When a use is changed on a property, the new use shall comply with all applicable use-specific and site-specific standards. Changing from one use category or use subcategory to another is considered a change of use.

(3) Classification

- a. For uses not listed as examples, the Zoning Administrator shall consider the following list of factors when classifying a use into a particular category, and/or to determine whether the activities constitute principal uses or accessory uses:
 1. How closely the use matches the description of the use category, as stated in Section 26-132(b);
 2. The intensity of the activity or use in comparison to the stated characteristics of a use category and list of examples;
 3. Conformance with the currently adopted comprehensive plan and purpose of the zoning district in which the use is proposed;
 4. Types of vehicles, equipment and/or processes to be used;
 5. The amount of site or floor area and equipment devoted to the use or activity;
 6. The hours of operation;
 7. How the use advertises itself;
 8. Number of employees, visitors, or customers generated;
 9. Parking demands associated with the use; and
 10. Special public utility requirements for serving the proposed use type, including, but not limited to, electricity, water supply, wastewater output, pre-treatment of wastes and emissions required or recommended, and any significant power structures or infrastructure and communications towers or facilities;
 11. Whether the use or activity would be likely to be found independent of the other activities on the site;
 12. Whether a use is subordinate in area, extent, or purpose to the principal building or use served;
 13. Whether the use contributes to the comfort, convenience, or necessity of occupants, customers, or employees of a principal use;
 14. Any other relevant evidence regarding use or activity that would help to classify a particular land use.
- b. If, based on the criteria identified above, the Zoning Administrator determines that a use can reasonably be determined to be similar to more than one use or category of uses, the Zoning Administrator in consultation with the Zoning Review Committee or other appropriate city staff shall select the use category that provides the most exact, narrowest, and appropriate fit.
- c. The following categories of uses typically impose substantial impacts on a site, adjacent sites and structures, pedestrians or cyclists, the road network, or public infrastructure. Where a new use, not listed as an example, is proposed that might be categorized into one of these categories, the applicant shall file an application for text amendment to determine if the use will be permitted. Through this process, the City will have the opportunity to review and determine the impacts of the

proposed use and establish any prescribed conditions that may be appropriate to allowing the use.

1. Agricultural Uses
 2. Industrial Services
 3. Manufacturing, Processing, and Assembly
 4. Waste and Salvage
- d. Determination of Non-Similarity
1. The Zoning Administrator may determine that a proposed use is not substantially similar to any use identified in Section 26-197 or Table 26-231.1 because either:
 - (i) The potential impacts of the use are significantly more impactful on the site, street, or neighborhood, than other permitted uses in the same use category and that the use would not otherwise be permitted without prescribed conditions or through a public review process, or
 - (ii) There are no similar uses permitted on the site or in the applicable zone district.
 2. When this is the case, the Zoning Administrator shall provide the applicant with a written determination of non-similarity within 15 business days of the request for interpretation.
- e. In cases of dispute, the Zoning Administrator shall issue a zoning determination letter and the proposed use shall comply with any conditions and review procedures that may apply to that use. Such determinations may be appealed to the Board of Adjustment. If an appeal is made, the Board of Adjustment shall determine whether the City has made an error in classifying the subject use based on the facts in evidence and the factors listed in paragraph a. above.
- f. Post-Decision Actions
1. A Zoning Administrator's written determination regarding classification may be appealed to the Board of Adjustment, or
 2. An applicant may apply for a zoning code text amendment.
 - 3.

(b) USE CLASSIFICATION CATEGORY DESCRIPTIONS

(1) Residential Uses

- a. General Description: Residential uses offering habitation of a dwelling on a continuous basis. The continuous basis is established by tenancy with a minimum term of one month or habitation by the property owner.

b. Use Categories

1. **Household Living:** This use category is characterized by residential occupancy of a dwelling unit by one or more persons living together as a single housekeeping unit. A household typically includes four or fewer adults. Each dwelling unit contains its own facilities for living, sleeping, cooking and eating meals. Uses where tenancy may be arranged for a period of less than one month are not considered residential, they are considered to be a form of transient lodging. Household living also include group homes, which is a category of household living that receives equal treatment with single-household residential living pursuant to Iowa and federal law.

(i) Sub-categories

- (a) Group Homes, as defined by Iowa law: elder family homes, elder group homes, and family care homes. Large group care facilities that

provide housing for nine or more individuals are considered Group Living Uses.

- (b) Single-unit dwellings, detached: A residential building containing one principal dwelling unit. Each unit is located on a separate, legal lot, except for cottages within a cottage court, as defined and regulated within a character district. Examples include detached houses, zero lot line dwellings, cottages, and manufactured homes,¹ provided the manufactured home complies with the district standards and has been converted to real property and taxed as a site-built dwelling.
 - (c) Single-unit dwellings, attached: A residential building containing more than one principal dwelling unit, with each dwelling unit sharing one or more common walls with at least one other dwelling unit, no unit is located above another unit, and each unit is located on a separate, legal lot. Examples include townhome/rowhouse, and bi-attached dwellings.
 - (d) Two-unit dwellings (also called duplexes): A residential building containing two principal dwelling units located on one lot.
 - (e) Multi-unit dwellings: A residential building containing three or more principal dwelling units located on one lot. Examples include apartment buildings, condominium buildings, rowhouse/townhome configurations with multiple side-by-side dwelling units on one lot.
 - (f) Dwelling(s) in Mixed-Use Structure: A building, or portion of a building, which contains one or more dwelling units in addition to commercial or other non-household living uses. Examples include apartments and condominiums.
- (ii) Accessory Uses and Structures: bed and breakfast establishments, storage buildings, accessory dwelling units, residential vehicle parking, home occupations, child care home.
2. **Group Living:** This use type is characterized by residential occupancy of a dwelling or associated group of dwellings by a group of people who do not meet the definition of "Household Living". The size of the group residing in the structure is typically larger in size than a single household. Group Living Uses contain individual rooming units with private or shared bathroom facilities and may also contain shared kitchen facilities and/or common dining and meeting areas for residents. The residents may or may not receive any combination of care, training, or treatment, but those receiving such services must reside at the site. Alternatives to incarceration, such as halfway houses, where residents are placed in the facility by court order and are under supervision of the Department of Corrections, are excluded from this category and classified as Detention Facilities.
- (i) Sub-categories
 - (a) Assisted group living: nursing and convalescent homes, assisted living communities; group care facility.
 - (b) Hospice home.
 - (c) Independent group living: rooming or boarding houses.
 - (d) Fraternal group living: fraternities, sororities, monasteries, convents.

- (ii) Accessory Uses and Structures: Recreational facilities, meeting rooms, offices, storage facilities, food preparation and dining facilities.

(2) Civic and Institutional Uses

- a. General Description: Civic and Institutional Uses are public, quasi-public, and private non-profit uses that provide unique services that are of benefit to the public at-large.
- b. Use Categories
 - 1. **Civic and Cultural Assembly and Service:** Civic and cultural assembly and service uses are permanent places where persons regularly assemble for religious worship or secular activities, and which are maintained and controlled by a body organized to sustain the religious or public assembly.
 - (i) Sub-categories:
 - (a) Community Assembly: Places of community assembly, such as libraries, museums, community centers, senior centers, and recreation centers that are open and available to the general public.
 - (b) Human or neighborhood services: Uses that provide non-commercial activities or support services to individuals or groups that are not otherwise defined by this code. Examples include food pantries, literacy and language instruction, counseling and therapy, and other human service agencies. Social service agencies that consist primarily of office and counseling functions and operate in a similar fashion to other office uses are classified as Office.
 - (c) Emergency Shelter: facilities providing emergency temporary shelter operated by a public or nonprofit agency, such as homeless shelters.
 - (d) Religious/Private Group Assembly: Private, non-profit membership organizations that provide meeting space and facilities for their members. Examples include religious institutions and civic and social organizations such as private lodges, clubs, fraternal organizations, and similar private, non-commercial membership organizations.
 - (ii) Accessory uses and structures: Non-commercial recreation, food preparation and dining facilities; maintenance/storage buildings; living quarters for clergy; columbarium; accessory daycare facilities; offices; parking
 - 2. **College and University:** Public or private colleges, universities, business, or technical colleges that offer courses of general or specialized study leading to a formal degree and requiring at least a high school diploma or equivalent general academic training for admission. These uses tend to be in campus-like settings or on multiple blocks. Non-degree granting business, technical, trade, martial arts, music, dance, and drama schools/studios are excluded from this category and classified as Specialized Educational Facilities.
 - (i) Subcategories:
 - (a) Private: Private colleges, universities, professional, and technical schools.
 - (b) Public: Colleges, universities, and professional schools that are under state jurisdiction.

- (ii) Accessory Uses and Structures: offices; housing for students; food service; laboratories; health and sports facilities; theaters; meeting areas; parking; maintenance facilities.
3. **Day Care:** A non-residential facility that provides less than 24-hour-per-day care or supervision for children and adults according to Iowa statutory requirements. Examples: childcare center, adult daycare center; preschools and latch key programs not accessory to an Educational Facility Use or other principal use. In-home daycare services, which are determined to be accessory to a principal Household Living Use, are not included in this principal use category.
 4. **Educational Facilities:** An educational institution that satisfies the compulsory education laws of the State of Iowa for students in the elementary grades, middle school grades, or high school grades, respectively; and schools for specialized activities, such as dance, music, martial arts, business, and technical skills. Business and technical colleges that offer degree programs in campus-like settings are excluded from this category and classified as College and University, Private.
 - (i) Subcategories:
 - (a) General Educational Facilities: This definition includes both public schools and private, non-boarding schools that have a curriculum similar to that in the permitted public schools.
 - (b) Specialized Educational Facilities: Schools primarily engaged in offering specialized trade, business, or commercial courses, but not academic training. Also specialized nondegree-granting schools, such as music schools, dramatic schools, dance studios, martial arts studios, language schools and civil service and other short-term examination preparatory schools.
 - (ii) Accessory Uses and Structures: Play areas, cafeterias, recreational and sport facilities, auditoriums, preschools, and before- or after-school day care.
 5. **Detention Facilities and Community Service:** Facilities for the judicially required detention or incarceration of people. Inmates and detainees are under 24-hour supervision by the Department of Corrections, except when on an approved leave. This category also includes alternatives to incarceration, such as halfway houses, where residents or inmates are placed by and remain under the supervision of the courts.
 - (i) Examples:
 - (a) Prison, jail, probation center, juvenile detention home, halfway house for current offenders.
 - (b) Work release: Facilities participating in a work release, or similar programs from a state institution, and under the supervision of a court, state or local agency.
 - (ii) Accessory uses: Offices, recreational and health facilities, therapy facilities, maintenance facilities, hobby and manufacturing activities.
 6. **Government and Public Safety Services:** This is a use type for locations and structures that provide a place for the regular transaction of governmental business. This category does not include utilities or industrial-scale public facilities. Examples: Public safety facilities, governmental offices, storage areas and yards, fleet storage, and service areas.
 7. **Health Care Facilities:** Larger health care facilities, particularly licensed public or private institutions that provide principal health services, medical

care, emergency care, and surgical care to persons suffering from illness, disease, injury, or other physical or mental conditions. Smaller standalone medical and dental clinics and mental health counseling offices are classified as Office uses.

- (i) Examples:
 - (a) Hospital, hospice center, surgicenter.
 - (b) Treatment facility: A health care facility providing either or both inpatient or outpatient therapy for substance abuse, mental illness, or other behavioral problems.
- (ii) Accessory uses: laboratories, outpatient, or training facilities, and parking, other amenities primarily for the use of facility employees.

8. **Non-Commercial Recreation and Open Space:** This use type includes uses that focus on natural areas, large areas consisting mostly of vegetative landscaping or outdoor recreation, community gardens, or public squares. These lands tend to have few structures.

- (i) Examples: Passive and active recreation, parks, playgrounds, community gardens, public squares, cemeteries, conservation lands.
- (ii) Accessory uses and structures: Clubhouses, playgrounds, maintenance facilities, concessions, caretaker's quarters, and parking for cars and RVs as permitted by the City.

(3) **Commercial Uses**

a. General Description: Commercial uses include any retail, consumer service, or office use.

b. Use Categories

1. **Amusement and Recreation:** This use type includes a broad array of commercial establishments, divided into indoor and outdoor categories, which operate or provide services to meet varied artistic, cultural, entertainment, and recreational interests of their patrons and the community. Restaurants and bars that provide live entertainment in addition to the sale of food and beverages, are excluded from this classification and categorized as Eating and Drinking Establishments.

(i) Sub-categories:

- (a) Adult Business: Any amusement or entertainment establishment, bookstore, massage establishment, motion picture theater, video rental or sales establishment, or other similar use, in which 25% of more of its floor area is customarily not open to the public generally but only to one or more classes of the public excluding any minor by reason of age under Chapter 728, obscenity, Code of Iowa, as amended.
- (b) Indoor: movie theaters and live theaters; video arcades; pool halls.
- (c) Outdoor: drive-in movie theater; amusement park or theme park; fairgrounds; miniature golf establishments; golf driving ranges; water slides; and batting cages.

2. **Animal Sales and Services:** This use category groups uses related to animal care, sales, and provision of supplies. Some uses, such as kennels, runs, and outdoor play spaces may not be permitted as principal or accessory outdoor facilities where they are incompatible with adjacent uses.

(i) Subcategories

- (a) Indoor: Pet stores, dog bathing and clipping salons, pet grooming shops, pet clinics, animal hospitals
 - (b) Outdoor: Boarding (kennels and stables), any animal sales and service use that includes outdoor runs and/or play areas.
 - (ii) Accessory Uses and Structures: Indoor and outdoor kennels and runs.
3. **Commercial Assembly:** Commercial assembly is that category of uses that are designed or used primarily for small or large group assembly or meeting. As a principal use, commercial assembly is located in a permanent structure. Temporary commercial assembly, such as a theater in the park event, is regulated separately. Restaurants and bars that provide live entertainment in addition to the sale of food and beverages, are excluded from this classification and categorized as Eating and Drinking Establishments.
- (i) Examples: convention centers, concert halls, banquet facilities, stadiums, arenas, skating rinks (ice or roller), wedding venues.
 - (ii) Commercial assembly uses are categorized as large or small based on the criteria in Section 26-141(a)(3), Classification.
4. **Eating and Drinking Establishment:** This is a use category for businesses that prepare or serve food or beverages intended for immediate consumption on or off the premises.
- (i) Examples: Restaurants and bars.
 - (ii) Accessory uses and structures: Production of specialty foods or beverages primarily for on-site consumption, such as baking, coffee roasting, and craft brewing; food preparation areas, outdoor seating, offices, and parking.
5. **Financial Services:** Facilities that have as their principal purpose the custody, loan, exchange or issue of money, the extension of credit and the transmission of funds.
- (i) Sub-categories:
 - (a) Financial institution: Establishments engaged in deposit banking. Banks and financial institutions may include, but are not limited to, commercial banks, loan or mortgage companies, stockbrokers, savings institutions, credit unions, and other similar uses.
 - (b) Alternative financial services: The use of a site for the provision of alternative financial services such as vehicle title loans, check cashing, payday advance/payday loan, or money transfer, including: check cashing business, payday advance/loan business, money transfer business, vehicle title loan business.
 - (ii) Accessory uses and structures: drive-in/drive-through facilities, automatic teller machines, parking.
6. **Heavy Commercial:** This use category includes businesses that have a size, functional use, or site difference from other types of commercial that makes the use generally incompatible with residential uses, such as uses that have large outdoor storage and display areas, such as lumber yards and landscape nurseries; or uses that involve frequent interaction with freight trucking or activities that produce excessive noise, dust, or odor. Commercial uses that involve both manufacturing or production and retail

sales belong in this category where the work activities or storage take place outside or in large indoor facilities. .

(i) Subcategories:

- (a) **Heavy Retail and Commercial Services:** Uses that typically include large areas of outdoor storage, work areas, or display, such as lumber yards, garden and landscaping centers, farm supply and implement sales, RV and camper sales. Trailers and commercial containers mounted on wheels are not accepted structures for outdoor storage unless such trailers and commercial containers remain movable and are regularly moved to and from work sites as part of the principal use of the property. Storage of wrecked or inoperable vehicle(s) is excluded from this category and classified as Waste and Salvage.
- (b) **Self-Service Storage:** Real property designed and used for the purpose of renting or leasing individual storage space to tenants with access to such spaces for the purpose of storing and removing personal property. All storage of goods and materials under this definition shall occur within a completely enclosed structure. The leasing of space outdoors for storage shall be defined as outdoor storage.

(ii) **Accessory Uses:** office, outdoor storage, retail and wholesale sales, parking.

7. **Lodging:** Uses in this use type provide customers with temporary housing for an agreed upon term of less than 30 consecutive days; any use where temporary housing is offered to the public for compensation and is open to transient guests.

(i) **Examples:** Hotels, motels, bed and breakfast inns, short-term rentals, and RV parks.

(ii) **Accessory uses and structures:** food preparation and service, offices, meeting space.

8. **Office:** This type includes uses where people are engaged primarily in on-site administrative, business, or professional activities. These uses are characterized by activities in an office setting that focus on the provision of off-site sale of goods or on-site information-based services, usually by professionals.

(i) **Examples:** Real estate, insurance, medical offices and clinics, urgent care facilities, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting, call centers, and similar offices. This category may also include laboratory services that are conducted entirely within an office-type setting.

(ii) **Accessory uses and structures** may include cafeterias, health facilities, parking, or other amenities primarily for the use of employees in the firm or building.

9. **Parking, Commercial:** A use type that distinguishes principal commercial parking facilities from accessory parking.

10. **Retail Sales and Services:** This is a use type for businesses involved in the sale, lease, or rental of new or used products to the general public at retail, along with the provision of commercial and personal services. Also includes cottage industries, as defined below.

- (i) Subcategories:
 - (a) Commercial Services: uses that provide services for consumers or businesses, such as copy services, catering, laundromats, dry cleaners, tailors, photographic studios; and uses that provide repair and maintenance of consumer goods, such as office equipment, appliances, bicycles, shoes, and similar.
 - (b) Retail sales: Stores selling or leasing a wide variety of consumer, home, and business goods, including convenience food store, drug store, grocery store, clothing store, hardware store, general merchandise store, furniture store, and stores that sell gifts and specialty goods.
 - (c) Personal services: Establishments engaged in providing services related to personal care and grooming, such as hair salon, exercise facilities, spa, tanning salon, tattooing, piercing, and body art. Also includes mortuaries and funeral homes.
 - (d) Cottage Industry: A firm that manufactures, fabricates, creates, or assembles goods for on-site sales to the general public for personal or household consumption. The goods may also be sold at wholesale to other outlets or firms, but on-site, retail sales is a significant component of the operation. Such uses operate on a small scale, in keeping with the surrounding neighborhood, with little impact in terms of noise, and no discernible impact in terms of vibration, dust, or odor. Examples: artisanal fabrication of craft or custom home goods, furniture, or other products; artist studios; small-scale food or beverage production (such as a microbrewery, bakery, or confectionery).
- (ii) Accessory uses and structures: offices; parking; indoor or outdoor storage and display of goods.

11. **Consumer Vehicle and Equipment Sales and Services:** This use type includes a broad range of uses for the maintenance, sale, or rental of motor vehicles and related consumer equipment. This use category is intended for the regulation of personal vehicles; Large vehicles and heavy equipment are regulated in the Industrial and Construction Services use category.

- (i) Subcategories
 - (a) Vehicle Sales: Sales, lease, or rental of personal vehicles, including automobiles, motorcycles, pick-up trucks, and incidental maintenance services and auto parts sales associated with such uses.
 - (b) Quick Vehicle Servicing: Direct services for motor vehicles where the driver generally waits in the car or on-site before and while the service is performed. The facility may include a drive-through area where the service is performed. Examples include gas stations and car washes.
 - (c) Vehicle Repair: Establishments providing repair and servicing of passenger vehicles, light and medium trucks and other consumer motor vehicles such as motorcycles, boats and recreational vehicles. Generally, the customer does not wait at the site while the service or repair is being performed. Examples include: vehicle repair shops; auto body shops; transmission and muffler shops; alignment shops; auto upholstery shops; auto detailing services; tire sales and mounting.
- (ii) Accessory uses and structures: Storage, offices, parking.

(4) **Industrial Uses**

- a. **General Description:** This is a use category including uses that produce goods from extracted and raw materials or from recyclable or previously prepared materials, and also including the design, storage, packaging, shipping and distribution, and handling of these products and the materials from which they are produced.
- b. **Use Categories**
1. **Industrial and Construction Services:** This use type is characterized by companies that are engaged in the repair or servicing of heavy machinery, equipment, products, or by-products, or the provision of heavy services including construction or contracting. Examples include contractor facilities, yards, and pre-assembly yards; welding shops; machine shops; towing and vehicle storage; service and repair of medium and heavy trucks; exterminators; janitorial and building maintenance services; fuel oil distributors; solid fuel yards; laundry, dry-cleaning, and carpet cleaning plants; may include schools for the industrial trades if activities and facilities are similar to other uses in this category. Junkyards and auto salvage are not included in this category but are categorized as Waste or Salvage. Accessory uses and structures: Sales, offices, parking, and storage yards.
 2. **Industrial Manufacturing, Assembly, or Processing:** Establishments involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. This category is divided into light and heavy manufacturing based on the potential external impacts (noise, smell, heat, vibration) of the use and the extent to which outdoor production or storage is required. Natural, constructed, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished, and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, such activity is a subordinate part of sales. Relatively few customers come to the manufacturing site. Accessory use and structures include offices, cafeterias, parking, employee recreational facilities, warehouses, storage yards, repair facilities, truck fleets, and caretaker's quarters.
 3. **Natural Resource Extraction:** This use type includes removal of resources from the ground. Example: mining, oil and gas extraction.
 4. **Wholesale Sales:** This use type includes facilities used for the sale, lease, or rent of products primarily intended for industrial, institutional, or commercial businesses. These uses often include on-site sales staff for order taking, and may include display areas. Businesses may or may not be open to the general public, but sales to the general public are limited as a result of the way in which the firm operates. Products may be picked up on site or delivered to the customer.
 5. **Warehousing and Distribution:** Firms involved in the storage or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer, except for some will-call pickups. There is little on-site sales activity with the customer present. Typical uses include

storage warehouses, distribution centers, moving and storage firms, trucking or cartage operations, truck staging or storage areas. Human occupancy is limited to that required to transport, arrange, and maintain stored materials.

(i) Examples: Warehouses for furniture and appliance stores; household moving and general freight storage; cold storage plants; major wholesale distribution centers; truck and air freight terminals; railroad switching yards; bus and railcar storage lots; taxi fleet parking and dispatch; fleet parking parcel services; major postal sorting and distribution facilities; grain terminals; and the stockpiling of sand, gravel, and other aggregate materials. This use does not include the storage of goods incidental to a different principal use on the same lot, which is considered an accessory use.

(ii) Accessory uses and structures: offices, parking, outdoor storage.

6. **Waste and Salvage:** This is a use category for uses that collect, store, process, or sell waste or salvage materials, or collect and process recyclable material, for the purpose of marketing or reusing the material in the manufacturing of new, reused, or reconstituted products.

(i) Examples: refuse hauling facility, salvage yard, recycling collection and processing facility; sanitary landfills; waste composting facilities; waste transfer stations; portable sanitary collection equipment storage and pumping; and hazardous waste collection sites.

(5) **Transportation, Utilities, and Communication**

a. General Description: This use group includes providers and uses that provide public and quasi-public services to individuals and the community in the following categories.

b. Use Categories

1. **Alternative Energy Production:** This is a use category that includes energy produced from resources that are regenerative, such as wind and solar energy.

2. **Transportation:** This is a use category that includes uses involving public and private modes of transportation.

(i) Examples: bus terminal (but not individual bus stops), train terminal, airport, heliport, park and ride lot.

3. **Utilities and Public Facilities:** This use type includes structures and locations for public or private lines and facilities related to the provision, distribution, collection, transmission, or disposal of water, storm and sanitary sewage, oil, gas, power, information, telecommunication and telephone cable, and facilities for the generation of electricity. Utility uses may or may not have regular employees at the site and the services may be public or privately provided.

(i) Subcategories

(a) Utilities, major: Infrastructure services that have substantial land use impacts on surrounding areas. Typical uses include, but are not limited to, water and wastewater treatment facilities, major water storage facilities, railroad infrastructure, and electric generation plants.

(b) Utilities, minor: Infrastructure services that do not have substantial impacts on surrounding areas or are otherwise necessarily distributed throughout the community to aid in the operation, distribution, collection, conveyance, transmission, storage or other necessary aspect of a public or private utility service. Typical uses include electric substations, pump or lift stations, water towers,

electric or control vaults or cabinets, and other similar equipment or structures necessary for the operation of any public or franchised private utility or service.

4. **Wireless Communication Facilities:** This use type includes structures, locations, and equipment for the transmission of voice, data, image, video, or other electronic programming.

(6) Agricultural Uses

- a. General Description: This is a category of uses characterized by active and on-going agricultural uses, activities, and related uses. An agricultural use, in general, means the use of land for the growing and production of field crops, livestock, aquatic, and animal products for the production of income. Other agricultural uses might include fruit and vegetable stands, livestock sales, wholesale nurseries, and stables. Lands in agricultural uses and districts may also be held for preservation and conservation purposes. The sale or service of agricultural products and equipment included in similar commercial use categories.
- b. Use Categories
 1. **Agricultural Cultivation:** Uses in this category are characterized by the cultivation of plants for consumption or commercial sale. Products may include, but are not limited to, vegetables, grains, fruits, plants, sod, trees, and other similar products.
 - (i) Sub-categories
 - (a) General Crop Farms: examples include truck farming; grain farming; tree farms; fruit, nut, and berry farms; and wineries.
 - (b) Community gardens: A parcel of land where members of the community have access to individual garden plots for the cultivation of fruits, flowers, vegetables, or ornamental plants.
 - (c) Plant Nursery: A parcel of land used to raise plants, shrubs, trees, and other horticultural and floricultural products, conducted within or without an enclosed building.
 - (ii) Accessory Uses and Structures: farm dwelling; greenhouse, retail sales, office, parking; indoor and outdoor storage, machine shed and other farm outbuildings
 2. **Animal Agriculture:** Uses in this category are characterized by the commercial breeding, raising, and/or keeping of fish, livestock, and/or any type of fowl for sale or use of the animal, their products, or byproducts. Accessory uses and structures: Farm dwelling, offices, indoor and outdoor storage, machine sheds and other farm outbuildings; feedlots; pasture.
 3. **Agricultural Infrastructure Facilities:** Uses in this category support agricultural production, including: including grain elevators, commercial feed outlets, farm supply stores, truck and animal weigh stations, and agricultural chemical or fuel bulk and storage facilities.

Section 6. The introductory paragraph for Section 26-126, Detached Accessory Structures, of Division 1, Generally, of Article III, Districts and District Regulations, of Chapter 26, Zoning, of the Code of Ordinances of the City of Cedar Falls, Iowa, is hereby repealed in its entirety and the following introductory paragraph, is enacted in lieu thereof:

Accessory structures shall be permitted in all zoning districts, subject to the floodplain regulations contained in this article, where applicable, in accordance with the following provisions. If any of said provisions conflict with a provision or provisions in a Character

District, as determined by the Zoning Administrator, the Character District provision(s) shall apply.

Section 7. Section 26-127, Setbacks for corner lots, of Division 1, Generally, of Article III, Districts and District Regulations, of Chapter 26, Zoning, of the Code of Ordinances of the City of Cedar Falls, Iowa, shall include an introductory statement, as follows:

This section does not apply in Character Districts.

Section 8. Sec. 26-189, Central Business District Overlay Zoning District, within Division 2, Specific Districts, of Article III, Districts and District Regulations, of Chapter 26, Zoning, of the Code of Ordinance of the City of Cedar Falls, Iowa is hereby repealed in its entirety.

Section 9. Division 2, Specific Districts, of Article III, Districts and District Regulations, of Chapter 26, Zoning, of the Code of Ordinances of the City of Cedar Falls, Iowa, is hereby amended to add new Sections 26-191 to 26-197 (previously reserved), to establish Character District regulations and standards, as set forth in the attached Exhibit A, incorporated herein by reference.

Section 10. Paragraph (c)(1) of Section 5-5, Conditions for issuance of license or permit, within Article I, In General, of Chapter 5, Alcoholic and Malt Beverages, is hereby repealed in its entirety and the following paragraph (c)(1) is enacted in lieu thereof:

- (1) The place of business for which such liquor control license or wine or beer permit is sought must be located within a commercial district (C-1, C-2, C-3, S-1, HWY-1, PC-2, PO-1, MPC, BR), industrial district (M-1, M-2, M-P), MU Mixed Use Residential District, or CD-DT Downtown Character District.

Section 11. Paragraph (b) of Section 13-38, Location restrictions, of Division 1, Mobile Merchants, of Article II, Specific businesses and occupations, of Chapter 13, Licenses and Business Regulations, is hereby repealed in its entirety and the following paragraph (b) is enacted in lieu thereof:

- (b) Mobile merchants who are engaged in business on private property may only do so if said property is located within a commercial district (C-1, C-2, C-3, S-1, HWY-1, PC-2, PO-1, MPC, BR), industrial district (M-1, M-2, M-P), MU Mixed Use Residential District, or within the Urban General, Urban General 2, or Storefront Frontage Designations of the CD-DT Downtown Character District.

Section 12. Paragraph (d) of Section 19-74, Certain commercial use of public sidewalks, of Division 1, Generally, of Article III, Obstructions, of Chapter 19, Streets and Sidewalks, is hereby repealed in its entirety and the following paragraph (d) is enacted in lieu thereof:

- (d) Tables, chairs and/or benches. Any proprietor of an establishment in those areas of the city that are zoned C-3 Commercial District or within the Urban General, Urban General 2, or Storefront Frontage Designations of the CD-DT Downtown Character District under the zoning chapter, who sells food for consumption on or off the premises of such establishment may use that portion of the public sidewalk that is immediately adjacent to and that lies in between the side property lines, as extended to the curb of the public sidewalk, for the purpose of providing tables, chairs, and /or benches for the convenience of and use by such proprietor's customers and others, with the following restrictions:

Section 13. Paragraph (e) of Section 19-74, Certain commercial use of public sidewalks, of Division 1, Generally, of Article III, Obstructions, of Chapter 19, Streets and Sidewalks, is hereby repealed in its entirety and the following paragraph (e) is enacted in lieu thereof:

- (e) Temporary movable signs on certain public sidewalks. Any proprietor of an establishment in those areas of the city that are zoned C-3 Commercial District or within the Urban General, Urban General 2, or Storefront Frontage Designations of the CD-DT Downtown Character District, under the zoning chapter, may use a portion of the public sidewalk that is immediately adjacent to and that lies in between the side property lines, as extended to the curb of the public sidewalk, for the purpose of displaying one temporary movable sign for such establishment, with the following restrictions:

Section 14. Paragraph (a)(2) of Section 19-94, Use of public sidewalks for sidewalk cafes, of Division 2, Sidewalk Cafes, of Article III, Obstructions, of Chapter 19, Streets and Sidewalks, is hereby repealed in its entirety and the following paragraph (a)(2) is enacted in lieu thereof:

- (2) Are within those areas of the city that are zoned C-3 Commercial District or within the Urban General, Urban General 2, or Storefront Frontage Designations of the CD-DT Downtown Character District, under the zoning chapter;

INTRODUCED: _____ September 7, 2021

PASSED 1ST CONSIDERATION: _____ September 7, 2021

PASSED 2ND CONSIDERATION: _____

PASSED 3RD CONSIDERATION: _____

ADOPTED: _____

Robert M. Green, Mayor

ATTEST:

Jacqueline Danielsen, MMC, City Clerk

26-191 Introduction to Character Districts & Definitions

How to Use the Character Districts

Look at the adopted ZONING MAP to determine if property is located within a Character District with an adopted REGULATING PLAN.

If no:

These standards are not applicable.

If yes:

I want to know what is allowed for my property:

1. Find the specific property in question on the adopted REGULATING PLAN. Identify the REQUIRED BUILDING LINE and the PARKING SETBACK LINE. The color of the fronting STREET-SPACE determines the applicable BUILDING FORM STANDARD (see the key located on the REGULATING PLAN).
2. Find the applicable BUILDING FORM STANDARD in Section 26-193. *Building Form Standards*. The standards in Section 26-193.1 *General Provisions* that apply to all properties in the Character Area Districts. The BUILDING FORM STANDARD describes the parameters for development on the site in terms of placement, height, elements, and use.
3. Additional regulations regarding architecture, streets and other public spaces, parking requirements, and permitted building functions are found in Sections 26-194 through 26-197.
4. See Sections 26-36 through 26-39 for information on the development review process.

I want to modify an existing building:

Determine whether your intended changes would trigger a level of code compliance by looking at Section 26-193 *Building Form Standards* and the Proportionate Compliance Table in Section 26-63.

If yes, follow the process delineated therein (and the indicated portions of steps 2-4, above).

I want to establish a new use in an existing building:

Find the property on the REGULATING PLAN and determine the applicable BUILDING FORM STANDARD. Determine whether the use is allowed by looking at the Permitted Use Table in Section 26-197. If the use is listed with a cross-reference in the right-hand column, refer to those specific performance standards.

I want to change the REGULATING PLAN regarding my property:

Minor adjustments to an adopted Character District REGULATING PLAN are permitted according to Section 26-192.H. A Character District REGULATING PLAN is amended through a Rezoning Process. See Section 26-4 *Amendments to Chapter*.

I want to subdivide my property:

Property may be subdivided in accordance with the procedures of Chapter 20 Subdivisions. Any subdivision of a property within a Character District shall also meet the applicable standards of Sections 26-192 to 197.

Character Districts: Sections 26-191 to 26-198

26-191. Introduction & Definitions

26-192. Regulating Plans

26-193. Building Form Standards

26-194. Architectural Standards

26-195. Public Realm Standards

26-196. Parking & Loading

26-197. Building Functions

26-198. Reserved

26-199. Reserved

A. Purpose & Intent

This section establishes the Character Districts. *Sections 26-192 through 26-198* provide the rules for development in these districts.

The Character Districts are established to implement adopted community vision plans. They focus on community character, through an emphasis on development character, intensity, and physical form and patterns, rather than solely on land uses. They emphasize the relationship between private development and the public realm to promote an overall sense of place within the designated areas of Cedar Falls, while allowing a wide variety of land uses.

A Character District is a defined geographic area in a specific location (rather than a land use designation on a single parcel) that accommodates a mix of uses—either within the same building, on the same parcel, or within close proximity—in a pedestrian-oriented, transit-supportive, compact, walkable form. Each Character District is developed around an existing or new interconnected street network. These Districts are intended to maintain or create traditional urban design and preserve and enhance community character. All Character Districts provide a range of housing options and include, and/or are within walking distance of, a mixed-use center.

New Character Districts may be designated or created. The City or the property owner shall plan, design, and construct any new Character Districts to be integrated with the larger community and accessible by all modes of transportation—private automobile, public transit, bicycle, and pedestrian.

The District regulations establish requirements related to form, character and design that will complement the established pattern, promote compatible infill and redevelopment, and create an environment where people can live, work, learn, worship, and relax within a compact urban setting. The standards foster a system in which buildings are oriented toward the street or public realm, and organized around perimeter blocks,¹ ideally with rear lot service access via alleys or shared drives.

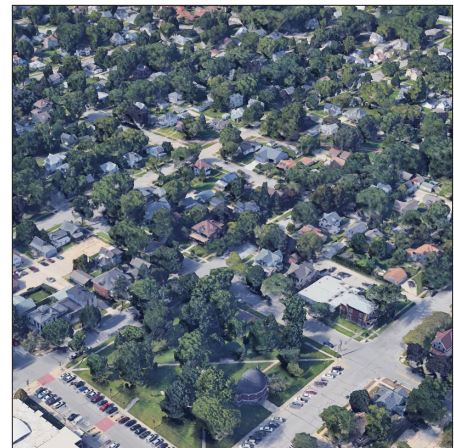
B. Organization

Each Character District is mapped by a REGULATING PLAN and divided into two or more building frontages. Each building frontage is defined primarily by a common scale, character, and intensity, rather than land use category (although uses are broadly regulated).

The Character District regulations include a set of BUILDING FORM STANDARDS that establish a hierarchy of development forms, within which the scale and intensity can be tailored for each designated Character District. The goal of the BUILDING FORM STANDARDS is to create a vital and coherent public realm



Birds-Eye Downtown Cedar Falls



Aerial photo Cedar Falls Neighborhood

¹ Certain terms in the Character District Sections of this Code are used in specific ways, often excluding some of the meanings of common usage. Wherever a word is in SMALL CAPITALS format, consult Section G. Key Character District Concepts (below) or this Section G and H for its specific and limited meaning within the Character Districts.

through the definition and shape of the STREET-SPACE—the specific physical and functional character—of the Character Districts.

1. The regulations on building forms are applied at the parcel level and put primary emphasis on the building frontage—the relationship between the building and the STREET-SPACE. The regulations work together to frame the PUBLIC REALM throughout each Character District.
2. The BUILDING FORM STANDARDS are tailored to the existing or desired physical context of each Character District, using a range of scales and intensities, as identified by the adopted plan.



College Hill, mixed-use core area.

C. Applicability

1. Where an adopted REGULATING PLAN is shown on the zoning map, these Character District standards immediately apply at the parcel level.
2. The process for developing or redeveloping within a Character District is delineated in *Section 26-36 through Section 26-39. Site Plan.*

D. Other Applicable Regulations

Where apparent conflicts exist between the provisions of the Character Districts and other existing ordinances or approvals, these Character District standards shall govern within a Character District.

E. Minimum Requirements

In interpreting and applying the provisions of the Character Districts, they are the minimum requirements for development under this Code.

F. Components

The Character District standards are included in the following sections:

1. *Section 26-191 Introduction & Definitions* instructs on the use and organization of the Character District Code. It's *Definitions* component includes those terms that are used in the Character District regulations in specific ways, often excluding some of the meanings of common usage. Wherever a word is in SMALL CAPITALS format, consult *G. Key Character District Concepts*, below, or *H. Definitions* for its specific and limited meaning. Where there is an apparent contradiction between the definitions in the Character Districts and those elsewhere in the Cedar Falls Zoning Ordinance, the definitions in this section shall prevail. Words used but not defined in the Character Districts, but that are defined elsewhere in the Cedar Falls Zoning Ordinance, shall have the meanings set forth therein.
2. *Section 26-192 Regulating Plans:* The REGULATING PLAN is the application map for each Character District. The REGULATING PLAN provides specific information on the rules for development within the parcel. The REGULATING PLAN makes the development standards place-specific, by designating the BUILDING FORM STANDARD frontages and delineating the public spaces.

The REGULATING PLAN identifies: the boundaries for the Character District; existing and new streets; the REQUIRED BUILDING LINE; and the PARKING SETBACK LINE throughout the Character District; and may identify additional regulations and/or special circumstances for specific locations.



Downtown, Parkade area.

3. *Section 26-193 Building Form Standards* sets out the rules for building siting, scale, and massing that control how buildings frame and relate to the STREET-SPACE or public realm. The BUILDING FORM STANDARDS establish the parameters for development on each site in terms of building placement, height, elements, and uses.
4. *Section 26-194 Architectural Standards* provide parameters for a building's exterior elements, with an emphasis on FACADES. These standards govern materials, configurations, and techniques for development under all BUILDING FORM STANDARDS. They are established in order to ensure a coherent and high-quality building character that is complementary to the best traditions of Cedar Falls.
5. *Section 26-195 Public Realm Standards* include standards for the public realm: streets and sidewalks, and SQUARES, CIVIC GREENS, and other public open spaces. They are established in order to ensure a vital and complete public realm with a high level of walkability.
6. *Section 26-196 Parking and Loading Standards* provide goals and requirements to promote a "park once" environment through shared parking and encourage pedestrian-friendly, walkable Character Districts.
7. *Section 26-197 Building Function Standards* define the uses allowed and/or required on ground floors and in upper floors, correlated with each BUILDING FORM STANDARD. Because the Character Districts emphasize form more than use, these standards include fewer, broader categories than those provided elsewhere in the Cedar Falls Zoning Ordinance.

G. Key Character District Concepts

The following list of concepts are important components of the Character District regulations and are provided here for quick reference. These and other terms in the Character District sections are used in specific ways, often excluding some of the meanings of common usage. Wherever a word is in SMALL CAPITAL format, consult below or *H. Definitions* for its complete specific and limited meaning.

Attic Story:

Habitable space situated within the structure of a pitched roof and above the uppermost STORY that does not count against the ultimate building or STORY height if constructed within the prescribed standards.

Block:

An increment of land comprised of lots, ALLEYS, and parcels circumscribed and not traversed by streets (PEDESTRIAN PATHWAYS excepted). BLOCKS are measured at the REQUIRED BUILDING LINE (RBL).

Buildable Area:

The area of the lot that structure(s) may occupy, which generally includes the area of the lot behind the REQUIRED BUILDING LINE and excluding any required setbacks, as designated in the individual BUILDING FORM STANDARD. Any building additions shall be within the specified BUILDABLE AREA.

Clear Sidewalk:

The portion of a sidewalk that must remain clear of obstructions (furniture, signage, trees, lighting, etc.) to allow for unimpeded public passage.

Clearly Visible from the Street-Space:

Some requirements of the Character Districts apply only where the subject is "clearly visible from the STREET-SPACE." (Note the definition of STREET-SPACE below.) A building element more than 30 feet from a REQUIRED BUILDING LINE OR STREET-SPACE is by definition not CLEARLY VISIBLE FROM THE STREET-SPACE. Common or party walls are by definition not CLEARLY VISIBLE FROM THE STREET-SPACE.

Dooryard:

The area within the STREET-SPACE, extending across the entire frontage of the lot, between the building FAÇADE (the REQUIRED BUILDING LINE) and the CLEAR SIDEWALK. This area may be hard-surfaced or planted according to Section 195.2.A *Public Realm Standards, General, Dooryards*.

Façade (building face):

The building elevation facing the STREET-SPACE OR REQUIRED BUILDING LINE. Building walls facing private interior courts, COMMON LOT LINES, and ALLEYS are not FAÇADES (they are elevations).

Fenestration:

Openings in a wall, including windows and doors, allowing light and views between the building and/or lot interior (private realm) and exterior (PUBLIC REALM).

Parking Setback Line:

A line or plane, generally parallel to the REQUIRED BUILDING LINE, that extends vertically up from the ground STORY floor level (unless otherwise noted on the REGULATING PLAN), behind which parking may be located.

Private Open Area:

An occupiable area within the BUILDABLE AREA, generally only accessible to occupants of the particular building or site, and (primarily) open to the sky. The permitted location(s) for the PRIVATE OPEN AREA is designated in the individual BUILDING FORM STANDARD.

Public Realm:

See STREET-SPACE

Required Building Line (RBL):

A line or plane indicated on the REGULATING PLAN, defining the street frontage, that extends vertically and is generally parallel to the street, at which the building FAÇADE shall be placed. It is a requirement, not a permissive minimum, such as a setback. (The minimum length and height of FACADE that is required at the RBL is shown on the applicable BUILDING FORM STANDARD.)

Street-Space (Public Realm):

The space between fronting FAÇADES OR REQUIRED BUILDING LINES, including streets, SQUARES, GREENS, sidewalks, DOORYARDS, and parks—but not within ALLEYS.

Street Wall:

A primarily masonry wall which assists in defining the STREET-SPACE, filling in the gaps between adjacent building FAÇADES.

Tree Lawn (tree trench/planting strip):

A continuous strip of soil area—typically covered with bridging pavement, tree grates, porous pavers, or grass and other vegetation—located between the back of curb and the CLEAR SIDEWALK, and used for planting STREET TREES and configured to foster healthy STREET TREE root systems. TREE LAWN configurations are specified in the *Public Realm Standards, Section 195.5*.

H. Definitions

The following terms are defined for the purpose of the Character Districts. Terms not defined here may be defined elsewhere in the zoning ordinance. In such case, the definition contained in the zoning ordinance shall be used. Certain terms in these districts are used in very specific ways, often excluding some of the meanings of common usage. Where there is an apparent conflict or contradiction, the definition herein shall prevail.

ALLEY. The public right-of-way or public access easement for vehicles and pedestrians within a BLOCK that provides service access to the rear or side of properties, vehicle parking (e.g., garages), loading docks, utility meters, recycling containers, and garbage bins.

ATTIC STORY. See *G. Key Character District Concepts*.

AWNING. A solid or fabric-on-frame roof-like element attached to the FAÇADE OR REQUIRED BUILDING LINE side of a building to provide shelter or shade.

BALCONY. An exterior platform attached to the upper STORIES of the building FAÇADE (generally forward of the REQUIRED BUILDING LINE).

BAY WINDOW. Generally, a U-shaped enclosure extending the interior space of the building forward of the FACADE/ REQUIRED BUILDING LINE (along its STREET-SPACE side).

BLOCK. See *G. Key Character District Concepts*.

BLOCK CORNER. The outside corner of a BLOCK at the intersection of any two REQUIRED BUILDING LINES. Inside corners, where the resulting angle formed by the BLOCK FACE is less than 180 degrees (concave) are not considered BLOCK CORNERS for the purposes of the Character Districts.

BLOCK FACE. The REQUIRED BUILDING LINE frontage between BLOCK CORNERS.

BUILDING CORNER. The outside corner of a building where the primary building mass is within an angle less than 180 degrees. Inside corners, where the exterior space of the building mass forms an angle of more than 180 degrees are not considered BUILDING CORNERS for the purposes of the Character Districts.

BUILDABLE AREA. See *G. Key Character District Concepts*.

BUILDING FORM STANDARDS (BFS). The part of the Character District standards that establish basic parameters regulating building form, including: the envelope (in three dimensions); placement on the lot; and certain permitted and required building elements, such as SHOPFRONTS, BALCONIES, and FENESTRATION.

CANOPY. The solid or fabric-on-frame roof-like element, covering an entry door(s), attached to the FAÇADE OR REQUIRED BUILDING LINE side of the building to provide shade or shelter.

CIVIC BUILDINGS. Those buildings designated on the REGULATING PLAN that are or were designed to house strictly civic or cultural assembly uses or are historically and urbanistically significant structures. These may include meeting halls; libraries; schools; police and fire stations; post offices (retail operations only, no primary distribution facilities); places of worship; museums; cultural, visual and performing art centers; transit centers; courthouses; and other similar community uses. Public ownership alone does not constitute a CIVIC BUILDING. CIVIC BUILDINGS and publicly-owned public art are not subject to the BUILDING FORM STANDARD prescriptions of the Character Districts unless specifically noted otherwise.

CLEAR HEIGHT. Within a structure, the habitable distance between the floor and ceiling. For entrances and other external building features, the unobstructed distance from the ground/sidewalk to the lowest element above. CLEAR HEIGHT is not applicable to parking structures.

CLEAR SIDEWALK. See *G. Key Character District Concepts*.

CLEARLY VISIBLE FROM THE STREET-SPACE. See *G. Key Character District Concepts*.

COMMON LOT LINES. Lot lines shared by adjacent private lots.

COTTAGE. The building form used for a COTTAGE COURT.

COTTAGE COURT. The configuration of small single unit buildings/houses around a shared COURTYARD green space that is open to the STREET-SPACE.

CORNER LOT. A lot that has frontages on two intersecting STREET-SPACES. Special building placement, fencing and landscape requirements may apply.

COURTYARD. The shared central area, that is open to the STREET-SPACE in a COTTAGE COURT configuration.

DUPLEX A two-unit dwelling, built according to the Neighborhood Medium or Neighborhood Small frontage standards, with the two units arranged either side by side or one above the other in the same structure, each having substantially the same exposure to the street frontage.

DOORYARD. See *G. Key Character District Concepts*.

EQUIVALENT OR BETTER. A building material or construction technique that has been determined, by the Zoning Administrator in consultation with the Zoning Review Committee, to be at least equal to, in appearance, durability, etc., or surpassing those expressly permitted herein.

ENGLISH BASEMENT. A habitable floor level below the first floor that is partially above and below grade. The ceiling of an ENGLISH BASEMENT is at least 3 feet above sidewalk grade with windows and an entry with direct STREET-SPACE access. ENGLISH BASEMENT units do not count against the story height limit but do count against the maximum height measurement. An ENGLISH BASEMENT unit is considered an accessory dwelling unit.

FAÇADE COMPOSITION. The arrangement and proportion of materials and building elements (windows, doors, columns, pilasters, bays) on a given FAÇADE.

FENESTRATION. See *G. Key Character District Concepts*.

FORE COURT. A building FACADE configuration where a central portion of the FACADE is set back from the REQUIRED BUILDING LINES to form a space that is enclosed on 3 sides by building elevations, with the entry door on one of the three elevations. Forecourts are limited in size and must satisfy all their frontage standards.

FIRST FLOOR. See GROUND STORY.

FRONT PORCH. An entry platform attached to the GROUND STORY FAÇADE OF REQUIRED BUILDING LINE side of the building.

GREEN OR SQUARE. A public open space designated on the REGULATING PLAN. The term GREEN is used to describe a small public lawn, playground, or other public open area that is primarily unhard-surfaced. The term SQUARE is generally used to describe spaces that have more hard-surfaced area. See *Section 26-195 Public Realm Standards* for the specific controls on GREENS and SQUARES.

GROUND STORY. The first habitable level of a building at or above grade. The next STORY above the GROUND STORY is the second STORY or floor.

MEZZANINE. An intermediate level between the GROUND STORY and the second STORY that may be in the form of a platform, podium, or wide balcony.

MUNTIN. A strip of wood or metal separating and holding panes of glass in a window, less than 1" in thickness. Muntins divide a single window sash or casement into a smaller grid system of panes of glass.

PARKING SETBACK LINE. See *G. Key Character District Concepts*.

PEDESTRIAN PATHWAY. A publicly accessible interconnecting hard-surfaced way, open to the sky, providing pedestrian and bicycle passage through BLOCKS running from a STREET-SPACE to another STREET-SPACE, ALLEY, or an interior BLOCK parking area.

PRIVACY FENCE. An opaque fence generally along ALLEYS, PEDESTRIAN PATHWAYS, and COMMON LOT LINES. See the *Section 26-193 Building Form Standards* for height and placement specifications and *Section 26-194 Architecture* for material and configuration standards.

PRIVATE OPEN AREA. See *G. Key Character District Concepts*.

PUBLIC REALM. See *G. Key Character District Concepts*.

REGULATING PLAN. The implementing plan for development within the Character Districts. REGULATING PLANS designate the BUILDING FORM STANDARDS for private development and may provide specific information for the disposition of each building site. The REGULATING PLAN also shows how each site relates to adjacent STREET-SPACES, the overall district, and the surrounding neighborhoods.

REQUIRED BUILDING LINE (RBL). See *G. Key Character District Concepts*.

ROWHOUSE. A single-unit multi-story attached building, sharing one or more common walls with at least one other unit, and with a direct STREET-SPACE FACADE entry and no principal dwelling unit above another principal dwelling unit.

SHARED PARKING. Automobile parking that is visible and accessible to the public for a minimum portion of each day.

SHOPFRONT. The area of the frontage running, vertically from the sidewalk up to the bottom of the second STORY floor structure and horizontally, the full width of the interior shop or store space. This is comprised of the various architectural elements including kneewalls, transoms, window panes, mullions, muntins, posts, pilasters, columns, and any roofs, cornices or eaves—all of which shall comply with the standards of *Section 26-193.3 Building Form Standards, Storefront Frontages*, and *Section 26-194.4.F Architectural Standards, Shopfronts*.

SIDEWING. The portion of a building attached to and behind the primary structure extending along a COMMON LOT LINE toward the ALLEY or rear of the lot.

SMALL APARTMENT. A multi-unit dwelling built according to the Neighborhood Medium or Neighborhood Small frontage standards.

SQUARE. See GREEN.

STOOP. An entry platform on the FAÇADE of a building. (See the individual BUILDING FORM STANDARDS for specifications.)

STORY. That space within a building and above grade that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above.

STREET-SPACE. See *G. Key Character District Concepts*.

STREET-SPACE FRONTAGE. That portion of the lot or building that is coincident with the REQUIRED BUILDING LINE as required by the Character Districts.

STREET TREE. A tree required in the Character Districts that is used to define the STREET-SPACE or pedestrian realm and listed in the Street Tree List in *Section 26-195 Public Realm Standards*. STREET TREES are large enough to form a shade canopy with sufficient clear trunk to allow traffic to pass under unimpeded.

STREET WALL. See *G. Key Character District Concepts*.

TREE LAWN. See *G. Key Character District Concepts*.

USES. See *Sections 26-132 and 26-133* for categories and definitions.

ZONING REVIEW COMMITTEE (ZRC). An internal staff committee established to review development proposals for compliance with applicable Character District regulations and to interpret the ordinance in such a way as to carry out its purpose and intent. The committee shall consist of the Zoning Administrator, the Building Official, and a Planner designated by the Zoning Administrator.

Section 26-192 Regulating Plan

A. Purpose and Intent

The REGULATING PLAN is the controlling document and principal tool for identifying the applicable regulations in each Character District. Each Character District will have its own REGULATING PLAN.

1. The REGULATING PLAN is the mandatory base zoning for the Character District.
2. The REGULATING PLAN makes the Character District development standards place-specific by:
 - a. Identifying the boundaries of the district;
 - b. Laying out a specific street and BLOCK configuration, including any new streets;
 - c. Designating the building frontage for each STREET-SPACE (regulated in *Section 26-193, Building Form Standards*);
 - d. Identifying any CIVIC BUILDINGS; and
 - e. Delineating any new or existing GREENS OR SQUARES.
3. The REGULATING PLAN also specifies the REQUIRED BUILDING LINE and PARKING SETBACK LINE. *See also the Placement page in the individual building frontage in Section 26-193 Building Form Standards.*
4. The REGULATING PLAN may identify:
 - a. Specific characteristics assigned to a lot or a section of street frontage;
 - b. Additional regulations for lots in specific locations;
 - c. Exceptions to the BUILDING FORM STANDARDS or other Character District standards related to unique context or urban design.
5. Changes to an adopted REGULATING PLAN beyond those specifically allowed in this section will require a rezoning process. *(See H Amending Regulating Plans below.)*

B. REGULATING PLAN Configuration Standards

1. Building form frontages on the REGULATING PLAN
 - a. The applicable building form frontages for private parcels are designated on the REGULATING PLAN by their street frontage.
 - b. The BUILDING FORM STANDARDS—which define the form and character of the district—are allocated based on the adopted Vision Plan.
2. Streets
 - a. Generally, connectivity of the street grid throughout the Character Districts, specifically intersection alignments, is regulated by these standards. An interconnected street grid is fundamental to creating a compact, walkable, and bikeable environment that is transit-supportive. These standards are intended to preserve and establish that connectivity, whether it is constructed immediately or in a phased manner. The REGULATING PLAN delineates the street network that creates a pattern for growth while providing flexible opportunities for infill.
 - b. Streets on an adopted REGULATING PLAN shall be considered mandatory when developing under this district: if proposed they shall be included, if existing they shall not be removed.

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- c. No STREET-SPACE may be gated.
 - d. All lots shall share a frontage line with, and all principal buildings shall directly front, a STREET-SPACE and/or a REQUIRED BUILDING LINE - as designated on the approved REGULATING PLAN. Phased projects may meet this requirement for each phase of development, satisfying it in increments.
 - e. Where a new street or a street stub-out is shown on the REGULATING PLAN, no other curb cut and/or intersecting street is permitted within 100 feet.
3. New Streets designated on the REGULATING PLAN
- a. Any new streets will require subdivision and a new plat. Consult the Zoning Administrator.
 - b. In addition to the street connectivity requirements in 2. *Streets* above, the following standards apply to those streets constructed after the adoption of the Character District REGULATING PLAN.
 - (i) New streets designated on the REGULATING PLAN may or may not be immediately constructed.
 - (ii) Any new streets that create frontage on a parcel being developed shall be constructed at the time of development.
 - (iii) New streets shall be public.
 - c. If constructed within 50 feet of the center line location in an adopted REGULATING PLAN, the street repositioning will not require a rezoning, provided the resulting configuration meets these street configuration standards and that any other properties with frontage are not adversely affected. All regulatory elements of the street, such as the REQUIRED BUILDING LINE, PARKING SETBACK LINE, and the building form frontage designation, shall move with any street repositioning.
 - d. Additional new streets or ALLEYS may be added to an adopted REGULATING PLAN by an applicant to create a smaller BLOCK pattern; however, no streets or ALLEYS may be deleted without being replaced and the result shall meet all the prescriptions of the Character District standards.

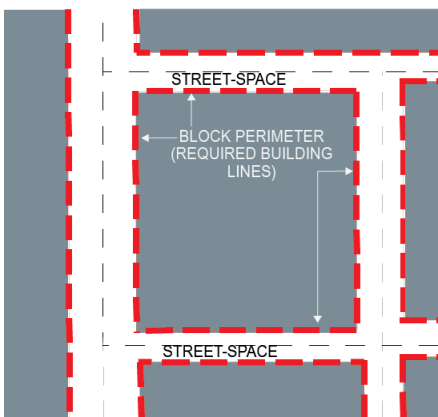


Diagram A.

C. Blocks

1. BLOCKS are measured at the REQUIRED BUILDING LINES or, where a REQUIRED BUILDING LINE is not present, along public rights-of-way, or other public, conservation, and/or property outside of the Character District. All lots and/or contiguous lots shall be considered to be part of a BLOCK for this purpose. (see Diagram A)
2. Within an approved REGULATING PLAN: no BLOCK FACE shall have a length greater than 360 feet without an ALLEY, public access easement or PEDESTRIAN PATHWAY of not less than 24 feet in width, providing through-access to another STREET-SPACE, or ALLEY. If a BLOCK does not meet this standard, then at the time of development, the following standards apply:
 - a. Individual lots with less than 100 feet of STREET-SPACE frontage are exempt from this requirement.

- b. Lots from 100 through 200 feet in frontage shall, in coordination with the Zoning Review Committee, reserve a public access easement at least 12 feet wide, unless already satisfied within that BLOCK face.
- c. Lots with over 200 feet of street frontage shall meet the through-access requirement within their lot, unless already satisfied within that BLOCK face.
- d. New lots shall not be platted in order to avoid/circumvent the through-access requirement

The Zoning Administrator in consultation with the ZRC shall determine which type of through-access must be implemented.

- 3. Where a new REGULATING PLAN is being created, or an approved REGULATING PLAN is being amended that involves a change to the number of streets or BLOCKS, the following standards apply:
 - a. No BLOCK FACE shall have a length greater than 360 feet.
 - b. The average perimeter of the BLOCKS within the developed area shall not exceed 1100 feet.
- 4. Curb Cuts: No new curb cuts are permitted unless otherwise specified below. The creation and retention of curb cuts in the CHARACTER DISTRICT shall be dependent on their providing access to, and circulation for, ALLEYS as per the following:
 - a. For lots with ALLEY access, existing or in a redevelopment plan, existing curb cuts other than those necessary for ALLEY circulation, shall be eliminated or vacated at the time of redevelopment.
 - b. For lots without ALLEY access, existing curb cuts may be maintained or required to be relocated, subject to the standards of this section.
 - c. For lots without a curb cut or ALLEY access, new curb cuts for shared driveways have priority over those for single access. No new curb cut may be within 100 feet of another curb cut except where the new curb cut provides needed access for existing or planned ALLEY circulation.
 - d. All curb cuts are subject to Zoning Review Committee approval. (See Section 26-196.C.5)
- 5. Where a parking structure or surface lot with more than 20 spaces, existing or planned, is being provided with at least 40% of its spaces available to the general public, existing curb cuts that provide access to the public parking may be retained or relocated even if the lot has ALLEY access. Such parking must meet the requirements of Section 26-196.C.5 for shared parking.

D. Alleys

ALLEYS provide internal BLOCK circulation and shared access to rear parking and service areas. They may also serve as fire lanes.

- 1. Existing ALLEYS shall be maintained.
- 2. Access to parking and service areas shall be from ALLEYS or public access easements as set forth in this section. ALLEYS or public access easements shall, at the time of redevelopment, provide access to the rear of all lots. The Zoning Administrator may waive or approve alternative access to parking and service areas where the absence of the ALLEY would not deprive an adjacent lot/neighbor of rear lot access, and:
 - a. The lots are on a perimeter common to non-developable or conservation lands, or
 - b. A lot has streets on three sides.
- 3. ALLEYS may be incorporated into parking lots as standard drive aisles. Access from ALLEYS to all adjacent properties shall be maintained.
- 4. In Storefront, Urban General, and Urban General 2 frontages, vehicular access between adjacent parking lots and across property lines is encouraged.
- 5. In Storefront, Urban General, and Urban General 2 frontages, where an ALLEY does not exist and is not feasible to construct at the time of development of any property, the applicant is required to preserve rear service access and maintain the area within the rear setback by, at a minimum:
 - a. Providing routine landscape maintenance to the area.
 - b. Keeping the area clear of debris, stored materials, and stored or parked vehicles.

E. Public Open Space

Standards for structures and plantings in public open spaces are provided in *Section 26-195 Public Realm Standards*.

F. Sample Regulating Plan Key

Each REGULATING PLAN contains a key explaining the plan designations. The key below, *Illustration B*, is provided as an example.

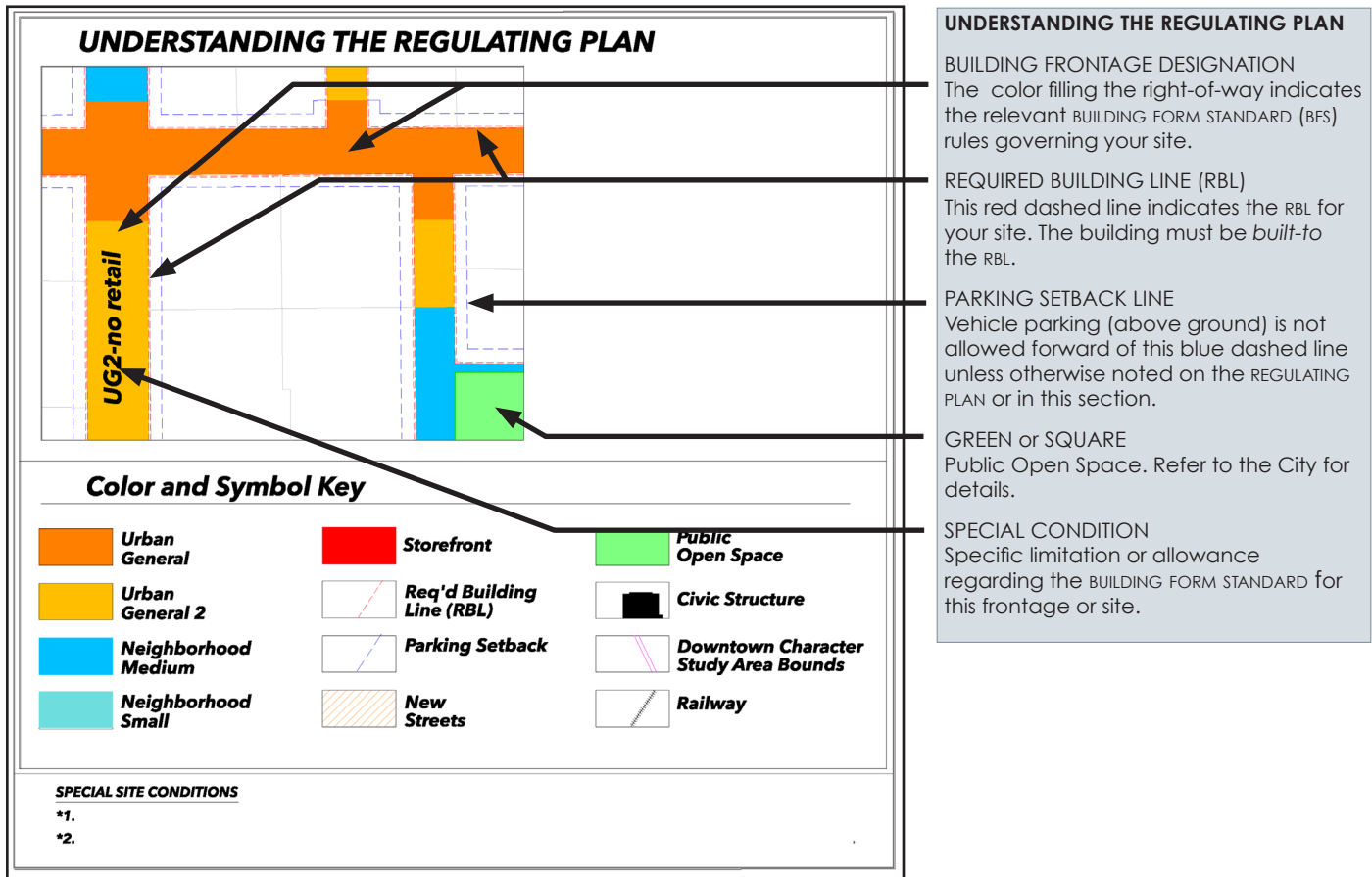


Illustration B.

G. Example Regulating Plan

Each Character District has its own REGULATING PLAN. The REGULATING PLAN below is provided as an example. See the City for the REGULATING PLAN for a specific Character District.

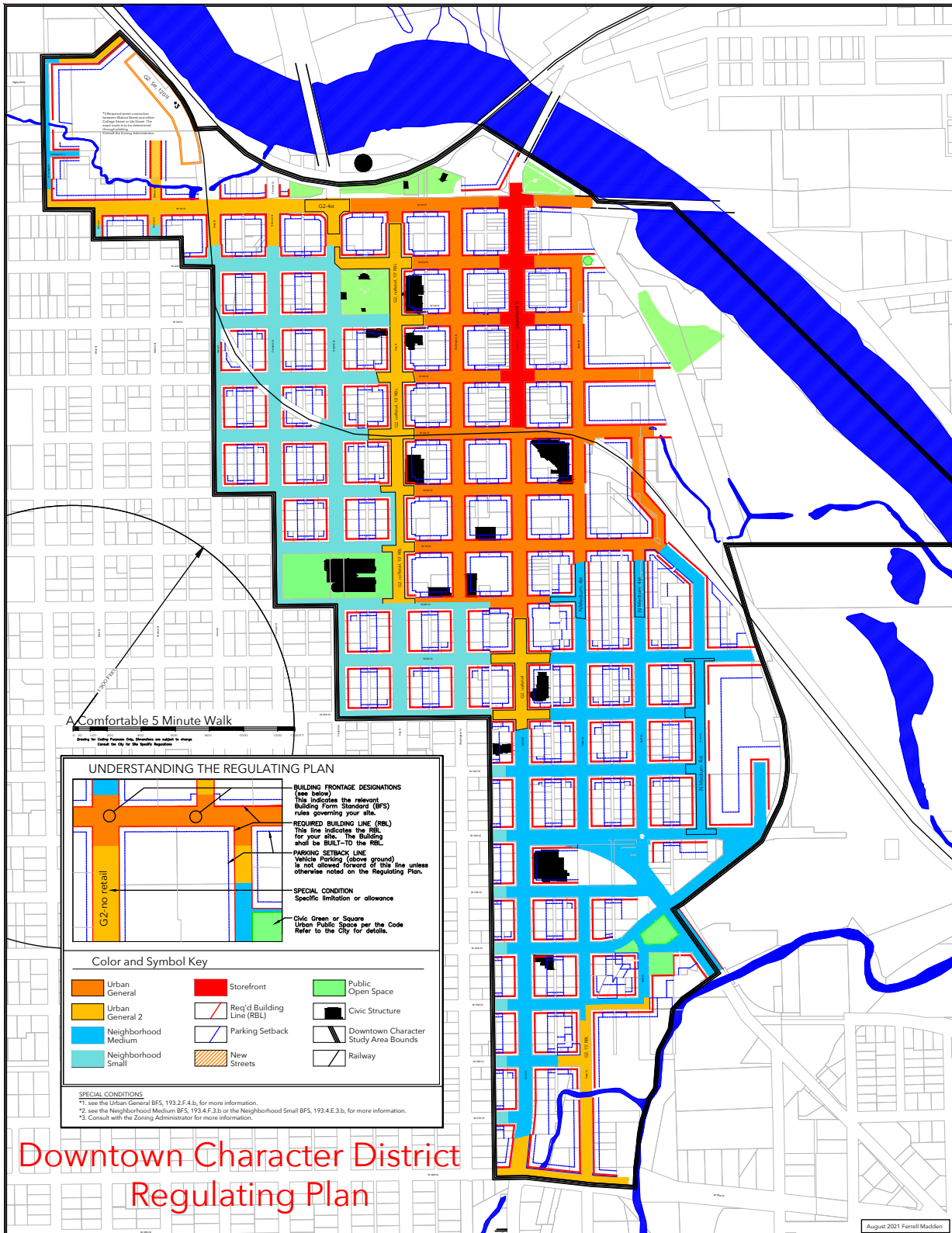


Illustration C. This image of the REGULATING PLAN for the Downtown Character District is shown for illustrative purposes only; refer to the City for the REGULATING PLAN specific to your Character District.

H. Amending Regulating Plans

1. Certain minor reconfigurations to the street alignments shown on an adopted REGULATING PLAN may be allowed, subject to re-platting and the design standards in *Sections B.3.c and d above*, without triggering a rezoning. Any other changes to an adopted REGULATING PLAN shall meet all the criteria of this chapter and will require a rezoning.
2. Certain minor adjustments to the frontage designation shown on the REGULATING PLAN are permitted within the parameters of *Section 26-193. Building Form Standards D.5 Frontage Designation Flexibility*.
3. REQUIRED BUILDING LINE location or new street alignments may be reconfigured by the Zoning Review Committee, without triggering a rezoning, if the presence of a flood plain or wetland on the parcel prohibits development envisioned by the code.
4. Street Connectivity
 - a. Any proposals to reconfigure the street network in the adopted REGULATING PLAN shall be configured such that:
 - (i) Street connectivity is maintained; cul-de-sacs and other dead-end streets are not permitted except as specified here; and
 - (ii) No street intersection occurs within 100 feet of another street intersection; and
 - (iii) The BLOCK configuration meets the standards defined in *Section B, Blocks above*; and
 - (iv) The average perimeter of the resulting BLOCKS within the area of change does not exceed 1,100'.
 - b. Streets that do not connect to other streets, as part of an interconnected network, are not permitted except:
 - (i) Where configured with a one-way loop around the perimeter of an open area, having a maximum depth (perpendicular to the primary street centerline) of 100 feet and a minimum width (dimension parallel to the primary street) of 75 feet (see Diagram E);
 - (ii) Where less than 130 feet long and configured as a stub-out designed for connection to future streets/development (see Diagram F);
 - (iii) Where less than 130 feet long and connected to an ALLEY, providing rear lot access, and ending at designated conservation lands. (see Diagram G).

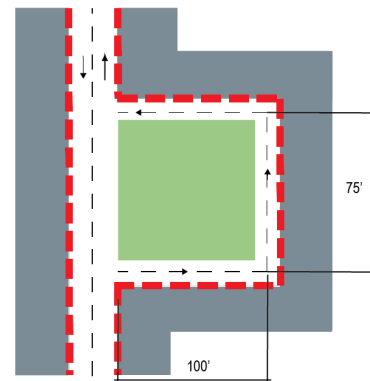


Diagram E.

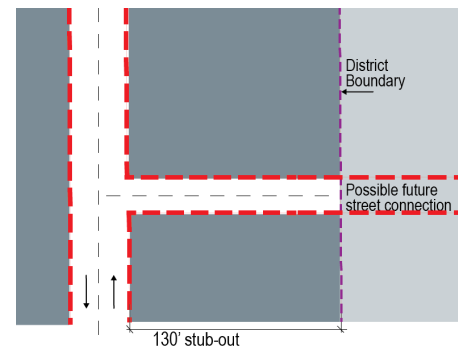


Diagram F.

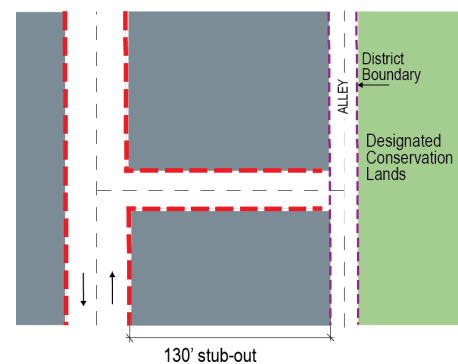


Diagram G.

Section 26-193. Building Form Standards

The BUILDING FORM STANDARDS (BFS) establish the rules for development and redevelopment on private lots. They work through form and function controls on building frontages to frame the STREET-SPACE and foster a vital public realm.

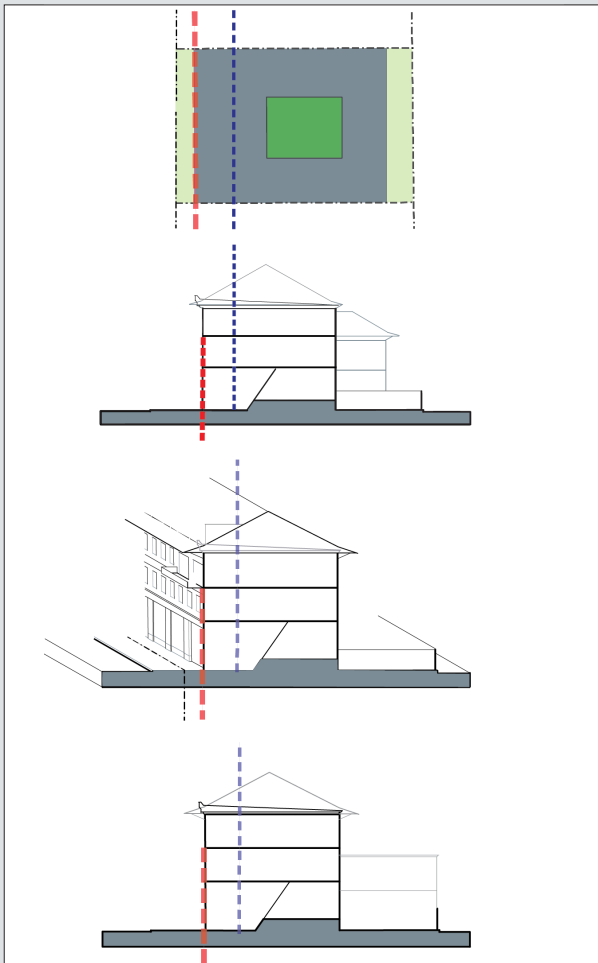
The building frontage designations are denoted on the REGULATING PLAN by the color filling the STREET-SPACE fronting the parcel. The same colors are shown in the section for each frontage designation that follows. The BUILDING FORM STANDARDS set the basic parameters governing building form, including building placement, the building envelope (in three dimensions), and certain required or permitted functional elements. These standards allow change-over-time and promote lasting and contributing buildings

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HOW TO USE THE BUILDING FORM STANDARDS (BFS):

The BUILDING FORM STANDARDS are divided into General Standards, that apply to all frontage designations, and Individual BUILDING FORM STANDARDS that only apply where a frontage has been designated. Standards include required minimums, allowed maximums, and some permissive parameters for specific building or lot features. The individual BUILDING FORM STANDARDS (BFS) are organized into four categories: *Placement*, *Height*, *Elements*, and *Use*. You should review both the General and Individual BUILDING FORM STANDARD before planning your project.



PLACEMENT: These standards set the BUILDABLE AREA of your lot. Note the REQUIRED BUILDING LINE (RBL) and the minimum percent required for building along the lot frontage. Next, look for specifics about the depth and breadth of the BUILDABLE AREA relative to the RBL and any side and rear setbacks. You should also note any requirements for open area. Then you will know where on your lot you may build—as well as where your building must be placed (the RBL).

HEIGHT: These standards set the minimum and maximum height for the building. Note also any specifications for floor elevations, and fence or wall heights. Heights are primarily measured relative to the fronting sidewalk.

ELEMENTS: These standards regulate important details of the building, like FRONT PORCHES, BALCONIES, and FENESTRATION (windows and doors). These standards apply primarily to the front of the building (as it faces the street)—with much less emphasis on what happens behind the FACADE.

USE: These standards define the broad categories of use that are permitted, often differentiating between the ground floor and the upper STORIES. The standards are typically less specific in the regulation of use than conventional zoning.

Summary Frontage Descriptions

The frontages are designated on the REGULATING PLAN by color filling their right-of-way.

Urban General Frontage

Urban General 2 Frontage

Urban General is the basic urban building form. These frontages produce multi-story buildings placed directly at the sidewalk or behind small DOORYARDS, with windows across the FACADE, and one or more entrances. The uses range from commercial to residential, institutional to ground-floor retail and restaurants—and combinations of all of the above. This frontage has two levels of intensity, with an **Urban General 2** for less intense areas.

Storefront Frontage

Storefront is a subset of the Urban General frontage, with more specific requirements at the street level, that of the prototypical ground floor SHOPFRONT with large windows and frequent doors along the sidewalk. Ground floor uses are limited to retail or other active commercial uses along the frontage, creating a vibrant pedestrian realm. Upper STORY uses are flexible.

Neighborhood Small

Neighborhood Medium

Neighborhood frontage includes detached and attached houses up to small apartment buildings. The buildings may be placed close to the sidewalk with a small DOORYARD, or farther back with a small front yard. STOOPS or FRONT PORCHES are required for new buildings in this frontage. This frontage has two levels of intensity, Medium and Small, its character and intensity will vary depending on this designation.



Illustration: Urban General - Typical Frontage



Illustration: Storefront - Typical Frontage



Illustration: Neighborhood Medium - Typical Rowhouse form



Illustration: Neighborhood Small - Single Unit Detached form



Illustration: Neighborhood Small - Typical Two Unit form

193.1 General Provisions

These provisions apply to all building frontage designations, unless expressly stated otherwise within the BUILDING FORM STANDARDS for an individual frontage designation or on the REGULATING PLAN.

A. Placement

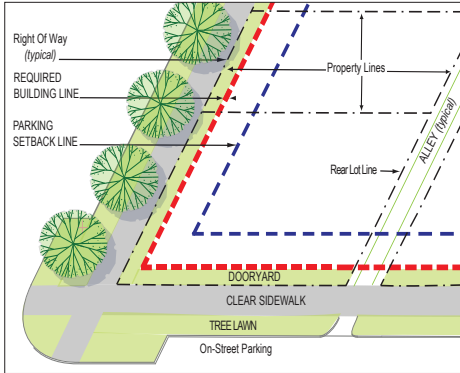


Illustration A. Key Character District elements

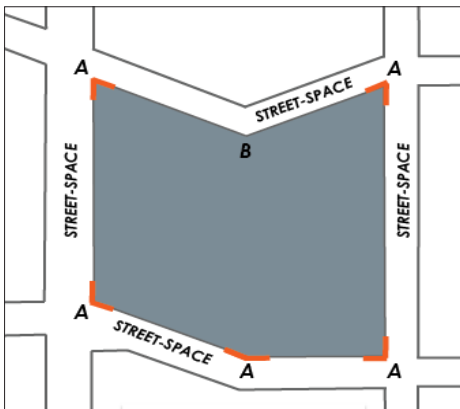


Diagram B. BLOCK CORNERS

- A. BLOCK CORNER
- B. not a BLOCK CORNER

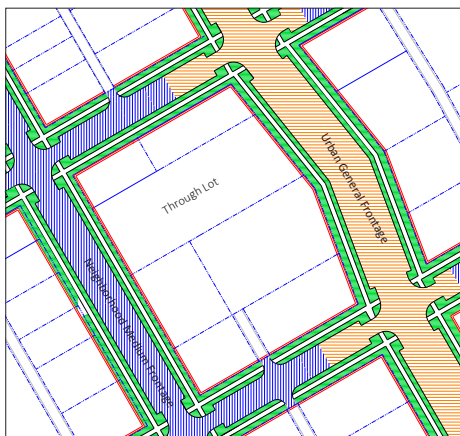


Diagram C. Through Lots

1. REQUIRED BUILDING LINE (RBL)
 - a. Building FACADES shall be *built to* the REQUIRED BUILDING LINE as prescribed in the individual BUILDING FORM STANDARD.
 - b. The REQUIRED BUILDING LINE includes an offset area (or depth) of 5 feet behind that line (into the BUILDABLE AREA) allowing for jogs and FACADE articulation. Therefore, where the FACADE is placed within that 5-foot zone, it is considered to be built to the REQUIRED BUILDING LINE.
 - c. The building FACADE shall be built to the REQUIRED BUILDING LINE within 30 feet of a BLOCK CORNER. (See *Diagram B. BLOCK CORNERS*)
 - d. For CORNER LOTS, the REQUIRED BUILDING LINE is continuous around the BLOCK CORNER (not broken into separate frontages or REQUIRED BUILDING LINES).
 - e. All lots, including CORNER LOTS and through lots, shall satisfy the requirements of their individual BUILDING FORM STANDARD for both frontages. (See *Diagram C Through Lots*.)
 - f. Where a through lot has frontages with different height limits, the greater of the 2 maximum height limits shall not come within 60 feet of the RBL of the lower height frontage. (See *Diagram C Through Lots*.)
2. BUILDABLE AREA (See *Table A. Facade Projection Limitations*)
 - a. Buildings may only occupy that portion of the lot specified as the BUILDABLE AREA: the area behind the REQUIRED BUILDING LINE and excluding any required setbacks, as prescribed in the BUILDING FORM STANDARD.
 - b. No part of any building may be located outside of the BUILDABLE AREA except projecting eaves, AWNINGS, SHOPFRONTS, BAY WINDOWS, STOOPS, steps, or BALCONIES.
 - c. Accessibility ramps approved by the Zoning Administrator in consultation with the ZRC may be located within the DOORYARD area.
 - d. Rear and side lot setbacks, where required, are specified in the individual BUILDING FORM STANDARD and/or *Section 193.1.F. Neighborhood Manners*.
3. DOORYARDS
See *Section 195.2.A Public Realm Standards*. (See also *Illustration A. Key Character District elements*.)
4. PRIVATE OPEN AREA
Private or semi-private usable open area is required on every lot, measured as a specified percentage of the BUILDABLE AREA. This requirement may be satisfied in a variety of at or above-grade configurations, as prescribed in each BUILDING FORM STANDARD.
 - a. The PRIVATE OPEN AREA must be improved and available for safe and convenient access to all occupants of the building.
 - b. The PRIVATE OPEN AREA must be open to the sky except for pergolas and porches, decks.

- c. The PRIVATE OPEN AREA, when located at grade, must be not more than 33% impervious surface area and shall be designed with green features.
- d. Any PRIVATE OPEN AREA located at grade or below the third STORY shall not encroach into any required side or rear set-backs. See the individual building frontage standards for additional parameters.
- e. Any shared PRIVATE OPEN AREA located above the second STORY (excluding BALCONIES) shall be designed with green features, such as planters or functional green roofs, contain outdoor seating and other appropriate amenities, be free of any obstructions, be screened from rooftop mechanical equipment, and be located and configured to prevent views into adjacent dwelling units.
- f. The PRIVATE OPEN AREA may be distributed among separate areas, but at least 67% shall be in no more than two separate areas.
- g. The PRIVATE OPEN AREA is not to be used to satisfy minimum stormwater Best Management Practice area (if thereby excluding active tenant use), parked, or driven upon.
- h. Any development on a lot that is exclusively reusing existing structures is exempt from the PRIVATE OPEN AREA requirement.

5. STREET WALLS and PRIVACY FENCES

- a. Unless otherwise indicated in the individual BUILDING FORM STANDARD, a STREET WALL is required along any REQUIRED BUILDING LINE (RBL) frontage that is not otherwise occupied by a building. (See *Illustration D. STREET WALL at RBL*) Note that a building is required along any RBL within 30 feet of a BLOCK CORNER.
- b. Any STREET WALL above four feet in height shall meet the FENESTRATION requirements of the applicable BUILDING FORM STANDARD.
- c. PRIVACY FENCES may be constructed along COMMON LOT LINES, behind the REQUIRED BUILDING LINE, and along ALLEYS.
- d. PRIVACY FENCES have a maximum height of eight feet.

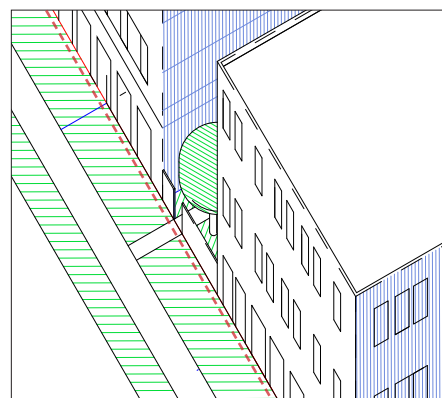


Illustration D: STREET WALL at RBL

6. On-Site/Off-Street Vehicle Parking and Access (curb cuts)

In Character Districts, off-street vehicle parking and access should have minimal intrusion on the public realm. Off-street parking should not be CLEARLY VISIBLE FROM THE STREET-SPACE. Access should be provided from ALLEYS, or shared access lanes, minimizing potential vehicular-pedestrian points of conflict. Properties within a Character District are exempt from any parking standards not in Sections 26-191 through 26-197. The following standards apply.

- a. The PARKING SETBACK LINE is designated on the REGULATING PLAN, with additional specifications in the applicable individual BUILDING FORM STANDARD.
- b. The PARKING SETBACK LINE extends vertically, as a plane, from the first-floor level.
- c. Vehicle parking must be located behind the PARKING SETBACK LINE, with the following exceptions.
 - (i) Parking may be forward of the PARKING SETBACK LINE where it (see *Diagram E*):
 - (a) is beneath a habitable first floor and completely within the building envelope;

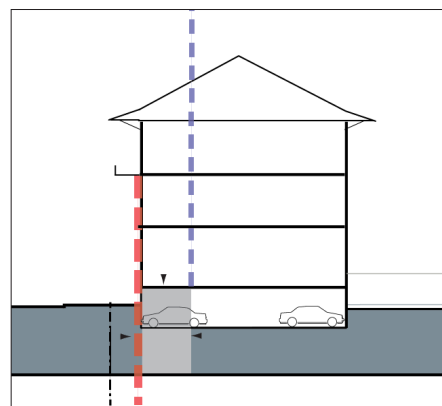


Diagram E: Parking allowed forward of the PARKING SETBACK LINE.

- (b) has a floor level at least four feet below grade; and
 - (c) has FENESTRATION not greater than 15% (from the average fronting sidewalk elevation to the finished first floor level.
 - (ii) Parking may be forward of the PARKING SETBACK LINE only where designated on the REGULATING PLAN:
 - (a) at the rear of lots with ALLEY/REQUIRED BUILDING LINE intersections, as prescribed in the individual building frontage standard; or
 - (b) above the floor level specified on the REGULATING PLAN.
 - d. Curb cuts and driveways shall be located at least 75 feet away from any BLOCK CORNER, other curb cut, or parking garage entry on the same BLOCK FACE. These requirements are not applicable along ALLEYS.
 - e. No project may create any new curb cuts where ALLEY or shared access exists or is designated on the REGULATING PLAN – unless it is created to provide access to publicly-available parking.
 - f. If ALLEY or shared access is not available, an applicant may request direct driveway access from a street, subject to approval by the Zoning Administrator in consultation with the ZRC.
7. Publicly accessible parking structures:
- a. Built according to this code are not included in or subject to the calculation of the maximum building footprint in the individual BUILDING FORM STANDARD, but shall meet all other applicable standards.
 - b. Parking spaces on the top level of a parking structure shall not count as an additional STORY against the height limits of this code. Shading and solar structures that are not CLEARLY VISIBLE FROM THE STREET-SPACE are permitted.
 - c. Any portion of any parking structure within 25 feet of a building constructed under this code shall not exceed that building's primary ridge or parapet height,
 - d. All parking structures are subject to *Section 193.1.F. Neighborhood Manners*.
 - e. Openings in any REQUIRED BUILDING LINE for parking garage entries shall have a maximum CLEAR HEIGHT of 16 feet and a maximum clear width of 22 feet.
 - f. Parking structures may have parking beyond the PARKING SETBACK LINE at and above the second STORY provided that:
 - (i) the parking is clearly identified and accessible to the public; and
 - (ii) no less than 90% of the parking spaces are available to the public; and
 - (iii) at least 12 hours of public parking are provided in any 24-hour period; and
 - (iv) that at least 8 of those hours are provided during either business or nighttime hours depending on whether the Zoning Administrator in consultation with the ZRC determines that the primary use will be for commercial or residential uses.

B. Height¹

Heights are specified in the individual BUILDING FORM STANDARD. CIVIC BUILDINGS are exempt from these standards.

1. Heights in Character Districts are generally measured from the average fronting CLEAR SIDEWALK elevation.
2. Building height is measured in STORIES, with an ultimate building height limit in feet.
 - a. Building heights are measured to the top of the wall plate or top of the parapet, whichever is higher. (See *Diagram F*)
 - b. Finished floor elevation and minimum building height requirements shall be satisfied from the REQUIRED BUILDING LINE back to a minimum depth of 30 feet.
3. CLEAR HEIGHT is measured from the finished floor elevation to the finished ceiling directly above.² For external

¹ Note of intent: This is not the way height is typically measured. The datum is intentionally set relative to an occupant of the STREET-SPACE.. This is also to incentivize the use of pitched roofs, adding variety to the rooflines without arbitrarily requiring it. This will allow additional habitable space (see ATTIC STORY in C. Elements. 3) while maintaining a smaller scale appearance.

² Note of intent: The minimum CLEAR HEIGHT is a value preservation and quality-of-life-over-time measure.

building features, it is measured as the unobstructed distance from the ground/sidewalk to the lowest element above.

4. The prescribed minimum CLEAR HEIGHT shall be met by at least 75 percent of the floor area for the specified STORY.
5. A single ATTIC STORY, constructed according to the Character District standards, is not included in any building height measurement, whether in STORIES or feet. (see *Elements C.3* below).
6. MEZZANINES (See *Diagram G*):
 - a. with a floor area greater than 1/3rd of the floor area of the STORY in which it is located will count as an additional full STORY in the building height measurement;
 - b. below the second STORY shall be set back from the REQUIRED BUILDING LINE at least 15 feet; and
 - c. GROUND STORY MEZZANINES are not included in the CLEAR HEIGHT measurement.
7. PARKING STRUCTURES
 - a. are limited by the maximum height in feet of their frontage, not by STORIES; and
 - b. are exempt from the CLEAR HEIGHT prescriptions.

C. Elements

1. FENESTRATION
 - a. FENESTRATION is regulated, on a STORY by STORY basis, as a percentage of the FAÇADE between floor levels. It is measured as glass area (including MUNTINS and similar window frame elements with a dimension less than one inch) and/or the open (void) area in the wall surface.
 - b. Lengths of wall exceeding 20 linear feet (horizontal) with no FENESTRATION are prohibited on all STREET WALLS, and FACADES below the 4th STORY. This measurement includes the entire STORY, from floor to floor.
 - c. Each FACADE shall have at least one functioning entrance.
 - d. The maximum distance between functioning entrances in the same building FACADE is specified in the BUILDING FORM STANDARD.
 - e. Windows should not direct views into or across an adjacent private lot. COMMON LOT LINES with a General, Storefront, or Neighborhood Medium frontage may be built with zero or minimal setback. Any views directed into or across a private lot are specifically not protected. (See *Illustration H*.)
 - f. Windows shall not direct views into an adjacent private lot where the COMMON LOT LINE is less than 10 feet away. (See *Diagram I*.) Specifically, the window opening and its window panes shall be at an angle of greater than or equal to 90 degrees to/with the COMMON LOT LINE unless:
 - (i) that view is contained within the lot (e.g. ground or first STORY window views blocked by a privacy fence, opaque glass, or garden wall), or
 - (ii) the window's sill is at least 6 feet above its finished floor level; or
 - (iii) otherwise specified in the individual BUILDING FORM STANDARD.

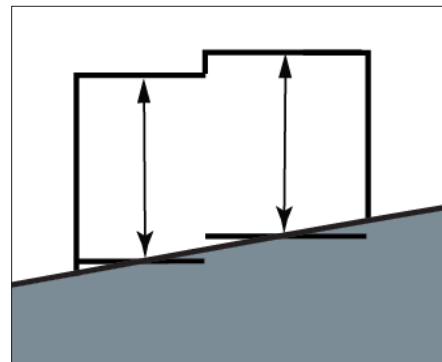


Diagram F. Building FACADE view
Building height measurement:
Large floorplates along significantly sloped frontages need to 'step' the building in order to maintain the proper relationship with the sidewalk.

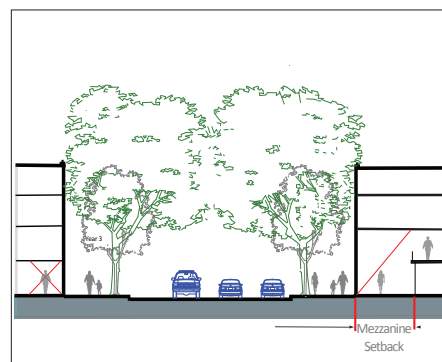


Diagram G. Mezzanine GROUND STORY setback

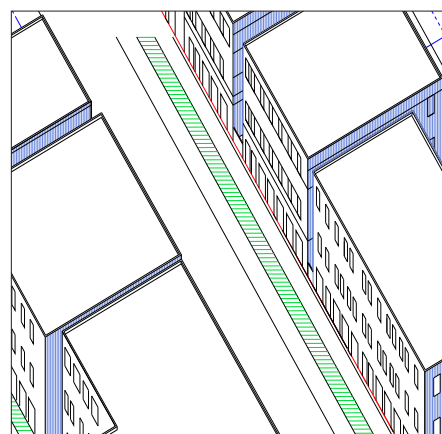


Illustration H. Caution: In an Urban context FENESTRATION along COMMON LOT LINES may be blocked by adjacent buildings.

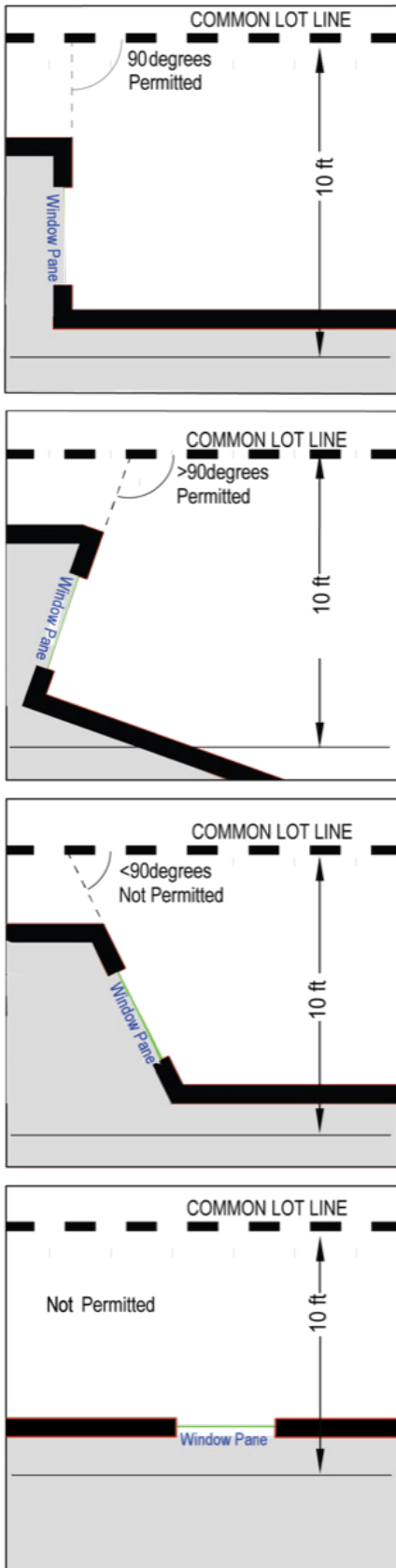


Diagram I. Permitted orientation for windows within 10 feet of a COMMON LOT LINE.

2. FACADE Projections

- a. No part of any building may project forward of the REQUIRED BUILDING LINE except for: overhanging eaves, AWNINGS, SHOPFRONTS, signs, BAY WINDOWS, steps for STOOPS and FRONT PORCHES, BALCONIES, or accessibility ramps approved by the Zoning Administrator in consultation with the ZRC. (See Table A.)
- b. Any encroachment over the CLEAR SIDEWALK and/or the right-of-way requires an encroachment agreement with the City, except for signs, overhanging eaves, and AWNINGS, as set forth herein. (See Table A. Facade Projection Limitations)
- c. STOOPS OR FRONT PORCHES:
 - (i) All required FRONT PORCHES shall be completely covered by a roof.
 - (ii) FRONT PORCHES may be screened (insect screening) when all architectural elements (columns, railings, etc.) occur on the outside of the screen.
 - (iii) STOOPS must be fully covered by a roof or CANOPY.
 - (iv) Finished floor height shall be no more than 8 inches below the first interior finished floor level of the building.
 - (v) See the individual BUILDING FORM STANDARDS for additional dimensional standards.
 - (vi) See Section 194.J Architectural Standards, for design standards for FRONT PORCHES and STOOPS.
- d. Ground STORY AWNINGS and CANOPIES
See Section 194.G Architectural Standards, for design standards for AWNINGS and CANOPIES.
- e. BAY WINDOWS:
 - (i) shall have an interior clear width of between four and eight feet at the FACADE;
 - (ii) at the ground STORY shall project no more than 24 inches beyond the REQUIRED BUILDING LINE;
 - (iii) at the second STORY and above, shall project no more than 42 inches beyond the REQUIRED BUILDING LINE; and
 - (iv) shall not project into the right-of-way or over the CLEAR SIDEWALK.

Table A. FACADE Projection Limitations	Reference	Limit
ADA Ramps		ROW
AWNINGS, CANOPIES, ground floor	2.(d)	
BAY WINDOWS	2.(e)	ROW
BALCONIES	2.(f)	ROW
Eaves		ROW
SHOPFRONTS	per BFS	ROW
Steps / STOOPS / FRONT PORCHES	per BFS	ROW
PROJECTING SIGNS	26-194.I	
Consult the Zoning Administrator and ZRC for all encroachments into the ROW; additional requirements may apply.		

- f. **BALCONIES¹:**
Where an individual BUILDING FORM STANDARD permits, BALCONIES being used as a method for achieving the required PRIVATE OPEN AREA shall:
 - (i) meet all prescriptions in its BUILDING FORM STANDARD,
 - (ii) be enclosed by balustrades, railings, or other means that are not less than 50% opaque;
 - (iii) not otherwise be enclosed above a height of 42 inches, except with insect screening and/or columns/posts supporting a roof or connecting with another BALCONY above; and have either:
 - (a) a recess in the FACADE behind the BALCONY of at least 18";
 - or
 - (b) must be fully covered by, and posted up to, a roof.
 Alternately, where a BALCONY aligns with a BALCONY on a different STORY, it may post up to the BALCONY above.

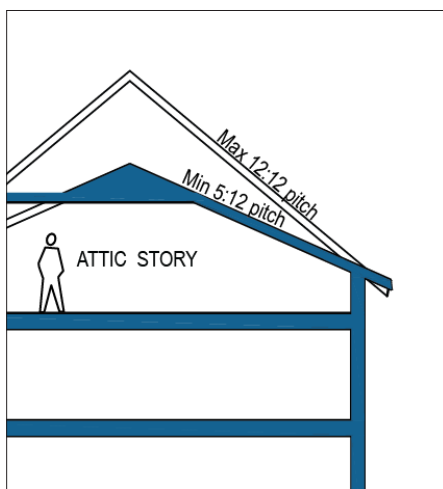


Diagram J. ATTIC STORY

- 3. An ATTIC STORY does not count against the maximum height in feet or STORIES, provided it meets the following standards:
 - a. There is not more than one floor level within the roof.
 - b. ATTIC STORY windows fronting the REQUIRED BUILDING LINE may only be located in DORMERS.
 - c. DORMERS for ATTIC STORIES are permitted so long as they do not break the primary eave line, are individually less than 15 feet wide, and their collective width is not more than 60 percent of the FACADE.
 - d. The habitable area in an ATTIC STORY is restricted by the limitations on roof pitch.
- 4. Roof configurations are regulated in 194. *Architectural Standards, D. Roofs and Parapets.*

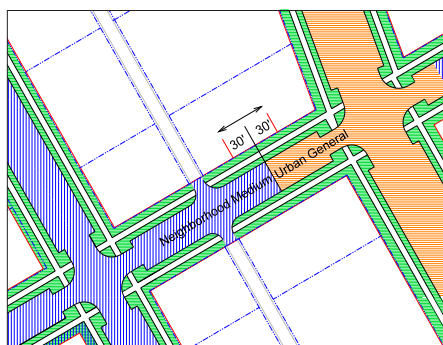


Diagram K. Frontage designation flexibility

D. Frontage Designation Flexibility

When the building frontage designation shown on the REGULATING PLAN changes along a property’s REQUIRED BUILDING LINE (RBL), the applicant has the option of applying either BUILDING FORM STANDARD for a maximum additional distance of 30 feet in either direction, for that parcel only, from the transition point shown on the REGULATING PLAN. This flexibility is limited by the configuration of the REGULATING PLAN (including the parcel lines) at the time of its adoption. An adjustment greater than 30 feet requires a rezoning. (See Diagram K)

E. Civic Buildings

When CIVIC BUILDINGS, existing or proposed, are designated on the REGULATING PLAN, they are exempt from the BUILDING FORM STANDARD provisions except those that relate to F. *Neighborhood Manners* and/or R-1 and R-2 districts.

¹ Note of Intent: These standards are to ensure suitability for use as PRIVATE OPEN AREA. They do not apply to other balconies or decks.

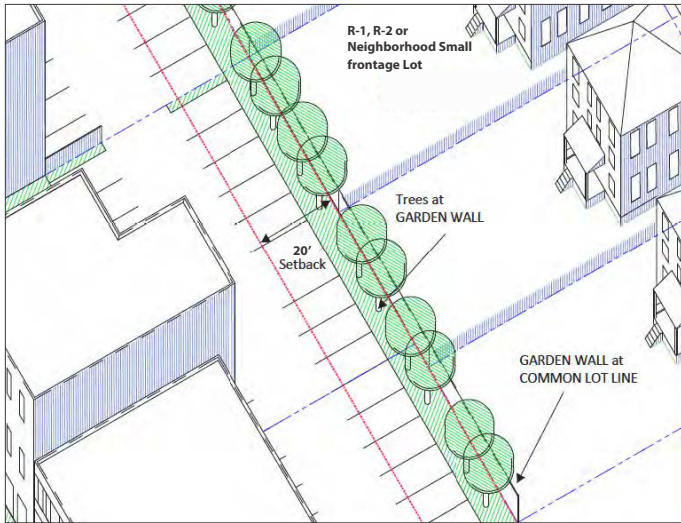


Illustration L. Neighborhood Manners Context

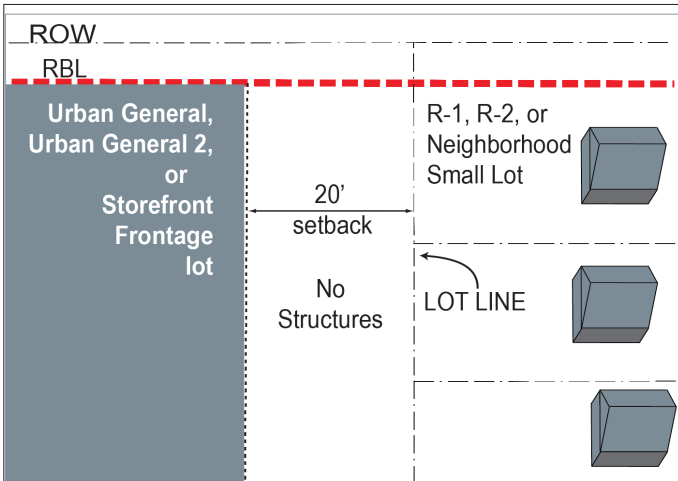


Diagram M. Neighborhood Manners Setback

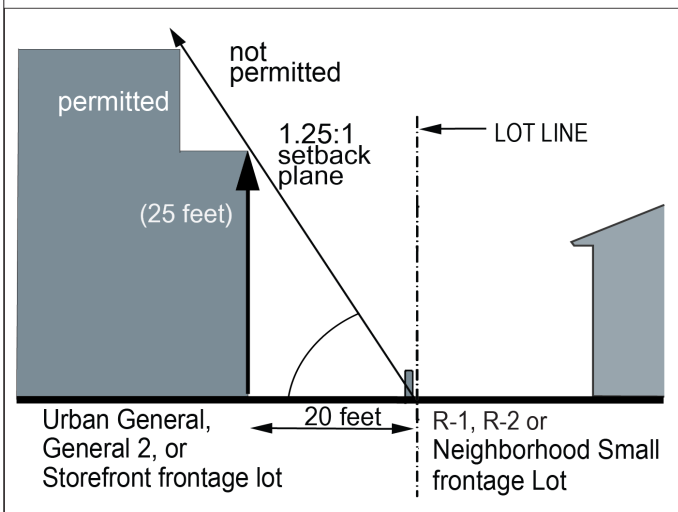


Diagram N. Neighborhood Manners Setback Plane

F. Neighborhood Manners

Where Urban General, Urban General 2, and Storefront frontage lots share a COMMON LOT LINE with a Neighborhood Small or Medium frontage lot, or an R-1 or R-2 district, the following standards apply (See Illustration L.).

1. A masonry wall, 4 to 8 feet in height, shall be constructed within one foot of the COMMON LOT LINE.
2. Trees from the *Street Tree List* (see Section 195 *Public Realm Standards*) shall be planted, on maximum 30-foot centers, between 5 and 10 feet from the wall. At planting, trees shall be at least 2.5 inches in diameter at designated breast height (DBH) and at least 8 feet in overall height.
3. Neighborhood Manners Setback (See Diagram M):
 - a. There shall be a 20 foot setback from the lot line shared with the R-1 or R-2 or Neighborhood Small or Medium frontage lot. There shall be no structures within this area.
 - b. There shall be a setback plane, beginning at the R-1 or R-2 or Neighborhood Small or Medium frontage lot line, extending at a slope of one and one quarter to one (1.25: 1), beyond which no building or structure (including parking structures) is permitted. (See Diagram N.)
 - c. Balconies or rear decks above the first STORY level are not permitted on building elevations facing and within 40 feet of a Neighborhood Manners Setback¹.
4. The Neighborhood Manners Setback shall be adjusted with any frontage change per D. *Frontage Designation Flexibility* above.

¹ Note of Intent: This standard is purposefully not written as "BALCONIES". It addresses privacy concerns, to ensure balconies are not overlooking private space/back yards

G. Accessory Dwelling Units (ADU)

1. ACCESSORY DWELLING UNITS are permitted for owner-occupied detached or attached single-unit dwellings only. Properties with ADUs shall not be considered duplexes.
 - a. ADUs may take the form of ENGLISH BASEMENTS or in the BUILDABLE AREA at the rear of the lot (often called a Granny Flat or, when above a garage, a Carriage House).
 - b. ADUs have the following maximums:
 - (i) a 600 square foot footprint (this does not apply to ENGLISH BASEMENT units); and
 - (ii) one bedroom;
 - (iii) rental occupancy, no more than two adults; and
 - (iv) no more than one ADU per lot.

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193.2 Urban General Frontages

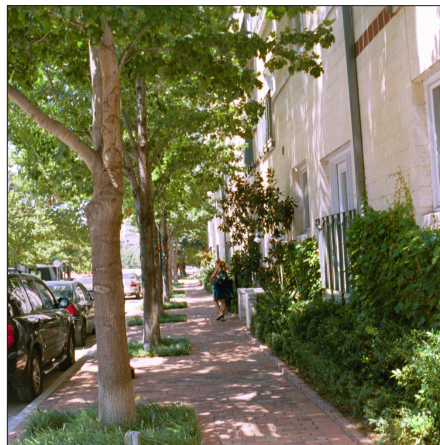
A. Illustrations and intent

The Urban General frontage is the basic American “downtown” building frontage, once typical in towns and cities across the United States. Multi-story buildings with closely spaced entrances and windows are lined up shoulder to shoulder behind the sidewalk, filling out the BLOCK-face.

This frontage is for street-oriented, downtown-type buildings. These building forms can accommodate a range of uses, allowing retail shopfronts, office or residential buildings, and/or mixed-use buildings, with service access and parking lots in the BLOCK interior, accessed from the ALLEY.



Note: These photos and statements are provided as illustrations of intent and are advisory only. They are not regulatory. Refer to the standards on the following pages for the specific standards of the Urban General Building Form Standard.



B. Example Building Configurations and Placement

Note: These diagrams illustrate some of the building configurations possible under the Placement standards on the following page. They do not represent fully designed buildings nor do they fully address issues such as parking or the International Building Code. Refer to the following pages for the specific standards of the Urban General Frontage.

The Urban General frontage standards provide a great deal of flexibility. Once the minimum height and frontage build-out requirements are met, the building behind the FACADE can take most any configuration. These diagrams, aligned above the Placement Diagram from the standards on the following pages, illustrate a few of the possible configurations a building can take under the General Urban BUILDING FORM STANDARDS. The green area represents the required PRIVATE OPEN AREA—which in Urban General frontages may be on or above ground, including on the roof.

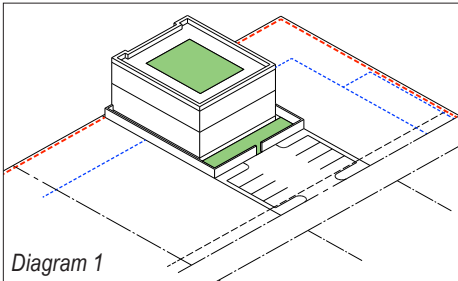


Diagram 1 shows a simple bar building. The FACADE meets the required percentage build-out and minimum height and has a STREET WALL spanning the unbuilt REQUIRED BUILDING LINE. The PRIVATE OPEN AREA is provided on the roof, with additional rear yard area. The building is likely configured with units facing the street or the rear yard. A surface parking lot is accessed from the ALLEY.

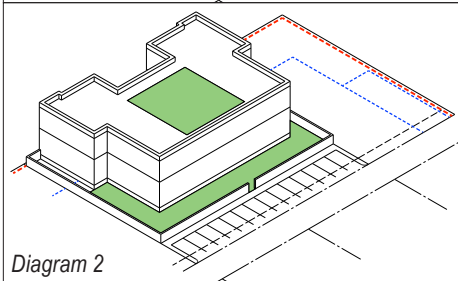


Diagram 2 shows a building with a forecourt entry. The FACADE spans most of the REQUIRED BUILDING LINE to meet its build-out requirement—the forecourt takes advantage of the percentage of the frontage not required to have a building on it. The PRIVATE OPEN AREA is provided on the roof, with additional rear yard area. Parking for the building is directly off the ALLEY.

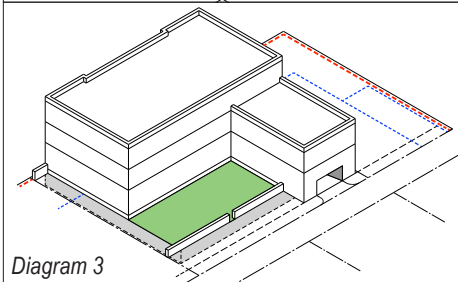


Diagram 3 shows a building with a lower, rear "L" section. The PRIVATE OPEN AREA requirement is met with a rear yard. This diagram suggests basement-level parking, accessed from the ALLEY. Larger buildings may have to meet parking requirements with a combination of inside/under the building, and/or off-site arrangements.

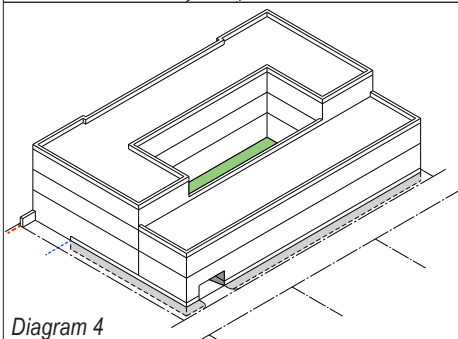


Diagram 4 shows a building with a central courtyard, providing a shared PRIVATE OPEN AREA for its occupants. This diagram also suggests semi-basement level parking, under the elevated first floor and accessed from the ALLEY.

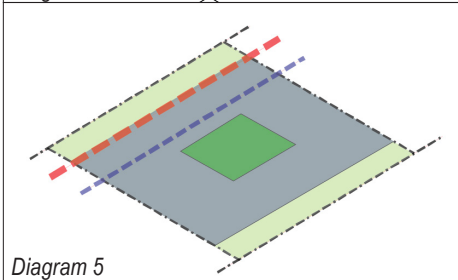
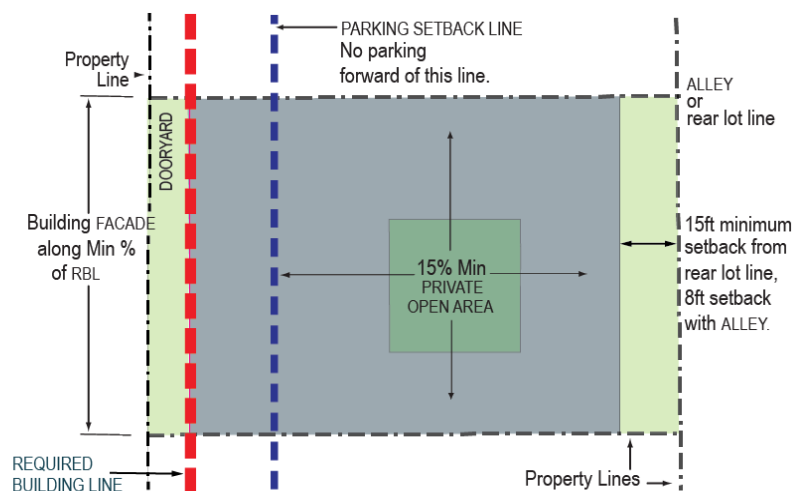


Diagram 5. This is a re-oriented *Placement Diagram* for the Urban General frontages, provided for reference. The red dashed line is the REQUIRED BUILDING LINE, the blue dashed line is the PARKING SETBACK LINE, the gray area is the BUILDABLE AREA, and the green rectangle within it represents the PRIVATE OPEN AREA. This is more fully explained in the frontage standard itself, located on the following pages.

193.2 Urban General & Urban General 2 Frontages



C. PLACEMENT

1. FACADE

- On each lot the building FACADE shall be built to the REQUIRED BUILDING LINE (RBL) for at least:
 - Urban General: 80% of the RBL length.
 - Urban General 2: 70% of the RBL length.
- A STREET WALL is required on any unbuilt REQUIRED BUILDING LINE.
- Within 12 feet of the BLOCK CORNER, the GROUND STORY FAÇADE may be chamfered to form a corner entry.
- A FORECOURT configuration may be used within the minimum build-to parameters provided:
 - All elevations facing the FORECOURT are regulated as FACADES;
 - the FORECOURT depth is no more than 20' and the width between 15' and 30';
 - the FORECOURT may not be used for parking, drop-off driving area or storm-water management;
 - the FORECOURT opening does not require a STREET WALL.
- In case of conflict, these standards shall supersede vision triangle requirements in the Code of Ordinances.

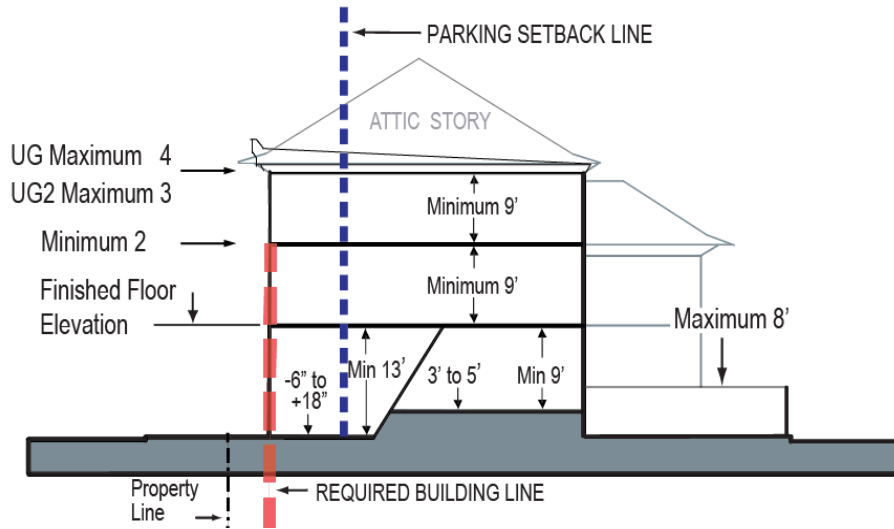
2. BUILDABLE AREA

- The BUILDABLE AREA is delineated by the gray area in the diagram above.
- The REQUIRED BUILDING LINE is indicated on the REGULATING PLAN. It is generally located 1' off the ROW/property line for Urban General and 5' off for Urban General 2. The exact position of the RBL should be confirmed in consultation with the Zoning Administrator and ZRC.
- Setbacks: there are no required side setbacks; rear setbacks are: 8' from an ALLEY and 15' if no ALLEY.
- The maximum building footprint is 25,000 Sq Ft.
- A PRIVATE OPEN AREA equal to at least 15% of the BUILDABLE AREA must be provided on every lot.
- The minimum PRIVATE OPEN AREA dimension is 18'
- Up to 33% of the required PRIVATE OPEN AREA may be satisfied by the BALCONIES of individual units which are exempt from the minimum dimension in f. above, and PARKING SETBACK LINE restrictions in h. and i. below. (See 193.1. General Standards, C. Elements, 2.f. Balconies, for qualifying BALCONY requirements.)
- The PRIVATE OPEN AREA must be located behind the PARKING SETBACK LINE when it is below the third STORY.
- Where provided at or above the third STORY, the PRIVATE OPEN AREA may be located forward of the PARKING SETBACK LINE (such as in a raised courtyard configuration) only if:
 - it opens onto no more than one STREET-SPACE, and
 - is set back at least 30' from any BLOCK CORNER or BUILDING CORNER.
- When on the building's highest roof level, the PRIVATE OPEN AREA may be located anywhere on the roof.

3. Other

- The PARKING SETBACK LINE is indicated on the REGULATING PLAN, generally 30' behind the REQUIRED BUILDING LINE, with limited exceptions at ALLEY/RBL intersections. See F.4. Rear Lot Area below.
- A PRIVACY FENCE is permitted and may be required. See Section 193.1.E. Neighborhood Manners.

193.2 Urban General Frontage & Urban General 2 Frontages



D. HEIGHT

See Section 193.1.B. for information about measuring height.

1. Building Height

- a. Urban General: minimum at RBL 2 STORIES, maximum 4 STORIES and 52'
- b. Urban General 2: minimum at RBL 2 STORIES, maximum 3 STORIES and 42'
- c. STORY heights may be different for specific locations; refer to the REGULATING PLAN.

2. Ground floor finished elevation

- a. For Commercial or Retail: -6" to +18"
- b. For Residential units within 30' of the REQUIRED BUILDING LINE: 3' to 5'. Entrances may be at grade, with transitions within the building to meet the minimum finished floor elevation for the units. Support functions such as lobbies, rental offices, and club rooms may be located at grade.

3. Second floor finished elevation

- a. Urban General: 16' to 22'
- b. Urban General 2: 16' to 18'

4. GROUND STORY finished CLEAR HEIGHT

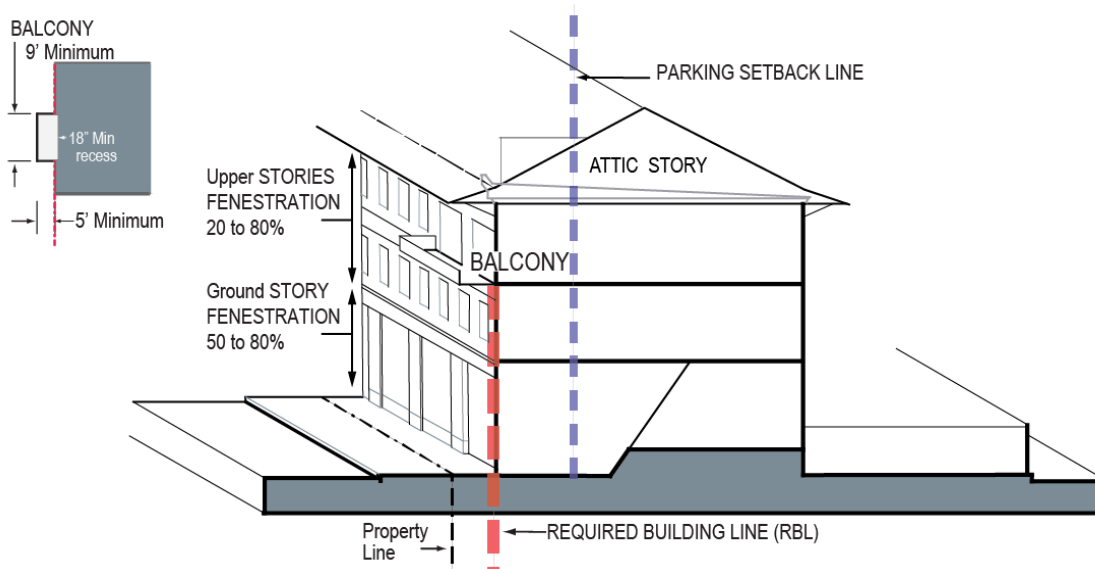
- a. For Commercial or Retail: 13' minimum
- b. For Residential: 9' minimum

5. Upper STORIES finished clear height: 9' minimum

6. STREET WALL: 4' to 8'

7. PRIVACY FENCE: 8' Maximum, measured from adjacent grade.

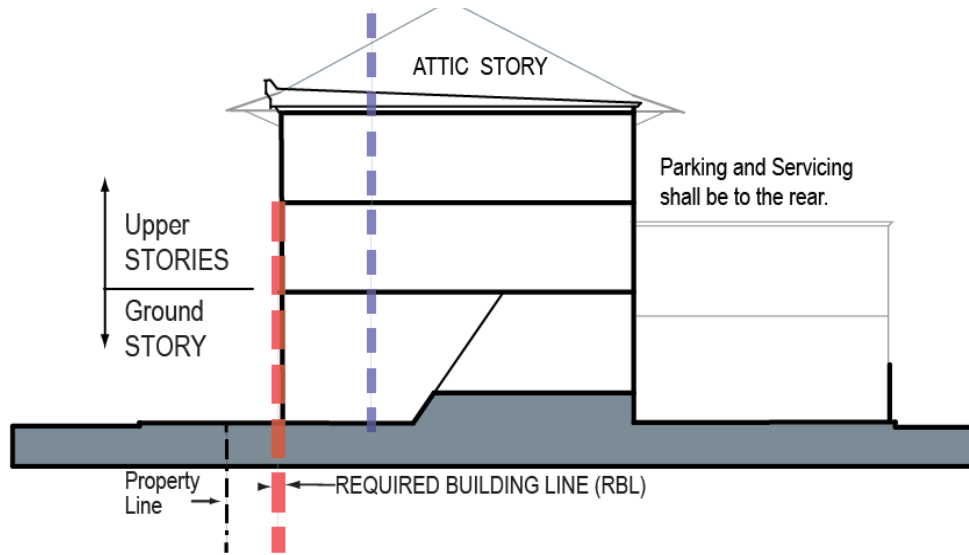
193.2 Urban General Frontage & Urban General 2 Frontages



E. ELEMENTS

1. **FENESTRATION, GROUND STORY:** 50 to 80%
2. **FENESTRATION, upper STORIES:** 20 to 80%
3. **ATTIC STORY:** permitted within the parameters of *Sections 193.C.3. above and 194.D. Architecture.*
4. **BALCONIES:** (Applicable where a BALCONY is used to contribute to the PRIVATE OPEN AREA calculation): Minimum depth 5', minimum width 9'.
5. **FACADE entry doors:** Maximum door to door distance:
 - a. Urban General: 70'
 - b. Urban General 2: 80'
 - c. All upper STORY uses must be directly accessible from the STREET-SPACE through a FACADE entry. Unenclosed or partially enclosed exterior staircases may not be used to access upper STORY units.

193.2 Urban General Frontage & Urban General 2 Frontages



F. USES

See Section 197. Building Functions for specific parameters and/or performance standards.

1. Ground STORY:

- a. Urban General: Non-Residential or Residential
- b. Urban General 2: Non-Residential or Residential
- c. Residential uses are permitted on all STORIES. See the Height standards, above for specific configuration standards for GROUND STORY Residential.

2. Upper STORIES: Residential or Non-Residential (no Retail).

- a. Non-Residential uses are not permitted above a Residential use.
- b. Retail is only permitted in a second STORY where it is an extension of a GROUND STORY retail business and is no larger in gross floor area than that GROUND STORY retail space.

3. ATTIC STORY: Residential or Non-Residential. Additional habitable space is permitted within the roof where it is configured as an ATTIC STORY

4. Rear Lot Area:

- a. In addition to the other permitted GROUND STORY uses, parking and loading is permitted behind the PARKING SETBACK LINE.
- b. For lots with an ALLEY/REQUIRED BUILDING LINE intersection, where there is an additional parking area designated on the REGULATING PLAN, parking is permitted in this area when:
 - i. it is within a building and under a habitable second STORY;
 - ii. the FACADE of the building enclosing the parking meets all requirements;
 - iii. it is 2' off the front of the REQUIRED BUILDING LINE; and
 - iv. within 62' of the rear lot line.

193.3 Storefront Frontage



A. Illustrations and intent

Note: These photos and statements are provided as illustrations of intent and are advisory only. They are not regulatory. Refer to the standards on this page and the previous pages for the specific rules of the Storefront Building Form Standard.

This is the quintessential American “main street” frontage, with retail and restaurant uses on the ground floor and residences or offices upstairs. The overall building form is the same as the Urban General frontage, but with large display windows across the ground floor FACADE and frequent entrances along the street. Display windows should be large to allow unimpeded views into the interior of the shop. Closely spaced mullions or muntins, punched windows, and horizontal grids should be avoided.

B. Storefront Frontage Specifications

Where the Storefront frontage is designated on the REGULATING PLAN, the ground STORY configuration shall be that of a SHOPFRONT. The BFS standards for Urban General apply with the following exceptions and modifications:

1. **FENESTRATION:** GROUND STORY: 70 to 90%
2. **Frontage Build-To Minimum:** 85%
3. **Ground STORY uses:** Within 30' of the REQUIRED BUILDING LINE, uses are limited to non-residential categories. Frontages on Main Street between 1st and 6th Streets are generally limited to retail sales and service, and eating and drinking establishments. A lobby and/or entry, serving an upper STORY use, is permitted on the GROUND STORY. At the owner's discretion, that lobby or entry portion of the FACADE may be governed by the Urban General or the Storefront frontage standards. *See Section 197. Building Functions for specific parameters and/or performance standards.*
4. **Shopfront Encroachment:** Up to 2'. The SHOPFRONT may encroach beyond the REQUIRED BUILDING LINE into the DOORYARD, but not into the CLEAR WALKWAY or right of way.
5. **FACADE Entry Doors:** Maximum door to door: 50'

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193.4 Neighborhood Medium Frontage

A. Illustrations and intent

The Neighborhood Medium frontage is designed to fit comfortably into an existing neighborhood context, allowing redevelopment with a slightly increased scale and intensity. This frontage allows attached dwellings (rowhouses, duplexes), detached houses, COTTAGE COURTS, and/or small apartment buildings. The character and intensity of this frontage varies depending on the scale of its context. These frontages generally have rear yards and parking accessed from an ALLEY.

Note: These photos and statements are provided as illustrations of intent and are advisory only. They are not regulatory. Refer to the standards on the following pages for the specific standards of the Neighborhood Medium Building Form Standard.



B. Example Building Placement Configurations

Note: These diagrams illustrate some of the building configurations possible under the Placement standards on the following page. They do not represent fully designed buildings nor do they address issues such as parking or the International Building Code. Refer to the following pages for the specific standards of the Neighborhood Building Form Standards.

These diagrams, aligned above the Placement Diagram from the standards on the following pages, illustrate a few of the possible configurations a building can take under the Neighborhood Medium and Neighborhood Small BUILDING FORM STANDARDS. The green area represents the required PRIVATE OPEN AREA.

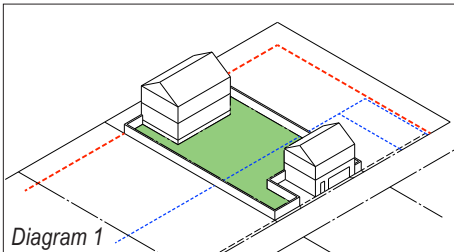


Diagram 1 shows a detached house, single-unit or two-unit. The area at the rear of the lot shows a 2-story building—a garage with an accessory dwelling unit or extra room above it. There could be a sidewing connecting the garage to the main house. The house has its own side and rear yards providing the required PRIVATE OPEN AREA.

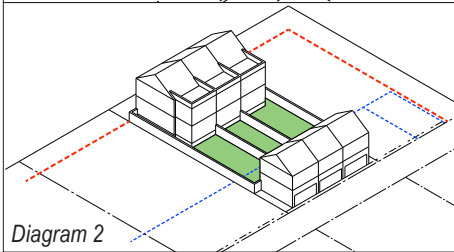


Diagram 2 is a set of three rowhouses. The buildings may be attached single-family units, with each unit on a separate lot, or they may be by a multi-unit building on a single lot. The area at the rear of each rowhouse has 2 ground level parking spaces with an accessory dwelling unit (ADU) or extra room above the garage. Each rowhouse has a DOORYARD, with its PRIVATE OPEN AREA provide by a rear yard and rear terrace.

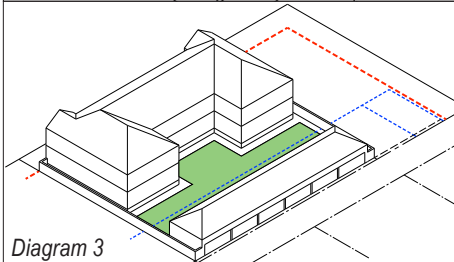


Diagram 3 represents a small apartment building. The building has sidewings that project into the rear yard of the building. The rear of the lot has a parking shed, accessed from the ALLEY. The green area between the parking shed and the main building satisfies the PRIVATE OPEN AREA requirement.

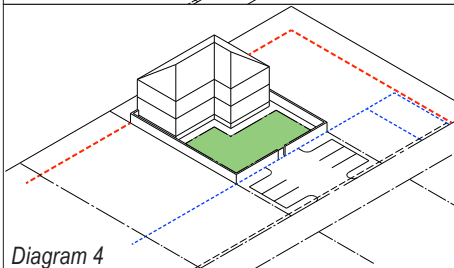


Diagram 4 is a small apartment building on one lot. The building is likely configured as a “double-loaded corridor” building with units facing the street or the rear yard. The green area behind the main building satisfies the PRIVATE OPEN AREA requirement with a shared yard. A surface parking lot is accessed from the ALLEY.

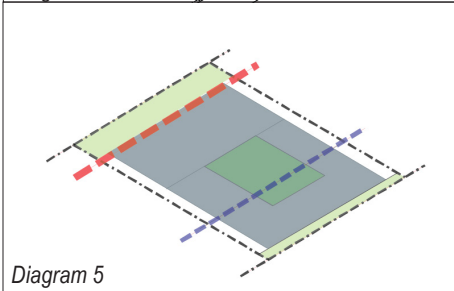
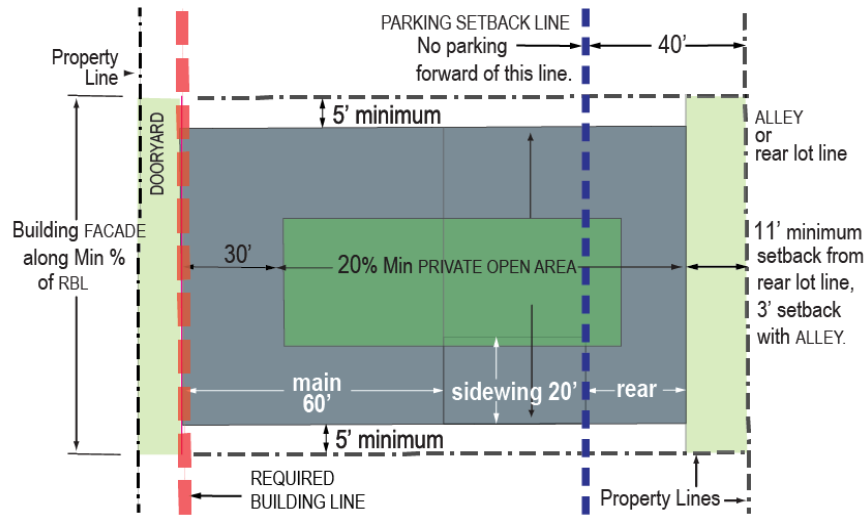


Diagram 5. This is a re-oriented Placement Diagram for the Neighborhood frontages, provided for reference. The red dashed line is the REQUIRED BUILDING LINE, the blue dashed line is the PARKING SETBACK LINE, the gray area is the BUILDABLE AREA, and the green rectangle within it represents the PRIVATE OPEN AREA. This is more fully explained in the frontage standard itself, located on the following pages.

193.4 Neighborhood Medium Frontage

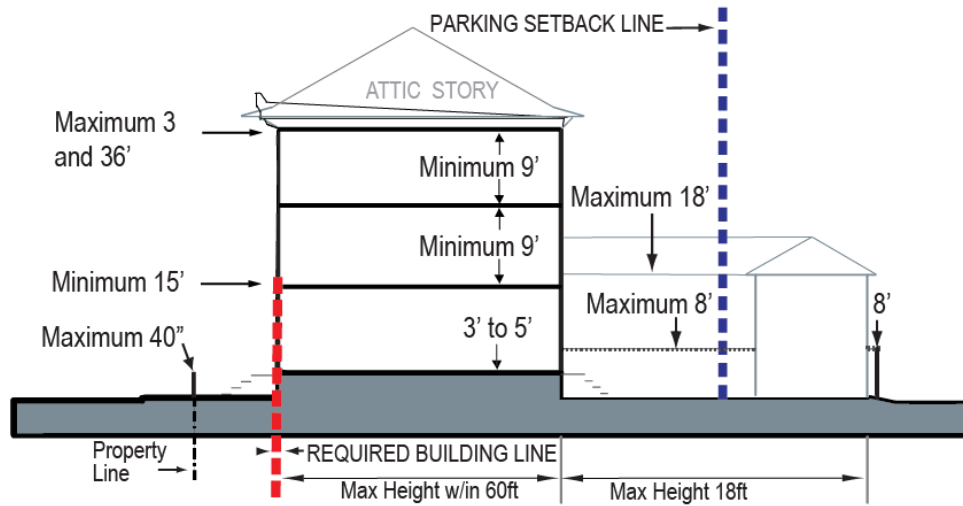


C. PLACEMENT

1. **FAÇADE** On each lot the building FAÇADE shall be built to the REQUIRED BUILDING LINE (RBL) for at least 66% of the RBL length.
2. **A STREET WALL** or PRIVACY FENCE is permitted on any unbuilt REQUIRED BUILDING LINE.
3. **Maximum FAÇADE width:** No individual structure or attached set/group of ROWHOUSES may exceed a maximum FAÇADE frontage length of 80 Ft. A gap of at least 10' is required between each building or set of ROWHOUSES.
4. **BUILDABLE AREA**
 - a. The BUILDABLE AREA is delineated by the gray area in the diagram above. The main portion of the BUILDABLE AREA is within 60' of the RBL. The SIDEWING BUILDABLE AREAS are between the main and rear BUILDABLE AREAS and within 20' of each side setback.
 - b. The REQUIRED BUILDING LINE is indicated on the REGULATING PLAN. It is generally located 15' off the ROW/property line for Neighborhood Medium. The exact position of the RBL should be confirmed in consultation with the Zoning Administrator and ZRC.
 - c. Setbacks: 5' each side lot line¹; 3' from an ALLEY and 11' from rear lot line where there is no ALLEY.
 - d. A PRIVATE OPEN AREA equal to at least 20% of the BUILDABLE AREA must be provided on every lot.
 - i. The minimum PRIVATE OPEN AREA dimension is 18'.
 - ii. The PRIVATE OPEN AREA must be located at least 30' behind the REQUIRED BUILDING LINE.
 - iii. The PRIVATE OPEN AREA must be at grade, except BALCONIES and extremely shallow lots, as specified in v. below;
 - iv. Up to 33% of the required PRIVATE OPEN AREA may be satisfied through the BALCONIES of individual ROWHOUSES and/or units, which are exempt from *i* and *ii* above.
 - v. The PRIVATE OPEN AREA for lots with less than 70' from the REQUIRED BUILDING LINE to the rear setback, may be above grade.
5. **Other**
 - a. The PARKING SETBACK LINE is indicated on the REGULATING PLAN, generally 40' from the rear lot line, with limited exceptions at ALLEY/RBL intersections and for other special conditions, see *F.3. Rear Lot Area*, below. The side setback for parking is 3' from any COMMON LOT LINE.
 - b. The minimum ROWHOUSE width, measured parallel to the RBL, is 18'.
 - c. A PRIVACY FENCE is permitted, at or behind the REQUIRED BUILDING LINE, on COMMON LOT LINES, and on rear lot lines.

¹ This setback does not prohibit sets of attached houses (ROWHOUSES) whose combined width does not exceed the maximum FAÇADE width listed above. It is a setback from other sets of rowhouses and/or adjacent lots.

193.4 Neighborhood Medium Frontage



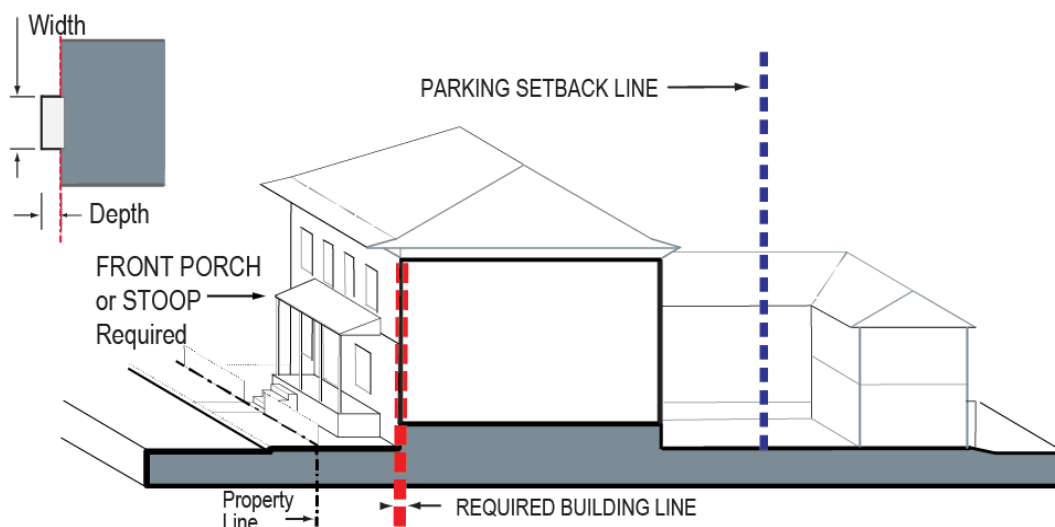
D. HEIGHT

1. Building Height:

- a. At and within 60' of the RBL: minimum 15' at RBL, maximum 3 STORIES and 36 feet.
- b. SIDEWING and rear lot area: maximum 18'.

- 2. **Ground floor finished elevation:** within 30' of the REQUIRED BUILDING LINE, 3' to 5'. Entrances may be at grade, with transitions to meet the minimum finished floor elevation within the building interior. This does not prohibit an ACCESSORY UNIT in an ENGLISH BASEMENT form.
- 3. **All STORIES clear height:** 9' minimum
- 4. **STREET WALL:** permitted, 4' to 8'
- 5. **DOORYARD wall or fence:** permitted, maximum 40". This is an optional low garden wall or fence surrounding the DOORYARD area. See Section 194. Architectural Standards, I. Street Walls and Fences.
- 6. **PRIVACY FENCE:** permitted, 6' maximum, measured from adjacent grade.

193.4 Neighborhood Medium Frontage



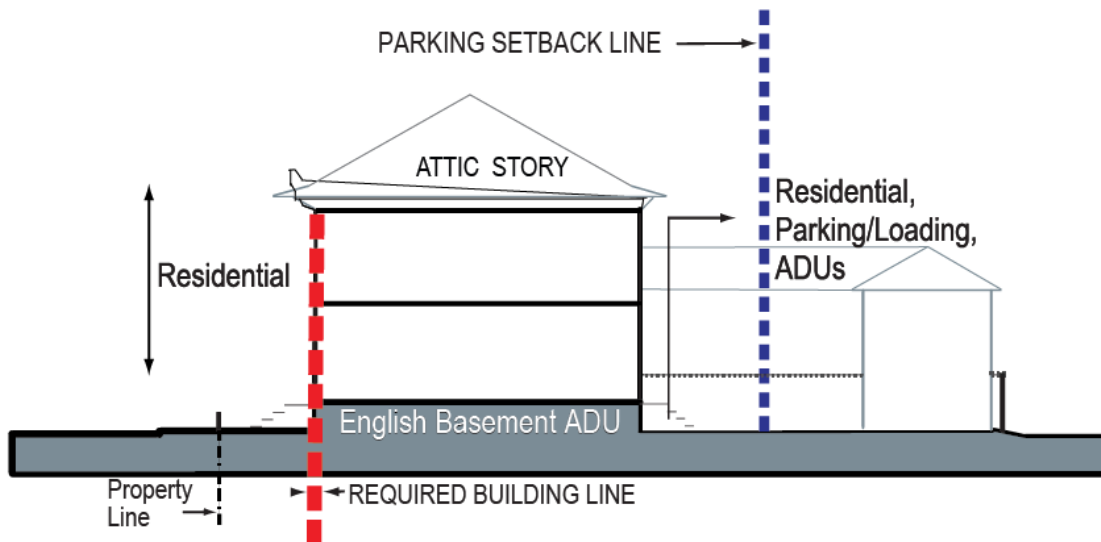
E. ELEMENTS¹

1. **FENESTRATION, all STORIES:** 25 to 70%
2. **A STOOP or FRONT PORCH²** is required:
 - a. FRONT PORCH: minimum width 10', minimum depth 8'
 - b. STOOP: for SMALL APARTMENTS, width 10' to 15', depth 6' to 8'; for all others, width 4' to 6', depth 3' to 5'
 - c. For ROWHOUSE or duplex configurations this requirement applies to each ROWHOUSE or to each unit for a duplex.
3. **BALCONIES:**
Required on the upper STORIES of SMALL APARTMENTS with more than 45' of frontage width. ROWHOUSES are not subject to this requirement. Where used to satisfy this requirement, or as part of the PRIVATE OPEN AREA calculation, the below dimensions are required:
 - a. BALCONIES shall cumulatively be a minimum 1/3rd the FACADE width for each upper STORY.
 - b. Minimum depth 5', Minimum width 7';
4. **ATTIC STORY:** permitted within the parameters of *Section 194.D*.
5. **FACADE Entries:** All dwellings must have at least one entry in the FACADE that provides direct access to the STREET-SPACE, whether through a shared lobby or their own entry door. ADUs are exempt but must have a clear access to the STREET-SPACE.
6. **Upper STORY Access:** Unenclosed or partially enclosed exterior staircases may not be used to access upper STORY dwelling units.

¹ See Section 194. Architectural Standards, for specific FACADE materials & configuration requirements.

² STOOPS and FRONT PORCHES, by definition, encroach into the DOORYARD.

193.4 Neighborhood Medium Frontage



F. USES

See Section 197. Building Functions for specific parameters and/or performance standards.

1. **All STORIES:** Residential.
2. **Accessory Dwelling Units:** permitted for owner-occupied attached and detached single-unit dwellings. (See 193.1 General Standards, G. Accessory Dwelling Units, above.)
3. **Rear Lot Area:**
 - a. In addition to the residential use, parking and loading is permitted, behind the PARKING SETBACK LINE.
 - b. For lots with an ALLEY/REQUIRED BUILDING LINE intersection, where there is an additional parking area designated on the REGULATING PLAN, parking is permitted in this area when:
 - i. it is within a building;
 - ii. the FACADE of the building enclosing the parking meets all requirements;
 - iii. it is 2' off the front of the REQUIRED BUILDING LINE; and
 - iv. within 40' of the rear lot line.

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193.5 Neighborhood Small Frontage

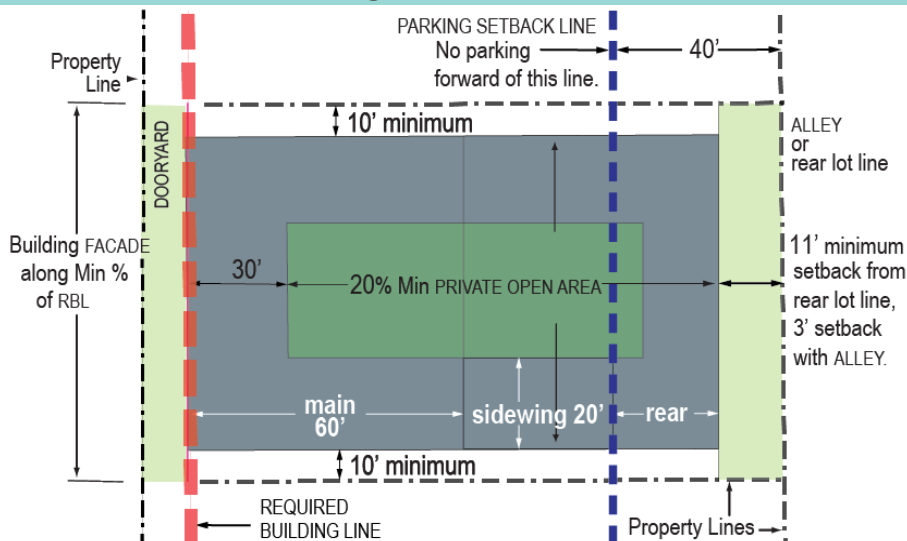
A. Illustrations and intent

The Neighborhood Small frontage is designed to fit comfortably into an existing neighborhood context, allowing redevelopment at a similar or slightly increased scale and intensity. This frontage includes houses (detached and attached), and/or small apartment buildings. The character and intensity of this frontage varies depending on the scale of its context. These frontages generally have rear yards and parking accessed from an ALLEY.

Note: These photos and statements are provided as illustrations of intent and are advisory only. They are not regulatory. Refer to the standards on the following pages for the specific standards of the Neighborhood Medium Building Form Standard.



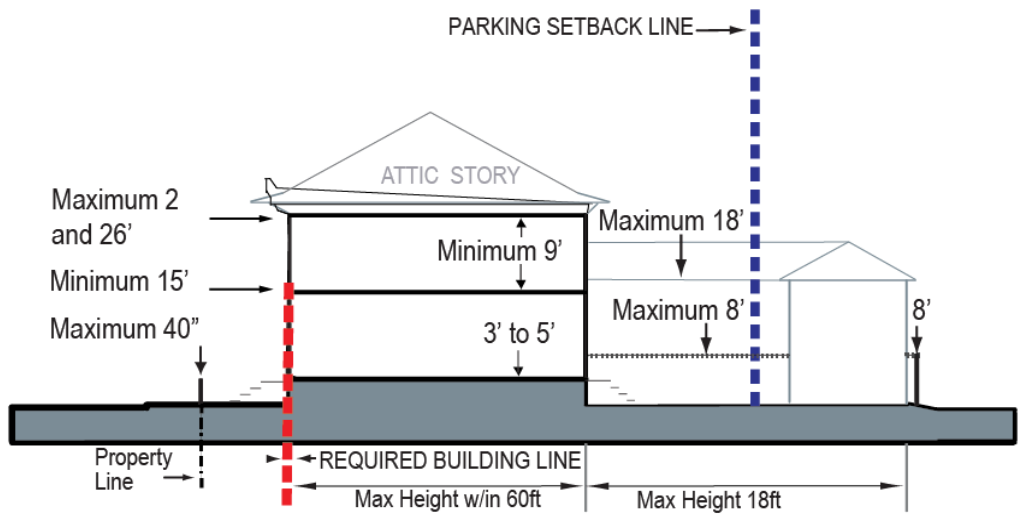
193.5 Neighborhood Small Frontage



B. PLACEMENT

1. **FACADE:** On each lot the building FAÇADE shall be built to the REQUIRED BUILDING LINE (RBL) for at least 50% of the RBL length.
2. **A STREET WALL** or PRIVACY FENCE is permitted on any unbuilt REQUIRED BUILDING LINE.
3. **Maximum FACADE width:** No individual structure or attached set/group of ROWHOUSES may exceed a maximum FAÇADE frontage length of 60 Ft. A gap of at least 10' is required between each building or set of rowhouses.
4. **BUILDABLE AREA**
 - a. The BUILDABLE AREA is delineated by the gray area in the diagram above. The main portion of the BUILDABLE AREA is within 60' of the RBL. The SIDEWING BUILDABLE AREAS are between the main and rear BUILDABLE AREA and within 20' of each side setback.
 - b. The REQUIRED BUILDING LINE is indicated on the REGULATING PLAN. It is generally located 15' off the ROW/property line for Neighborhood Small. The exact position of the RBL should be confirmed in consultation with the Zoning Administrator and ZRC.
 - c. Setbacks: 10' each side lot line; 3' from an ALLEY and 11' from rear lot line where there is no ALLEY.
 - d. A PRIVATE OPEN AREA equal to at least 20% of the BUILDABLE AREA must be provided on every lot.
 - i. The minimum PRIVATE OPEN AREA dimension is 18'.
 - ii. The PRIVATE OPEN AREA must be located at least 30' behind the REQUIRED BUILDING LINE.
 - iii. The PRIVATE OPEN AREA must be at grade, except BALCONIES and extremely shallow lots, as specified in v. below;
 - iv. Up to 33% of the required PRIVATE OPEN AREA may be satisfied through the BALCONIES of individual ROWHOUSES and/or units, which are exempt from *i* and *ii* above.
 - v. The PRIVATE OPEN AREA for lots with less than 70' from the REQUIRED BUILDING LINE to the rear setback, may be above grade.
5. **Other**
 - a. The PARKING SETBACK LINE is indicated on the REGULATING PLAN, generally 40' from the rear lot line, with limited exceptions at ALLEY/RBL intersections and for other special conditions, see *E.3. Rear Lot Area below*. The side setback for parking is 3' from any COMMON LOT LINE
 - b. The minimum ROWHOUSE width, measured parallel to the RBL, is 18'.
 - c. A PRIVACY FENCE is permitted, at or behind the REQUIRED BUILDING LINE, on COMMON LOT LINES, and on rear lot lines.

193.5 Neighborhood Small Frontage



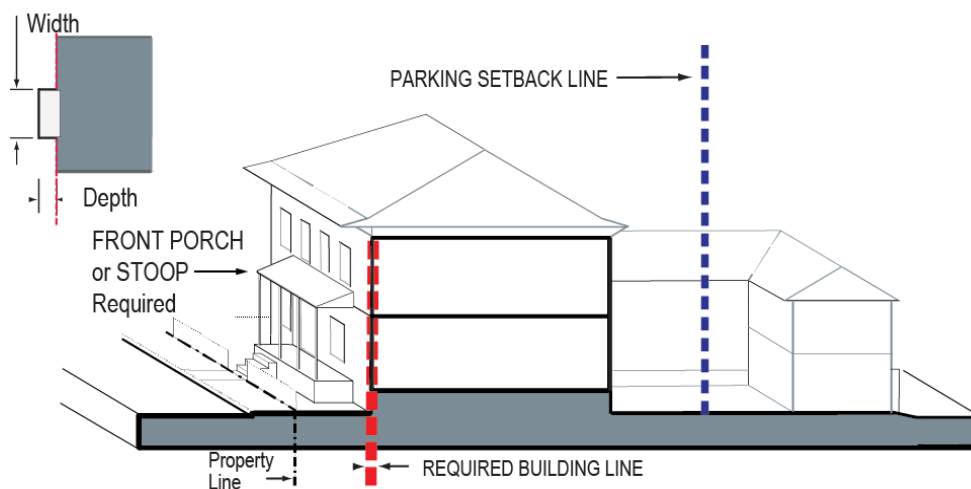
C. HEIGHT

1. Building Height:

- a. At and within 60' of the RBL: minimum 15', maximum 2 STORIES and 26 feet.
- b. Sidewing and rear lot area: maximum 18'.

- 2. **Ground floor finished elevation:** within 30' of the REQUIRED BUILDING LINE: 3' to 5'. Entrances may be at grade, with transitions to meet the minimum finished floor elevation within the building interior. This this does not prohibit an ACCESSORY UNIT in an ENGLISH BASEMENT form.
- 3. **All STORIES CLEAR HEIGHT:** 9' minimum
- 4. **STREET WALL:** permitted, maximum 6'.
- 5. **DOORYARD wall or fence:** permitted, maximum 40". This is an optional low garden wall or fence surrounding the DOORYARD area.
- 6. **PRIVACY FENCE:** permitted, 6' maximum along RBL, 8' maximum along COMMON LOT LINES and rear lot lines, measured from adjacent grade.

193.5 Neighborhood Small Frontage



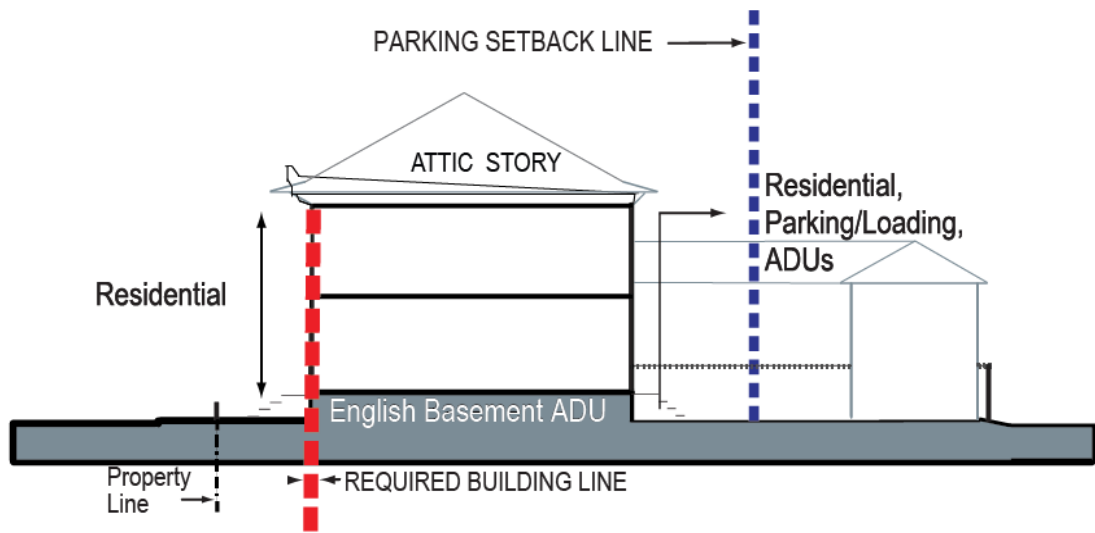
D. ELEMENTS¹

1. **FENESTRATION, all STORIES:** 25 to 70%
2. **A STOOP or FRONT PORCH²** is required:
 - a. FRONT PORCH: minimum width 10', minimum depth 8
 - b. STOOP: for SMALL APARTMENTS, width 6' to 10', depth 6' to 8'; for all others width 4' to 6', depth 3' to 5'
 - c. For ROWHOUSE configurations, this applies to each ROWHOUSE or to each unit for a duplex.
3. **BALCONIES:**
Required on the upper STORIES of SMALL APARTMENTS with more than 45' of frontage width. Where used to satisfy this requirement, or as part of the PRIVATE OPEN AREA calculation, these dimensions are required:
 - a. BALCONIES shall cumulatively be a minimum 1/3rd the FACADE width for each upper STORY. ROWHOUSES are not subject to this requirement.
 - b. Minimum depth 5', minimum width 7';
4. **ATTIC STORY:** permitted within the parameters of *Section 194.D*.
5. **FACADE Entries:** All dwellings must have at least one entry in the FACADE that provides direct access to the STREET-SPACE, whether through a shared lobby or their own entry door. ADUs are exempt but must have a clear access to the STREET-SPACE.
6. **Upper STORY Access:** Unenclosed or partially enclosed exterior staircases may not be used to access upper STORY dwelling units.

¹ see Section 194. Architectural Standards, for specific FACADE materials & configuration requirements,

² STOOPS and FRONT PORCHES, by definition, encroach into the DOORYARD.

193.5 Neighborhood Small Frontage



E. USES

See Section 197. Building Functions for specific parameters and/or performance standards.

1. **All STORIES:** Residential.
2. **Accessory Dwelling Units:** permitted for owner-occupied ROWHOUSES and detached houses. (See 193.1 General Standards, G. Accessory Dwelling Units, above.)
3. **Rear Lot Area:**
 - a. In addition to the residential use, parking and loading is permitted, behind the PARKING SETBACK LINE.
 - b. For lots with an ALLEY/REQUIRED BUILDING LINE intersection, where there is an additional parking area designated on the REGULATING PLAN, parking is permitted in this area when:
 - i. it is within a building;
 - ii. the FACADE of the building enclosing the parking meets all requirements;
 - iii. it is 2' off the front of the REQUIRED BUILDING LINE; and
 - iv. within 40' of the rear lot line.

193.6 Cottage Courts in Neighborhood Frontages



Note: The photos above are provided as illustrations of intent and are advisory only. They are not regulatory. Refer to the standards below for the specific standards for COTTAGE COURTS.

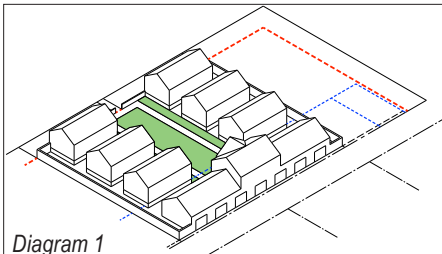


Diagram 1
COTTAGE COURT with a COTTAGE above the parking shed

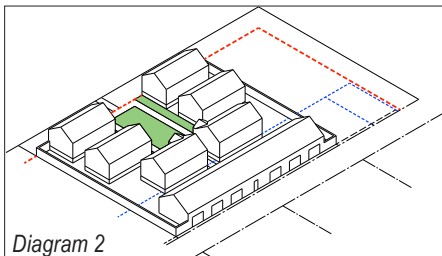


Diagram 2
COTTAGE COURT with 6 COTTAGES

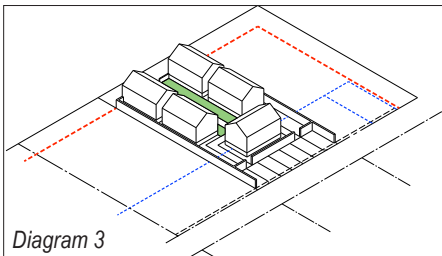


Diagram 3
A small COTTAGE COURT with 5 COTTAGES and a rear parking lot

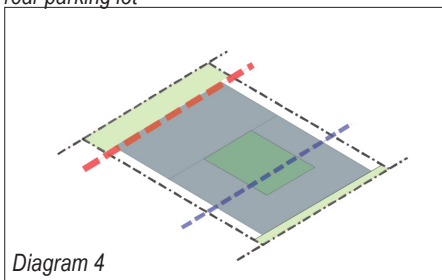


Diagram 4
See 193.4 Neighborhood Medium or 193.5 Neighborhood Small for the base frontage standards.

A. Cottage Court Specifications

Where a COTTAGE COURT configuration is being proposed, all rules of the designated Neighborhood Frontage apply, with the following additions and modifications:

1. The minimum lot width necessary for a cottage court is 66' in Neighborhood Medium frontages and 76' in Neighborhood Small frontages
2. Minimum 5' separation between all buildings (walls).
3. Minimum COTTAGE width and/or length of 18'.
4. Maximum COTTAGE and/or unit footprint of 700 sq ft (parking garages and parking sheds are not limited by this)
5. Maximum height of 1 ½ STORIES or 18'.
6. Maximum 2 bedrooms per cottage.
7. Maximum rental occupancy 2 adults (children are not precluded).
8. The Central Courtyard:
 - a. Must be contiguous with the RBL and open to the RBL not less than 80% of the widest COURTYARD dimension (parallel to the RBL).
 - b. Must be open to the STREET-SPACE, with no wall or fence taller than 40" above the average fronting CLEAR SIDEWALK elevation.
 - c. Must be configured as a simple rectangle,¹ with no more than one width and/or depth variation.
 - d. Must be between 20' and 70' wide and between 40' and 90' deep.
 - e. Must be a green space, not more than 1/3rd paved.²
 - f. Satisfies the PRIVATE OPEN AREA requirement.
9. COTTAGES not on the RBL shall front the central COURTYARD. Elevations fronting the COURTYARD will be regulated as FACADES.
10. At least 15' of each COTTAGE must be contiguous along the COURTYARD.
11. All COTTAGE roofs shall be simple hip or gable roofs with a pitch between 5:12 and 12:12. Shed roofs, minimum pitch 3:12, are permitted on dormers, porches, and parking sheds.
12. A PRIVACY FENCE is required on the side lot lines behind the RBL.
13. Vehicle parking must be behind the PARKING SETBACK LINE.

1. The central COURTYARD for irregular lots may vary to accommodate the shape of the side lot lines, but must maintain a simple shape, as approved by the Zoning Administrator.

2. All paved areas, other than central COURTYARD walkways, must be reviewed by the ZRC.

Section 26-194. Architectural Standards

A. General Purpose and Intent

The primary purposes of the *Architectural Standards*, working in tandem with *Section 26-193. Building Form Standards*, is to complement and reinforce the pedestrian environment and STREET-SPACE of the Character Districts through the application of high quality materials and architectural designs. These standards are intended to result in construction that is simple and functional, includes sustainable elements, and that will result in quality development that uses durable materials and design. A wide range of architectural expressions, from traditional to contemporary, can be achieved through these standards. The character of new building FACADES should complement the materials and general scale of surrounding district buildings and, through application of these standards, create a cohesive ensemble of buildings within the Character District.

These *Architectural Standards* include basic parameters for functional building element configurations and a palette of exterior building materials. In order to establish and maintain a sense of place, these standards specify an architectural aesthetic of load-bearing walls and regional materials. The standards also specify details, such as window proportions, roof or cornice configurations, shopfronts, and overhangs. Buildings should reflect and complement the traditional materials and techniques of the greater Cedar Falls region.

B. General Principles

1. Applicability:

- a. These standards apply to all new construction within the Character Districts, unless otherwise expressly stated in this section. *See Section 26-63 Proportionate Compliance* for specific applicability when remodeling or renovating existing structures.
- b. Where CLEARLY VISIBLE FROM THE STREET-SPACE:
 - (i) Many of these standards apply only where clearly visible from the STREET-SPACE. Note that the definition of STREET-SPACE includes parks, SQUARES, and CIVIC GREENS but NOT ALLEYS.
 - (ii) These controls concentrate on the public realm and views from the public realm, and minimize interference in the private realm. For example, an architectural element that is visible only through an opening in a STREET WALL is NOT CLEARLY VISIBLE FROM THE STREET.

2. Materials

- a. All building materials shall express their structural properties. For example, stronger and heavier materials (masonry) should be located below lighter materials (wood). Material changes should occur at logical construction locations (such as at an inside corner).
- b. EQUIVALENT OR BETTER:

Materials, techniques, and product types listed in this Section are prescribed. Where indicated, materials that are EQUIVALENT OR BETTER may be proposed to the Zoning Administrator and ZRC for review according to the Minor Adjustments process established in Section 26-39, not including any materials specifically prohibited in the individual sub-Section. The Zoning Administrator will maintain a list of approved materials containing materials that have met this standard and are therefore permitted under this section.

Character District Sections: 26-191 to 26-198

- 191. Introduction & Definitions
- 192. Regulating Plans
- 193. Building Form Standards
- 194. Architectural Standards**
- 195. Public Realm Standards
- 196. Parking & Loading
- 197. Building Functions
- 198. Reserved
- 199. Reserved

C. Architectural Standards: Building Walls

1. Purpose and Intent

BUILDING FACADES define the **PUBLIC REALM**, or **STREET-SPACE**. All walls should express the construction techniques and structural constraints of their building materials. These standards are intended to achieve simple configurations and solid craftsmanship.

Photographs are provided as illustrations of intent, with no regulatory effect. They shall not imply that every element in the image is permitted. Refer to the standards on the following page for the specific requirements of this section.



Building with stone and brick FACADE



Cast iron SHOPFRONT with brick second STORY



Material change at an interior corner, a logical structural location.



Building with copper FACADE



Recent all-brick townhouses with significant architectural detailing



Stucco building FACADE.

2. Applicability

The standards in this section apply to all building walls that are **CLEARLY VISIBLE FROM THE STREET-SPACE**. Where expressly stated, they also apply to additional building elevations.

3. Primary FAÇADE Materials
 - a. Any of the following building materials shall be used on a minimum of 75% of the FACADE area. This measurement shall be calculated as a percentage of the wall portion of the FACADE, exclusive of FENESTRATION.
 - (i) Brick and terra cotta;
 - (ii) Natural stone;
 - (iii) Stucco (cement plaster); prefabricated stucco panels and sprayed on stucco finishes are prohibited;
 - (iv) Cast iron, copper, stainless steel (18-8 or better), or titanium metal.
 - b. For Neighborhood frontages only:
 - (i) Wood or approved fiber cement siding;
 - (ii) Vinyl siding may be used to replace other types of siding on existing single-unit residential buildings. On other buildings with existing vinyl siding, that siding may be replaced or repaired with vinyl siding and any additions may be clad with vinyl siding.
 - c. Additional materials may be proposed to the Zoning Administrator and ZRC for review under the EQUIVALENT OR BETTER standard, see *Section B.2.b* above.
4. Secondary Materials

Any of the following materials are permitted on a maximum of 25% of the FAÇADE area and on all side and rear elevations.

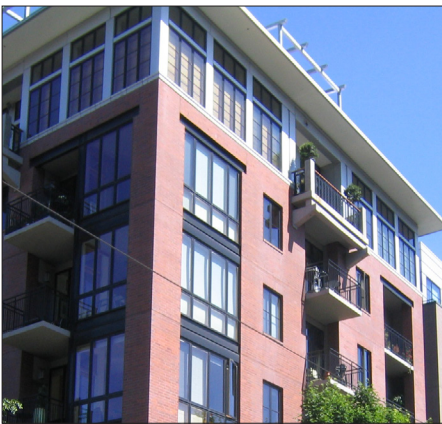
 - a. All permitted primary materials;
 - b. Metal (heavy gauge & non-reflective);
 - c. Ground- or Split-faced block (integrally colored);
 - d. Glass block;
 - e. Decorative tile;
 - f. Pre-cast masonry;
 - g. Durable foam-based products, such as Fypon, may be used for architectural detailing; and
 - h. EIFS (Exterior Insulation and Finishing System) and other synthetic materials may be used above the second story, if on the ZRC Approved Alternate Materials List.
5. Prohibited Materials
 - a. Styrofoam;
 - b. Vinyl (except as noted above for Neighborhood frontages) and aluminum siding.
6. Configurations and Techniques
 - a. When different materials are used on a FACADE, heavier materials shall be used below lighter materials (i.e., stone below brick; brick below metal panel; brick below siding).
 - b. All masonry, including brick, block, and stone, shall be in an apparent load-bearing configuration.
 - c. Where siding, including panels, is not mitered at corners, siding shall incorporate corner boards on the outside building corners to conceal raw edges.
 - d. Wall openings (FENESTRATION) must:
 - (i) have a vertical dimension equal to or greater than the horizontal dimension unless otherwise specifically permitted in these district standards;
 - (ii) correspond to the interior space and shall not span across building structure such as a floor or wall.
 - e. Wood Siding and Wood Simulation Materials
 - (i) Horizontal siding shall be configured with a maximum board exposure of 8 inches.
 - (ii) Board and batten siding shall have a maximum board width of 10 inches.
 - (iii) Siding and shingles shall be smooth, not rough-sawn finish.
 - (iv) Shall not come in contact with the ground surface.
 - f. Stucco:
 - (i) Shall have a smooth or sand finish only; no rough textured finish.
 - (ii) Shall not come in contact with the ground surface.
 - g. All exposed masonry walls (i.e., STREET WALLS, garden and other free-standing walls, and parapets) shall have a cap or coping to protect the top of the wall from weather.

D. Architectural Standards: Roofs, Eaves and Parapets

1. Purpose and Intent

Roofs and parapets are part of the **FACADE** composition (its crown or hat) and contribute to the spatial definition of the **STREET-SPACE**. They should demonstrate common-sense recognition of the climate by utilizing appropriate pitch, drainage, and materials in order to provide visual coherence to the district. Roof forms are not interchangeable. The roof type is integral to the design of the building and its architectural character and the configuration should be appropriate for the building and its **FACADE**.

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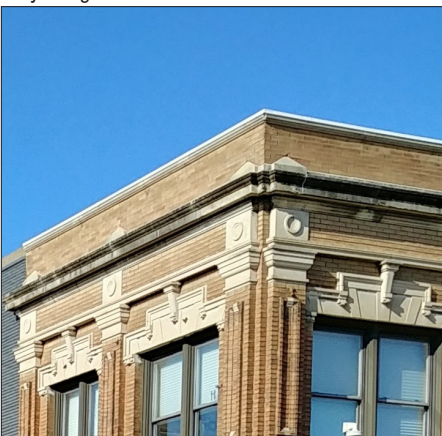
Projecting cornice



Parapet wall as Dutch Gable



Building with gable eaves and **FACADE** cornice



Parapet wall with projecting cornice



Overhanging eave



Parapet walls with projecting brick corbels

2. Applicability

The standards in this section apply to any roof or parapet that is CLEARLY VISIBLE FROM THE STREET-SPACE.

3. Permitted Roofing Materials

- a. Tile;
- b. Slate, and equivalent synthetic materials or better;
- c. Metal, shingle or standing seam, equivalent or better;
- d. Dimensional architectural grade composition shingles; or
- e. Wood shingles.

3. Prohibited Roofing Materials: corrugated metal

4. Additional Permitted Materials and Elements

- a. Cornices and soffits may be comprised of wood or metal.
- b. Gutters and downspouts may be vinyl and/or metal, in accordance with industry standards.
- c. Parapet wall materials, exclusive of copings, shall match the building wall.

5. Additional materials may be proposed to the Zoning Administrator and ZRC for review under the EQUIVALENT OR BETTER standard, see *Section B.2.b* above.

6. Configurations and Techniques

- a. Flat roofs are allowed except in COTTAGE COURT configurations.
- b. Pitched Roofs
Roof pitch is measured as rise over run. For example, a 4:12 pitched roof increases 4" in height for every 12" of horizontal distance.
 - (i) Roofs that cover the main body of a building shall have a slope of no less than 5:12 and no more than 12:12.
 - (ii) The roofs of FRONT PORCHES, STOOPS, and BALCONIES shall have a slope of no less than 2:12 and no more than 6:12.
 - (iii) The end walls of a Dutch gable or gambrel roof may extend up above the roof line to form a parapet.
 - (iv) Pitched roofs, except those on the FACADE side of the building, may be "cut out" to allow roof access for terraces and mechanical equipment. The cut out area may not be within 18 inches of end of the individual exterior wall nor within 18 inches of the roof ridge.
- c. Overhang Requirements
 - (i) There shall be a 10 to 30 inch overhang near the top of the primary structure, with the exception of parapet walls, which have a minimum overhang of 3". This does not apply to walls on/at COMMON LOT LINES or rear elevations.
 - (ii) Buildings may satisfy the overhang requirement with eaves, a cornice, or similar form projecting horizontally from near the top of the building wall or above the ceiling of the uppermost STORY.
- d. Other Elements
 - (i) Roof-mounted equipment is permitted only when screened from view (from the STREET-SPACE) by the building's parapet wall.
 - (ii) Skylights, solar shingles, and solar panels that are flat and flush to the roof are permitted; however, non-flat/flush panels should be mounted at least 5 feet from the roof outer edge/eaves or behind the parapet wall.

E. Architectural Standards: Windows and Doors

1. Purpose and Intent

The placement, configuration, type, and size of windows and doors on the **FACADE** greatly influences the scale and character of the **STREET-SPACE**. For Storefront frontages, windows allow interplay between the ground floor interiors and the sidewalk. Commercial uses (especially restaurants and retail establishments) benefit from exposure to the passers-by and the **STREET-SPACE** benefits from the visual activity. For residences, windows foster the “eyes on the street” surveillance which provides for the security and safety for the area.

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Door with transom and sidelight windows



Windows recessed behind **FACADE** surface



Ground STORY **SHOPFRONT** and upper story double-hung windows



Grouped windows



SHOPFRONT windows with stained glass transom



Grouped windows

2. Applicability

The standards in this section apply to any window or door that is CLEARLY VISIBLE FROM THE STREET-SPACE. See *Section 26-63* for specific applicability when remodeling or renovating existing structures. Specific requirements and exceptions for SHOPFRONTS are provided in section *F. Shopfronts*, below.

3. Materials

- a. Glass panes must be clear, with low reflectivity and light transmission at the GROUND STORY of at least 75%. SHOPFRONT transoms are excluded from this restriction.
- b. Doors shall be of wood, clad wood, glass, steel, or any combination thereof.
- c. Shutter materials shall be wood or clad wood.
- d. Additional materials may be proposed to the Zoning Administrator and ZRC for review under the EQUIVALENT OR BETTER standard, see *Section B.2.b* above.

4. Configurations and Techniques

- a. All Windows except SHOPFRONTS (see *F. Shopfronts*, below)
 - (i) The horizontal dimension of the opening shall not exceed the vertical dimension except for transom windows above an entrance;
 - (ii) Windows may be grouped horizontally if each grouping is separated by a mullion, column, pier, or wall section that is at least seven inches wide. A group is limited to a maximum of five windows;
 - (iii) Windows should be subdivided to provide a pedestrian scale. The maximum dimensions for glass panes are 60 inches vertical by 36 inches horizontal.
 - (iv) Window panes shall be recessed behind the surface of the FACADE a minimum of three inches, except for BAY WINDOWS and SHOPFRONTS.
 - (v) Windows must correspond to the clear height within a building and may not span across building structure such as floor structural and mechanical thicknesses. Windows on different story levels must be separated by a minimum 24-inch wall or framing element.
 - (vi) Window types: single-, double-, and triple-hung, hopper, awning, casement, clerestory, and transom.
 - (vii) Fixed windows are only permitted as part of a window grouping that includes an operable window.
 - (viii) Egress windows may be installed as required by the applicable building code.
 - (ix) Snap-in mullions and MUNTIN are permitted but not considered in any proportion calculation or measurements for fenestration.
 - (x) Exterior shutters, when used, shall be sized and mounted appropriately for the window (one-half the width).
- b. GROUND STORY Windows and Doors
 - (i) Double-height entryways (those that span more than one STORY) are not permitted.
 - (ii) General and Storefront FACADE doors shall not be recessed more than four feet¹ behind their FACADE and, in any case, shall have a clear view and path to a minimum 45-degree angle past the perpendicular from each side of the door into the STREET-SPACE. Doors may not encroach into the right-of way when opened.
- c. Upper STORY Windows

On all upper STORIES, a minimum of 40% of the window area, per STORY, must be operable.
- d. Garage doors

When a lot is adjacent to an ALLEY, garage doors shall face towards the ALLEY.

¹ *Note of Intent: there may be historic shopfronts in the downtown that do NOT meet this standard. This is done in consideration of the materials, craftsmanship and aesthetic of contemporary construction (new buildings won't be built out of the same materials or with the same kind of craftsmanship as the historic buildings).*

F. Architectural Standards: SHOPFRONTS

1. Purpose and Intent

SHOPFRONTS enliven the public realm. They improve walkability, with frequent entrances and large display windows providing transparency and connection between the interior activity and the public sidewalk. Display windows should be large to allow unimpeded views into the interior of the shop. Closely spaced mullions or muntins, punched windows, and horizontal grids should be avoided.

2. Applicability

The standards in this section apply to building frontages designated as Storefront on the Character District REGULATING PLAN. They include more requirements than, and some exceptions to, the standards in *Section E. Windows and Doors*, above. Where there is an apparent conflict, these rules apply. Applicants may use the SHOPFRONT standards for any portion of a General Urban frontage, subject to ZRC approval.

3. Requirements and Configurations

- The bottom of SHOPFRONT window glass shall be between 1 and 3 feet above the sidewalk and shall run from the sill to a minimum of 8 feet above the sidewalk. Materials per *Section C. Building Walls* must be used below the window sill.
- Roll-up garage doors are not permitted for designated Storefront Frontages.
- SHOPFRONT window and door glass shall be clear, with light transmission of at least 75%. Transom glass may be tinted, obscured, stained, or glass block.
- Individual panes of glass in SHOPFRONTS shall be no larger than 11 feet in height and 6 feet in width.
- SHOPFRONT windows and doors may not be made opaque by window treatments, except by operable sunscreen devices within the interior. A minimum of 75% of the FENESTRATION must allow views into the interior for a depth of at least 10 feet.
- Shopfront doors must have at least 60% glass. Solid and opaque doors are prohibited.
- Shopfront doors must be distinguished by features such as: transom windows, AWNINGS or CANOPIES, or a recessed entryway.
- SHOPFRONTS must be differentiated from the FACADE above by a projection or string course, with a minimum relief of one inch and minimum vertical width of three inches, between each SHOPFRONT and the window-sill level of the second STORY.

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G. Architectural Standards: AWNINGS and CANOPIES

1. Purpose and Intent

AWNINGS and CANOPIES provide protection from the elements and create shade and shadow on the building, enhance the three dimensional quality, add interest, and can help emphasize a primary building entrance. Open ended AWNINGS are preferred to make blade signs and transom windows more visible from the sidewalk.

2. Applicability

The standards in this section apply to any AWNING or CANOPY that is CLEARLY VISIBLE FROM THE STREET-SPACE.

3. Materials

- a. AWNING must be made of commercial-grade fabric and may be either fixed or retractable. High-gloss, plasticized, shiny or reflective materials are prohibited.
- b. CANOPY framing shall be constructed of either metal or wood.
- c. CANOPY roofing materials, where CLEARLY VISIBLE FROM THE STREET-SPACE, may be: metal standing seam (5V crimp or equivalent), slate, glass, or durable fabric.
- d. Additional materials may be proposed to the Zoning Administrator and ZRC for review under the EQUIVALENT OR BETTER standard, see Section B.2.b above.

4. Configurations

- a. AWNINGS and CANOPIES shall not interfere with utilities, street trees, or other important ROW elements.
- b. AWNINGS and CANOPIES shall shade windows with the awning top mounted no more than one foot above the opening below.
- c. AWNING and CANOPY overhangs shall have a minimum of nine feet clear height above the sidewalk and be minimum of four feet deep, measured from the FAÇADE. The maximum depth is to back-of-curb or the TREE LAWN edge, whichever is less. (subject to approval by the Zoning Administrator and ZRC).
- d. Back-lighting or internal illumination through the AWNING or CANOPY is not permitted.
- e. One-quarter cylinder configurations are not permitted.
- f. CANOPIES shall be mounted to the building wall and supported either from below by brackets or from above by cables or chains, or be structurally integrated with the building.

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H. Architectural Standards: FACADE Composition for Large Building Frontages

1. Intent

General and Storefront frontages have additional specific design parameters to ensure that they create a positive pedestrian environment.

2. Applicability

These standards maintain a pedestrian scale, even where the buildings are quite large. They apply to the first four STORIES of the FACADE. This conservatively covers the distance within which one can discern the human face from the street. Building FACADES with 100 feet or more of frontage on a BLOCK FACE are subject to this rule. Lots with street frontage of less than 100 feet on a BLOCK FACE are exempt from this rule for that BLOCK FACE, but shall still include at least one functioning pedestrian street entry and meet all other applicable BUILDING FORM STANDARDS.

3. Facade Composition

The FACADE composition rule is intended to maintain a pedestrian-friendly scale. “FACADE COMPOSITION” is the arrangement and proportion of FACADE materials and elements (windows, doors, columns, pilasters, bays). “Complete and discrete” distinguishes one part of the FACADE from another to give the appearance of distinct FACADES.

a. For each BLOCK FACE, FACADES along the REQUIRED BUILDING LINE shall present a complete and discrete vertical FACADE COMPOSITION for the STREET-SPACE, at no greater than the following average STREET FRONTAGE lengths:

- (i) 60 feet for Storefront frontages;
- (ii) 75 feet for General frontages.

These are average frontage lengths; the FACADE may be composed of bays of different sizes to achieve the average; uniform spacing is not required.

b. Each FACADE COMPOSITION shall include at least one functioning street entry door.

c. The FACADE COMPOSITION requirement may be satisfied by liner shops, which are shallow shops located in front of larger footprint uses such as grocery stores or parking structures.

d. To achieve a complete and discrete vertical FACADE COMPOSITION within a BLOCK FACE the applicant shall demonstrate that at least two of the following features that distinguish one FACADE COMPOSITION from the next are included:

- (i) Different FENESTRATION proportions of at least 20% in height or width or height:width ratio. (See Figure 1.)
- (ii) Different FACADE configurations, through a change in architectural features, such as FACADE elements, bay rhythm, cornice line, articulation, or detailing; change in the wall plane alone is insufficient. (See Figure 2.)
- (iii) Change in wall material; color changes alone are insufficient.
- (iv) Change in total FENESTRATION percentage with a minimum difference of 12%. Ground floor FACADES are not included.
- (v) Clearly different ground story FACADE composition, using framing material and fenestration proportions.

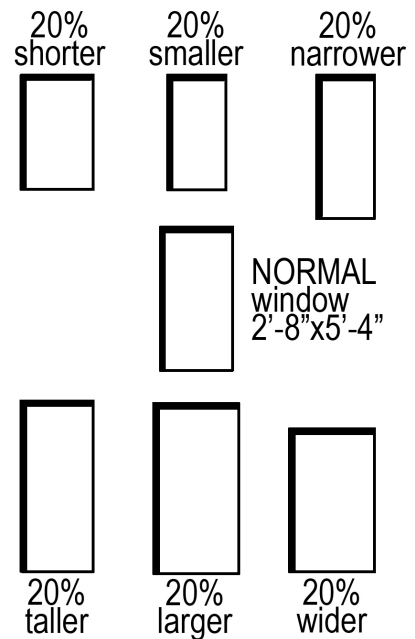


Diagram 1. Illustration of different FENESTRATION proportions

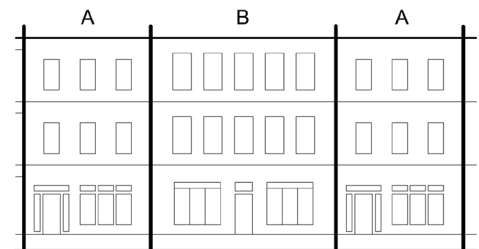


Diagram 2. Illustration of FACADE configurations with a clearly different rhythm

I. Architectural Standards: Street Walls and Fences

1. Purpose and Intent

The STREET-SPACE is physically defined by buildings, walls, or fences. Land should be clearly public or private; in the public view or private and protected.

STREET WALLS establish a clear edge to the STREET-SPACE where there is no building. These requirements include masonry walls that define outdoor spaces and separate the STREET-SPACE from the private realm (e.g. parking lots, gardens, trash cans, and equipment). All STREET WALL faces should be designed as is the building FAÇADE, with the finished side out (i.e. the “better” side facing the STREET-SPACE).

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STREET WALL defining private garden or courtyard



STREET WALL with door



STREET WALL with gate



STREET WALL with gates shielding service area from PUBLIC REALM



Not permitted—no STREET WALL and parking visible from the STREET-SPACE

2. Applicability

The following standards apply to all STREET WALLS and fences that are CLEARLY VISIBLE FROM THE STREET-SPACE.

3. Materials

a. Walls

- (i) Brick;
- (ii) Natural stone
- (iii) Stucco on masonry (such as concrete block or poured concrete)
- (iv) A combination of materials, e.g., stone piers with brick infill panels, masonry with iron or steel.

b. Gates and Fenestration

- (i) Metal, including wrought iron, welded steel and/or electro-plated black aluminum; may also be used for FENESTRATION in the wall itself; or
- (ii) Wood.

c. DOORYARD and Privacy Fences

- (i) Wood;
- (ii) Wrought iron or metal that faithfully imitates wrought iron;
- (iii) Dimensional composite material (synthetic and composite woods); or
- (iv) A combination of any of the above materials with masonry piers.
- (v) Rolled fencing (such as chain link) is prohibited where CLEARLY VISIBLE FROM THE STREET-SPACE.
- (vi) Additional materials may be proposed to the Zoning Administrator and ZRC for review under the EQUIVALENT OR BETTER standard, see Section B.2.b above.

4. Configurations and Techniques

Permitted configurations and techniques (See also Section 26-193. Building Form Standards):

a. STREET WALLS:

- (i) shall be built to the height and length specified in the applicable BUILDING FORM STANDARD.
- (ii) taller than 5 feet are subject to the FENESTRATION requirements of the applicable BFS frontage; those lower than 5 feet may use the FENESTRATION parameters.

b. DOORYARD Fences and Privacy Fences:

- (i) shall be “finished side” facing the street or adjacent property;
- (ii) DOORYARD fences: must be at least 1/3 open and not solid. Wooden picket boards should not be more than 3.75 inches wide and set so that the space between them is not more than 3 inches wide.



STREET WALLS with coping and wrought iron along an unbuilt street frontage.



J. Architectural Standards: Entry Features, FRONT PORCHES, STOOPS and CANOPIES

1. Purpose and Intent

Building entries are the front door of a building and provide a connection between the building interior and the outside, public activity. They also establish a clear hierarchy and focal point for the building. Entries should be scaled appropriately to the size of the building.

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Small Apartment Building with a clear entry



Small Apartment Building with a forecourt entry



Rowhouses with entry STOOPS



Urban General building entry with STOOP and CANOPY with BALCONY above.



Small Apartment Building with a FRONT PORCH entry

2. Applicability

The standards in this section apply to all building FACADE entries within a Character District.

3. Materials

Permitted materials for FRONT PORCHES, STOOPS, and other entry features: (For AWNING and CANOPY materials, see Section G. Awnings and Canopies, above.)

- a. Foundation walls and piers of stucco, stone, split-faced concrete, poured concrete with a smooth finish, or brick.
- b. Porch posts, piers, columns or pilasters of wood, or approved fiber cement product, stone, stucco, brick, or split-faced block.
- c. Balustrades of: wood, which must be finished (painted or stained, no raw lumber); large section aluminum; or Zoning Administrator approved synthetic, which must be paintable.
- d. Privacy lattice (max 1” openings) enclosing open foundations.
- e. Additional materials may be proposed to the Zoning Administrator and ZRC for review under the EQUIVALENT OR BETTER standard, see Section B.2.b above.

4. Configurations

Entries should be distinguished by variations in FACADE design, materials, and articulation that clearly identifies the entrance.

- a. Spacing between columns, piers or posts shall be no wider than 1.33 times their height (for example, 9’ tall posts can not be more than 12’ apart).
- b. All required FRONT PORCHES or STOOPS shall be roofed, with supporting posts, brackets, piers or columns and railings. STOOPS may alternately have a CANOPY or AWNING covering. The AWNING or CANOPY may be supported as described in a., above, or hung from the FACADE by chains or wires of not less than 3/8” diameter.
- c. The minimum dimension¹ or diameter for single columns or posts is 7”, 4” if paired/doubled, Turned posts are allowed to have portions with a diameter that are as much as 1/3rd below the minimum. Supporting masonry bases have a 8” minimum dimension, and pilasters must be at least 8” wide x 1” in depth from the FACADE.
- d. Pediments, or any other entry architectural detailing, must be at least 4” in depth from the facade and completely span the entry opening.
- e. CANOPIES must completely cover the STOOP they are overhanging.
- f. Balusters and railings shall be a minimum dimension of 1” (max. 4” dimension) with a max. 3” clear space between them. They must sit on and be attached to the FRONT PORCH or STOOP floor/platform’s top surface, they may not be attached to it’s joists or the side of the platform.
- g. FRONT PORCHES or STOOPS with railings/balustrades shall be at least 30” in height above their floor and fully surround the FRONT PORCHES or STOOP excepting a maximum 6 ft wide front opening and (separate) side opening for any side access.
- h. Porch screen frames may only be mounted behind the columns, posts or piers and intermediate screen supports not less than 3 feet apart.

5. Techniques

Required FRONT PORCHES or STOOPS may be open in any direction. The elevation facing the street(s) shall not be enclosed (except by insect screening) above a level of 40” above the FRONT PORCH or STOOP floor.



CANOPIES and AWNINGS



¹ Note to Staff: “Nominal” lumber dimensions satisfy these requirements.

K. Architectural Standards: Lighting and Mechanical

1. Purpose and Intent

These standards are intended to enhance the urban pedestrian context. Appropriate lighting is desirable for night-time visibility, safety, and decoration. However, lighting that is too bright or intense creates glare, hinders night vision, and creates light pollution. Restricting the location of mechanical equipment limits intrusions that would otherwise detract from the public realm. All street lights within a Character District should be pedestrian-scaled. Highway-scale, 'cobra-head,' fixtures are generally not appropriate for true urban contexts and should be limited to intersections where absolutely necessary.

2. Applicability

The standards in this section shall apply to all properties in a Character District. Exceptions may be made to comply with state highway standards where necessary.

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Not permitted, visible from the STREET-SPACE



Not permitted within the STREET-SPACE



Pedestrian-scale street lights



Not permitted, visible from the STREET-SPACE

The illustrations above are examples of mechanical equipment arrangements that are only acceptable away from and/or not visible from a STREET-SPACE (i.e. within an ALLEY or screened from view).

3. Exterior Lighting

a. Pedestrian-scale Streetlights should be:

- (i) coordinated by the Department of Public Works and Cedar Falls Utilities (CFU) and done in accordance with any adopted Streetscape Plan;
- (ii) located on each side of the STREET-SPACE; (See *Section 26-195. Public Realm Standards*) and
- (iii) coordinated with STREET TREE placement and located at least 10 feet apart from one another.

b. Site and Accent Lighting

These standards are intended to prevent light from one property extending beyond the property line onto adjacent properties. Compliance with this subsection is achieved with fixture shielding, directional control designed into the fixture, fixture location, fixture height, fixture aim, or a combination of these methods.

- (i) Site lighting shall be designed to illuminate only the lot. If mounted on poles, lights shall not be mounted higher than 25 feet above grade. An exterior lighting plan shall be approved as consistent with these standards by the Zoning Administrator in consultation with the ZRC.
- (ii) Floodlighting or directional lighting is prohibited except for lighting of loading and service areas, and on CIVIC BUILDINGS or monuments, to highlight architectural features (such as cupolas, towers, or courthouse domes¹), and shall not produce glare into neighboring windows or light trespass into neighboring properties. Floodlights are not permitted for parking lots or outdoor display/storage areas.
- (iii) All under-canopy lights or lights mounted in eaves must either be recessed into the canopy/eave and fully shielded or use flat lenses instead of drop lenses.
- (iv) Lights within ground floor commercial space or SHOPFRONTS shall be used to illuminate the interior space and/or window displays and shall not be directed outward into the STREET-SPACE.
- (v) Light fixtures used to illuminate flags, statues, or objects mounted on a pole or pedestal must use a narrow cone of light that does not extend beyond the illuminated object. Lights that are intended to architecturally highlight a building or its features must use a limited pattern of light that does not extend beyond the wall of the building.
- (vi) Floodlights, when permitted, must be aimed no higher than forty five degrees (45°) from vertical; be located and shielded such that the bulb is not directly visible from any adjacent residential use or public right of way.
- (vii) In Neighborhood Frontages, lighting used to illuminate outdoor private recreational facilities, such as swimming pools, tennis courts, and basketball courts, must be turned off by 10:00 PM. Underwater lighting in swimming pools and hot tubs are exempt from this provision.
- (viii) No lights may exceed 0.5 initial horizontal foot-candle and 2.0 initial maximum foot-candle as measured at any point along a property boundary that is adjacent to or across the street or ALLEY from Neighborhood frontages and properties outside the Character District that are zoned residential.
- (ix) Exterior lights on the building shall be shielded and downcast or must be frosted glass or be installed behind a translucent cover. Exterior lights shall be maximum 100-watt incandescent or maximum 1600 lumens. Lights on the FACADE shall be mounted between 8 feet and 12 feet above the adjacent sidewalk. These fixtures shall illuminate the DOORYARD and CLEAR SIDEWALK area. Lights on the ALLEY shall have a 12 foot maximum height. These fixtures shall illuminate the ALLEY and may also illuminate a portion of their own rear yard area. They shall not direct light or cause glare into neighboring lots.
- (x) High intensity discharge (HID) or fluorescent lights shall not be used on the exterior of buildings.
- (xi) Temporary holiday lighting is exempt from these regulations, in accordance with other City standards.

4. Mechanical Equipment

- a. All mechanical equipment located at grade (serving the building or tenant use) shall be placed behind and away from any REQUIRED BUILDING LINE and screened by a STREET WALL if necessary to prevent its being CLEARLY VISIBLE FROM THE STREET-SPACE.
- b. All mechanical equipment on a roof shall be screened, and all screening and penthouses placed on a roof shall be set back from the roof line by a distance at least equivalent to the height of the screening or penthouse in order to minimize visibility from surrounding streets and shall have a maximum height of 18 feet.

¹ Note of Intent: intent is to allow all CIVIC BUILDING towers such as bell towers, minarets, steeples, etc.

L. Architectural Standards: Signage

1. Purpose and Intent

Signs in Character Districts should be scaled and designed for these mixed-use, pedestrian-oriented areas and not for high speed automobile traffic. Signage along commercial and mixed-use frontages should be durable and is desirable for both informational purposes and as decoration. Signage that is too large creates distraction, intrudes into or lessens the district experience, and creates visual clutter.

Photographs are provided as illustrations of intent, with no regulatory effect. They shall not imply that every element in the image is permitted. Refer to the standards on the following page for the specific requirements of this section.



Parapet sign



Neon sign within the shopfront window



Wall sign



Window sign



Horizontal blade sign



Wall sign

2. Applicability

The standards in this section apply to any sign that is CLEARLY VISIBLE FROM THE STREET-SPACE in the frontages designated as General Urban or Storefront. Signs in the Neighborhood frontages are regulated according to the sign standards for the R-1 zoning districts.

3. General Standards for All Signs

All signage shall conform to the requirements of Article IV of this chapter, except as provided for below.

- a. Only sign types specified in this section are permitted.
- b. Prohibited: Billboards, roof signs, and mural signs painted on FACADES (except those existing prior to [date of code adoption]). Mural signs are permitted, subject to approval by the Zoning Administrator in consultation with the ZRC, on the other exterior walls (side, rear, and courtyard elevations).
- c. Signs may be illuminated externally from a constant light source. Signs may not be illuminated by flashing, traveling, animated, or intermittent lighting, whether such lighting is of temporary or long-term duration.
- d. Internally illuminated back-lit acrylic-faced cabinet signs and plastic-faced letterform signs are not permitted.
- e. Signs shall not include an Electronic Message Center (EMC) unless explicitly permitted below.

4. Wall Signs

- a. Except for approved 1st Street exceptions, are only permitted within the sign band—the horizontal area on the FACADE between the first floor ceiling and the second STORY floor line. For one-story buildings, the sign band shall be above the windows and below the cornice. In no case shall this band be higher than 20 feet or lower than 11 feet above the adjacent sidewalk.
- b. Shall not exceed 20 feet in length, 90% of the SHOPFRONT width, nor come closer than 2 feet to an adjacent COMMON LOT LINE.
- c. Sign area shall not exceed 1.5 times the SHOPFRONT width.
- d. Shall not extend over the architectural features of the building FACADE, such as cornices, pilasters, transoms, window trim, and similar.
- e. A masonry or bronze plaque may be placed in the building’s cornice or parapet wall or under the eaves, and above the upper STORY windows. Any such plaque shall be no larger than a rectangle of 18 square feet.

5. Projecting Signs are generally perpendicular to the REQUIRED BUILDING LINE. Projecting blade signs, marquee signs, and corner signs are permitted.

- a. One blade sign per SHOPFRONT is permitted. They:
 - (i) may project from the sign band, or be hung from a GROUND STORY overhang, CANOPY, or AWNING;
 - (ii) shall be no more than 6 square feet;
 - (iii) shall project from the building no more than 42 inches;
 - (iv) shall be a minimum of 8 feet clear above the sidewalk;



Wall sign within sign band



Vertical blade sign



Masonry parapet sign



Marquee sign

(v) shall be located no closer than 1 foot from a COMMON LOT LINE or adjacent SHOPFRONT space and no closer than 10 feet from any adjacent blade sign; and

(vi) shall not be internally illuminated.

b. Marquee signs are integrated with an entry CANOPY. They:

(i) are only permitted with a theater use;

(ii) may project to the far edge of the CLEAR SIDEWALK; and

(iii) may include an EMC within the sign band area.

c. Corner signs that are visible from two or more intersecting streets are permitted as long as:

(i) there is no more than one per BLOCK CORNER;

(ii) they are located above the GROUND STORY sign band and below the third STORY, or for a two-story building below the cornice line;

(iii) they do not exceed 40 square feet per sign face; and

(iv) the maximum projection from the corner is 5 feet.

6. Window Signs

a. Windows are measured as glass area including MUNTINS and similar framing elements with a dimension of less than one inch. Glazing separated by framing elements of greater than one inch are considered separate windows.

b. No more than 25% of any GROUND STORY window may be covered by signage, and such signage shall not be placed or adhered to the window in a manner that prevents views into the SHOPFRONT.

c. Neon signs are allowed within SHOPFRONT windows.

d. No more than 10% of any upper STORY window may be covered with signs.

7. Other Signs

a. Temporary sandwich board signs of up to 36" in height are permitted within the DOORYARD area. They may also be considered a permitted encroachment to the sidewalk or right-of-way, with prior approval from the City.

b. Awning signs are permitted. Sign copy on AWNINGS shall be limited to 6 inches in height on the outside edge/vertical face of the AWNING.

c. Canopy signs (not including marquee signs, which are regulated separately) are allowed on the canopy face or mounted upright along the top of the canopy with the bottom of the sign no more than 4" above the canopy. Canopy signs shall extend no more than 90% of the length of the canopy and be no more than 20 inches in height. Signs mounted on the face of a canopy must maintain a minimum of 3" spacing between the sign and the top and bottom of the canopy face. No more than 1 canopy sign is allowed per SHOPFRONT and a canopy sign is not allowed on a SHOPFRONT that has a marquee sign.

d. Directional signage as defined in this chapter is allowed for assisting traffic flow through allowed drive-through facilities.



Corner sign



Awning sign



Awning signs and wall signs

8. Freestanding Signs
 - a. No new freestanding signs are permitted after [date of code adoption].
 - b. Any property owner voluntarily removing a legally non-conforming freestanding sign may be allowed a bonus of up to one hundred fifty percent (150%) of the building signs allocated to the property. For example, if a property is allocated 40 square feet of building signs, the property may be allowed 60 square feet of buildings signs if a legally nonconforming freestanding sign is removed.
 - c. Bonus signage will still be required to meet the specific placement standards for the particular sign type(s) requested.
9. First Street Exceptions for multi-story buildings in the Urban General and Storefront frontages
An additional wall sign is permitted in a sign band located above the top story windows and below the cornice that has:
 - a. Square footage less than or equal to 1.5 times the length of the sign wall; and
 - b. Length no greater than 90% of the length of the sign wall.

Section 26-195 Public Realm Standards

195.1 Intent

These *Public Realm Standards* are designed to establish environments within Character Districts that encourage and facilitate pedestrian and bicycle activity by creating streets and other parts of the PUBLIC REALM that are comfortable, efficient, safe, and interesting.

- A. Although commonly thought of as just GREENS or parks, the *public realm* includes the complete STREET-SPACE—the space between the building FAÇADES: the sidewalks, street trees, SQUARES, GREENS, and the travel lanes.
- B. The STREET-SPACE is a community’s first and foremost public space and should be just as carefully designed and planned as any GREEN or CIVIC BUILDING. The character of the street—both its scale and its details—plays a critical role in determining the pedestrian quality of a place.
- C. The Public Realm Standards:
 1. Regulate the *pedestrian realm*, from the FACADE to the curb as well as any GREENS or SQUARES, in a Character District.
 2. Serve as guidance for the curb-to-curb street geometry of any new streets or street rebuilding, as well as the maintenance of existing streets in a Character District. Streets within Character Districts should not be thought of as “roads, highways, arterials, or collectors.” They should be developed to create people-oriented places balancing all transportation modes. The majority of streets in a Character District should be designed primarily for walkability and pedestrian comfort.
 3. Contribute to sustainability. Street trees and plants contribute to privacy, the reduction of noise and air pollution, shade, maintenance of the natural habitat, conservation of water, and storm-water management. Good STREET-SPACES promote more sustainable transportation options such as walking and bicycling.
 4. Work in concert with the property frontages. DOORYARDS and FACADES literally form the walls of the STREET-SPACE. They are regulated in *Section 26-193 Building Form Standards*.

D. Components

The Public Realm Standards include the following sections:

1. *195.2 General Standards*
2. *195.3 Public Open Space*
3. *195.4 Street Trees*
4. *195.5 Street Design in Character Districts*

Character District Sections: 26-191 to 26-198

- 191. Introduction & Definitions
- 192. Regulating Plans
- 193. Building Form Standards
- 194. Architectural Standards
- 195. Public Realm Standards**
- 196. Parking & Loading
- 197. Building Functions
- 198. Reserved
- 199. Reserved

195.2 General Standards

The following standards regulate the STREET-SPACE from the FACADE to the curb within a Character District.

A. DOORYARDS

1. All:
 - a. Thorny plants shall not be planted along the CLEAR SIDEWALK or entry walkways.
 - b. Noxious weeds, as defined by city ordinance, and invasive exotic species and are prohibited.
2. Urban General, Urban General 2, and Storefront frontages:
 - a. Must be planted or hard-surfaced with pervious pavers;
 - b. Any plantings/vegetation may not block any FENESTRATION nor extend over the CLEAR SIDEWALK.
3. Neighborhood (Medium and Small) frontages:
 - a. Must be planted at a minimum with grass, ground cover, or flowering vines that do not exceed a height of 8”.
 - b. Shrubs or hedges (maximum height 40”) may be planted within the DOORYARD.
 - c. Trees may be planted within the DOORYARD, but must be “limbed up” as they gain appropriate maturity so as to be minimum 7’ clear over the CLEAR SIDEWALK.
 - d. Hard-surfaced walkway(s) must be provided between the CLEAR SIDEWALK and the building entry(s) in the FACADE. Such walkways are limited to 6’ in width (perpendicular to the RBL) per FACADE entry.

B. The developer is required to install sidewalks that meet all City (and ADA) standards and specifications at the time of development. They shall provide a minimum CLEAR SIDEWALK as follows: 6’ for all Urban General and Storefront frontages, 5’ for all Urban General 2, and 4’ for all Neighborhood frontages.

C. Tree Lawn: the area between the CLEAR SIDEWALK and the curb is used as the planting area for STREET TREES. It may also be used, in more intense pedestrian situations, as a pedestrian area with seating and cafe tables. The TREE LAWN is regulated in Section 195.4.

D. Street lighting:

1. At the time of development, the developer is required to install pedestrian-scale streetlights per City specifications according to any adopted streetscape plan, on any Urban General, Urban General 2, and Storefront frontage being developed.
2. ALLEY lighting: all lots with ALLEY access may have lighting fixtures illuminating the ALLEY, see the *Architectural Standards, Section 194.K.3.b.(v)*.

E. Street furniture is an element of the overall STREET-SPACE design. Street furnishings should be simple, functional, and durable. Placement will generally be within the TREE LAWN area. Any specific GREEN or SQUARE designs may specify different placement. All street furniture must meet City standards.

F. Private mechanical and electrical equipment is prohibited within any STREET-SPACE including the DOORYARD. This includes, but is not limited to, air compressors, pumps, exterior water heaters, water softeners, and private garbage cans. Public sidewalk waste bins and water pumps for public fountains or irrigation are not included in this prohibition. (Temporary placement of private garbage cans within the STREET-SPACE is allowed to accommodate scheduled pick-up.)

G. Public bicycle parking shall be provided in the STREET-SPACE, located in the TREE LAWN or DOORYARD area. (Bicycle racks must be either a city-specified model or be approved by the Zoning Administrator.)

195.3 Public Open Space

SQUARES and GREENS within a Character District are designated on the REGULATING PLAN.

A. Intent

Public Open Space is a key element of the quality of life within a Character District. Its trees and plants provide a landscape and civic architecture that complement the surrounding private building architecture. The SQUARES and GREENS will foster places for the social interaction, community gathering and family recreation of all age groups, all within a comfortable walking distance.

1. SQUARES are active pedestrian centers; GREENS are intended for less intensive foot traffic. Surface treatment is regulated accordingly.
2. Pervious paving materials (to allow oxygen for tree roots and absorb stormwater run-off) are encouraged, and the percentage of impervious paving material is limited. (See B.3. *Materials and Configurations*.)
3. These standards apply to those spaces that are designated on the REGULATING PLAN whether publicly owned or publicly accessible through an access easement.

B. General Standards

GREENS and SQUARES must be designed, planted and maintained according to the following requirements:

1. SQUARES and GREENS shall have at least 60 percent of their perimeter fronting public rights-of-way and they shall be surrounded by STREET TREES. Their dimensions shall be no narrower than a 1:5 ratio and no width or breadth dimension shall be less than 20'.
2. A clear view through the public open space (from 2' to 7' in height) is required, both for safety and urban design purposes. The foliage of newly planted trees may intrude into this area until the tree has sufficient growth to allow such a clear trunk height.
3. Materials and Configurations
 - a. The street frontages of SQUARES and GREENS within a Character District shall be configured consistently with the street or BLOCK which they are fronting in accordance with this section. However, the species of the trees surrounding a SQUARE or GREEN may be of a different species than the connecting streets.
 - b. The ground surface elevation shall be between -18" and +24" of the top of any curb within 10 feet.
 - c. The slope across any public SQUARE or GREEN shall not exceed ten percent.
 - d. SQUARES and GREENS shall not include active / formal recreation structures such as ball fields, but may include playground equipment.
 - e. Trees within a public open space may be selected from outside the Street Tree List but must be approved by the City Arborist (see 195.G. *Street Tree List* in this section).
 - f. Asphalt is prohibited within a SQUARE or GREEN.

C. Greens

GREENS should be designed with a low percentage of hard-surfaced area, appropriate to their less pedestrian-intensive character. Surface treatment and materials (within the area back-of-curb to back-of-curb area excluding any CIVIC USE building, public art or monument footprint) shall be a minimum 50 percent unpaved pervious surface area (such as turf, ground cover, soil or mulch).

D. Squares

SQUARES incorporate a higher percentage of hard-surfaced area, appropriate to their more pedestrian-intensive character. Surface treatment and materials (within the back-of-curb to back-of-curb area, excluding any CIVIC BUILDING, public art or monument footprint) shall be between 20 percent and 40 percent unpaved pervious surface (turf, ground cover, soil or mulch).

E. Pedestrian Pathway

A PEDESTRIAN PATHWAY shall be a public access easement or right-of-way and open to the sky. The width for these pathways must be not less than 20 feet with a hard-surfaced walkway not less than ten feet providing an unobstructed view through its entire length, except where otherwise specified on the REGULATING PLAN.

F. Parks and Preserve Areas

Any existing or newly created parklands and/or natural preserve areas larger than 2.5 acres should be located outside of, or at the edge of, neighborhoods within a Character District. Neighborhood GREENS and/ or SQUARES should be within a few minutes walk of all parts of a Character District.

195.4 Street Trees and Tree Lawns

STREET TREES are part of an overall STREET-SPACE plan designed to provide both canopy and shade and to give special character and coherence to each street.

A. Each STREET-SPACE must have STREET TREES planted generally in the centerline of the TREE LAWN or not less than 3' from the back of the curb, unless otherwise specified on the REGULATING PLAN, and at an average spacing not greater than 30' on center (average calculated per BLOCK face). Spacing allowances may be made to accommodate curb cuts and infrastructure elements; however, at no location may STREET TREE spacing exceed 45' on center except where necessary for ALLEYS, driveways, or transit stops.

B. Required STREET TREE planting area minimum specifications are as follows:

1. They shall be at grade or not greater than 6" above the sidewalk.
2. Soil surface area shall be no less than 110 square feet per isolated tree or 90 square feet per tree for connected (TREE LAWN) situations. (See *Diagrams A and B* at right).
3. No dimension of the soil surface area may be less than 5' unless otherwise specified in this ordinance.
4. A pervious paving strip, maximum 18" wide, may be placed at the back of the curb for access to on-street parking.
5. Neither the paving strip per 4 above, nor a City Arborist approved tree grate, will be measured against the minimum soil surface area in 2 and 3 above.

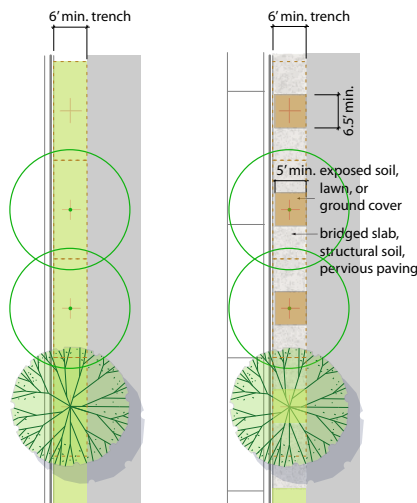
C. Street construction designs should incorporate street tree trenches (connected soil areas). The requirements in *B*, above may be met through the use of bridged slab, structural soil, or other techniques that clearly exceed these standards in the fostering of vital and long-lived STREET TREES.

D. At planting, STREET TREES shall be at least 3½" caliper, measured 4 feet above grade and at least ten feet in overall height. Species shall be selected from the *G. Street Tree List*, below. Consult with the Zoning Administrator/ City Forester for any designated tree species for a particular STREET-SPACE.

E. Any unpaved ground area shall be planted with ground cover, or flowering vegetation, not to exceed 8" in height unless approved by the Zoning Administrator as part of a streetscape plan. STREET TREES should be "limbed up" as they gain appropriate maturity so as to not interfere with pedestrian or truck travel (minimum 7' clear over the sidewalk and 14' over any travel lanes) and to maintain visibility.

F. Street Tree Specifications

1. Species in the Street Tree List are selected for their physical characteristics: size, habit of growth, and hardiness. The use of alternate species may be permitted, if approved by the City Arborist.
2. Noxious weeds, as defined by city ordinance, and invasive exotic species are not permitted and may not be used anywhere on private lots or other areas.



Continuous Tree Lawn Continuous Soil Area
Diagram A. Connected Situation

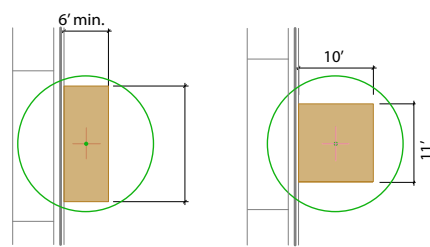


Diagram B. Isolated Tree Situation

3. The Street Tree list should be periodically reviewed and updated by the City Arborist. These are appropriate species, but there are many regional disease patterns over time, and this list will need to evolve with those changes. Inclusion in this list shall be based on the following criteria:
 - a. Structural – STREET TREES shape and subdivide the STREET-SPACE, increasing pedestrian comfort and adding (literal) value to the street/community. These are primarily “canopy shade tree” species that grow to heights in excess of 60’ and have a broad canopy—enabling them to clear auto and pedestrian traffic, form a ceiling-like enclosure, and open a clear view of the STREET-SPACE at eye-level.
 - b. Survivability – proper planting techniques and configurations provide a healthy environment in which the tree can thrive—this will ensure that the trees increase their value to the community as they grow.
 - c. Form and color – consistent species should be planted along a given STREET-SPACE to provide it with a distinct form and character. Species diversity is important, and a variety of appropriate STREET TREE species should be planted within the Character District, to provide a healthy bio-diversity.

G. Street Tree List

The following list contains all species approved for use as STREET TREES in a Character District. The list may include additional native and/or proven hardy adapted species approved by the City Arborist. Other species may be used for planting within a private lot. Species may also be placed within larger soil area locations such as parks, GREENS, or SQUARES.

Street Tree List	
(Large Canopy Trees – mature height 60 feet and above)	
Acer saccharum ‘Bailsta’	Fall Fiesta Maple
Acer saccharum ‘Green Mountain’	Green Mountain Maple
Betula nigra	River Birch
Celtis occidentalis	Common Hackberry
Carpinus caroliniana	American Hornbeam
Cercidiphyllum japonicum	Katsura Tree
Ginkgo biloba	Ginkgo (male only)
Gleditsia triacanthos var. inermis	Thornless Honey Locust
Gymnocladus dioicus	Kentucky Coffeetree
Liquidambar styraciflua “Rotundiloba’	Seedless Sweetgum
Liriodendron tulipifera	Tulip Tree
Nyssa Sylvatica	Black Tupelo
Ostrya virginiana	Eastern Hophornbeam
Platanus occidentalis	London Plane tree
Quercus bicolor	Swamp White Oak
Quercus coccinea	Scarlet Oak
Quercus falcata	Southern Red Oak
Quercus palustris	Pin Oak
Quercus rubra	Red Oak
Quercus shumardii	Shumard Oak
Quercus velutina	Black Oak
Tilia cordata ‘Greenspire’	Greenspire Littleleaf Linden
Tilia euchlora	Crimean Linden
Tilia tomentosa	Silver Linden
Ulmus americana - resistant to DED	various Elm
Ulmus ‘Morton Glossy	Triumph Elm
Ulmus ‘Morton	Accolade Elm

195.5 Street Design in Character Districts

A. Intent and Principles

1. In order to encourage and support pedestrian and bicycle activity in Character Districts, this section serves as guidance for the curb-to-curb street geometry of any new streets or street rebuilding, as well as the maintenance of existing streets.
2. Streets within Character Districts should not be thought of as “roads, highways, arterials, or collectors.” They should be developed to create people-oriented places balancing all transportation modes.
3. Street design should consider the needs of all forms of traffic—auto, transit, bicycle and pedestrian—to maximize mobility and convenience for all residents and users. Street character will vary depending on location: some streets will carry a large volume of traffic and provide a more active and intense urban pedestrian experience while others will provide a less active and more intimately scaled STREET-SPACE.
4. The majority of the streets within a Character District will have a lower intensity, and should be configured such that in-lane bicycle travel is encouraged and appropriate.

B. Principles for Street Design in Character Districts

The appropriate design of streets is one of the most important elements for a vital urban environment.

- Designing for continuous free-flowing traffic creates situations where vehicles will travel at speeds greater than desirable for pedestrians.
- With appropriate street designs, drivers choose slower speeds and less aggressive behavior, a feat typically not achieved through basic speed limit signage/postings.
- An interconnected street network allows traffic capacity to be diffused and maintained across numerous streets.
- Differences between “requirements” and “preferences” can be significant—increased lane width and the accompanying increased vehicle speed more often than not decreases the overall safety for pedestrians.
- On-street parking slows passing vehicular traffic and acts as a buffer between moving vehicles and pedestrians.
- Overall function, comfort, safety and aesthetics of a street are more important than efficiency alone.
- In a Character District, non-vehicular traffic should be provided with every practical advantage so long as safety is not adversely affected.
- Street design should take into consideration what is reasonably foreseeable, not every situation that is conceivably possible.
- Designing a street to facilitate (rather than accommodate) infrequent users may actually be the wrong design for the frequent users of the space.
- When the street design creates a conflict between the vehicular and non-vehicular user, it should be resolved in favor of the non-vehicular user.
- Emergency vehicle access must be maintained. With an interconnected street network, there will always be at least two routes of access to any lot or parcel.

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26-196. Character District Parking and Loading

A. Intent

1. Promote a “park once” environment within each Character District that will enable people to conveniently park and access a variety of commercial, residential, and civic enterprises in pedestrian friendly environments by encouraging SHARED PARKING.
2. Reduce fragmented, uncoordinated, inefficient, reserved single-purpose parking.
3. Avoid adverse parking impacts on neighborhoods adjacent to Character District mixed-use areas.
4. Utilize on-street parking.
5. Provide flexibility for redevelopment of small sites and for the preservation or reuse of historic buildings.
6. Increase visibility and accessibility of publicly available parking.
7. Support and encourage a multi-modal, bicycle and pedestrian-friendly environment.

B. Other Applicable Regulations

Pervious surfaces approved by the City Engineer are encouraged for surface parking lots.

C. General Urban, General Urban 2, and Storefront Frontages – Minimum Parking Requirements

1. Existing buildings fronting Main Street between 1st Street and 6th Street at the time of the Downtown Character District adoption are exempt from these minimum parking requirements, regardless of use.
2. There is no minimum parking requirement for:
 - a. ground floor commercial space;
 - b. the re-use or renovation of an existing structure, in addition to those on Main Street identified in Item C. 1. above, in which there is no gross floor area expansion and the use [is/remains] non-residential.
3. Minimum Reserved Parking
Reserved parking includes all parking that is NOT SHARED PARKING.
 - a. Commercial/civic uses: There is no minimum requirement for reserved parking.
 - b. Residential uses in mixed-use or multi-unit buildings—minimum reserved parking spaces per dwelling unit:

(i) Efficiency/1-bedroom	0.5 spaces/unit
(ii) 2 or more bedroom units	additional .5 spaces per bedroom

Note: In calculating the total number of minimum reserved spaces per building, any partial spaces .5 or above are rounded to the next whole number.
 - c. Residential uses in single-unit attached and detached, multi-unit ROWHOUSE, and two-unit configurations—minimum reserved parking spaces per dwelling unit:

(i) Owner-occupied	1 space/unit
(ii) Renter-occupied	1 space/unit + one space/per bedroom for each bedroom above 2
4. Minimum SHARED PARKING:
 - a. Commercial UPPER STORIES
 - (i) Under 5,000 square feet non-residential Gross Floor Area (GFA) has no minimum SHARED PARKING requirements.
 - (ii) 5,000 square feet or greater, non-residential GFA shall provide a minimum of 1.25 spaces per 1,000 square feet as SHARED PARKING.

Character District Sections: 26-191 to 26-198

- 191. Introduction & Definitions
- 192. Regulating Plans
- 193. Building Form Standards
- 194. Architectural Standards
- 195. Public Realm Standards
- 196. Parking & Loading**
- 197. Building Functions
- 198. Reserved
- 199. Reserved

- b. Residential uses—dwellings in mixed-use or multi-unit buildings
A minimum of .25 parking space per bedroom shall be provided as SHARED PARKING.
 - c. SHARED PARKING shall be accessible to the public and designated by appropriate signage and markings as determined by the Zoning Administrator in consultation with the ZRC.
5. Achieving parking requirements:
- a. Parking shall be located and configured in compliance with the PARKING SETBACK LINE or other regulations for the site on which it is located, as indicated on the applicable Character District REGULATING PLAN and/or BUILDING FORM STANDARD. (See Section 26-193.)
 - b. Required reserved parking spaces for General Urban, General Urban 2, and Storefront frontages shall only be permitted on-site or as an accessory use on an adjacent parcel or a parcel directly across an ALLEY from the development it is serving, if that parcel is also designated as a General Urban, General Urban 2, or Storefront frontage. Such reserved parking shall be subject to a long-term agreement acceptable to the City. Any such off-site surface spaces shall be located and configured as per Item a. above.
 - c. Minimum SHARED PARKING requirements may be met either on-site or within a 600-foot walking distance of the development.
 - d. Any time or hour of the day restrictions on SHARED PARKING shall be subject to approval by the Zoning Administrator in consultation with the ZRC. The Administrator may give approval based on a finding that:
 - (i) the parking is visibly designated and accessible to the public;
 - (ii) at least 12 hours of public parking are provided in any 24-hour period; and
 - (iii) that at least 8 of those hours are provided during either business or nighttime hours depending on whether the Administrator determines that the primary use will be for COMMERCIAL or RESIDENTIAL uses.
6. Bicycle Parking:
- a. For COMMERCIAL, the developer must provide 1 employee bicycle parking rack (2-bike capacity) per 5,000 square feet of commercial floor area and 1 visitor/customer bicycle parking rack (2-bike capacity) per 10,000 square feet of commercial floor area. The employee and visitor racks may be co-located.
 - b. For RESIDENTIAL, the developer must provide 1 tenant bicycle parking rack (2-bike capacity) per 5 units and 1 visitor bicycle parking rack (2-bike capacity) per 10 units. Projects under 5 units shall have no requirement. Required minimum tenant parking may be located within the building (but not within individual units) or in an otherwise secure location on-site.
 - c. Bicycle parking facilities shall be visible to, or clearly identified for, intended users. The bicycle parking facilities shall not encroach on the CLEAR WALKWAY nor shall they encroach on any required fire egress.
 - d. Bicycle parking spaces within the public right-of-way (typically along the street tree alignment line) may be counted toward the minimum visitor bicycle parking requirement. (For areas with constrained STREET-SPACE, an optional approach is to consolidate public bicycle parking in a single dedicated on-street parking space per BLOCK FACE. See Figure 26-196. A.)



Figure 26-196. A. Consolidated public bicycle parking

7. Permissive parking and loading facilities. Nothing in this ordinance shall be deemed to prevent the voluntary establishment of off-street parking or loading facilities to serve any existing use of land or buildings, in accordance with all regulations herein governing the location, design, and operation of such facilities.

D. Neighborhood Frontages – Minimum Parking Requirements

1. Minimum Reserved Parking:

Reserved parking includes all parking that is not SHARED PARKING.

- a. Minimum reserved parking spaces for multi-unit residential buildings:

- (i) Efficiency/1-bedroom units 0.75 spaces/unit
- (ii) 2 or more bedroom units additional .75 spaces per bedroom

Note: In calculating the total number of minimum reserved spaces per building, any partial spaces .5 or above are rounded to the next whole number.

- b. Minimum reserved parking spaces per dwelling unit in single-unit attached and detached, multi-unit ROWHOUSE, two-unit, and COTTAGE COURT configurations:

- (i) Owner-occupied 1 space/unit
- (ii) Renter-occupied 1 space/unit + one space/per bedroom for each bedroom above 2

- c. Minimum reserved parking spaces for non-residential uses is 1 space per 300 square feet.

2. Minimum SHARED PARKING for multi-unit residential buildings is .25 per unit.
3. Off-site parking is not permitted for any required reserved parking in Neighborhood frontages.

E. Special Parking Standards

1. On-Street Parking in all Character Districts

- a. A parking space located on a public street may be included in the calculation of SHARED PARKING requirements if it is adjacent to the building site (where more than 50% of the space is located within the street fronting the development parcel).
- b. Each on-street parking space may only be counted once.

F. Parking Lot Plantings for New Development

1. For any surface parking lot not separated from the STREET-SPACE by a building, the space between the REQUIRED BUILDING LINE and the PARKING SETBACK LINE shall be planted with canopy shade trees from the Tree Lists in *Section 26-195. Public Realm Standards*. Trees shall be planted at an average distance not to exceed 30 feet on center and aligned parallel 3 to 7 feet behind the REQUIRED BUILDING LINE/STREET WALL.
2. The edge of any General Urban or Storefront frontage surface parking lot adjacent to a Neighborhood frontage lot shall be screened according to the standards in *Section 26-193.1.F. Neighborhood Manners*.

G. Loading Facilities

1. No loading facilities are required.
2. Where loading facilities are provided, they shall be located to, and accessed from, the rear and/or ALLEY side of buildings.

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Section 26-197. Building Functions

A. Permitted Uses

1. All uses are classified and defined in *Sections 26-141*.
2. Permitted uses by BUILDING FORM STANDARD frontage are shown in *Section C. Use Table*, below. All uses not expressly permitted are prohibited.
3. All uses must meet the standards of the applicable BUILDING FORM STANDARD in *Section 26-193*. Any additional development or performance standards are indicated in the *Section C. Use Table* and provided in *Sections D.-H.* below.

A. Accessory Uses and Structures

1. Home occupations, as defined in this chapter, are permitted.
2. The following accessory uses are limited to owner-occupied single-unit dwellings, regardless of the applicable BUILDING FORM STANDARD frontage.
 - a. Accessory dwelling units (ADUs)
 - b. Bed & Breakfast Establishments
 - c. Day Care Homes
3. Accessory structures are permitted within the BUILDABLE AREA of the lot, as designated in the applicable individual BUILDING FORM STANDARD.
4. Parking is permitted within the location parameters identified on the REGULATING PLAN and applicable individual BUILDING FORM STANDARD.

Character District Sections: 26-191 to 26-198

- 191. Introduction
- 192. Regulating Plans
- 193. Building Form Standards
- 194. Architectural Standards
- 195. Public Realm Standards
- 196. Parking & Loading
- 197. Building Functions**
- 198. Reserved
- 199. Reserved

A. Use Table

This table identifies the categories of uses allowed in the GROUND STORY and upper STORIES for each BUILDING FORM STANDARD frontage; however, some specific uses may be restricted or prohibited. All uses must comply with any other applicable standards in this Zoning Code. Additional regulations specific to the Downtown Character District are referenced in the right-hand column.

DOWNTOWN CHARACTER DISTRICT USE TABLE											
USE CATEGORY	BUILDING FORM FRONTAGES										Additional Regulations
	General Urban		Storefront		General Urban 2		Neighborhood Medium		Neighborhood Small		
	Ground Story	Upper Story	Ground Story	Upper Story	Ground Story	Upper Story	Ground Story	Upper Story	Ground Story	Upper Story	
RESIDENTIAL											Section E.
Household Living	X	X	X	X	X	X	X	X	X	X	Sec. D. and E.1-4
Group Living	X	X	X	X	X	X	X	X	X	X	Sec. D. and E.1-6
COMMERCIAL											Section F.
Amusement & Recreation	X	X		X	X	X					Sec. D. and F.1.
Animal Sales & Service	X	X		X	X	X					Sec. D. and F.2.
Commerical Assembly	X	X	X	X	X	X					Sec. D. and F.1.
Eating & Drinking Establishments	X	X	X	X	X	X					Sec. D. and F.3.
Financial Services	X	X	X	X	X	X					Sec. D. and F.4.
Gas Station/Accessory Repair	X				X						Sec. D. and F.5.
Heavy Commercial	X	X	X	X	X	X					Sec. D. and F.6.
Lodging	X	X	X	X	X	X	X	X	X	X	Sec. D. and F.7.
Office	X	X	X	X	X	X					Sec. D. and F.8.
Parking, Commercial	X	X	X	X	X	X					Sec. D. and F.9.
Retail Sales & Service	X	X	X	X	X	X					Sec. D. and F.10.
Self-service storage		X		X		X					Sec. D. and F.5.
Vehicle Sales & Service	X	X		X	X	X					Sec. D. and F.4.
CIVIC & INSTITUTIONAL											Section G.
Civic & Cultural Assembly	X	X	X	X	X	X	X	X	X	X	Sec. D. and G.1.
Community Services											Sec. D.
Colleges & Unversities											Sec. D.
Day Care	X	X		X	X	X	X	X	X	X	Sec. D. and G.2.
Educational	X	X		X	X	X	X	X	X	X	Sec. D.
Government & Public Safety	X	X		X	X	X					Sec. D.
Health Care	X	X		X	X	X					Sec. D.
INDUSTRIAL, WHOLESALE, & STORAGE	X										Sec. D. and H.

Key: X= Permitted, Additional Regulations Apply Blank Cell = Not Permitted

B. General Development and Performance Standards

The following standards apply to all Character District frontages and use categories.

1. All permitted uses shall meet the *Section 26-193. Building Form Standard General Provisions* and those standards specified in the applicable individual BUILDING FORM STANDARD (BFS) pages.
2. No civic, commercial, or institutional use is permitted above a residential use.
3. Businesses providing drive-through services shall not have a drive-through lane or service window that abuts or faces a STREET-SPACE.
4. Drive-through services are prohibited in Storefront frontage sites.
5. For duplexes, multi-unit dwellings, and dwellings in mixed-use buildings, no more than three bedrooms are permitted per unit.
6. Notwithstanding the provisions of any other section of this article, no existing single-unit residential structure located in the Character District shall be converted or otherwise structurally altered or expanded for the purpose of accommodating the creation or establishment of a second separate dwelling unit within, around or adjacent to the original single-unit residential structure, except for ADUs, as defined and permitted herein.
7. All use-specific state or local certifications, permits, and licenses apply.
8. No smoke, radiation, vibration or concussion, excessive noise, heat or glare shall be produced that is perceptible outside a building, and no dust, fly ash or gas that is toxic, caustic or obviously injurious to humans or property shall be produced.

A. Residential Uses – Development and Performance Standards

1. See the General Urban and General Urban 2 BUILDING FORM STANDARD frontages for configuration requirements for GROUND STORY Residential uses.
2. A lobby serving an upper STORY Residential use is permitted on the GROUND STORY within the SHOPFRONT space of a Storefront frontage site.
3. Residential dwelling units are not permitted within the required minimum depth for the SHOPFRONT space in a Storefront frontage site.
4. Mobile home parks are prohibited.
5. Fraternity and Sorority uses are prohibited.
6. Group Homes and Assisted Group Living uses are subject to all Iowa law requirements and certifications.

A. Commercial Uses – Development and Performance Standards

1. Amusement and Recreation, Commercial Assembly
 - a. Only Indoor Amusement and Recreation uses are permitted.
 - b. Adult Entertainment is prohibited.
 - c. Theater, Auditorium, and Arena uses shall meet the GROUND STORY FENESTRATION requirements of the applicable BUILDING FORM STANDARD, but are exempt from the upper STORY FENESTRATION requirements.
 - d. The lobby serving a Commercial Assembly or Indoor Amusement and Recreation use is permitted in the SHOPFRONT area of a Storefront frontage.
2. Animal Sales and Service
No outdoor kennels, play, or exercise areas are permitted.
3. Eating and Drinking Establishments

- a. A restaurant use is permitted in the second STORY of a Storefront or General Urban frontage site provided it is an extension of the same restaurant and the second STORY floor area is equal to or less than the GROUND STORY floor area of the same use.
 - b. Outdoor areas for eating and drinking shall be allowed on the public sidewalk and in private outdoor service areas in General Urban and Storefront frontages, subject to the issuance of all applicable permits and licensing.
 - c. An Eating/Drinking Establishment is permitted on the top floor level or the rooftop of a Storefront frontage site or where otherwise designated on the REGULATING PLAN, where:
 - (i) the use is set back from any COMMON LOT LINE by at least 20 feet;
 - (ii) it is not above a residential use;
 - (iii) no amplified sound in outdoor seating area, except by special use permit;
 - (iv) the hours of operation of any rooftop seating area are limited to 8 a.m. to 10 p.m.; and
 - (v) subject to all applicable permits and licenses.
 - d. The sale and consumption of beer, wine, and liquor shall be subject to all existing permitting and licensing provisions, as applicable.
 - e. Live entertainment and drinking establishments are prohibited if the walls of the facility are within 100 feet of a Neighborhood frontage site within the Character District or a residentially zoned property which is outside of the Character District.
4. Financial Services
Only the retail banking services are permitted within the required minimum depth for the SHOPFRONT space in a Storefront frontage site.
5. Consumer Gas Stations, Vehicle Sales and Services
- a. Gas Stations are limited to two paired pumps within a single island with a single drive aisle allowed on either side of the island, all of which must be separated from the STREET-SPACE by a building.
 - b. Surface parking lots for vehicle sales or rental shall only be located and configured in compliance with the PARKING SETBACK LINE or other regulations for the site on which it is located, as indicated on the applicable Character District REGULATING PLAN and/or BUILDING FORM STANDARD. (See Section 26-193.)
 - c. Auto repair services are not allowed except as accessory to a gas station or vehicle sales, subject to the following:
 - (i) The property shall be at least 100 feet from any solely residential lot;
 - (ii) Overnight vehicular storage is not permitted, unless within an enclosed building;
 - (iii) The use shall not include the display and rental of cargo trailers, trucks, or similar vehicles;
 - (iv) Auto body repair is prohibited;
 - (v) The storage or junking of wrecked motor vehicles (whether capable of movement or not) is prohibited; and
 - (vi) Discarded and replacement vehicle parts and accessories shall be stored inside the main structure.
 - (vii) Upon the abandonment of the gas station or vehicle sales, the auto repair service shall terminate and all structures exclusively used in the business (including underground storage tanks), except buildings, shall be removed by the owner of the property. For the purpose of this subsection, the term "abandonment" shall mean non-operation as an auto repair for a period of 6 months after the retail services cease.
6. Heavy Commercial
- a. Self-storage uses are only permitted in the upper stories of the General Urban frontages.
 - b. Outdoor nursery and lumberyards are prohibited.
 - c. Freight-Oriented and Outdoor Display or Storage uses are prohibited.

7. Lodging

- a. GROUND STORY guest rooms are not permitted within the required minimum SHOPFRONT depth in a Storefront frontage site.
- b. GROUND STORY guest rooms abutting any REQUIRED BUILDING LINE (or street frontage) shall meet the configuration standards for GROUND STORY residential uses as specified in the General BFS.
- c. A lobby serving an upper STORY overnight lodging use is permitted on the GROUND STORY of any Storefront frontage site.
- d. Bed & Breakfast establishments are permitted as accessory uses to owner-occupied houses in Neighborhood frontages. No other overnight lodging is permitted in these frontages.

8. Office

- a. Office uses are not permitted within the required minimum depth for the SHOPFRONT space in a Storefront frontage site.
- b. Office uses that exist in Neighborhood frontages as of January 1, 2021 are permitted and considered conforming uses. Changes to existing uses shall be in compliance with the standards and requirements of this chapter. The establishment of new Office uses or structures not in association with an existing conforming use or structure is prohibited.

9. Parking, Commercial

Commercial parking lots and structures are required to meet all BUILDING FORM STANDARDS for the frontage sites on which they are located.

10. Retail Sales and Services

- a. A retail sales use is permitted in the second STORY of a Storefront or General Urban frontage site provided it is an extension equal to or less than the area of the same GROUND STORY use.
- b. No merchandise (including motorcycles, scooters, and automobiles) may be left within the DOORYARD when the business is not open.
- c. Only retail sales or gallery/showroom functions for Cottage Industries are permitted in the required minimum SHOPFRONT space of a Storefront frontage.

11. Vehicle Sales and Service (see Gas Stations, above)

A. Civic and Institutional Uses – Development and Performance Standards

1. CIVIC BUILDINGS designed for civic uses (as defined in *Section 26-191. Definitions*) that are located on sites specifically designated on the REGULATING PLAN are not subject to *Section 26-194. Architectural Standards* or *Section 26-193. Building Form Standards* except for *Section 26-193.1.E. Neighborhood Manners*.
2. Day Care
 - a. All day care facilities are subject to all permitting and licensing requirements under Iowa Law.
 - b. Only Day Care Homes are permitted as accessory uses in Neighborhood frontages.

A. Industrial, Wholesale, and Storage Uses – Development and Performance Standards

Industrial Manufacturing, Assembly, or Processing facilities that exist as of January 1, 2021 are permitted and considered conforming uses. Changes to existing uses shall be in compliance with the standards and requirements of this chapter. The establishment of new Industrial, Wholesale, and Storage uses or structures not in association with an existing conforming use or structure is prohibited.



DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls
 220 Clay Street
 Cedar Falls, Iowa 50613
 Phone: 319-273-8600
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 www.cedarfalls.com

MEMORANDUM

Planning & Community Services Division

TO: Mayor Robert M. Green and City Council
FROM: Karen Howard, AICP, Planning & Community Services Manager
DATE: August 30, 2021
SUBJECT: Rezoning of Downtown Character District (Case #RZ21-004)

REQUEST: Rezone property from M-1, C-3, C-2, C-1, R4, R3, R-2, and A-1 to Downtown Character District (CD-DT)
PETITIONER: City of Cedar Falls
LOCATION: *Imagine Downtown! Vision Plan* study area

PROPOSAL

The proposal is to rezone all property located within the study area delineated in the adopted *Imagine Downtown! Vision Plan* to the new zoning designation, CD-DT Downtown Character District. The Downtown Character District Regulating Plan will then become the new zoning map for this area.

BACKGROUND

The *Imagine Downtown! Vision Plan* was adopted in November, 2019 as an integral part of the City of Cedar Falls Comprehensive Plan. Following adoption of the plan, consultants from Ferrell Madden and Community ReCode worked with City staff to draft a zoning ordinance as a primary tool for implementing the goals of the plan.

A public review draft of a new zoning code and zoning map for the Downtown Character District were presented during a special virtual Cedar Falls Planning and Zoning Commission meeting on February 17, 2021. Since that time, the proposed code and regulating plan map have been available for public review and comment on the project webpage. Over the last six months, consultants and staff have met virtually with the Planning and Zoning Commission at four special work sessions to discuss the various elements of the proposed code and regulating plan and answer questions from the Commission. Staff also provided opportunities for work session discussions with development professionals and with Community Main Street, and encouraged the public to view and submit questions or comments to the Planning Division. All property owners in the area were notified by mail of the public hearing date at Planning and Zoning and provided with instructions on how to participate. Notice was published in the Courier for both the

proposed new zoning code for Downtown and for the rezoning of property to the new designation of Downtown Character District (CD-DT), noting that the Downtown Character District Regulating Plan (attached) will be the new zoning map for the area.

ANALYSIS

CURRENT ZONING

The downtown study area is comprised of a mix of zoning districts, a portion of which is subject to the Central Business District Overlay.

- The downtown core is zoned C3, the highest density commercial zoning district. Development standards of this zone allow buildings up to 15 stories tall, with limited or no setbacks, and almost any type of commercial use with few restrictions. While the CBD Overlay has helped to temper the nearly unregulated nature of the C-3 District, each proposed development is subject to debate regarding the height and design of the building and how it relates to the existing downtown context, which has resulted in additional time and expense for developers and uncertainty for surrounding property owners and members of the community.
- There are several areas along the river and along edges of the study area zoned Industrial (M-1 and M-2), some of which still have manufacturing uses (Viking Pump), but many that are now devoted to other uses, or are ripe for redevelopment.
- The 1st Street corridor within the study area is largely zone C-2. The C-2 Zone allows a wide variety of commercial uses, but being an older zoning district has few development standards and no design standards that would ensure that new buildings fit into the context of the neighborhood.
- The C-1 Zoning District is located between the C-3 District and the residential districts to the west and south. However, the area is still largely residential in character with many existing owner-occupied single family homes and houses that have been converted to duplexes, multi-family, or offices. There has been a small amount of commercial infill in these areas. Other than limiting the height and establishing perimeter setback requirements, this zone also does not include any design standards to help the mix of uses allowed develop in a cohesive manner or address the potential adjacency between commercial buildings and the homes that remain the predominant use in this area.
- The other areas of the Downtown Character District are zoned R-3 and R-4 with just one block of R-2 zoning north of Lincoln Elementary School. These zones are also older zoning districts that allow a variety of residential uses and in the case of the R-4 District also allows some office and lower intensity commercial uses. Similar to the older commercial districts, these zones do not include design standards and have only a few basic dimensional standards, such a building height, lot area standards, and setbacks, so some infill has occurred that is not in keeping with the original residential character of these areas.
- The Central Business District Overlay covers the main downtown area from 1st to 7th Streets between Franklin Street and the Cedar River. While the Overlay establishes some design standards and a process for review of new development through the Planning and Zoning Commission and City Council, it leaves some issues open to interpretation, such as the height of new buildings. The rest of the study area outside the CBD Overlay has few standards to prevent out-of-character redevelopment with no review oversight by P&Z and Council.

PROPOSED ZONING

The Downtown Character District is established to implement the adopted *Imagine Downtown! Vision Plan*. It focuses on community character, through an emphasis on development character, intensity, and the physical form of the buildings. The emphasis is on the relationship between private development and public spaces (streets, parks, and open space) to promote an overall sense of place within the downtown area, while allowing a wide variety of land uses. The goal is to create walkable urban neighborhoods in close proximity to the downtown mixed-use center. The regulations establish requirements related to form, character and design that complement the established pattern of compact, well-connected blocks in the downtown core neighborhoods and work to preserve the historic character and sense of place that is the focus of the community's vision for the future of the downtown area.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The *Imagine Downtown! Vision Plan* was adopted in November 2019 as an integral part of the Cedar Falls Comprehensive Plan. The primary goal of that planning effort was to update the Comprehensive Plan for the downtown study area to ensure that future development is consistent with the community's vision. After adoption of the Vision Plan, new zoning regulations were drafted to implement the vision.

The Downtown Character Regulating Plan, which with this rezoning will be the new zoning map for the area, is consistent with the "character areas" identified in the *Imagine Downtown! Vision Plan* and help to establish a gradual transition between the higher intensity "Storefront" and "Urban General" frontages to the lower intensity mixed-use Urban General 2, and finally to the "Neighborhood Medium" and "Neighborhood Small" designations in the surrounding residential neighborhoods. These "Neighborhood" designations will allow for a variety of housing types for people of different ages and incomes that desire to live close to downtown, but at a scale that blends into the neighborhood context. The mixed-use Urban General 2 also extends west along 1st Street and also covers a mixed-use node near the intersection of 18th and Main Streets on the far southern boundary of the study area. The Regulating Plan also acknowledges and provides for future redevelopment for areas currently zoned Industrial at the far northwest corner of the character district and the areas on the east side of downtown. Maps illustrating the current zoning superimposed over the proposed zoning designations are attached to this report.

Since the proposed zoning has been specifically drafted to implement the adopted *Imagine Downtown! Vision Plan* as described above, staff finds that rezoning the properties within the downtown study area to CD-DT Downtown Character District is consistent with the Comprehensive Plan. Staff also notes that the Future Land Use Map should be updated to reflect the adopted Vision Plan.

ACCESS TO PUBLIC SERVICES

The study area is located within in a developed area of the city with access to all utilities and public services.

ACCESS TO ADEQUATE STREET NETWORK

The Downtown Character District is located in an area with short, well-connected blocks. The gridded street pattern with centrally spaced alleys lends itself well to the new zoning, which encourages buildings that frame the streets to create walkable urban neighborhoods with a mixed-use urban center.

PUBLIC NOTICE

Notice of the rezoning proposal was mailed to all property owners and the proposed zoning has been publicized widely in both print and social media and on television and radio. Public notice for the September 7 City Council hearing was published in the Waterloo-Cedar Falls Courier on August 27, 2021.

RECOMMENDATION

At their May 12 meeting, the Planning and Zoning Commission unanimously recommended approval of RZ21-004, a City-initiated request to rezone all property located within the *Imagine Downtown! Vision Plan* study area boundary, as shown on the attached Regulating Plan, from current zoning designations to CD-DT - Downtown Character District and to update the Future Land Use Map to reflect the adopted Imagine Downtown! Vision Plan.

PLANNING & ZONING COMMISSION

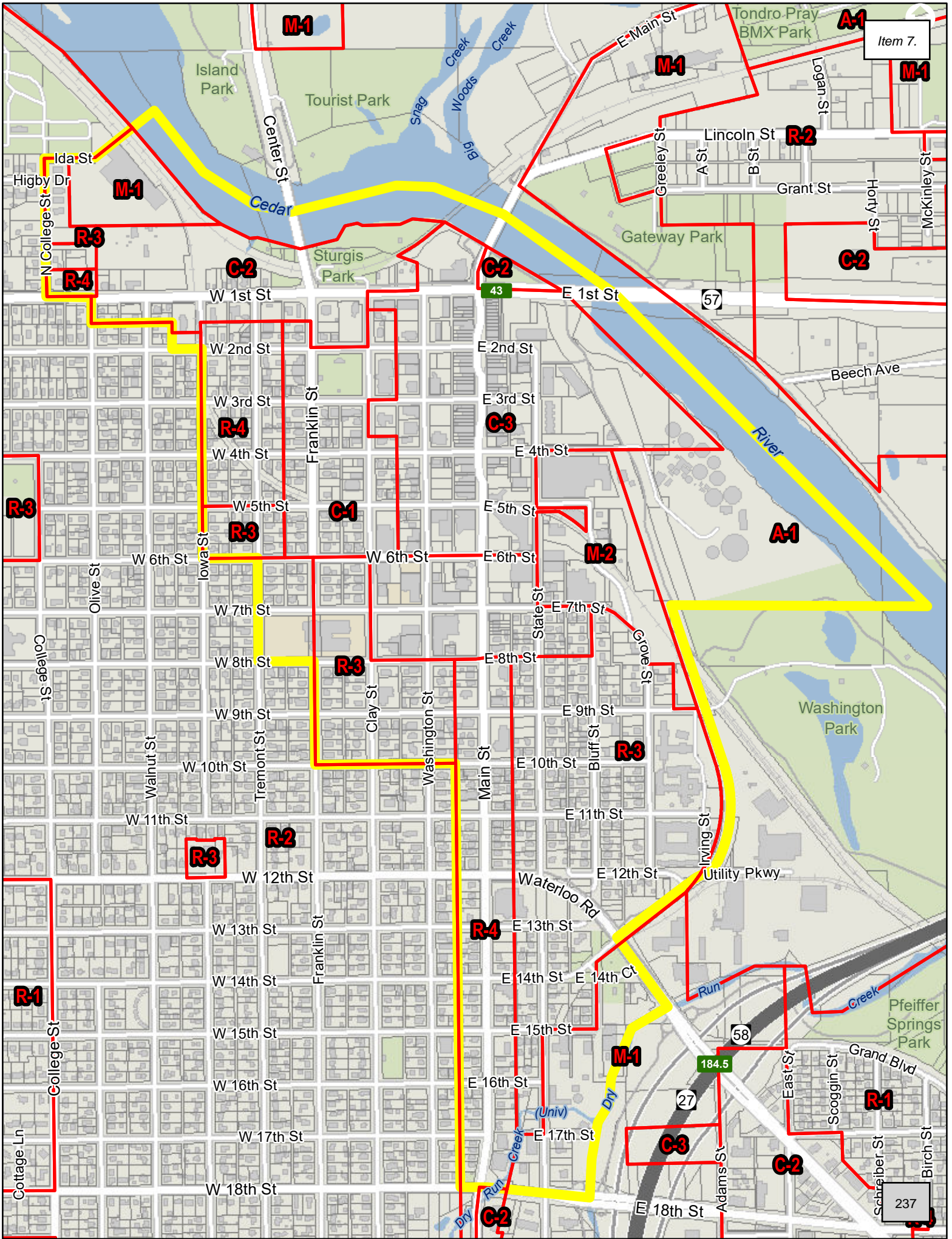
4/28/2021 Public hearing The next item for consideration by the Commission was rezoning of property in the proposed Downtown Character District. Chair Leeper introduced the matter and Ms. Howard provided background information. She explained that mailed notice of the rezoning was sent out to all property owners in the rezoning area and notice of the public hearing was also published in the Courier. The item is for initial discussion at this time and will be continued to the next meeting.

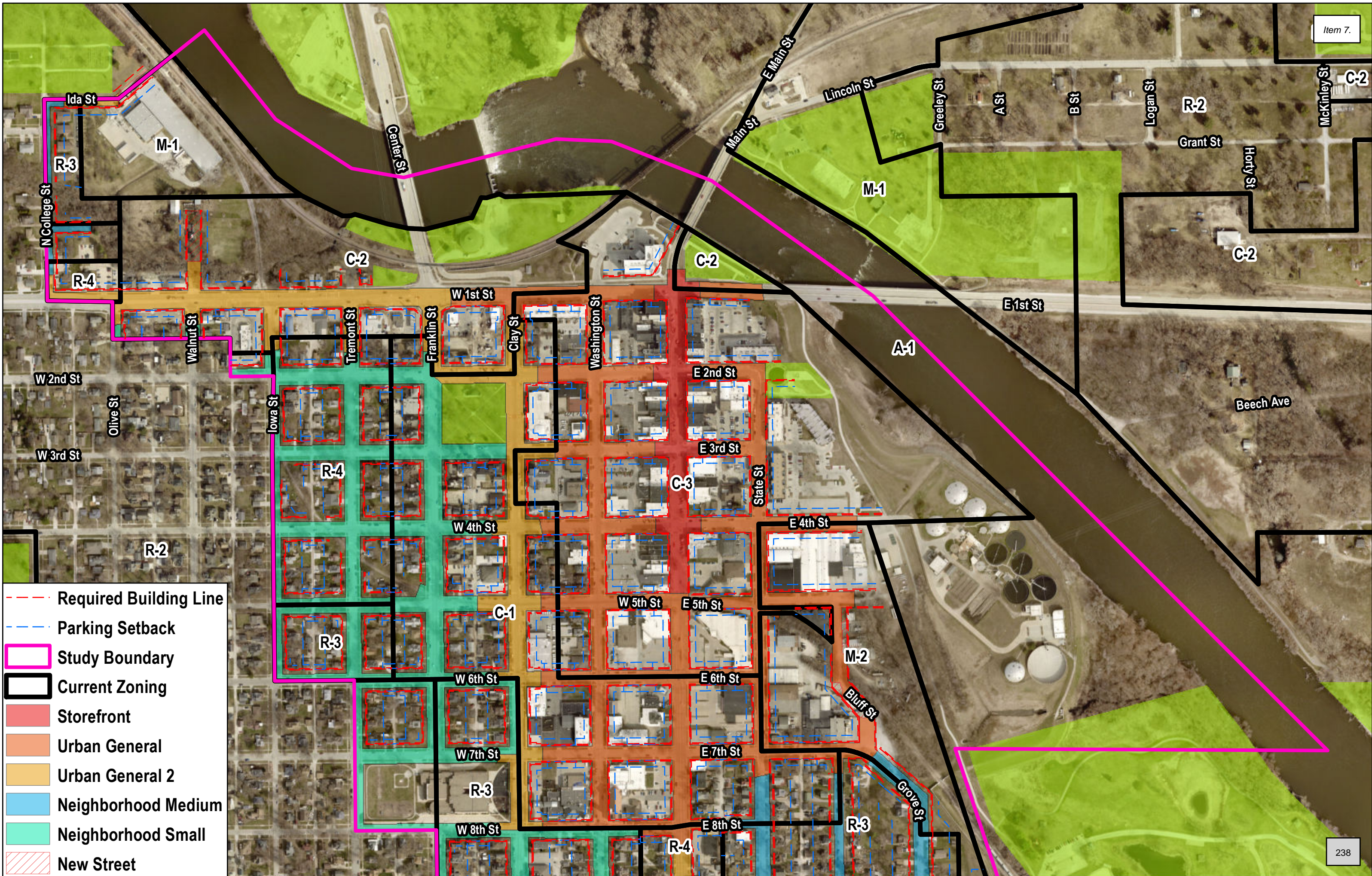
Public hearing Continued 5/12/2021 Discussion & Vote The next item of business was rezoning of property in the proposed Downtown Character District. Chair Leeper introduced the item and Ms. Howard provided background information. She spoke about the rezoning process and displayed the current zoning map for downtown. The boundaries were created to be consistent with the Downtown Vision Plan. She also discussed the current zoning throughout the area and explained the current rezoning proposal. Ms. Howard discussed compliance with the comprehensive plan, access to public services and adequate street network. Staff recommends approval of the rezoning of all the property within the boundaries of the Downtown Character District Regulating Plan to CD-DT – Downtown Character District and also to update the Future Land Use Map to reflect the adopted *Imagine Downtown! Vision Plan*.

Mr. Leeper thanked the consultants and staff and Ms. Lynch stated she is eager to see how it works. There were no public comments.

Ms. Lynch made a motion to approve the items as recommended by staff. Ms. Prideaux seconded the motion. The motion was approved unanimously with 6 ayes (Larson, Leeper, Lynch, Prideaux, Saul and Sears), and 0 nays.

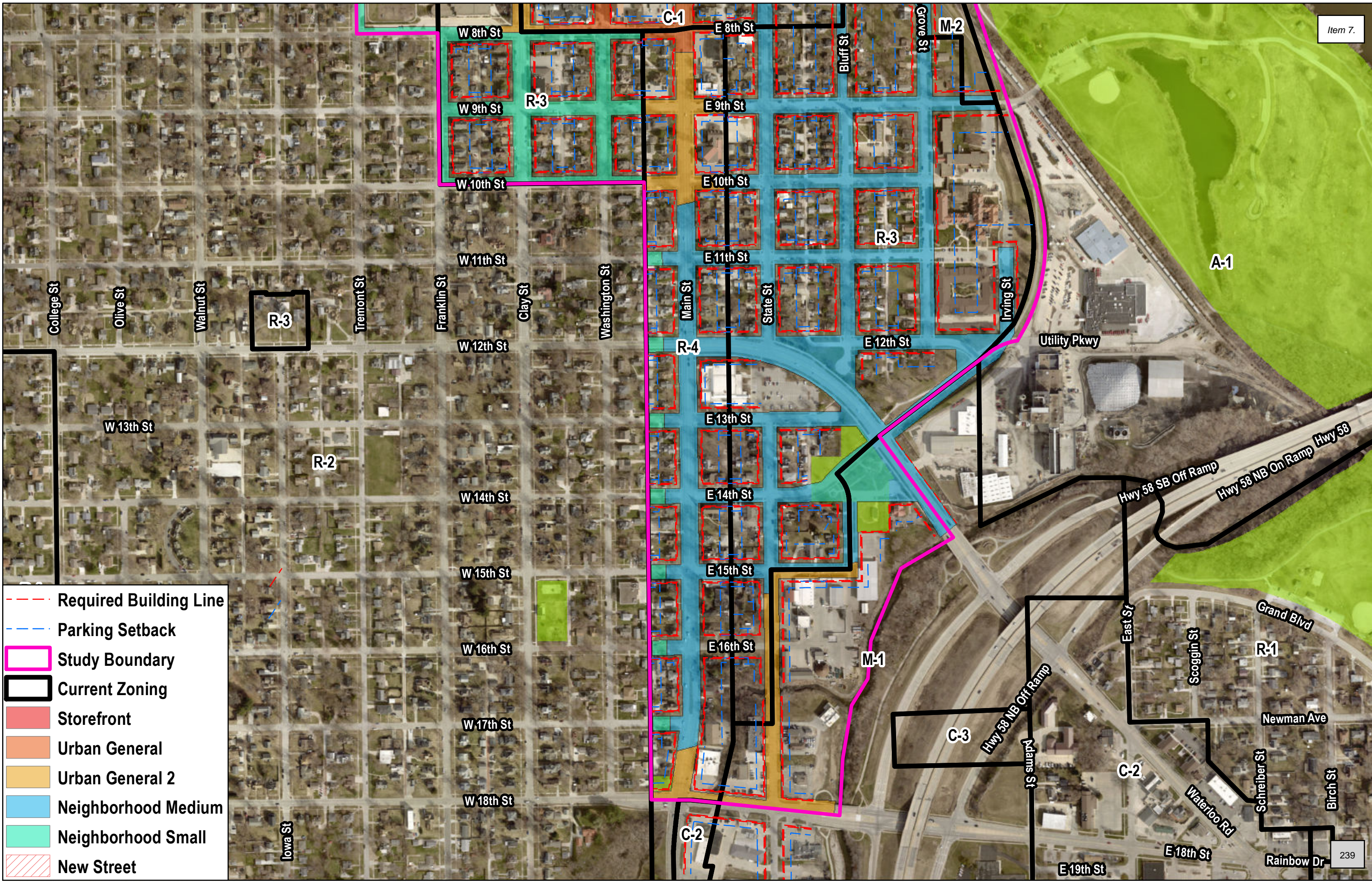
- Attachments: Downtown Regulating Plan
- Location map with study area boundary and existing zoning
- Map overlaying proposed zoning over current zoning
- Ordinance rezoning property to CD-DT Downtown Character District





- - - Required Building Line
- - - Parking Setback
- Study Boundary
- Current Zoning
- Storefront
- Urban General
- Urban General 2
- Neighborhood Medium
- Neighborhood Small
- New Street

Item 7.



- - - Required Building Line
- - - Parking Setback
- Study Boundary
- Current Zoning
- Storefront
- Urban General
- Urban General 2
- Neighborhood Medium
- Neighborhood Small
- New Street

Prepared by: Karen Howard, P&CS Manager, 220 Clay Street, Cedar Falls, IA 50613 (319) 273-8600

ORDINANCE NO. 2995

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF CEDAR FALLS FOR A CERTAIN DESCRIBED AREA, ALSO ILLUSTRATED ON THE DOWNTOWN CHARACTER DISTRICT REGULATING PLAN ATTACHED HERETO, REMOVING SAID AREA FROM ALL CURRENT ZONING DISTRICTS AND ADDING IT TO THE CD-DT DOWNTOWN CHARACTER DISTRICT AND ADOPTING THE DOWNTOWN CHARACTER DISTRICT REGULATING PLAN AS AN INTEGRAL PART OF THE ZONING MAP OF THE CITY OF CEDAR FALLS, IOWA.

WHEREAS, in November of 2019, the City Council of the City of Cedar Falls adopted the *Imagine Downtown! Vision Plan*, as an integral part of the Cedar Falls Comprehensive Plan; and

WHEREAS, in order to ensure future development and redevelopment is consistent with the adopted *Imagine Downtown! Vision Plan*, the City of Cedar Falls drafted new zoning regulations and an associated regulating plan for the downtown area covered by the *Imagine Downtown! Vision Plan*; and

WHEREAS, the new zoning regulations establish a new zoning district entitled, "Downtown Character District" abbreviated as "CD-DT," and an associated zoning map, referred to as the "Downtown Character District Regulating Plan;" and

WHEREAS, the City of Cedar Falls petitioned the Cedar Falls Planning and Zoning Commission to change the zoning of all properties within the area legally described below to CD-DT: Downtown Character District; and

WHEREAS, the Planning and Zoning Commission found that the rezoning (Case #RZ21-004) is consistent with the adopted Comprehensive Plan of the City of Cedar Falls and therefore has recommended to the City Council of the City of Cedar Falls, Iowa, that all that area within the boundary described in the body of the ordinance below, and including all street and alley rights-of-way within and abutting said area, shall be removed from the current zoning district designations and placed in the CD-DT Downtown Character District; and

WHEREAS, the City Council of the City of Cedar Falls, Iowa, deems it to the best interests of the City of Cedar Falls, Iowa, that said proposal be made and approved; and

WHEREAS, Section 26-118, District Boundaries of Division I, Generally, of Article III, Districts and District Regulations, of Chapter Twenty-six (26), 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, is incorporated into and made a part of said Ordinance by reference; and

WHEREAS, the said amended Section 26-118, District Boundaries of Division I, Generally, of Article III, Districts and District Regulations, of Chapter Twenty-six (26), Zoning, of the Code of Ordinances of the City of Cedar Falls, Iowa, provides that the boundaries of each Character District shall be indicated on the zoning map of the City and shall be governed by the associated Regulating Plan, which shall be the zoning map for each said Character District and shall be made a part of this article by reference; and said Downtown Character District Regulating Plan is attached hereto as Exhibit A; and

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 area, which is also illustrated on the attached Exhibit A: Downtown Character District Regulating Plan, be and the same is hereby removed from all current zoning districts and added to the CD-DT Downtown Character District:

Beginning at the midpoint of a line between the Southwest corner of Lot No. 4, Block No. 21, and Southeast corner of Lot No. 5, Block No. 21, "J. R. and S. Cameron's Second Addition" to the City of Cedar Falls, Black Hawk County, Iowa; thence North along the centerline of the alley in said Block No. 21 to the midpoint of a line between the Northwest corner of Lot No. 1, Block No. 21, and Northeast corner of Lot No. 8, Block No. 21; thence North to the midpoint of a line between the Southwest corner of Lot No. 4, Block No. 20, and Southeast corner of Lot No. 5, Block No. 20, "J. R. and S. Cameron's Second Addition" to the City of Cedar Falls, Black Hawk County, Iowa; thence North along the centerline of the alley in said Block No. 20 to the midpoint of a line between the Northwest corner of Lot No. 1, Block No. 20, and Northeast corner of Lot No. 8, Block No. 20; thence North to the midpoint of a line between the Southwest corner of Lot No. 4, Block No. 13, and Southeast corner of Lot No. 5, Block No. 13, "J. R. and S. Cameron's Second Addition" to the City of Cedar Falls, Black Hawk County, Iowa; thence North along the centerline of the alley in said Block No. 13 to the midpoint of a line between the Northwest corner of Lot No. 1, Block No. 13, and Northeast corner of Lot No. 8, Block No. 13; thence North to the midpoint of a line between the Southwest corner of Lot No. 4, Block No. 12, and Southeast corner of Lot No. 5, Block No. 12, "J. R. and S. Cameron's Second Addition" to the City of Cedar Falls, Black Hawk County, Iowa; thence North along the centerline of the alley in said Block No. 12 to the midpoint of a line between the Northwest corner of Lot No. 1, Block No. 12, and Northeast corner of Lot No. 8, Block No. 12; thence North to the midpoint of a line between the Southwest corner of Lot No. 4, Block No. 2, and the Southeast corner of Lot No. 5, Block No. 2, "J. R. and S. Cameron's Addition" to the City of Cedar Falls, Black Hawk County, Iowa; thence North along the centerline of the alley in Block No. 2 to the midpoint of a line between the Northwest corner of Lot No. 1 said Block No. 2 and the Northeast corner of Lot No. 8 said Block No. 2; thence North to the midpoint of a line between the Southwest corner of Lot No. 2, Block No. 1, and the Southeast corner of Lot No. 3, Block No. 1, "J. R. and S. Cameron's Addition" to the City of Cedar Falls, Black Hawk County, Iowa; thence North along the centerline of the alley in Block No. 1 to the midpoint of a line between the Northwest corner of

Lot No. 1 said Block No. 1 and the Northeast corner of Lot No. 4 said Block No. 1; thence North along the centerline of the alley in “Auditors Plat #8”, City of Cedar Falls, Black Hawk County, Iowa to the midpoint of a line between the Northwest corner of Lot No. 1 and the Northeast corner of Lot No. 5 in “Auditors Plat #8”; thence North to the midpoint of a line between the Southwest corner of Lot No. 5 and the Southeast corner of Lot No. 6, in Block No. 4, “R. P. Speers Addition”, City of Cedar Falls, Black Hawk County, Iowa; thence along the centerline of the alley in said Block No. 4 to the midpoint of a line between the Northwest corner of Lot No. 1, Block No. 4 and the Northeast corner of Lot No. 10, Block No. 4; thence North to the midpoint of a line between the Southwest corner of Lot No. 4, Block No. 3 and the Southeast corner of Lot No. 5, Block No. 3 in “R. P. Speers Addition”, City of Cedar Falls, Black Hawk County, Iowa; thence along the centerline of the alley in said Block No. 3 to the midpoint of a line between the Northwest corner of Lot No. 1, Block No. 3 and the Northeast corner of Lot No. 8, Block No. 3; thence North along the Northerly extension of said alley centerline to the centerline of West 10th Street; thence West along said centerline of West 10th Street to the centerline of Franklin Street; thence North along said centerline of Franklin Street to the centerline of West 8th Street; thence West along said centerline of West 8th Street to the centerline of Tremont Street; thence North along said centerline of Tremont Street to the centerline of West 6th Street; thence West along said centerline of West 6th Street to the centerline of Iowa Street; thence North along said centerline of Iowa Street to the centerline of West 2nd Street; thence West along said centerline of West 2nd Street to the Southerly extension of Lots Nos. 5 and 6, Block No. 29, “Original Town of Cedar Falls”, City of Cedar Falls, Black Hawk County, Iowa; thence North along said Southerly extension and along the West line of said Lots Nos. 5 and 6, Block No. 29 to the Northeast corner of said Lot No. 6, Block No. 29; thence West along the North line of said Lot No. 6, Block No. 29 to the Northwest corner of said Lot No. 6, Block No. 29; thence West to the Northeast corner of Lot No. 3, Block No. 38, “Original Town of Cedar Falls”, City of Cedar Falls, Black Hawk County, Iowa; thence West along the North line of said Lot No. 3, Block No. 38 to the Northeast corner of said Lot No. 3; thence West to the Northeast corner of Lot No. 6, said Block No. 38; thence West along the North line of said Lot No. 6 and its Westerly extension to the centerline of Olive Street; thence North along said centerline of Olive Street to the centerline of West 1st Street; thence West along said centerline of West 1st Street to the centerline of North College Street; thence North along said centerline of North College Street to the North line of Ida Street; thence East along the North line of said Ida Street to the Northeast corner of said Ida Street; thence Northeasterly along the Southeasterly line of Auditor’s Parcel #8914-12-101-003 and its Northeasterly extension to the thread of the Cedar River; thence Southeasterly along said thread of the Cedar River to the Easterly extension of the centerline of East 7th Street North of Block 1, “Garrison’s Addition” to the City of Cedar Falls, Black Hawk County, Iowa; thence West along said Easterly extension of the centerline of East 7th Street to the Northwesterly extension of the centerline of Iowa Northern Railroad tracks lying West of the main office of the Cedar Falls Utilities; thence Southeasterly along said Northwesterly extension and Southerly and Southwesterly along the centerline of Iowa Northern Railroad tracks lying West of the main office of the Cedar Falls Utilities to the centerline of Utility Parkway; thence Southwesterly along said centerline of Utility Parkway and its Southwesterly extension to the centerline of Waterloo Road; thence Southeasterly along said centerline of Waterloo Road to the thread of Dry Run Creek; thence Southwesterly along said thread of Dry Run Creek to the centerline of East 18th Street; thence Northwesterly along said centerline of East 18th Street to the East extension of the centerline of West 18th Street; thence

West along said Easterly extension and said centerline of West 18th Street to the Southerly extension of the centerline of the alley in Block No. 21, “J. R. and S. Cameron’s Second Addition” to the City of Cedar Falls, Black Hawk County, Iowa; thence North along said Southerly extension to the point of beginning; and including all street and alley rights-of-way within and abutting said area.

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 the CD-DT Downtown Character District, and the amended map as well as the Downtown Character District Regulating Plan attached hereto and incorporated herein as Exhibit A, is hereby ordained to be the zoning map of the City of Cedar Falls, Iowa, as amended.

INTRODUCED: _____ September 7, 2021

PASSED 1ST CONSIDERATION: _____ September 7, 2021

PASSED 2ND CONSIDERATION: _____

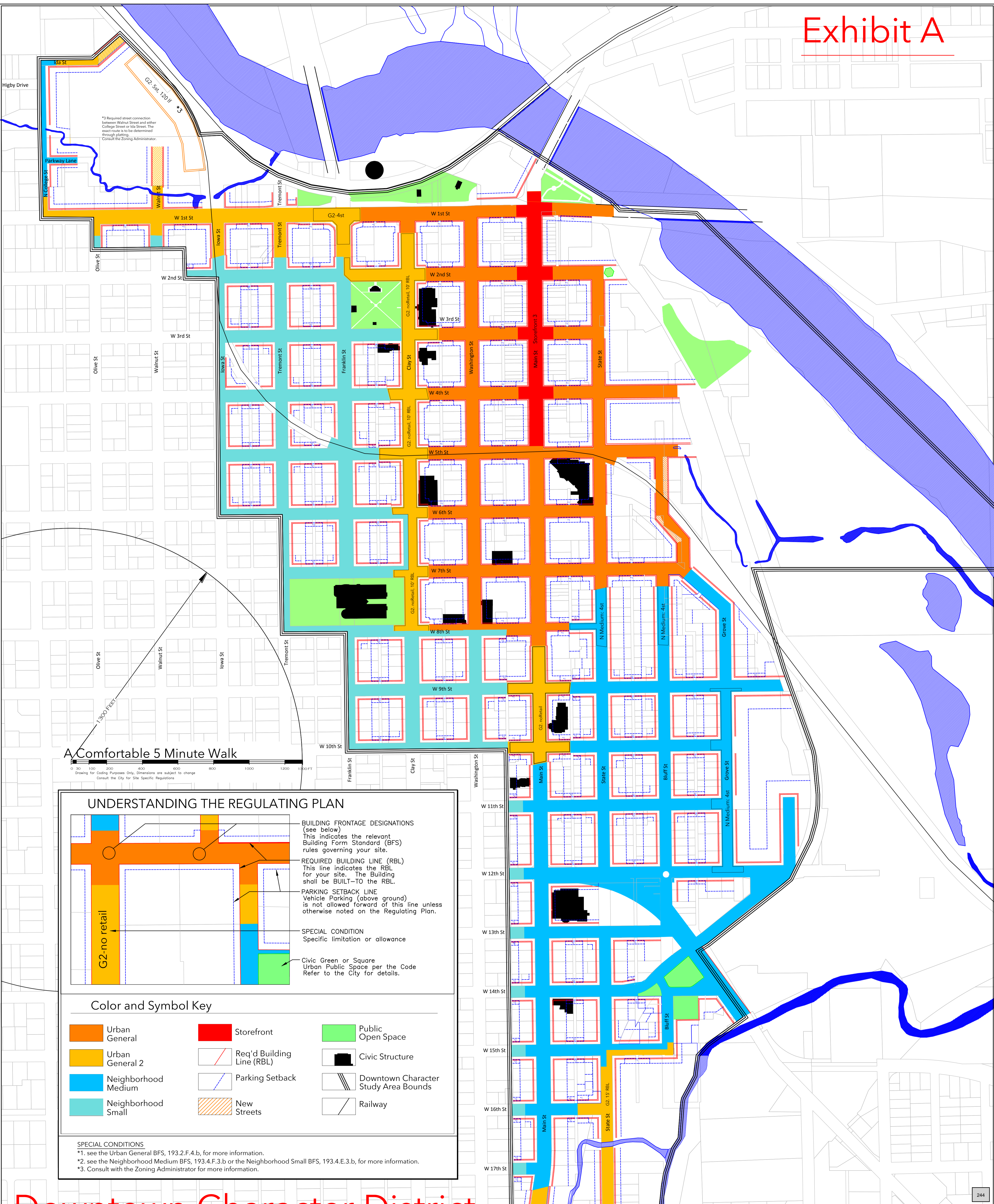
PASSED 3RD CONSIDERATION: _____

ADOPTED: _____

Robert M. Green, Mayor

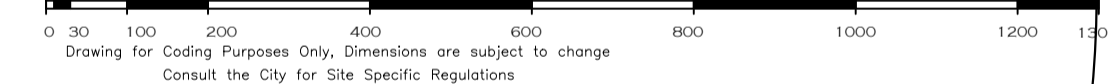
ATTEST:

Jacqueline Danielsen, MMC, City Clerk

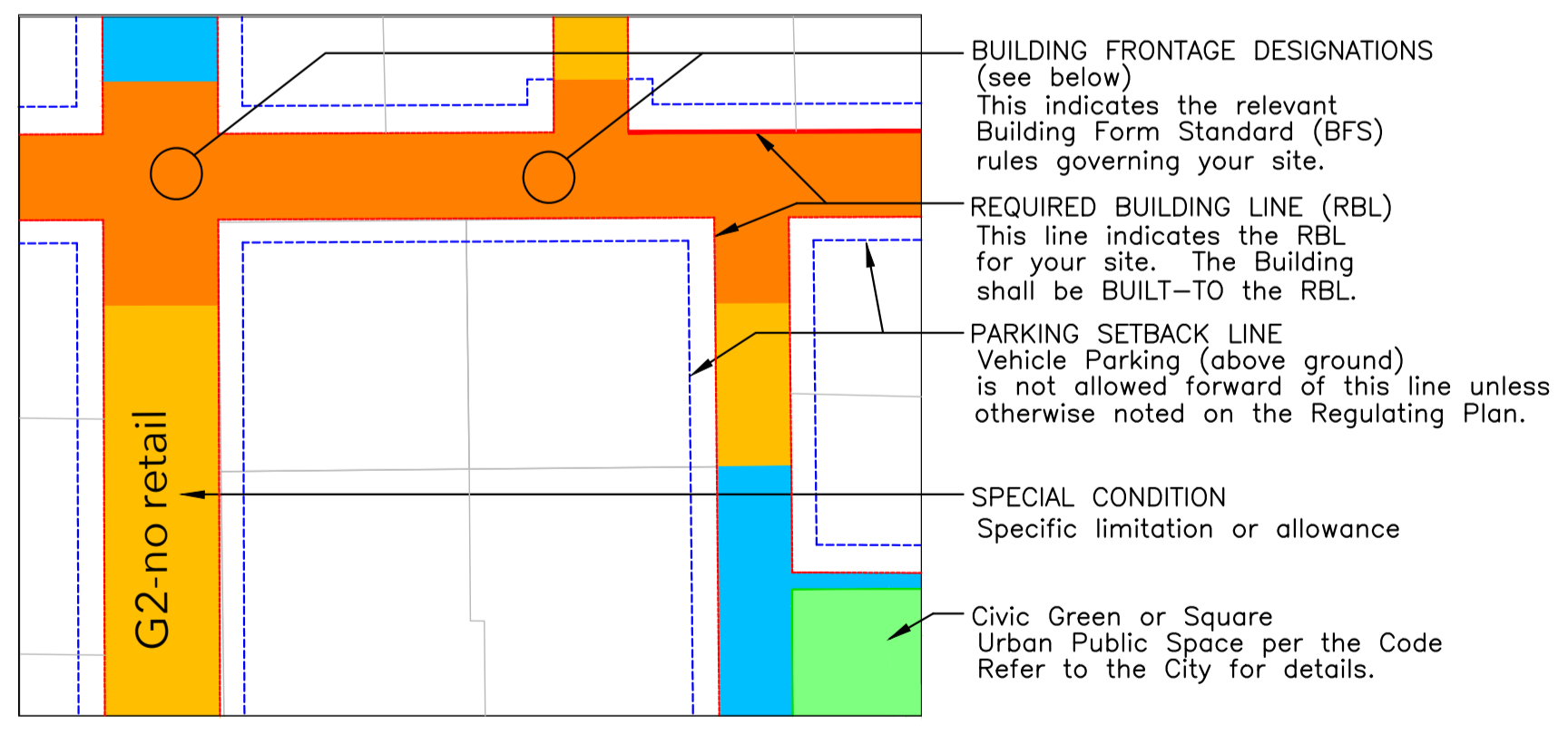


*3 Required street connection between Walnut Street and either College Street or Ida Street. The exact route is to be determined through planning. Consult the Zoning Administrator.

A Comfortable 5 Minute Walk



UNDERSTANDING THE REGULATING PLAN



BUILDING FRONTAGE DESIGNATIONS
(see below)
This indicates the relevant Building Form Standard (BFS) rules governing your site.

REQUIRED BUILDING LINE (RBL)
This line indicates the RBL for your site. The Building shall be BUILT-TO the RBL.

PARKING SETBACK LINE
Vehicle Parking (above ground) is not allowed forward of this line unless otherwise noted on the Regulating Plan.

SPECIAL CONDITION
Specific limitation or allowance

Civic Green or Square
Urban Public Space per the Code Refer to the City for details.

Color and Symbol Key

Urban General	Storefront	Public Open Space
Urban General 2	Req'd Building Line (RBL)	Civic Structure
Neighborhood Medium	Parking Setback	Downtown Character Study Area Bounds
Neighborhood Small	New Streets	Railway

SPECIAL CONDITIONS
*1. see the Urban General BFS, 193.2.F.4.b, for more information.
*2. see the Neighborhood Medium BFS, 193.4.F.3.b or the Neighborhood Small BFS, 193.4.E.3.b, for more information.
*3. Consult with the Zoning Administrator for more information.

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

The Committee of the Whole met at City Hall at 5:30 p.m. on September 7, 2021, with the following Committee persons in attendance: Mayor Robert Green and Councilmembers Frank Darrah, Susan deBuhr, Kelly Dunn, Simon Harding, Daryl Kruse, Mark Miller and Dave Sires. Staff members from all City Departments and members of the community attended in person and teleconferenced in.

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

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

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

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

Minutes by Kim Kerr, Administrative Supervisor



DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613
Phone: 319-273-8600
Fax: 319-268-5126
www.cedarfalls.com

MEMORANDUM

Planning & Community Services Division

TO: Honorable Mayor Robert M. Green and City Council
FROM: Michelle Pezley, Planner III
DATE: September 10, 2021
SUBJECT: Temporary Sign Request
Center Street Neighborhood Fundraiser Sign at 2207 Vine Street.

This office received the attached sign application to place the Center Street Neighborhood Fundraiser sign at 2207 Vine Street. The applicant proposes the sign to be displayed for 60 days as allowed by City Code.

The sign will be a banner showing the fundraising efforts for the North Cedar Neighborhood efforts for street improvements which will partner with the City's goal to update Center Street to City Standards. The sign will be located at 2207 Vine Street owned by Daniel Pruckler. The sign will be out of the city's right-of-way and will be in front of the paved area on the property.

The Planning and Community Services Division recommends approval of the temporary sign at 2207 Vine Street for 60 days starting September 21, 2021.



If you have any questions or need additional information, please feel free to contact this office.

xc: Jeff Olson, Public Safety Director
Stephanie Houk Sheetz, AICP, Director of Community Development
Karen Howard, AICP, Planning & Community Services Manager



A) 48

60" x 96" | 13oz Banner, 1-sided
REINFORCED EDGES, GROMMETS
1 each)

The one

CENTER STREET PROJECT

— \$1,750,000 —

NORTH CEDAR NEIGHBORHOOD NEEDS TO RAISE ITS SHARE!
3.1% OF THE COST →

PROJECT INCLUDES

- NEW Lighting
- NEW Landscaping
- NEW Sidewalks (Eastside)
- NEW Benches
- NEW Bio Swales
- NEW Trash Cans
- NEW Bike Racks
- NEW Trees



WHY?

- Make the best neighborhood in Cedar Falls even better!
- Provide a premier gateway into the city
- Slower traffic, safer street

• Send donations to [NCNA Trees](http://NCNATrees.com), 2221 Center St. or northcedar.na.com

\$55,000

\$40,000

\$30,000

\$20,000

\$10,000



DEPARTMENT OF COMMUNITY DEVELOPMENT
APPLICATION FOR SIGN PERMIT

City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613

Site Address 2206 Center St.

Owner's Name Daniel Pruckler Ph. No. 319 2311802

Owner's Address 2207 Vine St. Email Dpruckler@gmail.com

Contractor Hank Wellnitz Ph. No. 319 9612288

Contractor's Address 400 Clair Email wellnitz.consulting@gmail.com

Surface Area of Sign 48x96 Lighted? Yes No

Zoning District R3 Height from grade or roof to top of sign _____

Materials to be used in construction wood

Type of sign (pole, wall, roof, etc.) canvas

Permanent Temporary If temp., dates to be displayed now through Dec

New sign Replacement sign Lot dimensions 48x96

Is the proposed sign advertising the use on the premises? Yes No

No. of existing signs on site 1 Total area of existing signs on site _____

Overhanging Sign: Clearance above sidewalk _____
Distance projecting from building _____

Does sign project into public right of way? Yes No

No sign may project over or onto public property except as permitted by ordinance. Signs which require City Council approval for any reason must be accompanied by City Council authorization. Signs may not be placed within the "vision triangle" as described in Sec. 26-257(b) of the Zoning Ordinance. This permit must be accompanied by a **SITE PLAN** which shows the adjacent streets, the lot dimensions, driveways, and sign locations (proposed and existing) and by a **PICTURE OR ILLUSTRATION** showing dimensions of the proposed sign, sign wording, letter size and any special features. If the proposed sign is a wall sign, a site plan is not required, however, the picture or illustration must show the size of the wall on which the sign will be located and any existing signs already mounted on the wall.

Fee \$ _____

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Lorene Wellnitz
Signature of Contractor or Owner

Sept 7, 2021
Date

City of Cedar Falls

(319) 273-8600: email: planning@cedarfalls.com
Signs/Application for Sign Permit Form 8-3-20


DEPARTMENT OF PUBLIC SAFETY SERVICES

POLICE OPERATIONS
 CITY OF CEDAR FALLS
 4600 SOUTH MAIN STREET
 CEDAR FALLS, IOWA 50613

319-273-8612

MEMORANDUM

To: Mayor Green and City Councilmembers
From: Jeff Olson, Public Safety Services Director
 Craig Berte, Police Chief
Date: September 13, 2021
Re: Beer/Liquor License Applications

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) Aldi Inc., 6322 University Avenue, Class C beer & Class B wine - renewal.
- b) Escapology Cedar Falls, 2518 Melrose Drive, Special Class C liquor - renewal.
- c) Hilton Garden Inn, 7213 Nordic Drive, Class B liquor, Class B native wine & outdoor service - renewal.
- d) Holiday Inn & Suites Hotel/Event Center, 7400 Hudson Road, Class B liquor & outdoor service - renewal.
- e) Little Bigs, 2210 College Street, Class C liquor - renewal.
- f) The Brass Tap, 421 Main Street, Class C liquor & outdoor service - renewal.
- g) The Ragged Edge Art Bar & Gallery, 504 Bluff Street, Class C liquor & outdoor service – renewal.
- h) Aldi Inc., 6322 University Avenue, Class C beer & Class B wine – change in ownership.



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

Financial Services Division

TO: Jacque Danielsen, City Clerk
FROM: Andrea Ludwig, Financial Clerk
DATE: August 6, 2021
SUBJECT: Property Assessments

Attached is paperwork regarding one (1) property that had their lawn mowed by the City of Cedar Falls. We have been unsuccessful in collecting this invoice through our normal accounts receivable process. Could you please start the process of assessing these fees against the owner's property taxes?

NNG LLC
112 Eagle Ridge Drive
Waverly, IA 50677

178.79 May 2021
2.68 2021 (fees)
\$181.47 Total owed

Property address: 130 N. College St., CF
Parcel #8914-11-228-008

If you have any questions, please feel free to contact me at 5104.

CITY OF CEDAR FALLS, IOWA
COUNTY OF BLACK HAWK
STATE OF IOWA

**NOTICE OF PROPOSED FINAL
ASSESSMENT PROCEEDINGS**

v.

NNG LLC

TO THE ABOVE-NAMED PERSON(S):	NNG LLC
PROPERTY DESCRIPTION:	130 N. College Street, Cedar Falls, Iowa 50613 Black Hawk County Parcel #8914-11-228-008
LEGAL DESCRIPTION OF PROPERTY:	LAYS ADDITION LOT 8, Cedar Falls, Black Hawk County, Iowa.

YOU ARE HEREBY NOTIFIED that there is a proposed resolution to place a lien on the property named above in order to collect the costs incurred by the City of Cedar Falls to mow the property located at **130 N. College Street** that was subject to nuisance abatement pursuant to City of Cedar Falls Ordinance Section 17-246. This matter is currently set on the Cedar Falls City Council agenda for **September 20, 2021**.

Please find enclosed the proposed City Council resolution to place a lien on the above-described property. You may satisfy your obligation to pay these costs incurred by the City of Cedar Falls on or before the date set forth above by making payment to the City Clerk's office in person Monday through Friday between 8:00 a.m. and 5:00 p.m., at 220 Clay Street, Cedar Falls, Iowa 50613, or through the mail.

YOU ARE FURTHER NOTIFIED that unless you pay for these costs before the time of the City Council meeting, the Cedar Falls City Council will seek the resolution to place a lien on the property described above, to be collected, along with interest thereon, in the same manner as property taxes, as provided by law.

Very truly yours,

CITY OF CEDAR FALLS, IOWA

By

Jacqueline Danielsen, MMC, City Clerk
City of Cedar Falls
220 Clay Street
Cedar Falls, IA 50613

Enclosures.

Exhibit "A"

Prepared by: Jacqueline Danielsen, City Clerk, 220 Clay Street, Cedar Falls, IA 50613 (319) 273-8600

RESOLUTION NO. _____

RESOLUTION LEVYING A FINAL ASSESSMENT FOR COSTS INCURRED BY THE CITY OF CEDAR FALLS, IOWA TO MOW THE PROPERTY LOCATED AT 130 N. College Street, CEDAR FALLS, IOWA, PARCEL ID 8914-11-228-008

WHEREAS, it was determined that the property located at 130 N. College Street, being legally described as LAYS ADDITION LOT 8, Cedar Falls, Black Hawk County, Iowa, Parcel ID 8914-11-228-008, was in violation of City of Cedar Falls Ordinance Section 17-246 for failure to mow the property, and

WHEREAS, after notice(s) to abate the nuisance, the owner of record did not abate the nuisance, and after afforded a substantial period of time in which to do so, the City of Cedar Falls did cause the property located at 130 N. College Street (Parcel ID 8914-11-228-008) to be mowed, and by doing so, incurred expenses for said services, and

WHEREAS, after invoices and notices for the services performed to mow the property were sent to the property owner of record, the owner of record has failed to pay these costs to the City of Cedar Falls.

NOW THEREFORE, be it resolved by the City Council of the City of Cedar Falls, Iowa, that the unpaid costs incurred by the City of Cedar Falls, Iowa to abate the nuisance on the above-described property, in the amount of \$233.47 (\$181.47 + \$52.00 recording fee), be assessed as a lien against the following described real estate, as provided by law, together with an administrative expense of \$5.00, pursuant to Cedar Falls Code Section 15-5, said real estate being legally described as follows:

LAYS ADDITION LOT 8, Cedar Falls, Black Hawk County, Iowa, Parcel ID 8914-11-228-008

BE IT FURTHER RESOLVED that the City Clerk of the City of Cedar Falls, Iowa, is hereby authorized and directed to place said assessment of record with the proper officials of Black Hawk County, Iowa, in order to make the assessment a lien against the above-described real estate, to be collected in the same manner as property taxes, as provided by law.

PASSED AND ADOPTED this 20th day of September, 2021.

Robert M. Green, Mayor

ATTEST:

Jacqueline Danielsen, MMC, City Clerk

CITY OF CEDAR FALLS
220 CLAY STREET
CEDAR FALLS, IA 50613

(319) 273-8600

DATE: 6/30/21

TO: NNG LLC
112 EAGLE RIDGE DR
WAVERLY, IA 50677

CUSTOMER NO: 5619/5619

TYPE: MS - MISCELLANEOUS

CHARGE	DATE	DESCRIPTION	REF-NUMBER	DUE DATE	TOTAL AMOUNT
	0/00/00	BEGINNING BALANCE			.00
CEMOW	5/28/21	MOWED LAWN ON: 5/24/21 PER ORDINANCE 17-246&247	37450	6/28/21	178.79
		PROFESSIONAL LAWN CARE INV.#17005			\$142.50
		CODE ENFORCEMENT			\$36.29
GFFIN	6/30/21	FINANCE CHARGE-GEN FUND		7/30/21	2.68

1.5 % LATE FEE WILL BE ASSESSED ON PAYMENTS OVER
30 DAYS

CURRENT	30 DAYS	60 DAYS	90 DAYS
2.68	178.79		

DUE DATE: 7/30/21

PAYMENT DUE: 181.47
TOTAL DUE: \$181.47

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 6/30/21 DUE DATE: 7/30/21 NAME: NNG LLC
CUSTOMER NO: 5619/5619 TYPE: MS - MISCELLANEOUS

REMIT AND MAKE CHECK PAYABLE TO:
CITY OF CEDAR FALLS
220 CLAY STREET
CEDAR FALLS IA 50613
(319) 273-8600

TOTAL DUE: \$181.47



DEPARTMENT OF FINANCE AND BUSINESS OPERATIONS

CITY OF CEDAR FALLS, IOWA
220 CLAY STREET
CEDAR FALLS, IOWA 50613
PHONE 319-273-8600
FAX 319-268-5126
www.cedarfalls.com

July 1, 2021

NNG LLC
112 Eagle Ridge Drive
Waverly, IA 50677

Dear NNG LLC,

Enclosed you will find your latest statement. There is an outstanding charge for Code enforcement-mowing at 130 N. College Street on 5/24/21 for \$178.79, as well as late fees of \$2.68 for a total amount due of \$181.47. **If no payment is received by July 15, 2021 we will put a lien on your property.**

If you have any questions, please feel free to call me at 319-268-5104. We thank you for your immediate attention to this matter.

Remit to: City of Cedar Falls
Accounts Receivable
220 Clay Street
Cedar Falls, IA 50613

Sincerely,

City of Cedar Falls

A handwritten signature in black ink, appearing to read "Andrea Ludwig", is written over the typed name.

Andrea Ludwig
Financial Clerk

Enclosure

INVOICE

Item 11.

CITY OF CEDAR FALLS
220 CLAY STREET
CEDAR FALLS, IA 50613

(319) 273-8600

TO: NNG LLC
112 EAGLE RIDGE DR
WAVERLY, IA 50677

INVOICE NO: 37450
DATE: 5/28/21

CUSTOMER NO: 5619/5619

TYPE: MS - MISCELLANEOUS

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	MOWED LAWN ON: 5/24/21 PER ORDINANCE 17-246&247 PROFESSIONAL LAWN CARE INV.#17005 CODE ENFORCEMENT LOCATION: 130 N. COLLEGE STREET, CEDAR FALLS	178.79	178.79
			\$142.50
			\$36.29

1.5 % LATE FEE WILL BE ASSESSED ON PAYMENTS OVER
30 DAYS

TOTAL DUE: \$178.79

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 5/28/21 DUE DATE: 6/28/21 NAME: NNG LLC
CUSTOMER NO: 5619/5619 TYPE: MS - MISCELLANEOUS

REMIT AND MAKE CHECK PAYABLE TO:
CITY OF CEDAR FALLS
220 CLAY STREET
CEDAR FALLS IA 50613

INVOICE NO: 37450
TERMS: NET 30 DAYS

AMOUNT: \$178



DEPARTMENT OF COMMUNITY DEVELOPMENT

CODE ENFORCEMENT
CITY OF CEDAR FALLS, IOWA
220 Clay Street
Cedar Falls, IA 50613
Phone(319) 273-8606
Fax (319) 273-8610
www.cedarfalls.com

LEGAL NOTICE OF NUISANCE TO BE ABATED:
GRASS AND WEEDS

EFFECTIVE DATE OF THIS NOTICE: 5/14/2021 Case # 21-0317-GRSS
PROPERTY RESIDENT: NNG LLC
PROPERTY ADDRESS: 130 N College St

NNG LLC
112 EAGLE RIDGE DR
WAVERLY, IA 50677

A complaint has been brought to the attention of this office and an inspection of the property found that weeds and grass have been allowed to become a nuisance. The property is legally described as follows:

LAYS ADDITION LOT 8

Please refer to Ordinance Section 17-246 for orientation purposes and compliance requirements. Your cooperation in complying with this ordinance is appreciated. The City will inspect the property in seven (7) days from the date of this mailing notice, on 5/21/2021, to confirm compliance with the Ordinance requirements. If the property is not brought into compliance after the seven days, the City will mow the property to bring it into compliance.

Sec. 17-246. - Noxious weeds prohibited; exceptions.

(a) It shall be unlawful for the owner or person in possession or control of any land within the city to maintain, cause or permit a nuisance as defined in this section to exist upon such land. For purposes of this section, the term "nuisance" means noxious weeds, which shall include the following:

- (1) Those defined in Iowa Code § 317.1A;
(2) Grass and weeds exceeding eight inches in height;
(3) Volunteer trees, bushes or other vegetation that have not been intentionally planted or which have spread through natural means into unsuitable or unsightly areas, such as in cracks or crevices along building foundations, driveways, retaining walls, sidewalks, or other similar improvements.

Sec. 15-2(18) Nuisance Defined

Dense growth of all weeds, vines, brush or other vegetation, including dead bushes, and dead woody plants, or other overgrown or unkempt bushes or other growth, in the city so as to constitute a health, safety or fire hazard.

(Code 2017, § 18-2; Ord. No. 2625, § 1, 5-29-2007; Ord. No. 2882, §§ 1-4, 9-19-2016; Ord. No. 2942, § 1, 6-3-2019)

Code Section Nature of the Violation Comply By

OUR CITIZENS ARE OUR BUSINESS

IACF 19-47(b)
Grass and Weeds
ROW

It shall be unlawful for the owner or party in possession of lots or parcels of ground in the city to fail to keep in good order or to maintain the area between the curbline and the property line abutting their property including keeping said area free of holes, pitfalls, stumps of trees, fences, brick, stone, cement or other monument-type mail boxes, stakes, posts or rods to which a metal, plastic or similar receptacle designed to hold newspapers are affixed, private irrigation or sprinkler systems, retaining walls, landscaping brick, block, stone, timber or other similar material, or any other similar obstructions.

5/21/2021

Further, please be notified that the actual cost and expense of cutting or otherwise destroying the vegetation (manpower, equipment, fuel, etc.), together with the costs of supervision and administration up to the time the property is brought into compliance, shall be recovered by an assessment against the tract of land on which the vegetation is growing. The City shall send an invoice for the total expenses incurred by regular mail to the property owner who failed to abide by the notice to abate, and if the amount shown on the invoice has not been paid within 30 days of the invoice date, the City Clerk shall certify the total amount of the invoice plus any administrative costs to the County Treasurer and such costs shall then be collected with, and in the same manner as, general property taxes.

If you should have any questions concerning this matter, please contact the Code Enforcement at (319) 268-5186. If you have already taken care of this problem, the City of Cedar Falls appreciates your cooperation.

CITY OF CEDAR FALLS CODE ENFORCEMENT



Greg Rekward
Code Enforcement Officer

Item 11.





Item 11.







Beacon[™] Black Hawk County, IA

Summary

Parcel ID 891411228008
 Alternate ID
 Property Address 130 N COLLEGE ST
 CEDAR FALLS IA 50613
 Sec/Twp/Rng N/A
 Brief Tax Description LAYS ADDITION LOT 8
 (Note: Not to be used on legal documents)
 Deed Book/Page 2016-007037 (10/12/2015)
 Contract Book/Page
 Gross Acres 0.00
 Net Acres 0.00
 Adjusted CSR Pts 0
 Class R - Residential
 (Note: This is for assessment purposes only. Not to be used for zoning.)
 District 910001 - CEDAR FALLS CITY/CEDAR FALLS SCH
 School District CEDAR FALLS COMMUNITY SCHOOLS



Owner/Mail to information

Deed Holder Nng LLC 112 Eagle Ridge Dr Waverly IA 50677	Contract Holder	Mailing Address Nng LLC 112 Eagle Ridge Dr Waverly IA 50677
---	------------------------	---

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
11/11/2003	UNIVERSITY PROPERTIES L C	LANGAN, STEVEN P	2004-16852	NORMAL ARMS-LENGTH TRANSACTION - PRIOR 09	Deed		\$66,500.00
8/15/1994			312-288	NORMAL ARMS-LENGTH TRANSACTION - PRIOR 09	Contract		\$58,000.00
2/5/1991			294-487	NORMAL ARMS-LENGTH TRANSACTION - PRIOR 09	Contract		\$34,000.00

Land

Lot Dimensions Regular Lot: 66.00 x 132.00
 Lot Area 0.20 Acres; 8,712 SF
 (Note: Land sizes used for assessment purposes only. This is not a survey of the property)

Residential Dwellings

Residential Dwelling
 Occupancy Two-Family Conversion
 Style 2 Story Frame
 Architectural Style N/A
 Year Built 1920
 Exterior Material Vinyl
 Total Gross Living Area 2,212 SF
 Attic Type Floor & Stairs;
 Number of Rooms 9 above; 0 below
 Number of Bedrooms 5 above; 0 below
 Basement Area Type Full
 Basement Area 1,288
 Basement Finished Area
 Plumbing 2 Full Bath; 1 Sink;
 Central Air No
 Heat Yes
 Fireplaces
 Porches
 Decks Wood Deck-Med (144 SF); Bsmt Entry-Med (28 SF); Concrete Patio-Low (144 SF);
 Additions 1 Story Frame (196 SF) (196 Bsmt SF);
 1 Story Frame (168 SF) (168 Bsmt SF);
 Garages

Permits

Permit #	Date	Description	Amount
CF 07848	04/10/2017	Ext-Remodel	16,000
CF HA 0129	10/24/2000	Misc	0
325	09/10/1997	Int-Remodel	2,000

Valuation

	2021	2020	2019	2018	2017
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$27,490	\$19,400	\$19,400	\$19,400	\$19,400
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$103,290	\$110,310	\$110,310	\$78,980	\$105,170
= Gross Assessed Value	\$130,780	\$129,710	\$129,710	\$98,380	\$124,570
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$130,780	\$129,710	\$129,710	\$98,380	\$124,570

Taxation

	2019	2018	2017
	Pay 2020-2021	Pay 2019-2020	Pay 2018-2019
+ Taxable Land Value	\$10,684	\$11,042	\$10,790
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$60,752	\$44,954	\$58,497
= Gross Taxable Value	\$71,436	\$55,996	\$69,287
- Military Credit	\$0	\$0	\$0
= Net Taxable Value	\$71,436	\$55,996	\$69,287
x Levy Rate (per \$1000 of value)	33.14094	32.53716	33.22510
= Gross Taxes Due	\$2,367.46	\$1,821.95	\$2,302.00
- Ag Land Credit	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$2,367.46	\$1,821.95	\$2,302.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2019	March 2021	\$53	Yes	6/21/2021	240910
	September 2020	\$160	Yes	6/21/2021	
2019	March 2021	\$1,184	Yes	6/21/2021	240910
	September 2020	\$1,184	Yes	6/21/2021	
2019	March 2021	\$0	No		240910
	September 2020	\$4	Yes	6/21/2021	
2018	March 2020	\$911	Yes	5/1/2020	064329
	September 2019	\$911	Yes	11/1/2019	
2018	March 2020	\$0	No		064329
	September 2019	\$14	Yes	11/1/2019	
2017	March 2019	\$4	Yes	4/26/2019	064329
	September 2018	\$0	No		
2017	March 2019	\$1,151	Yes	4/26/2019	064329
	September 2018	\$1,151	Yes	11/2/2018	
2017	March 2019	\$0	No		064329
	September 2018	\$17	Yes	10/29/2018	
2017	March 2019	\$17	Yes	4/26/2019	064329
	September 2018	\$0	No		
2016	March 2018	\$35	Yes	5/9/2018	064329
	September 2017	\$0	No		
2016	March 2018	\$1,176	Yes	5/9/2018	064329
	September 2017	\$1,176	Yes	8/30/2017	
2016	March 2018	\$4	Yes	5/9/2018	064329
	September 2017	\$0	No		

Pay Property Taxes

[Click here to pay property taxes for this parcel.](#)

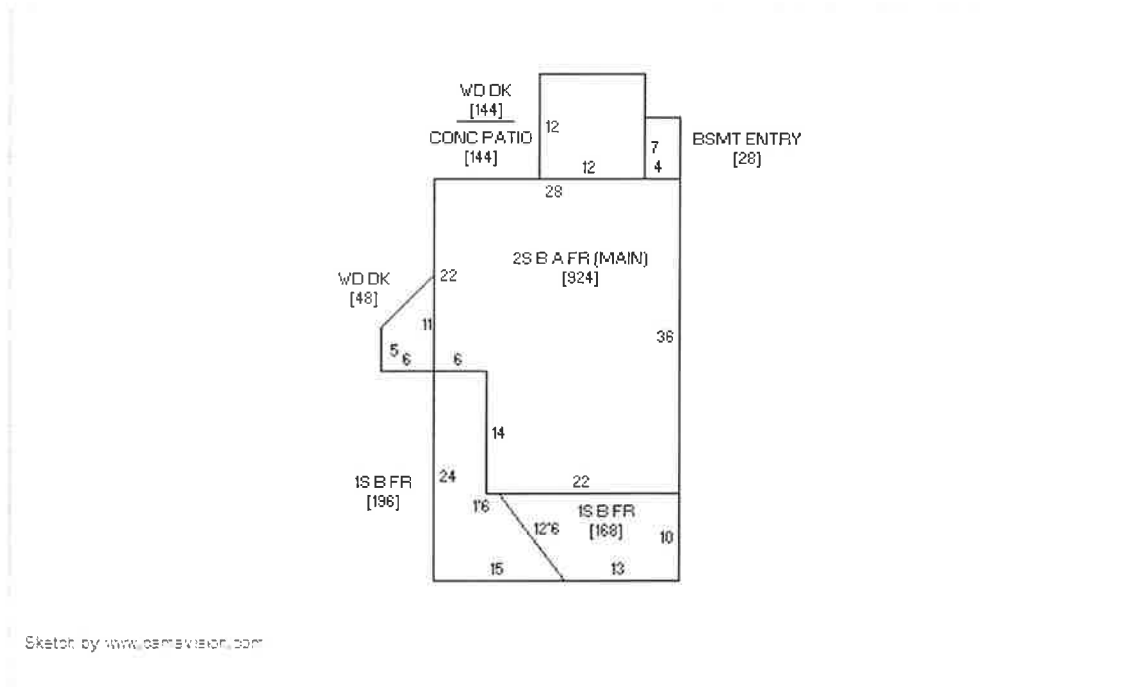
Tax Sale Certificate

Date: 6/21/2021 Certificate: 2021-000222

Photos



Sketches

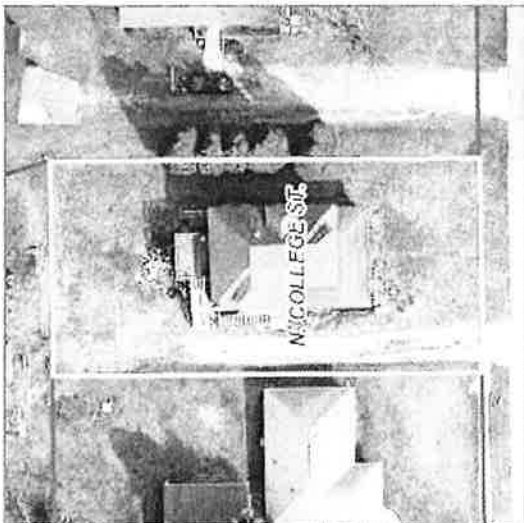


Sketch by www.camvision.com

Show Deed/Contract

Show Deed/Contract

Map



Polling Location

Recent Sales In Area

Sale date range:

From:

08/06/2018

To:

08/06/2021

1500

Feet ▼

No data available for the following modules: Agricultural Land/CSR, Commercial Buildings, Agricultural Buildings, Yard Extras, Special Assessments.

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Last Data Upload: 8/5/2021, 11:13:33 PM

Version: 3.1.32





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

Financial Services Division

TO: Jacque Danielsen, City Clerk
FROM: Andrea Ludwig, Financial Clerk
DATE: August 6, 2021
SUBJECT: Property Assessments

Attached is paperwork regarding one (1) property that had their lawn mowed by the City of Cedar Falls. We have been unsuccessful in collecting this invoice through our normal accounts receivable process. Could you please start the process of assessing these fees against the owner's property taxes?

Mary Swatosh
1728 W. 8th Street
Cedar Falls, IA 50613

131.29 May 2021
1.97 2021 (fees)
\$133.26 Total owed

Property address: 1227 W. 22nd St., CF
Parcel #8914-14-427-008

If you have any questions, please feel free to contact me at 5104.

CITY OF CEDAR FALLS, IOWA
COUNTY OF BLACK HAWK
STATE OF IOWA

**NOTICE OF PROPOSED FINAL
ASSESSMENT PROCEEDINGS**

v.

MARY L. SWATOSH

TO THE ABOVE-NAMED PERSON(S):	Mary L. Swatosh
PROPERTY DESCRIPTION:	1227 W. 22 nd Street, Cedar Falls, Iowa 50613 Black Hawk County Parcel #8914-14-427-008
LEGAL DESCRIPTION OF PROPERTY:	ARTHUR P COTTONS ADDITION LOT 16, Cedar Falls, Black Hawk County, Iowa.

YOU ARE HEREBY NOTIFIED that there is a proposed resolution to place a lien on the property named above in order to collect the costs incurred by the City of Cedar Falls to mow the property located at **1227 W. 22nd Street** that was subject to nuisance abatement pursuant to City of Cedar Falls Ordinance Section 17-246. This matter is currently set on the Cedar Falls City Council agenda for **September 20, 2021**.

Please find enclosed the proposed City Council resolution to place a lien on the above-described property. You may satisfy your obligation to pay these costs incurred by the City of Cedar Falls on or before the date set forth above by making payment to the City Clerk's office in person Monday through Friday between 8:00 a.m. and 5:00 p.m., at 220 Clay Street, Cedar Falls, Iowa 50613, or through the mail.

YOU ARE FURTHER NOTIFIED that unless you pay for these costs before the time of the City Council meeting, the Cedar Falls City Council will seek the resolution to place a lien on the property described above, to be collected, along with interest thereon, in the same manner as property taxes, as provided by law.

Very truly yours,

CITY OF CEDAR FALLS, IOWA

By

Jacqueline Danielsen, MMC, City Clerk
City of Cedar Falls
220 Clay Street
Cedar Falls, IA 50613

Enclosures.

Exhibit "A"

Prepared by: Jacqueline Danielsen, City Clerk, 220 Clay Street, Cedar Falls, IA 50613 (319) 273-8600

RESOLUTION NO. _____

RESOLUTION LEVYING A FINAL ASSESSMENT FOR COSTS INCURRED BY THE CITY OF CEDAR FALLS, IOWA TO MOW THE PROPERTY LOCATED AT 1227 W. 22nd Street, CEDAR FALLS, IOWA, PARCEL ID 8914-14-427-008

WHEREAS, it was determined that the property located at 1227 W. 22nd Street, being legally described as ARTHUR P COTTONS ADDITION LOT 16, Cedar Falls, Black Hawk County, Iowa, Parcel ID 8914-14-427-008, was in violation of City of Cedar Falls Ordinance Section 17-246 for failure to mow the property, and

WHEREAS, after notice(s) to abate the nuisance, the owner of record did not abate the nuisance, and after afforded a substantial period of time in which to do so, the City of Cedar Falls did cause the property located at 1227 W. 22nd Street (Parcel ID 8914-14-427-008) to be mowed, and by doing so, incurred expenses for said services, and

WHEREAS, after invoices and notices for the services performed to mow the property were sent to the property owner of record, the owner of record has failed to pay these costs to the City of Cedar Falls.

NOW THEREFORE, be it resolved by the City Council of the City of Cedar Falls, Iowa, that the unpaid costs incurred by the City of Cedar Falls, Iowa to abate the nuisance on the above-described property, in the amount of \$185.26 (\$133.26 + \$52.00 recording fee), be assessed as a lien against the following described real estate, as provided by law, together with an administrative expense of \$5.00, pursuant to Cedar Falls Code Section 15-5, said real estate being legally described as follows:

ARTHUR P COTTONS ADDITION LOT 16, Cedar Falls, Black Hawk County, Iowa, Parcel ID 8914-14-427-008

BE IT FURTHER RESOLVED that the City Clerk of the City of Cedar Falls, Iowa, is hereby authorized and directed to place said assessment of record with the proper officials of Black Hawk County, Iowa, in order to make the assessment a lien against the above-described real estate, to be collected in the same manner as property taxes, as provided by law.

PASSED AND ADOPTED this 20th day of September, 2021.

Robert M. Green, Mayor

ATTEST:

Jacqueline Danielsen, MMC, City Clerk



DEPARTMENT OF FINANCE AND BUSINESS OPERATIONS

CITY OF CEDAR FALLS, IOWA
220 CLAY STREET
CEDAR FALLS, IOWA 50613
PHONE 319-273-8600
FAX 319-268-5126
www.cedarfalls.com

July 1, 2021

Mary Swatosh
1728 W. 8th Street
Cedar Falls, IA 50613

Dear Mary Swatosh,

Enclosed you will find your latest statement. There is an outstanding charge for Code enforcement-mowing at 1227 W. 22nd Street on 5/17/21 for \$131.29, as well as late fees of \$1.97 for a total amount due of \$133.26. **If no payment is received by July 15, 2021 we will put a lien on your property.**

If you have any questions, please feel free to call me at 319-268-5104. We thank you for your immediate attention to this matter.

Remit to: City of Cedar Falls
Accounts Receivable
220 Clay Street
Cedar Falls, IA 50613

Sincerely,

City of Cedar Falls

A handwritten signature in black ink, appearing to read "Andrea Ludwig", is written over the typed name.

Andrea Ludwig
Financial Clerk

Enclosure

INVOICE

Item 12.

CITY OF CEDAR FALLS
220 CLAY STREET
CEDAR FALLS, IA 50613

(319) 273-8600

TO: MARY SWATOSH
1728 W. 8TH STREET
CEDAR FALLS, IA 50613

INVOICE NO: 37452
DATE: 5/28/21

CUSTOMER NO: 5474/5474

TYPE: MS - MISCELLANEOUS

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	MOWED LAWN ON: 5/17/21 PER ORDINANCE 17-246&247 PROFESSIONAL LAWN CARE INV.#16999 CODE ENFORCEMENT LOCATION: 1227 W. 22ND STREET	131.29	131.29
			\$95.00
			\$36.29

1.5 % LATE FEE WILL BE ASSESSED ON PAYMENTS OVER
30 DAYS

TOTAL DUE: \$131.29

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 5/28/21 DUE DATE: 6/28/21
CUSTOMER NO: 5474/5474

NAME: SWATOSH, MARY
TYPE: MS - MISCELLANEOUS

REMIT AND MAKE CHECK PAYABLE TO:
CITY OF CEDAR FALLS
220 CLAY STREET
CEDAR FALLS IA 50613

INVOICE NO: 37452
TERMS: NET 30 DAYS

AMOUNT: \$131.29

273



DEPARTMENT OF COMMUNITY DEVELOPMENT

CODE ENFORCEMENT
CITY OF CEDAR FALLS, IOWA
220 Clay Street
Cedar Falls, IA 50613
Phone(319) 273-8606
Fax (319) 273-8610
www.cedarfalls.com

LEGAL NOTICE OF NUISANCE TO BE ABATED:
GRASS AND WEEDS

EFFECTIVE DATE OF THIS NOTICE: 5/4/2021 Case # 21-0291-GRSS
PROPERTY RESIDENT: Mary L Swatosh
PROPERTY ADDRESS: 1227 W 22nd St

SWATOSH, MARY L
1728 W 8TH ST
CEDAR FALLS, IA 50613

A complaint has been brought to the attention of this office and an inspection of the property found that weeds and grass have been allowed to become a nuisance. The property is legally described as follows:

ARTHUR P COTTONS ADDITION LOT 16

Please refer to Ordinance Section 17-246 for orientation purposes and compliance requirements. Your cooperation in complying with this ordinance is appreciated. The City will inspect the property in seven (7) days from the date of this mailing notice, on 5/11/2021, to confirm compliance with the Ordinance requirements. If the property is not brought into compliance after the seven days, the City will mow the property to bring it into compliance.

Note: along with the grass, the front porch area has been over grown with a volunteer vine growth, that needs to be removed.

Sec. 17-246. - Noxious weeds prohibited; exceptions.

(a) It shall be unlawful for the owner or person in possession or control of any land within the city to maintain, cause or permit a nuisance as defined in this section to exist upon such land. For purposes of this section, the term "nuisance" means noxious weeds, which shall include the following:

- (1) Those defined in Iowa Code § 317.1A;
(2) Grass and weeds exceeding eight inches in height;
(3) Volunteer trees, bushes or other vegetation that have not been intentionally planted or which have spread through natural means into unsuitable or unsightly areas, such as in cracks or crevices along building foundations, driveways, retaining walls, sidewalks, or other similar improvements.

Sec. 15-2(18) Nuisance Defined

Dense growth of all weeds, vines, brush or other vegetation, including dead bushes, and dead woody plants, or other overgrown or unkempt bushes or other growth, in the city so as to constitute a health, safety or fire hazard.

(Code 2017, § 18-2; Ord. No. 2625, § 1, 5-29-2007; Ord. No. 2882, §§ 1-4, 9-19-2016; Ord. No. 2942, § 1, 6-3-2019)

Code Section	Nature of the Violation	Comply By
IACF 19-47(b) Grass and Weeds ROW	It shall be unlawful for the owner or party in possession of lots or parcels of ground in the city to fail to keep in good order or to maintain the area between the curbline and the property line abutting their property including keeping said area free of holes, pitfalls, stumps of trees, fences, brick, stone, cement or other monument-type mail boxes, stakes, posts or rods to which a metal, plastic or similar receptacle designed to hold newspapers are affixed, private irrigation or sprinkler systems, retaining walls, landscaping brick, block, stone, timber or other similar material, or any other similar obstructions.	5/11/2021

Further, please be notified that the actual cost and expense of cutting or otherwise destroying the vegetation (manpower, equipment, fuel, etc.), together with the costs of supervision and administration up to the time the property is brought into compliance, shall be recovered by an assessment against the tract of land on which the vegetation is growing. The City shall send an invoice for the total expenses incurred by regular mail to the property owner who failed to abide by the notice to abate, and if the amount shown on the invoice has not been paid within 30 days of the invoice date, the City Clerk shall certify the total amount of the invoice plus any administrative costs to the County Treasurer and such costs shall then be collected with, and in the same manner as, general property taxes.

If you should have any questions concerning this matter, please contact the Code Enforcement at (319) 268-5186. If you have already taken care of this problem, the City of Cedar Falls appreciates your cooperation.

CITY OF CEDAR FALLS CODE ENFORCEMENT



Greg Rekward
Code Enforcement Officer



Item 12.







Beacon Black Hawk County, IA

Summary

Parcel ID 891414427008
Alternate ID
Property Address 1227 W 22ND ST
 CEDAR FALLS IA 50613
Sec/Twp/Rng N/A
Brief Tax Description ARTHUR P COTTONS ADDITION LOT 16
 (Note: Not to be used on legal documents)
Deed Book/Page CLD-672-630 (3/9/2000)
Contract Book/Page
Gross Acres 0.00
Net Acres 0.00
Adjusted CSR Pts 0
Class R - Residential
 (Note: This is for assessment purposes only. Not to be used for zoning.)
District 910001 - CEDAR FALLS CITY/CEDAR FALLS SCH
School District CEDAR FALLS COMMUNITY SCHOOLS



Owner/Mail to information

Deed Holder
 Swatosh, Mary L
 1728 W 8th St
 Cedar Falls IA 50613

Contract Holder

Mailing Address
 Swatosh, Mary L
 1728 W 8th St
 Cedar Falls IA 50613

Land

Lot Dimensions Regular Lot: 66.00 x 144.00
Lot Area 0.22 Acres; 9,504 SF
 (Note: Land sizes used for assessment purposes only. This is not a survey of the property)

Residential Dwellings

Residential Dwelling
Occupancy Single-Family / Owner Occupied
Style 2 Story Frame
Architectural Style N/A
Year Built 1919
Exterior Material Vinyl
Total Gross Living Area 1,294 SF
Attic Type Floor & Stairs;
Number of Rooms 6 above; 0 below
Number of Bedrooms 3 above; 0 below
Basement Area Type Full
Basement Area 722
Basement Finished Area
Plumbing 1 Full Bath;
Central Air No
Heat Yes
Fireplaces 1 Masonry;
Porches 1S Frame Open (176 SF); 1S Frame Enclosed (70 SF);
Decks
Additions 1 Story Frame (150 SF) (150 Bsmt SF);
Garages

Permits

Permit #	Date	Description	Amount
CF 18375	10/12/2010	Porch	939
CF 4371	11/08/2004	Roof	1,500
CF HA 0474	12/05/2002	Misc	0
CF 0422	10/18/2000	Ext-Remodel	21,000

Valuation

	2021	2020	2019	2018	2017
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$33,330	\$21,670	\$21,670	\$21,670	\$21,670
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$98,600	\$88,740	\$88,740	\$86,280	\$86,280
= Gross Assessed Value	\$131,930	\$110,410	\$110,410	\$107,950	\$107,950
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$131,930	\$110,410	\$110,410	\$107,950	\$107,950

Taxation

	2019 Pay 2020-2021	2018 Pay 2019-2020	2017 Pay 2018-2019
+ Taxable Land Value	\$11,935	\$12,334	\$12,053
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$48,873	\$49,109	\$47,990
= Gross Taxable Value	\$60,808	\$61,443	\$60,043
- Military Credit	\$0	\$0	\$0
= Net Taxable Value	\$60,808	\$61,443	\$60,043
x Levy Rate (per \$1000 of value)	33.14094	32.53716	33.22510
= Gross Taxes Due	\$2,015.23	\$1,999.18	\$1,994.00
- Ag Land Credit	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	(\$160.73)	(\$157.81)	(\$161.14)
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$1,854.50	\$1,841.37	\$1,832.86

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2019	March 2021	\$0	No		219617
	September 2020	\$4	Yes	6/21/2021	
2019	March 2021	\$0	No		219617
	September 2020	\$28	Yes	11/18/2020	
2019	March 2021	\$42	Yes	6/21/2021	219617
	September 2020	\$0	No		
2019	March 2021	\$927	Yes	6/21/2021	219617
	September 2020	\$927	Yes	11/18/2020	
2018	March 2020	\$921	Yes	11/18/2020	069015
	September 2019	\$921	Yes	11/21/2019	
2018	March 2020	\$0	No		069015
	September 2019	\$28	Yes	11/21/2019	
2018	March 2020	\$22	Yes	11/18/2020	069015
	September 2019	\$0	No		
2017	March 2019	\$4	Yes	6/17/2019	069015
	September 2018	\$0	No		
2017	March 2019	\$0	No		069015
	September 2018	\$14	Yes	10/17/2018	
2017	March 2019	\$0	No		069015
	September 2018	\$13	Yes	11/5/2018	
2017	March 2019	\$36	Yes	6/17/2019	069015
	September 2018	\$0	No		
2017	March 2019	\$917	Yes	6/17/2019	069015
	September 2018	\$917	Yes	11/6/2018	
2016	March 2018	\$8	Yes	4/18/2018	069015
	September 2017	\$0	No		
2016	March 2018	\$4	Yes	4/18/2018	069015
	September 2017	\$0	No		
2016	March 2018	\$519	Yes	4/18/2018	069015
	September 2017	\$519	Yes	9/11/2017	

Pay Property Taxes

[Click here to pay property taxes for this parcel.](#)

Tax Sale Certificate

Date	Certificate
6/17/2019	2019000771
6/21/2021	2021-000415

Photos



Sketches

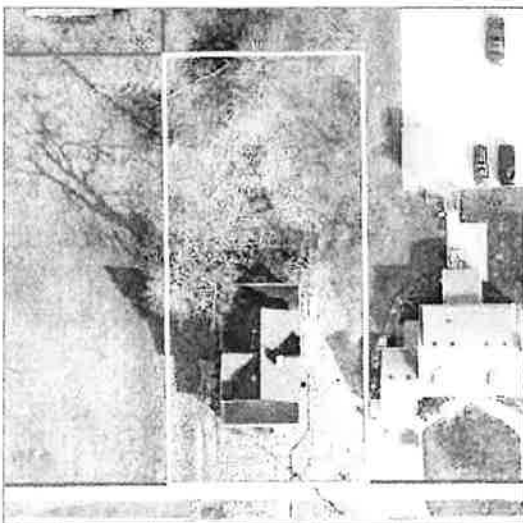
10	1S B FR [150] 15	7	1S B FR EP [70]
26	2S B A FR (MAIN) [572] 22		
	1S FR OP [176]	8	

Sketch by www.demavision.com

Show Deed/Contract

[Show Deed/Contract](#)

Map



Polling Location

Recent Sales In Area

Sale date range:

From:

08/06/2018

To:

08/06/2021

1500

Feet ▼

No data available for the following modules: Sales, Agricultural Land/CSR, Commercial Buildings, Agricultural Buildings, Yard Extras, Special Assessments.

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Version 1.0.0



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
Financial Services Division

TO: Jacque Danielsen, City Clerk
FROM: Andrea Ludwig, Financial Clerk
DATE: August 6, 2021
SUBJECT: Property Assessments

Attached is paperwork regarding one (1) property that had their lawn mowed by the City of Cedar Falls. We have been unsuccessful in collecting this invoice through our normal accounts receivable process. Could you please start the process of assessing these fees against the owner's property taxes?

Ruth Walker
2208 Coventry Lane
Cedar Falls, IA 50613

131.29 May 2021
1.97 2021 (fees)
\$133.26 Total owed

Property address: 2208 Coventry, CF
Parcel #8914-11-354-008

If you have any questions, please feel free to contact me at 5104.

CITY OF CEDAR FALLS, IOWA
COUNTY OF BLACK HAWK
STATE OF IOWA

**NOTICE OF PROPOSED FINAL
ASSESSMENT PROCEEDINGS**

v.

RUTH WALKER

TO THE ABOVE-NAMED PERSON(S): RUTH WALKER

PROPERTY DESCRIPTION: 2208 Coventry Lane, Cedar Falls, Iowa 50613
Black Hawk County Parcel #8914-11-354-008

LEGAL DESCRIPTION OF PROPERTY: HEARTHSIDE ADDITION LOT 167,
Cedar Falls, Black Hawk County, Iowa.

YOU ARE HEREBY NOTIFIED that there is a proposed resolution to place a lien on the property named above in order to collect the costs incurred by the City of Cedar Falls to mow the property located at **2208 Coventry Lane** that was subject to nuisance abatement pursuant to City of Cedar Falls Ordinance Section 17-246. This matter is currently set on the Cedar Falls City Council agenda for **September 20, 2021**.

Please find enclosed the proposed City Council resolution to place a lien on the above-described property. You may satisfy your obligation to pay these costs incurred by the City of Cedar Falls on or before the date set forth above by making payment to the City Clerk's office in person Monday through Friday between 8:00 a.m. and 5:00 p.m., at 220 Clay Street, Cedar Falls, Iowa 50613, or through the mail.

YOU ARE FURTHER NOTIFIED that unless you pay for these costs before the time of the City Council meeting, the Cedar Falls City Council will seek the resolution to place a lien on the property described above, to be collected, along with interest thereon, in the same manner as property taxes, as provided by law.

Very truly yours,

CITY OF CEDAR FALLS, IOWA

By



Jacqueline Danielsen, MMC, City Clerk
City of Cedar Falls
220 Clay Street
Cedar Falls, IA 50613



Enclosures:

Exhibit "A"

Prepared by: Jacqueline Danielsen, City Clerk, 220 Clay Street, Cedar Falls, IA 50613 (319) 273-8600

RESOLUTION NO. _____

RESOLUTION LEVYING A FINAL ASSESSMENT FOR COSTS INCURRED BY THE CITY OF CEDAR FALLS, IOWA TO MOW THE PROPERTY LOCATED AT 2208 Coventry Lane, CEDAR FALLS, IOWA, PARCEL ID 8914-11-354-008

WHEREAS, it was determined that the property located at 2208 Coventry Lane, being legally described as HEARTHSIDE ADDITION LOT 167, Cedar Falls, Black Hawk County, Iowa, Parcel ID 8914-11-354-008, was in violation of City of Cedar Falls Ordinance Section 17-246 for failure to mow the property, and

WHEREAS, after notice(s) to abate the nuisance, the owner of record did not abate the nuisance, and after afforded a substantial period of time in which to do so, the City of Cedar Falls did cause the property located at 2208 Coventry Lane (Parcel ID 8914-11-354-008) to be mowed, and by doing so, incurred expenses for said services, and

WHEREAS, after invoices and notices for the services performed to mow the property were sent to the property owner of record, the owner of record has failed to pay these costs to the City of Cedar Falls.

NOW THEREFORE, be it resolved by the City Council of the City of Cedar Falls, Iowa, that the unpaid costs incurred by the City of Cedar Falls, Iowa to abate the nuisance on the above-described property, in the amount of \$185.26 (\$133.26 + \$52.00 recording fee), be assessed as a lien against the following described real estate, as provided by law, together with an administrative expense of \$5.00, pursuant to Cedar Falls Code Section 15-5, said real estate being legally described as follows:

HEARTHSIDE ADDITION LOT 167, Cedar Falls, Black Hawk County, Iowa, Parcel ID 8914-11-354-008

BE IT FURTHER RESOLVED that the City Clerk of the City of Cedar Falls, Iowa, is hereby authorized and directed to place said assessment of record with the proper officials of Black Hawk County, Iowa, in order to make the assessment a lien against the above-described real estate, to be collected in the same manner as property taxes, as provided by law.

PASSED AND ADOPTED this 20th day of September, 2021.

Robert M. Green, Mayor

ATTEST:

Jacqueline Danielsen, MMC, City Clerk



DEPARTMENT OF FINANCE AND BUSINESS OPERATIONS

CITY OF CEDAR FALLS, IOWA
220 CLAY STREET
CEDAR FALLS, IOWA 50613
PHONE 319-273-8600
FAX 319-268-5126
www.cedarfalls.com

July 1, 2021

Ruth Walker
2208 Coventry Lane
Cedar Falls, IA 50613

Dear Ruth Walker,

Enclosed you will find your latest statement. There is an outstanding charge for Code enforcement-mowing on 5/24/21 for \$131.29, as well as late fees of \$1.97 for a total amount due of \$133.26. **If no payment is received by July 15, 2021 we will put a lien on your property.**

If you have any questions, please feel free to call me at 319-268-5104. We thank you for your immediate attention to this matter.

Remit to: City of Cedar Falls
Accounts Receivable
220 Clay Street
Cedar Falls, IA 50613

Sincerely,

City of Cedar Falls

A handwritten signature in black ink, appearing to read "Andrea Ludwig", is written over the typed name.

Andrea Ludwig
Financial Clerk

Enclosure

INVOICE

Item 13.

CITY OF CEDAR FALLS
220 CLAY STREET
CEDAR FALLS, IA 50613

(319) 273-8600

TO: RUTH WALKER
2208 COVENTRY LANE
CEDAR FALLS, IA 50613

INVOICE NO: 37453
DATE: 5/28/21

CUSTOMER NO: 4118/216189

TYPE: PT - LIEN AGAINST PROPERTY TAX

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	MOWED LAWN ON: 5/24/21 PER ORDINANCE 17-246&247 PROFESSIONAL LAWN CARE INV.#17005 CODE ENFORCEMENT	131.29	131.29
			\$95.00
			\$36.29

1.5 % LATE FEE WILL BE ASSESSED ON PAYMENTS OVER
30 DAYS

TOTAL DUE: \$131.29

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 5/28/21 DUE DATE: 5/28/21
CUSTOMER NO: 4118/216189

NAME: WALKER, RUTH
TYPE: PT - LIEN AGAINST PROPERTY TAX

REMIT AND MAKE CHECK PAYABLE TO:
BLACK HAWK COUNTY - TREASURER

WATERLOO IA 50703

INVOICE NO: 37453
TERMS: NET 0 DAYS

AMOUNT: \$131.29



DEPARTMENT OF COMMUNITY DEVELOPMENT

CODE ENFORCEMENT
CITY OF CEDAR FALLS, IOWA
220 Clay Street
Cedar Falls, IA 50613
Phone(319) 273-8606
Fax (319) 273-8610
www.cedarfalls.com

LEGAL NOTICE OF NUISANCE TO BE ABATED:
GRASS AND WEEDS

EFFECTIVE DATE OF THIS NOTICE: 5/13/2021 Case # 21-0312-GRSS
PROPERTY RESIDENT: Ruth Walker
PROPERTY ADDRESS: 2208 Coventry Ln
Property Owner Name: Ruth Walker
Property Owner Address: 2208 Coventry Ln
Cedar Falls, Iowa 50613

A complaint has been brought to the attention of this office and an inspection of the property found that weeds and grass have been allowed to become a nuisance. The property is legally described as follows:

HEARTHESIDE ADDITION LOT 167

Please refer to Ordinance Section 17-246 for orientation purposes and compliance requirements. Your cooperation in complying with this ordinance is appreciated. The City will inspect the property in seven (7) days from the date of this mailing notice, on 5/20/2021, to confirm compliance with the Ordinance requirements. If the property is not brought into compliance after the seven days, the City will mow the property to bring it into compliance.

Sec. 17-246. - Noxious weeds prohibited; exceptions.

(a) It shall be unlawful for the owner or person in possession or control of any land within the city to maintain, cause or permit a nuisance as defined in this section to exist upon such land. For purposes of this section, the term "nuisance" means noxious weeds, which shall include the following:

- (1) Those defined in Iowa Code § 317.1A;
(2) Grass and weeds exceeding eight inches in height;
(3) Volunteer trees, bushes or other vegetation that have not been intentionally planted or which have spread through natural means into unsuitable or unsightly areas, such as in cracks or crevices along building foundations, driveways, retaining walls, sidewalks, or other similar improvements.

Sec. 15-2(18) Nuisance Defined

Dense growth of all weeds, vines, brush or other vegetation, including dead bushes, and dead woody plants, or other overgrown or unkempt bushes or other growth, in the city so as to constitute a health, safety or fire hazard.

(Code 2017, § 18-2; Ord. No. 2625, § 1, 5-29-2007; Ord. No. 2882, §§ 1-4, 9-19-2016; Ord. No. 2942, § 1, 6-3-2019)

Code Section Nature of the Violation Comply By

IACF 19-47(b)
Grass and Weeds
ROW

It shall be unlawful for the owner or party in possession of lots or parcels of ground in the city to fail to keep in good order or to maintain the area between the curblineline and the property line abutting their property including keeping said area free of holes, pitfalls, stumps of trees, fences, brick, stone, cement or other monument-type mail boxes, stakes, posts or rods to which a metal, plastic or similar receptacle designed to hold newspapers are affixed, private irrigation or sprinkler systems, retaining walls, landscaping brick, block, stone, timber or other similar material, or any other similar obstructions.

5/20/2021

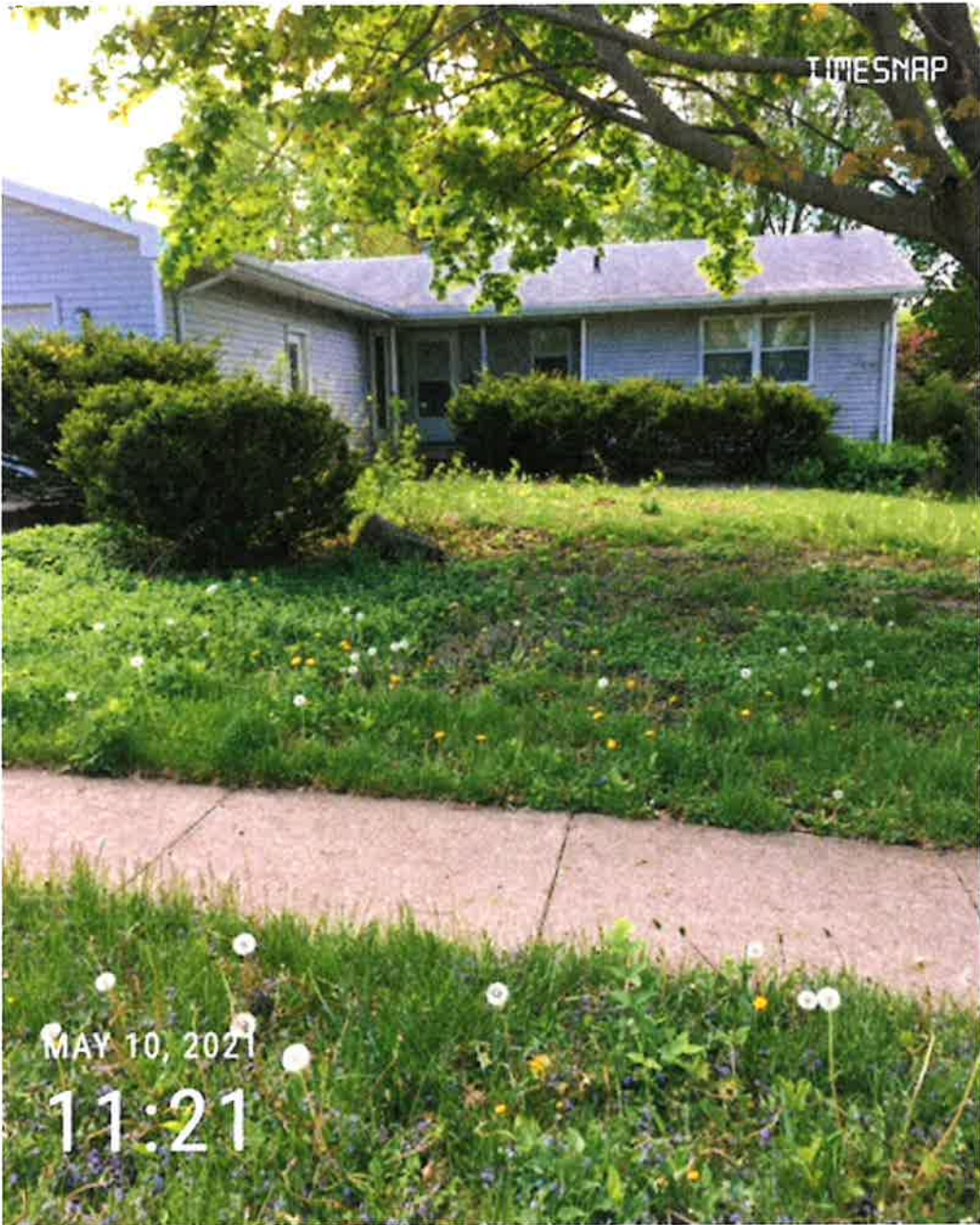
Further, please be notified that the actual cost and expense of cutting or otherwise destroying the vegetation (manpower, equipment, fuel, etc.), together with the costs of supervision and administration up to the time the property is brought into compliance, shall be recovered by an assessment against the tract of land on which the vegetation is growing. The City shall send an invoice for the total expenses incurred by regular mail to the property owner who failed to abide by the notice to abate, and if the amount shown on the invoice has not been paid within 30 days of the invoice date, the City Clerk shall certify the total amount of the invoice plus any administrative costs to the County Treasurer and such costs shall then be collected with, and in the same manner as, general property taxes.

If you should have any questions concerning this matter, please contact the Code Enforcement at (319) 268-5186. If you have already taken care of this problem, the City of Cedar Falls appreciates your cooperation.

CITY OF CEDAR FALLS CODE ENFORCEMENT



Greg Rekward
Code Enforcement Officer



MAY 12, 2021

14:38





Item 13.





Beacon Black Hawk County, IA

Summary

Parcel ID 891411354008
 Alternate ID
 Property Address 2208 COVENTRY LN
 CEDAR FALLS IA 50613
 Sec/Twp/Rng N/A
 Brief Tax Description HEARTHSIDE ADDITION LOT 167
 (Note: Not to be used on legal documents)
 Deed Book/Page CLD-622-428 (9/11/1991)
 Contract Book/Page
 Gross Acres 0.00
 Net Acres 0.00
 Adjusted CSR Pts 0
 Class R - Residential
 (Note: This is for assessment purposes only. Not to be used for zoning.)
 District 910001 - CEDAR FALLS CITY/CEDAR FALLS SCH
 School District CEDAR FALLS COMMUNITY SCHOOLS



Owner/Mail to information

Deed Holder
 Walker, Ruth
 2208 Coventry Ln
 Cedar Falls IA 50613

Contract Holder

Mailing Address
 Walker, Ruth
 2208 Coventry Ln
 Cedar Falls IA 50613

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
9/6/1991			622-428	NORMAL ARMS-LENGTH TRANSACTION - PRIOR 09	Deed		\$93,900.00
6/6/1990			613-103	NORMAL ARMS-LENGTH TRANSACTION - PRIOR 09	Deed		\$88,500.00
9/19/1988			601-939	NORMAL ARMS-LENGTH TRANSACTION - PRIOR 09	Deed		\$75,000.00
3/29/1984			572-720	SALE BY LENDING INSTITUTION OF PROPERTY ACQUIRED AS RESULT OF ... - PRIOR 09	Deed		\$9,500.00

Land

Lot Dimensions Regular Lot: 69.00 x 120.00
 Lot Area 0.19 Acres; 8,280 SF
 (Note: Land sizes used for assessment purposes only. This is not a survey of the property)

Residential Dwellings

Residential Dwelling
 Occupancy Single-Family / Owner Occupied
 Style 1 Story Frame
 Architectural Style N/A
 Year Built 1984
 Exterior Material Vinyl
 Total Gross Living Area 1,371 SF
 Attic Type None;
 Number of Rooms 6 above; 0 below
 Number of Bedrooms 3 above; 0 below
 Basement Area Type Full
 Basement Area 1,371
 Basement Finished Area 800 - Living Qtrs. (Multi)
 Plumbing 1 Full Bath; 1 Shower Stall Bath; 1 Toilet Room;
 Central Air Yes
 Heat Yes
 Fireplaces 1 Prefab;
 Porches 1S Frame Open (33 SF);
 Decks Wood Deck-Med (224 SF);
 Additions
 Garages 624 SF - Att Frame (Built 1984);

Permits

Permit #	Date	Description	Amount
CF 18467	10/12/2010	Roof	9,053

Valuation

Classification	2021	2020	2019	2018	2017
	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$44,250	\$29,500	\$29,500	\$29,500	\$29,500
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$173,350	\$173,350	\$173,350	\$162,010	\$162,010
= Gross Assessed Value	\$217,600	\$202,850	\$202,850	\$191,510	\$191,510
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$217,600	\$202,850	\$202,850	\$191,510	\$191,510

Taxation

	2019	2018	2017
	Pay 2020-2021	Pay 2019-2020	Pay 2018-2019
+ Taxable Land Value	\$16,247	\$16,791	\$16,408
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$95,471	\$92,213	\$90,111
= Gross Taxable Value	\$111,718	\$109,004	\$106,519
- Military Credit	\$0	\$0	\$0
= Net Taxable Value	\$111,718	\$109,004	\$106,519
x Levy Rate (per \$1000 of value)	33.14094	32.53716	33.22510
= Gross Taxes Due	\$3,702.44	\$3,546.68	\$3,539.00
- Ag Land Credit	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	(\$160.73)	(\$157.81)	(\$161.14)
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$3,541.71	\$3,388.87	\$3,377.86

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2019	March 2021	\$0	No		274253
	September 2020	\$4	Yes	4/7/2021	
2019	March 2021	\$27	Yes	4/7/2021	274253
	September 2020	\$0	No		
2019	March 2021	\$1,771	Yes	4/7/2021	274253
	September 2020	\$1,771	Yes	9/30/2020	
2018	March 2020	\$1,694	Yes	4/7/2020	064780
	September 2019	\$1,694	Yes	9/26/2019	
2017	March 2019	\$1,689	Yes	4/1/2019	064780
	September 2018	\$1,689	Yes	10/1/2018	
2016	March 2018	\$1,727	Yes	3/30/2018	064780
	September 2017	\$1,727	Yes	9/25/2017	

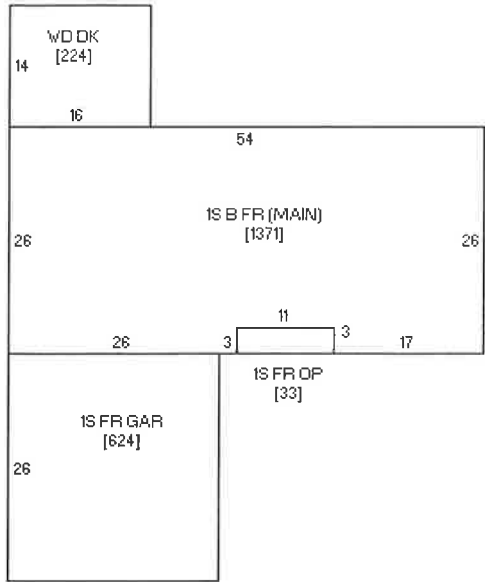
Pay Property Taxes

[Click here to pay property taxes for this parcel.](#)

Photos



Sketches



Sketch by www.camvisior.com

Show Deed/Contract

[Show Deed/Contract](#)

Map



Polling Location

Recent Sales In Area

Sale date range:

From:

08/06/2018

To:

08/06/2021

1500 Feet

1500 Feet

1500

Feet



1500 Feet

No data available for the following modules: Agricultural Land/CSR, Commercial Buildings, Agricultural Buildings, Yard Extras, Tax Sale Certificate, Special Assessments.

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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

Financial Services Division

TO: Jacque Danielsen, City Clerk
FROM: Andrea Ludwig, Financial Clerk
DATE: August 6, 2021
SUBJECT: Property Assessments

Attached is paperwork regarding one (1) property cleanup and removal of debris by the City of Cedar Falls. We have been unsuccessful in collecting this invoice through our normal accounts receivable process. Could you please start the process of assessing these fees against the owner's property taxes?

Myron Kelleher
2716 Waterloo Road
Cedar Falls, IA 50613

	\$1,429.19	May 2021
	<u>21.44</u>	2021 (fees)
	\$1,450.63	Total owed

Property address: 2716 Waterloo Rd., CF
Parcel #8913-18-382-015

If you have any questions, please feel free to contact me at 5104.

CITY OF CEDAR FALLS, IOWA
COUNTY OF BLACK HAWK
STATE OF IOWA

**NOTICE OF PROPOSED FINAL
ASSESSMENT PROCEEDINGS**

v.

MYRON L. KELLEHER

TO THE ABOVE-NAMED PERSON(S):	Myron L. Kelleher
PROPERTY DESCRIPTION:	2716 Waterloo Road, Cedar Falls, Iowa 50613 Black Hawk County Parcel #8913-18-382-015
LEGAL DESCRIPTION OF PROPERTY:	LANDSKOV'S OAKLAND PARK ADD ALL LOT 19 EXC SWLY 7 FT FOR HWY, Easement, Cedar Falls, Black Hawk County, Iowa.

YOU ARE HEREBY NOTIFIED that there is a proposed resolution to place a lien on the property named above in order to collect the costs incurred by the City of Cedar Falls to clean up/remove debris on the property located at **2716 Waterloo Road** that was subject to nuisance abatement pursuant to City of Cedar Falls Ordinance Section 15-2. This matter is currently set on the Cedar Falls City Council agenda for **September 20, 2021**.

Please find enclosed the proposed City Council resolution to place a lien on the above-described property. You may satisfy your obligation to pay these costs incurred by the City of Cedar Falls on or before the date set forth above by making payment to the City Clerk's office in person Monday through Friday between 8:00 a.m. and 5:00 p.m., at 220 Clay Street, Cedar Falls, Iowa 50613, or through the mail.

YOU ARE FURTHER NOTIFIED that unless you pay for these costs before the time of the City Council meeting, the Cedar Falls City Council will seek the resolution to place a lien on the property described above, to be collected, along with interest thereon, in the same manner as property taxes, as provided by law.

Very truly yours,

CITY OF CEDAR FALLS, IOWA

By



Jacqueline Danielsen, MMC, City Clerk
City of Cedar Falls
220 Clay Street
Cedar Falls, IA 50613

Enclosures.

Exhibit "A"

Prepared by: Jacqueline Danielsen, City Clerk, 220 Clay Street, Cedar Falls, IA 50613 (319) 273-8600

RESOLUTION NO. _____

RESOLUTION LEVYING A FINAL ASSESSMENT FOR COSTS INCURRED BY THE CITY OF CEDAR FALLS, IOWA IN CLEAN UP/REMOVE DEBRIS ON THE PROPERTY LOCATED AT 2716 Waterloo Road, CEDAR FALLS, IOWA, PARCEL ID 8913-18-382-015

WHEREAS, it was determined that the property located at 2716 Waterloo Road, being legally described as LANGSKOV'S OAKLAND PARK ADD ALL LOT 19 EXC SWLY 7 FT FOR HWY, Cedar Falls, Black Hawk County, Iowa, Parcel ID 8913-18-382-015, was in violation of City of Cedar Falls Ordinance Section 15-2 for failure to clean up/remove debris on the property, and

WHEREAS, after notice(s) to abate the nuisance, the owner of record did not abate the nuisance, and after afforded a substantial period of time in which to do so, the City of Cedar Falls did cause the property located at 2716 Waterloo Road (Parcel ID 8913-18-382-015) to be cleaned up, and by doing so, incurred expenses for said services, and

WHEREAS, after invoices and notices for the services performed to clean up/remove debris the property were sent to the property owner of record, the owner of record has failed to pay these costs to the City of Cedar Falls.

NOW THEREFORE, be it resolved by the City Council of the City of Cedar Falls, Iowa, that the unpaid costs incurred by the City of Cedar Falls, Iowa to abate the nuisance on the above-described property, in the amount of \$1,502.63 (\$1,450.63 + \$52.00 recording fee), be assessed as a lien against the following described real estate, as provided by law, together with an administrative expense of \$5.00, pursuant to Cedar Falls Code Section 15-5, said real estate being legally described as follows:

LANGSKOV'S OAKLAND PARK ADD ALL LOT 19 EXC SWLY 7 FT FOR HWY,
Cedar Falls, Black Hawk County, Iowa, Parcel ID 8913-18-382-015

BE IT FURTHER RESOLVED that the City Clerk of the City of Cedar Falls, Iowa, is hereby authorized and directed to place said assessment of record with the proper officials of Black Hawk County, Iowa, in order to make the assessment a lien against the above-described real estate, to be collected in the same manner as property taxes, as provided by law.

PASSED AND ADOPTED this 20th day of September, 2021.

Robert M. Green, Mayor

ATTEST:

Jacqueline Danielsen, MMC, City Clerk

CITY OF CEDAR FALLS
220 CLAY STREET
CEDAR FALLS, IA 50613

(319) 273-8600

DATE: 6/30/21

TO: MYRON KELLEHER
2716 WATERLOO ROAD
CEDAR FALLS, IA 50613

CUSTOMER NO: 5617/5617

TYPE: MS - MISCELLANEOUS

CHARGE	DATE	DESCRIPTION	REF-NUMBER	DUE DATE	TOTAL AMOUNT
	0/00/00	BEGINNING BALANCE			.00
CEPTY	5/11/21	PROPERTY CLEANUP:05/05/21 PER ORDINANCE 15-2	37411	6/10/21	1,429.19
		COOLEY SANITATION INV.#121951 CODE ENFORCEMENT			\$1,025.21 \$403.98
GFFIN	6/30/21	FINANCE CHARGE-GEN FUND		7/30/21	21.44

1.5 % LATE FEE WILL BE ASSESSED ON PAYMENTS OVER
30 DAYS

CURRENT	30 DAYS	60 DAYS	90 DAYS
21.44	1429.19		

DUE DATE: 7/30/21

PAYMENT DUE: 1,450.63
TOTAL DUE: \$1,450.63

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 6/30/21 DUE DATE: 7/30/21 NAME: KELLEHER, MYRON
CUSTOMER NO: 5617/5617 TYPE: MS - MISCELLANEOUS

REMIT AND MAKE CHECK PAYABLE TO:
CITY OF CEDAR FALLS
220 CLAY STREET
CEDAR FALLS IA 50613
(319) 273-8600

TOTAL DUE: \$1,450.63



DEPARTMENT OF FINANCE AND BUSINESS OPERATIONS

CITY OF CEDAR FALLS, IOWA

220 CLAY STREET
CEDAR FALLS, IOWA 50613
PHONE 319-273-8600
FAX 319-268-5126
www.cedarfalls.com

July 1, 2021

Myron Kelleher
2716 Waterloo Road
Cedar Falls, IA 50613

Dear Myron Kelleher,

Enclosed you will find your latest statement. There is an outstanding charge for Code enforcement-property cleanup on 5/5/21 for \$1429.19, as well as late fees of \$21.44 for a total amount due of \$1450.63. **If no payment is received by July 15, 2021 we will put a lien on your property.**

If you have any questions, please feel free to call me at 319-268-5104. We thank you for your immediate attention to this matter.

Remit to: City of Cedar Falls
Accounts Receivable
220 Clay Street
Cedar Falls, IA 50613

Sincerely,

City of Cedar Falls

A handwritten signature in black ink, appearing to read "Andrea Ludwig", is written over the typed name.

Andrea Ludwig
Financial Clerk

Enclosure

INVOICE

Item 14.

CITY OF CEDAR FALLS
220 CLAY STREET
CEDAR FALLS, IA 50613

(319) 273-8600

TO: MYRON KELLEHER
2716 WATERLOO ROAD
CEDAR FALLS, IA 50613

INVOICE NO: 37411
DATE: 5/11/21

CUSTOMER NO: 5617/5617

TYPE: MS - MISCELLANEOUS

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	PROPERTY CLEANUP:05/05/21 PER ORDINANCE 15-2 COOLEY SANITATION INV.#121951 CODE ENFORCEMENT	1,429.19	1,429.19
			\$1,025.21
			\$403.98

1.5 % LATE FEE WILL BE ASSESSED ON PAYMENTS OVER
30 DAYS

TOTAL DUE: \$1,429.19

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

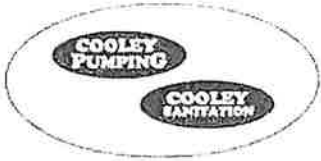
DATE: 5/11/21 DUE DATE: 6/10/21
CUSTOMER NO: 5617/5617

NAME: KELLEHER, MYRON
TYPE: MS - MISCELLANEOUS

REMIT AND MAKE CHECK PAYABLE TO:
CITY OF CEDAR FALLS
220 CLAY STREET
CEDAR FALLS IA 50613

INVOICE NO: 37411
TERMS: NET 30 DAYS

AMOUNT: \$1,429.19



INVOICE

Cooley Pumping LLC
 & Cooley Sanitation LLC
 27060 250th St
 Grundy Center, IA 50638
 Tel: (319) 345-6080
 Fax: (319) 345-6081

City of Cedar Falls Code Enforcement
 220 Clay St
 greg.rekward@cedarfalls.com
 Cedar Falls, IA 50613

Invoice #: 121951
 Invoice Date: May 05, 2021
 Page #: 1
 PO Number: Case # 20-0539-STRG

Service Date	Type	Job Site Information/Description	Quantity	Amount
		(14) City of Cedar Falls Code Enforcement 2716 Waterloo Rd Myron Kelleher Cedar Falls, IA 50613 PO Number:Case # 20-0539-STRG		
May 05, 2021		Labor>- Work Order 7951 4 men on-site to pick-up debris - 1.5 hrs each (PC/WC/MGMH)	6.00	\$ 300.00
May 05, 2021		Tire Disposal>- Work Order 7954 **on rims	9.00	\$ 135.00
May 05, 2021		20 YD Container Dump & No Return>- Work Order 7952 truck/container used to contain/haul metal from site to alter	1.00	\$ 200.00
May 05, 2021		Landfill Charges>- Work Order 7955 disposal at Blackhawk Co Landfill	0.36	\$ 15.21
May 05, 2021		Machine/Equipment Charge>- Work Order 7953 garbage truck (\$125/hr) Tommy-lift pickup (\$50/hr) skid loader (\$75/hr) **equipment used on-site	1.50	\$ 375.00

REMITTANCE ADVICE - PLEASE RETURN WITH YOUR PAYMENT

Customer Name:
 Customer #:
 Invoice #:
 Invoice Date:
 PO Number:
 Invoice Total:

Cooley Pumping LLC
 & Cooley Sanitation LLC
 27060 250th St
 Grundy Center, IA 50638

Please write in amount of payment enclosed



INVOICE

Cooley Pumping LLC
& Cooley Sanitation LLC
27060 250th St
Grundy Center, IA 50638
Tel: (319) 345-6080
Fax: (319) 345-6081

City of Cedar Falls Code Enforcement
220 Clay St
greg.rekward@cedarfalls.com
Cedar Falls, IA 50613

Invoice #: 121951
Invoice Date: May 05, 2021
Page #: 2
PO Number: Case # 20-0539-STRG

Service Date	Type	Job Site Information/Description	Quantity	Amount
		Invoice Total		\$ 1,025.21

INVOICE QUESTIONS EMAIL ADDRESS - deb@cooleypumping.com. TERMS - INVOICES ARE DUE UPON RECEIPT. Please pay from this invoice as no statement will be sent. 1.5% (18%APR) finance charge (\$1.50 minimum per month) will be added to any balance 30 days or more past due.

REMITTANCE ADVICE - PLEASE RETURN WITH YOUR PAYMENT



Customer Name: City of Cedar Falls Code Enforcement
Customer #: 007987 - 000014
Invoice #: 121951
Invoice Date: May 05, 2021
PO Number:
Invoice Total: \$ 1,025.21

Cooley Pumping LLC
& Cooley Sanitation LLC
27060 250th St
Grundy Center, IA 50638

Please write in amount of payment enclosed


DEPARTMENT OF COMMUNITY DEVELOPMENT

CODE ENFORCEMENT
CITY OF CEDAR FALLS, IOWA
 220 Clay Street
 Cedar Falls, IA 50613
 Phone(319) 273-8606
 Fax (319) 273-8610
www.cedarfalls.com

**LEGAL NOTICE OF
 NUISANCE TO BE ABATED: ILLEGAL STORAGE OF MATERIALS**

EFFECTIVE DATE OF THIS NOTICE: 11/16/2020

Case # 20-0539-STRG

PROPERTY ADDRESS: 2716 Waterloo Rd
 Cedar Falls, IA 50613

Myron L Kelleher
 2716 Waterloo Rd
 Cedar Falls, Iowa 50613

You are hereby placed on notice that your property at 2716 Waterloo Rd has been deemed to be in violation of Cedar Falls City Ordinance Section 15-2(22), 15-2(27), and 15-2(28). Property owners are not allowed to keep their property in such a condition that interferes with the comfortable enjoyment of life or property by the public or community.

The following deficiencies have been observed: storage of inoperable pickup truck, boat and trailer, and utility trailer in front yard stored on the front lawn. Miscellaneous debris stored around the garage area and the yard.

Sec. 15-2(22) Nuisance defined:

The following items stored in outdoor areas or in partially enclosed sheds, lean-tos or other structures not totally enclosed by structural walls, roof and properly functioning doors: **building materials not part of an active building project authorized by a current city building permit, abandoned, inoperable vehicles or junk vehicles (as defined in section 15-33), non-registered or unlicensed vehicles, auto parts, miscellaneous steel, plastic, rubber or metal parts or junk, tires, packing boxes, wooden pallets, tree limbs, brush piles, discarded lumber, not including neatly stacked and cut fire wood, broken or unused furniture and appliances, any upholstered or finished furniture intended for indoor usage such as couches, beds, mattresses, desks, chairs, shelving or wooden tables, other broken or unused household furnishings or equipment including carpeting, appliances and other typical household items intended for indoor usage, plastic tarps, trash bags containing leaves, debris, garbage or other items, trash and garbage not properly contained within a trash disposal container or any other discarded or miscellaneous item or items not normally required in the day to day use of the exterior area of the property**, when stored continuously in excess of 48 hours on any portion of any property outside of a totally enclosed structure located on the property.

Sec. 15-2(27) Nuisance defined:

Any discarded or unused material on real property that is not consistent with the condition and visual appearance of surrounding adjacent real properties. Types of unacceptable materials include those items enumerated in subsection (13) of this section and also include dirt and gravel piles, rock piles, incomplete landscaping projects, eroded soil areas, pits, holes and excavations.

OUR CITIZENS ARE OUR BUSINESS™



DEPARTMENT OF COMMUNITY DEVELOPMENT

CODE ENFORCEMENT
CITY OF CEDAR FALLS, IOWA
220 Clay Street
Cedar Falls, IA 50613
Phone(319) 273-8606
Fax (319) 273-8610
www.cedarfalls.com

SECOND LEGAL NOTICE OF
NUISANCE TO BE ABATED: ILLEGAL STORAGE OF MATERIALS

EFFECTIVE DATE OF THIS NOTICE: 12/10/2020 Case # 20-0539-STRG
DATE OF FIRST NOTICE: 11/16/2020
PROPERTY ADDRESS: 2716 Waterloo Rd
Cedar Falls, IA 50613

Myron L Kelleher
2716 Waterloo Rd
Cedar Falls, Iowa 50613

You were provided with a Legal Notice of Nuisance to Be Abated on 12/7/2020. You have not complied with that notice and the violations cited below and have failed to complete the required improvements and corrections.

The following deficiencies have been observed: storage of inoperable pickup truck, boat and trailer, and utility trailer in front yard stored on the front lawn. Miscellaneous debris stored around the garage area and the yard.

Sec. 15-2(22) Nuisance defined:

The following items stored in outdoor areas or in partially enclosed sheds, lean-tos or other structures not totally enclosed by structural walls, roof and properly functioning doors: building materials not part of an active building project authorized by a current city building permit, abandoned, inoperable vehicles or junk vehicles (as defined in section 15-33), non-registered or unlicensed vehicles, auto parts, miscellaneous steel, plastic, rubber or metal parts or junk, tires, packing boxes, wooden pallets, tree limbs, brush piles, discarded lumber, not including neatly stacked and cut fire wood, broken or unused furniture and appliances, any upholstered or finished furniture intended for indoor usage such as couches, beds, mattresses, desks, chairs, shelving or wooden tables, other broken or unused household furnishings or equipment including carpeting, appliances and other typical household items intended for indoor usage, plastic tarps, trash bags containing leaves, debris, garbage or other items, trash and garbage not properly contained within a trash disposal container or any other discarded or miscellaneous item or items not normally required in the day to day use of the exterior area of the property, when stored continuously in excess of 48 hours on any portion of any property outside of a totally enclosed structure located on the property.

Sec. 15-2(27) Nuisance defined:

Any discarded or unused material on real property that is not consistent with the condition and visual appearance of surrounding adjacent real properties. Types of unacceptable materials include those items enumerated in subsection (13) of this section and also include dirt and gravel piles, rock piles, incomplete landscaping projects, eroded soil areas, pits, holes and excavations.

Sec. 15-2(28) Nuisance defined:

OUR CITIZENS ARE OUR BUSINESS

IN THE IOWA DISTRICT COURT FOR BLACK HAWK COUNTY

<p>CEDAR FALLS CITY OF</p> <p style="text-align: right;">Plaintiff</p> <p style="text-align: center;">vs</p> <p>MYRON L KELLEHER</p> <p style="text-align: right;">Defendant</p>	<p style="text-align: center;">Case No: 01071CFCICV141899</p> <p style="text-align: center;">JUDGMENT AND ORDER TO ABATE</p>
---	--

Charge:

Unlawful storage of vehicles and debris - Cedar Falls Ordinance No. 15-2(22)

Defendant has entered a plea of guilty and judgment has been taken against the Defendant.

IT IS THEREFORE ORDERED that Defendant is found guilty. The Court assesses a civil penalty of \$500.00 plus court costs.

IT IS FURTHER ORDERED that Defendant is given 30 days to pay in full.

IT IS FURTHER ORDERED that Defendant is given 15 days to abate the nuisance. If the nuisance is not corrected, the City/County has the authority to clean the property/correct the nuisance and assess costs against the property.

IT IS FURTHER ORDERED that Defendant shall keep the property in compliance with local ordinances.

DATED this 18th day of February, 2021

Copies to:



State of Iowa Courts

Case Number
CFCICV141899
Type:

Case Title
CEDAR FALLS VS KELLEHER, MYRON
ORDER OF DISPOSITION

So Ordered

A handwritten signature in cursive script, appearing to read "Dennis Guernsey".

Dennis Guernsey, Magistrate
First Judicial District of Iowa

Electronically signed on 2021-02-18 13:44:46

CITATION

MUNICIPAL INFRACTION - CITY OF CEDAR FALLS ORDINANCE VIOLATION

CITATION NO. **NO 1274** DOCKET NO.

The City of Cedar Falls, Iowa vs. **Keller Her Myron L**
 DEFENDANT NAME: **Keller Her Myron L**
 FIRST LAST MIDDLE
 BIRTH DATE **06 19 1944** SSN **484 52 1846**
 ADDRESS: **2716 WATERLOO ROAD**
CEAR FALLS IA 50613

I, undersigned, attest that the Defendant, who violates the Cedar Falls Code of Ordinances on or about:
11 16 2020
15-2(22) 2716 WATERLOO RD
CEAR FALLS IA 50613
 of the Code

City of Cedar Falls, Iowa, as follows:
OUTSIDE STORAGE IN PROHIBITED LOCATIONS PER
OR NO REGISTERED VEHICLES MISCELLANEOUS DEBRIS
TRUCK LUMBER BOWLS & PILES

CIVIL PENALTY AND COURT COSTS TO BE PAID AT THE TIME AND PLACE OF THE COURT APPEARANCE SHOWN ON THE CITATION. PAYMENT MUST BE MADE BY CHECK OR CHECK TO IOWA DISTRICT COURT.
 BLACK HAWK CO COURT HOUSE 316 E. 5TH ST., WATERLOO, IOWA 50703-4774
 TOTAL: \$ **575.00**

Defendant is forthwith directed to pay the civil penalty and to correct/cease the violation as follows:
Remove Miscellaneous Debris inappropriate to area
Registered Vehicles Rear Load Banned Storage in yard

TO ANSWER THE CHARGES ON THIS CITATION, YOU MUST APPEAR IN COURT ON:
02 18 2021 at **1:30** () A.M. () P.M.

IN THE BLACK HAWK COUNTY COURT HOUSE
 316 E. 5TH STREET
 WATERLOO, IOWA

FAILURE TO APPEAR IN COURT WITHOUT GOOD CAUSE WILL RESULT IN JUDGEMENT FOR THE CIVIL PENALTY AND COURT COSTS AND AN ORDER TO CORRECT/CEASE THE VIOLATION(S) BEING ENTERED AGAINST YOU.

The undersigned attests that the matters herein forth are true and correct.

By City Employee: **Greta ReLummo** Title **Code Enforcement**
 Dated **01 27 2021** Day **16** Phone Number: **319 265 5180**
 vs. White Court Yellow Defendant Pink City





MAY 5, 2021
14:13

Item 14.

TIME SHIP



MAY 5, 2021

14:13

Item 14.

TIMESHP



MAY 5, 2021

14:12



MAY 5, 2021

14:14



MAY 5, 2021

14:12

Item 14.

TIMESWAP



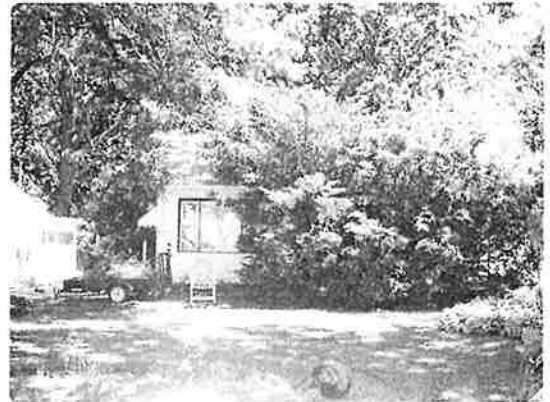
MAY 5, 2021

14:13

Beacon Black Hawk County, IA

Summary

Parcel ID 891318382015
Alternate ID
Property Address 2716 WATERLOO RD
 CEDAR FALLS IA 50613
Sec/Twp/Rng N/A
Brief Tax Description LANGSKOV'S OAKLAND PARK ADD ALL LOT 19 EXC SWLY 7 FT FOR HWY
 (Note: Not to be used on legal documents)
Deed Book/Page CLD-611-404 (3/1/1990)
Contract Book/Page
Gross Acres 0.00
Net Acres 0.00
Adjusted CSR Pts 0
Class R - Residential
 (Note: This is for assessment purposes only. Not to be used for zoning.)
District 910001 - CEDAR FALLS CITY/CEDAR FALLS SCH
School District CEDAR FALLS COMMUNITY SCHOOLS



Owner/Mail to information

Deed Holder
 Kelleher, Myron L
 2716 Waterloo Rd
 Cedar Falls IA 50613

Contract Holder

Mailing Address
 Kelleher, Myron L
 2716 Waterloo Rd
 Cedar Falls IA 50613

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
2/28/1990			611-404	NORMAL ARMS-LENGTH TRANSACTION - PRIOR 09	Deed		\$34,000.00
5/1/1985			578-426	NORMAL ARMS-LENGTH TRANSACTION - PRIOR 09	Deed		\$32,000.00

Land

Lot Dimensions Regular Lot: 60.00 x 163.00
Lot Area 0.23 Acres; 9,780 SF
 (Note: Land sizes used for assessment purposes only. This is not a survey of the property)

Residential Dwellings

Residential Dwelling
Occupancy Single-Family / Owner Occupied
Style 1 Story Frame
Architectural Style N/A
Year Built 1947
Exterior Material Vinyl
Total Gross Living Area 762 SF
Attic Type None;
Number of Rooms 5 above; 0 below
Number of Bedrooms 3 above; 0 below
Basement Area Type Full
Basement Area 762
Basement Finished Area 300 - Standard Finish
Plumbing 1 Full Bath;
Central Air No
Heat Yes
Fireplaces
Porches
Decks Concrete Patio-Low (198 SF);
Additions
Garages 720 SF (30F W x 24F L) - Det Frame (Built 1993);
 280 SF (14F W x 20F L) - Det Frame (Built 1952);

Permits

Permit #	Date	Description	Amount
CF 01994	06/22/2021	Roof	16,500
CF 515	08/29/1993	Misc	6,120

Item 14.

Valuation

Classification	2021 Residential	2020 Residential	2019 Residential	2018 Residential	2017 Residential
+ Assessed Land Value	\$22,050	\$18,900	\$18,900	\$18,900	\$18,900
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$82,340	\$78,760	\$78,760	\$78,760	\$78,760
= Gross Assessed Value	\$104,390	\$97,660	\$97,660	\$97,660	\$97,660
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$104,390	\$97,660	\$97,660	\$97,660	\$97,660

Taxation

	2019 Pay 2020-2021	2018 Pay 2019-2020	2017 Pay 2018-2019
+ Taxable Land Value	\$10,409	\$10,758	\$10,512
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$43,377	\$44,829	\$43,807
= Gross Taxable Value	\$53,786	\$55,587	\$54,319
- Military Credit	\$0	\$0	\$0
= Net Taxable Value	\$53,786	\$55,587	\$54,319
x Levy Rate (per \$1000 of value)	33.14094	32.53716	33.22510
= Gross Taxes Due	\$1,782.52	\$1,808.64	\$1,804.00
- Ag Land Credit	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	(\$160.73)	(\$157.81)	(\$161.14)
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$1,621.79	\$1,650.83	\$1,642.86

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2019	March 2021	\$811	Yes	6/21/2021	255375
	September 2020	\$811	Yes	11/30/2020	
2019	March 2021	\$0	No		255375
	September 2020	\$24	Yes	11/30/2020	
2019	March 2021	\$0	No		255375
	September 2020	\$4	Yes	6/21/2021	
2019	March 2021	\$37	Yes	6/21/2021	255375
	September 2020	\$0	No		
2018	March 2020	\$0	No		040667
	September 2019	\$74	Yes	5/29/2020	
2018	March 2020	\$825	Yes	5/29/2020	040667
	September 2019	\$825	Yes	5/29/2020	
2017	March 2019	\$822	Yes	4/29/2019	040667
	September 2018	\$822	Yes	4/29/2019	
2017	March 2019	\$0	No		040667
	September 2018	\$4	Yes	4/29/2019	
2017	March 2019	\$12	Yes	4/29/2019	040667
	September 2018	\$86	Yes	4/29/2019	
2016	March 2018	\$841	Yes	4/30/2018	040667
	September 2017	\$841	Yes	4/30/2018	
2016	March 2018	\$13	Yes	4/30/2018	040667
	September 2017	\$88	Yes	4/30/2018	
2016	March 2018	\$0	No		040667
	September 2017	\$4	Yes	4/30/2018	

Pay Property Taxes

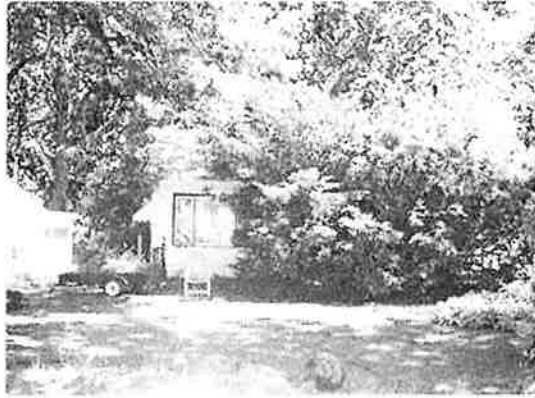
[Click here to pay property taxes for this parcel.](#)

Tax Sale Certificate

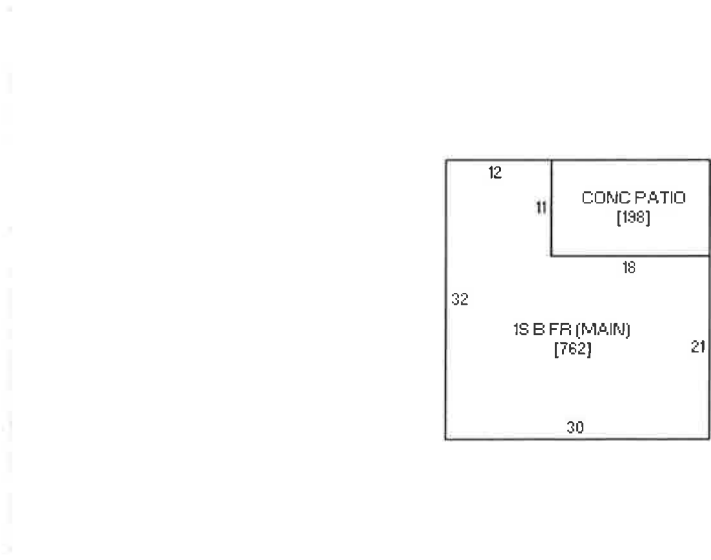
Date: 6/21/2021 Certificate: 2021-000767

Photos

323



Sketches



Sketch by www.pamavision.com

Show Deed/Contract

[Show Deed/Contract](#)

Map



Polling Location

Recent Sales In Area

Sale date range:

From:

08/06/2018

To:

08/06/2021

1500

Feet



No data available for the following modules: Agricultural Land/CSR, Commercial Buildings, Agricultural Buildings, Yard Extras, Special Assessments.

The maps and data available on this application are provided for informational purposes only. No warranty is made as to the accuracy, completeness, or reliability of the information.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 8/6/2021, 10:23:34 AM

Version: 10/26/20





DEPARTMENT OF COMMUNITY DEVELOPMENT

VISITORS, TOURISM AND CULTURAL PROGRAMS
 6510 HUDSON ROAD
 CEDAR FALLS, IOWA 50613
 PH: 319-268-4266
 FAX: 319-277-9707

MEMORANDUM

TO: The Honorable Mayor Green and City Council
FROM: Jennifer Pickar, Tourism & Cultural Programs Manager
DATE: September 1, 2021
SUBJECT: Intent to Apply for an Iowa Tourism Grant

The Iowa Tourism Grant (ITG) Program promotes tourism in Iowa by funding tourism-related marketing initiatives, meetings and events that benefit both local economies and the state's economy. ITG awards range from \$2,500 to \$10,000 and require a 25 percent cash match. The Cedar Falls Tourism & Visitors Bureau plans to apply at the \$10,000 level for the following:

- **Digital Advertising:** A digital ad campaign to promote Cedar Falls in southern Minnesota and SW Wisconsin. We would target areas are just outside our typical 150 mile advertising radius, stretching into new markets. If awarded, the campaign would be run in-house and coordinated with our larger annual campaign scheduled by Amperage. Ads would promote trails in the spring when our weather is warmer, giving visitors from Minnesota and Wisconsin a head start on their biking. Ads would mention that Cedar Falls trails are part of the Cedar Valley Nature Trail, along with nationally designated trails including the Great American Rail Trail and the American Discovery Trail. Ads would link to our Beer Trail page on the website to highlight this ongoing promotion. This advertising aligns with our current efforts and the state's efforts to reach GenX and Boomers ages 40-55 with an emphasis on natural beauty (for visiting and quality of life) and culture & lifestyle (from art to festivals, breweries and restaurants).

The application is due September 29, 2021. If awarded, funds may be used January 1 – December 31, 2022. The matching funds are accounted for in our current advertising budget.

If you have any questions about our application, please feel free to contact me for discussion.

CC: Stephanie Sheetz, Community Development Director



DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613
Phone: 319-273-8600
Fax: 319-268-5126
www.cedarfalls.com

MEMORANDUM

Planning & Community Services Division

TO: Planning and Zoning Commission
FROM: Michelle Pezley, Planner III
DATE: August 30, 2021
SUBJECT: DR 21-008 215 Main Street

REQUEST: Request to approve a Central Business District Overlay Design Review for new awning

PETITIONERS: Michelle Barber, Signs & Designs, contractor; Jen Barkhurst, An Elegant Affair, applicant; and Bill Bradford, MMC Properties, property owner.

LOCATION: 215 Main Street

PROJECT #: DR21-008

PROPOSAL

The contractor, Signs & Designs, on behalf of the applicant, Jen Barkhurst of An Elegant Affair, requests a design review to add a new awning at 215 Main Street in the Central Business District Overlay Zoning District.

BACKGROUND:

The applicant proposes to add an awning to create a more aesthetically pleasing entry to their storefront that will project over the public right-of-way by two feet. The property is located at the center of the 200 block of Main Street, near the W. 3rd Street intersection.



This item requires review by the Planning and Zoning Commission and the City Council because this property is located within the Central Business District (Section 26-189). The downtown district requires a building site plan review (i.e. design review) for any “substantial improvement” to an exterior façade, including new awnings. A substantial improvement to properties in the Central Business District Overlay is defined in Section 26-189 (f) and reads as follows:

"Substantial improvement" includes any new building construction within the overlay district or any renovation of an existing structure that involves any modification of the exterior appearance of the structure by virtue of adding or removing exterior windows or doors or altering the color or exterior materials of existing walls. All facade improvements, changes, alterations, modifications or replacement of existing facade materials will be considered a substantial improvement. Included in this definition are any new, modified or replacement awning structures or similar material extensions over the public sidewalk area. A substantial improvement also includes any increase or decrease in existing building height and/or alteration of the existing roof pitch or appearance."



In this case, the new awning is required to be reviewed by design review with the Planning and Zoning Commission recommendation to the City Council for their approval.

ANALYSIS

The applicant proposes to install a new awning over the right-of-way along the front façade at 215 Main Street over the display window and entrance. The applicant proposes the awning to be 17 feet wide, three feet two inches tall, and two feet projecting over the sidewalk. The applicant proposes to leave the awning a solid black Sunbrella fabric without additional signage.

All awnings within the Central Business District are required to be at least eight feet above the sidewalk and cannot project half the width of the sidewalk that the storefront is located on or five feet, whichever is less (Section 26-189 (j)(2)).

The applicant proposes the awning to have an eight-foot minimum clearance area above the sidewalk and the awning will project out from the building by two feet. The proposed placement of the awning meets the City Code.

TECHNICAL COMMENTS

No comments.

STAFF RECOMMENDATION

Staff recommends approval of the submitted facade plan for a new awning at 215 Main Street.

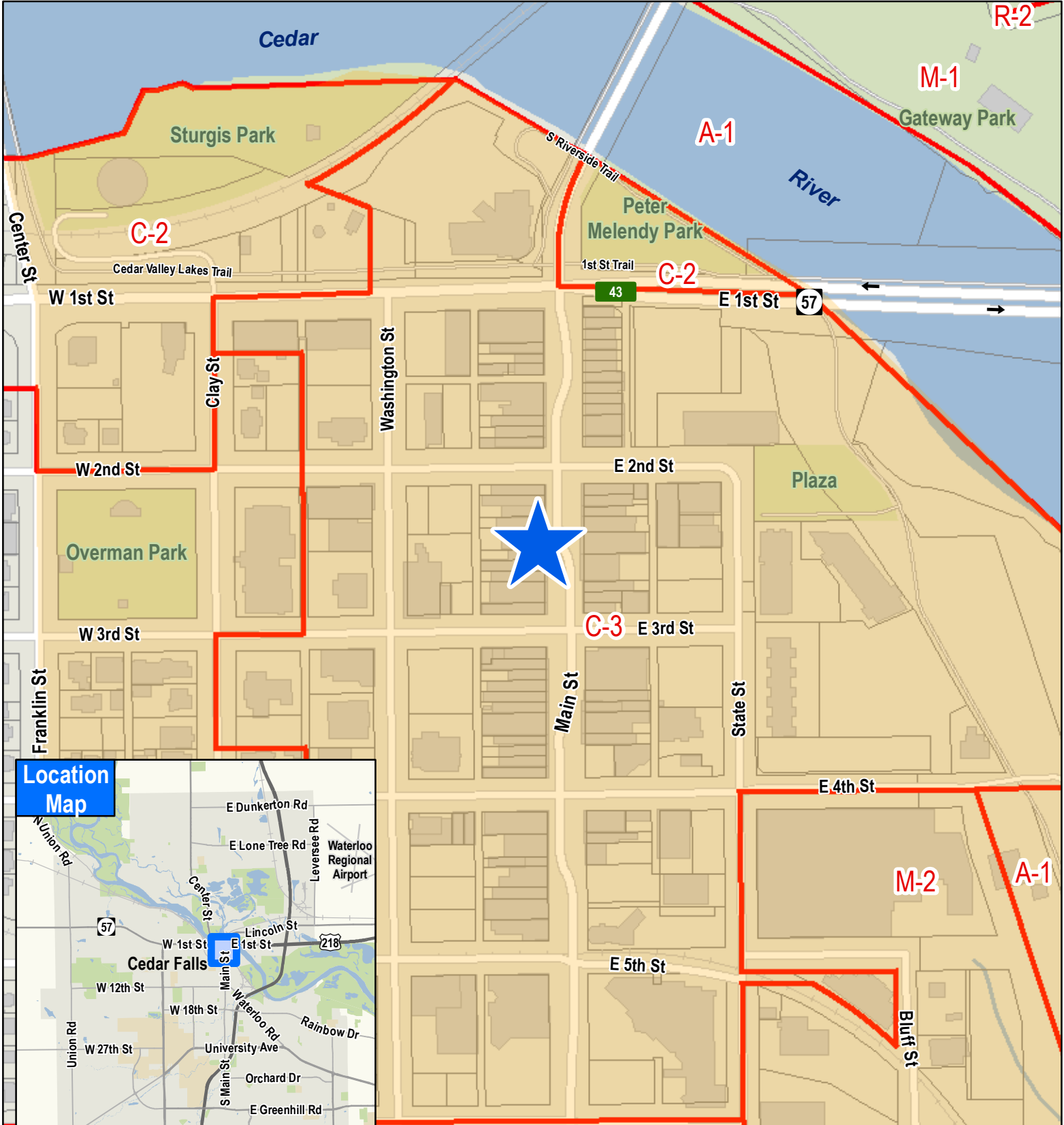
PLANNING & ZONING COMMISSION

Discussion/Vote 9/8/21 The Commission considered a Central Business District Design Review for a new awning at 215 Main Street. Chair Leeper introduced the item. Ms. Pezley showed the location of the site. She went over the criteria for the awning. The awning is required to be eight feet above the sidewalk and no wider than five feet over the sidewalk. The applicant proposes a two-foot-wide fabric awning. Ms. Pezley said that staff found that the awning meets the criteria as proposed and staff recommends approval of the design review.

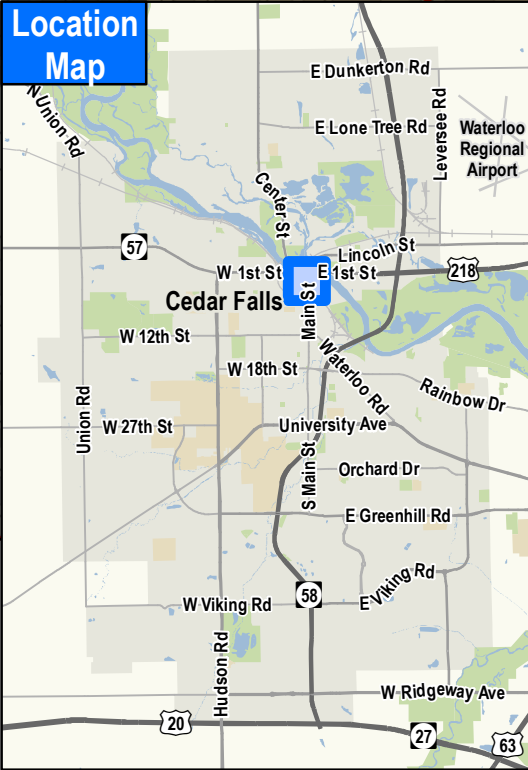
Lynch made the motion to approve and Sears seconded the motion. The motion was approved unanimously with 8 ayes (Hartley, Larson, Leeper, Lynch, Prideaux, Saul, Schrad, and Sears).

Cedar Falls Planning & Zoning Commission September 8, 2021

Item 16.



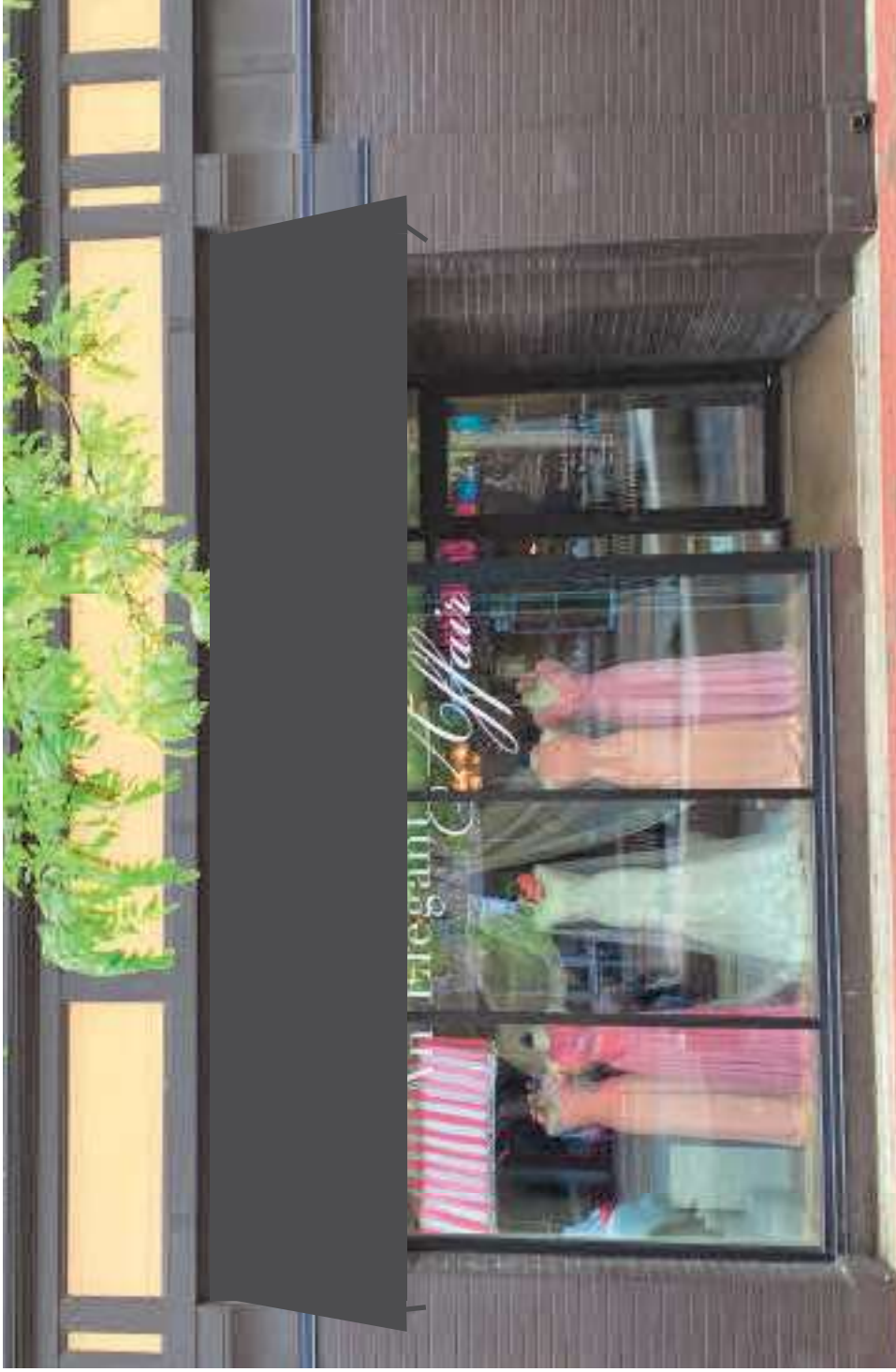
Location Map



An Elegant Affair Design Review
215 Main St
DS21-008



Current Facade at 215 Main



**38"
high**

**8' up
from
sidewalk**

- Front facade**
- **BLACK SUNBRELLA AWNING: 204" X 38" X 24" DEEP, SIDES ENCLOSED**
 - **AWNING ENDS 8' ABOVE SIDEWALK**

Item 16.

Client: An Elegant Affair
Date: 8/13/21
Project: Awning
Project Manager & Designer: Melissa



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 Robert M. Green and City Council
FROM: Chris Sevy, Planner I
DATE: September 13, 2021
SUBJECT: Rezoning Request Creekside Condos (RZ21-005)
 Future Land Use Map Amendment (LU21-002)

REQUEST: Amend Future Land Use Map from Office & Business Park to Medium Density Residential (Case #LU21-002) and to rezone property from C-1 Commercial District to R-P Planned Residence District. (Case #RZ21-005)

PETITIONER: Dan Levi; Levi Architecture

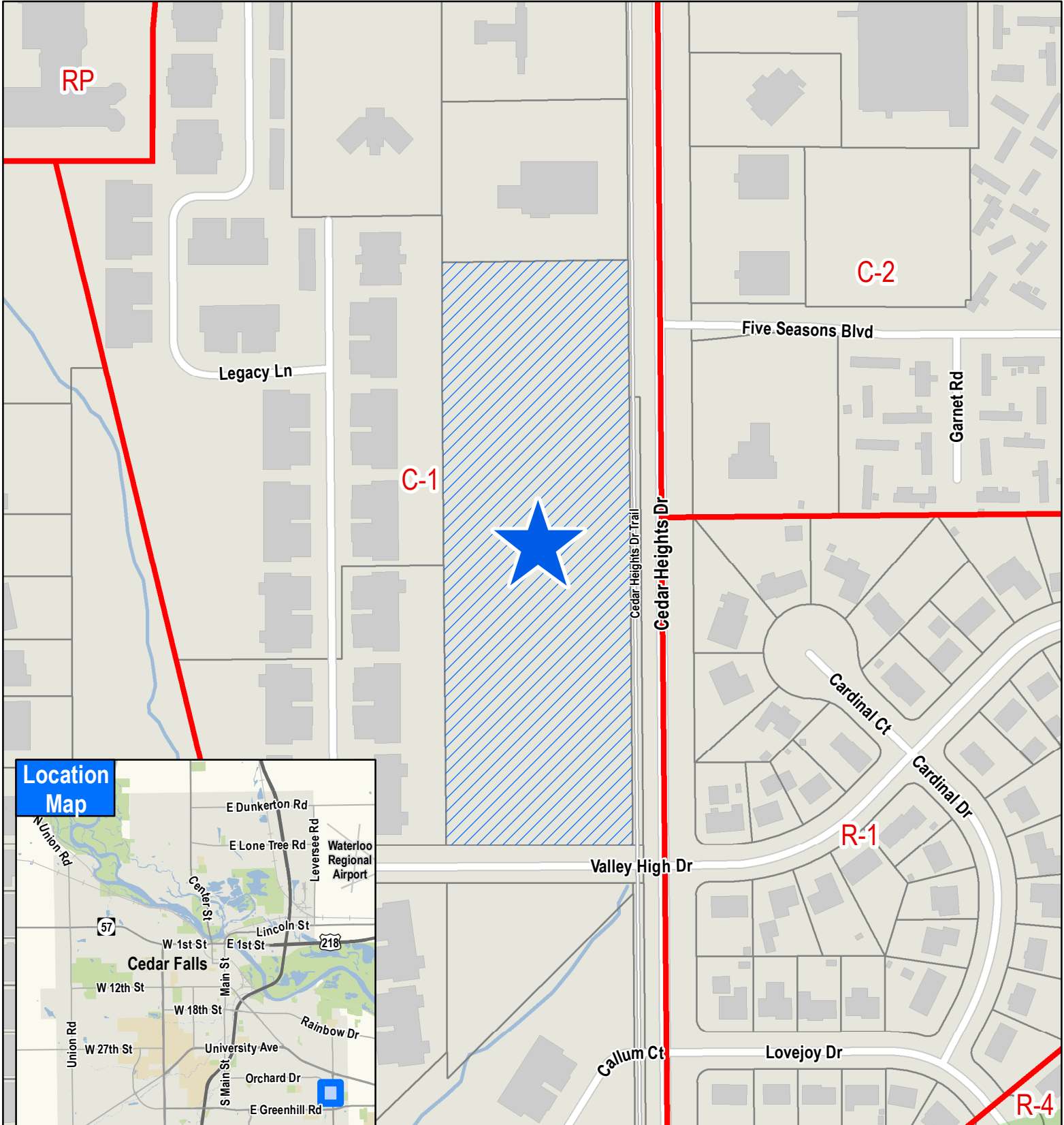
LOCATION: Hanna Park Commercial Addition Lots 1, 2 & 3 and P A Hanna Addition Lot 4; Northwest corner of Cedar Heights Drive and Valley High Drive

The applicant is seeking to build a condominium development comprising of six three-story twelve-plexes on 6.38 acres along Cedar Heights Drive north of Valley High Drive. The proposed site is currently zoned C-1 Commercial which only allows residential uses with special approval by the Planning and Zoning Commission and City Council. Also, the C-1 Commercial District has a two-story 35-foot height limitation which precludes the proposed three-story 42-foot buildings from being built. Therefore, the applicant is requesting to rezone this property to an R-P Planned Residence District where a planned condominium development can be built. This also requires an amendment to the Future Land Use Map from Office & Business Park to Medium Density Residential. Staff has recommended approval of the land use and rezoning change. The Planning and Zoning Commission considered the request and unanimously recommended approval.

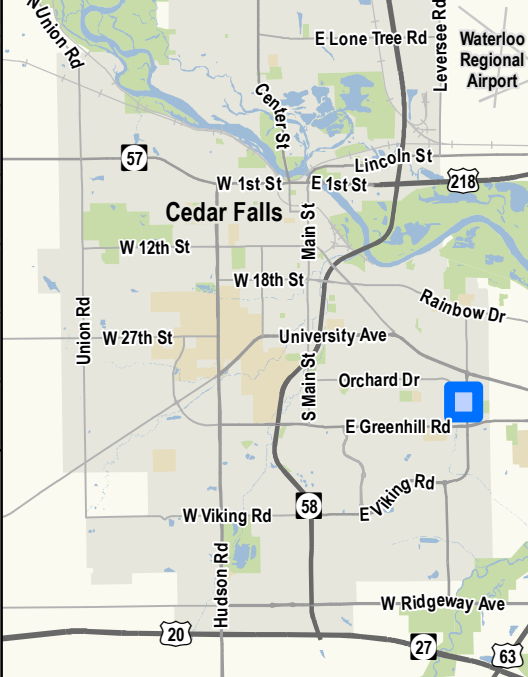
Staff requests that City Council set a public hearing date for October 4, 2021 to formally consider the change in the Future Land Use Map and rezoning request. A full staff report and summary report of the Planning and Zoning Commission meetings will be provided to City Council prior the public hearing.

Cedar Falls Planning & Zoning Commission August 25, 2021

Item 17.



Location Map

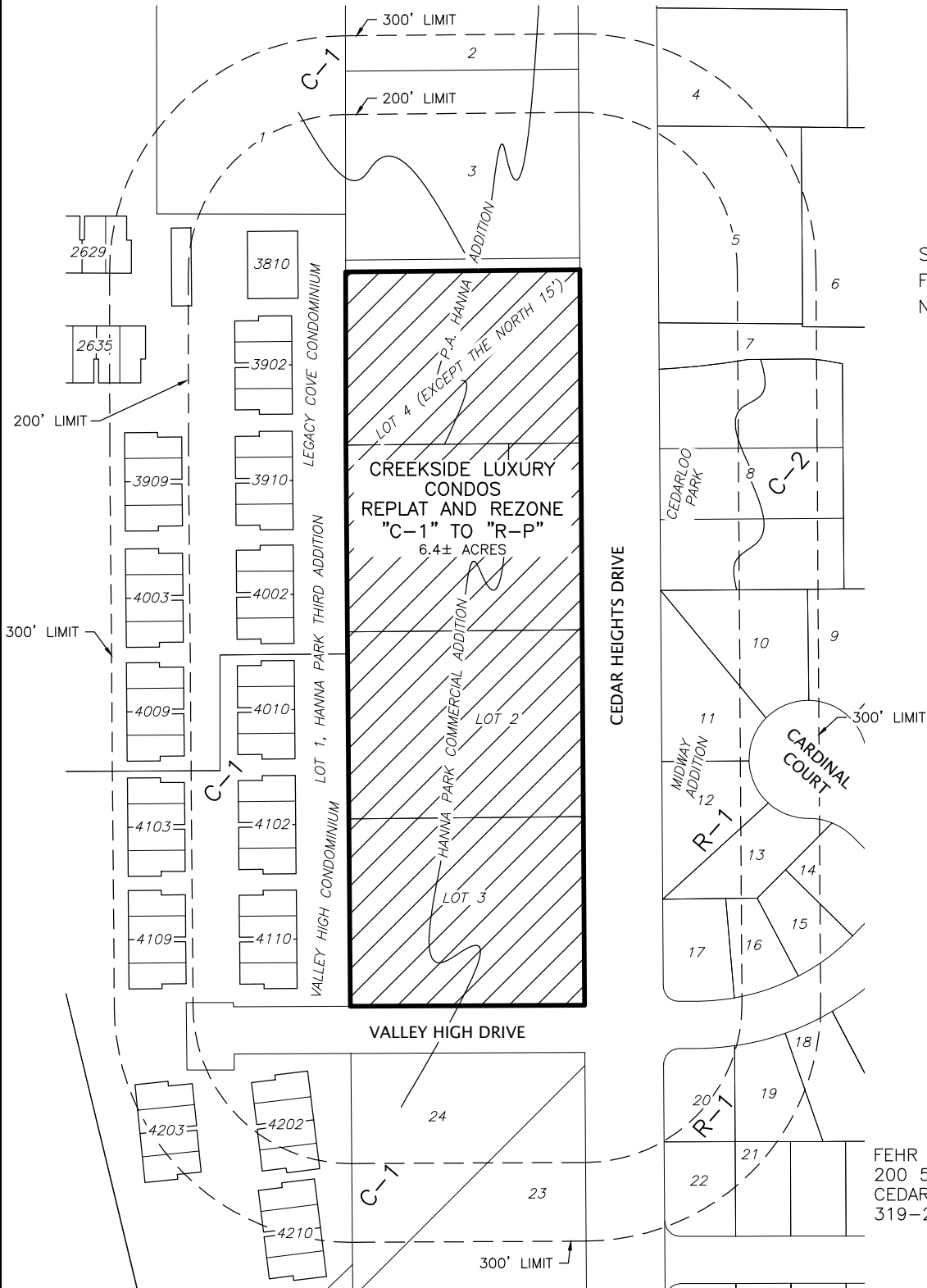


**Rezoning from C-1 to R-P
Northwest Corner of Cedar Heights
Drive and Valley High Drive**

PROPERTIES WITHIN 300 FEET

OF

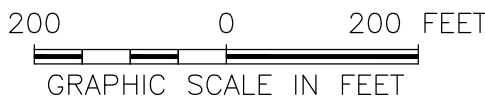
LOTS 1, 2, & 3, OF HANNA PARK COMMERCIAL ADDITION, & LOT 4 (EXCEPT THE NORTH 15 FEET THEREOF), OF P.A. HANNA ADDITION TO THE CITY OF CEDAR FALLS, ALL IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA



SEE ATTACHED SHEETS FOR PROPERTY OWNER NAMES AND ADDRESSES

FEHR GRAHAM
200 5TH AVENUE SE, SUITE 100
CEDAR RAPIDS, IA 52401
319-294-6909

APRIL 6, 2020



FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

ILLINOIS
IOWA
WISCONSIN

SITE DEVELOPMENT PLAN CREEKSIDE LUXURY CONDOS

SITE ADDRESS - CEDAR HEIGHTS DRIVE
LOTS 1-3, HANNA PARK COMMERCIAL ADDITION & LOT 4,
HANNA'S P.A. ADDITION.

OWNER
LG COMPANIES, LLC
4104 WEDGEWOOD DRIVE
CEDAR FALLS, IOWA 50613

ARCHITECT
LEVI ARCHITECTURE
1009 TECHNOLOGY PARKWAY
CEDAR FALLS, IA 50613

ZONING: (CURRENT) C-1 NEIGHBORHOOD COMMERCIAL
(PROPOSED) R-P PLANNED RESIDENTIAL

LOT INFORMATION
LOT SIZE: 278,124 S.F. / 6.38 ACRES

SETBACK REQUIREMENTS (PER PLAT)
FRONT: 25'
REAR: 25'
SIDE: 25'

BUILDING AND LOT USE
PROPOSED
BUILDING HEIGHT AT PEAK - 41'-8"
BUILDING FOOTPRINT: 10,500 S.F. (EACH)
BUILDING FOOTPRINT: 63,000 S.F. (TOTAL) (22.7%)
TOTAL PAVEMENT & SIDEWALKS: 107,446 S.F. (38.6%)
TOTAL VEGETATED SURFACE: 107,678 S.F. (38.7%)

EXISTING
BUILDING FOOTPRINT: N/A
TOTAL PAVEMENT & SIDEWALKS: N/A
TOTAL VEGETATED SURFACE: 278,124 S.F. (100%)
DENSITY - 48 UNITS/6.38 ACRES = 7.5 UNITS/ACRE

PARKING DATA (PROPOSED)
TOTAL REQUIRED PARKING:
DWELLING, MULTI-UNIT: TWO PARKING SPACES PER DWELLING UNIT, PLUS ONE ADDITIONAL PARKING SPACE FOR EACH BEDROOM IN EACH DWELLING UNIT IN EXCESS OF TWO BEDROOMS. ONE ADDITIONAL STALL SHALL BE PROVIDED FOR EVERY FIVE UNITS IN EXCESS OF FIVE UNITS FOR VISITOR PARKING.
72 TWO BEDROOM UNITS = 144 SPACES
VISITOR PARKING = 15 SPACES
TOTAL SPACES = 159 SPACES

TOTAL PROVIDED PARKING - 162 PARKING STALLS
(12 HANDICAP)
(150 STANDARD)

FLOOD PLAIN - N/A
WETLAND - N/A
PHASING
PROJECT PLANNED TO BE CONSTRUCTED IN 3 PHASES, 2 STRUCTURES PER PHASE. PHASE 1 TO HAVE A SINGLE DRIVEWAY FROM CEDAR HEIGHTS DRIVE. SECOND DRIVEWAY CONSTRUCTED IN PHASE 2 FROM CEDAR HEIGHTS DRIVE.

DATUM INFORMATION

VERTICAL CONTROL: NAVD(88)
HORIZONTAL CONTROL: NAD83 IOWA STATE PLANE NORTH ZONE,
US SURVEY FEET

CONTROL AND BENCHMARK INFORMATION

CP1 = CUT X IN SIDEWALK, WEST SIDE OF CEDAR HEIGHTS DR., ±360' NORTH OF VALLEY HIGH DR.
N-3647766.17, E-5214792.42, ELEV-919.82

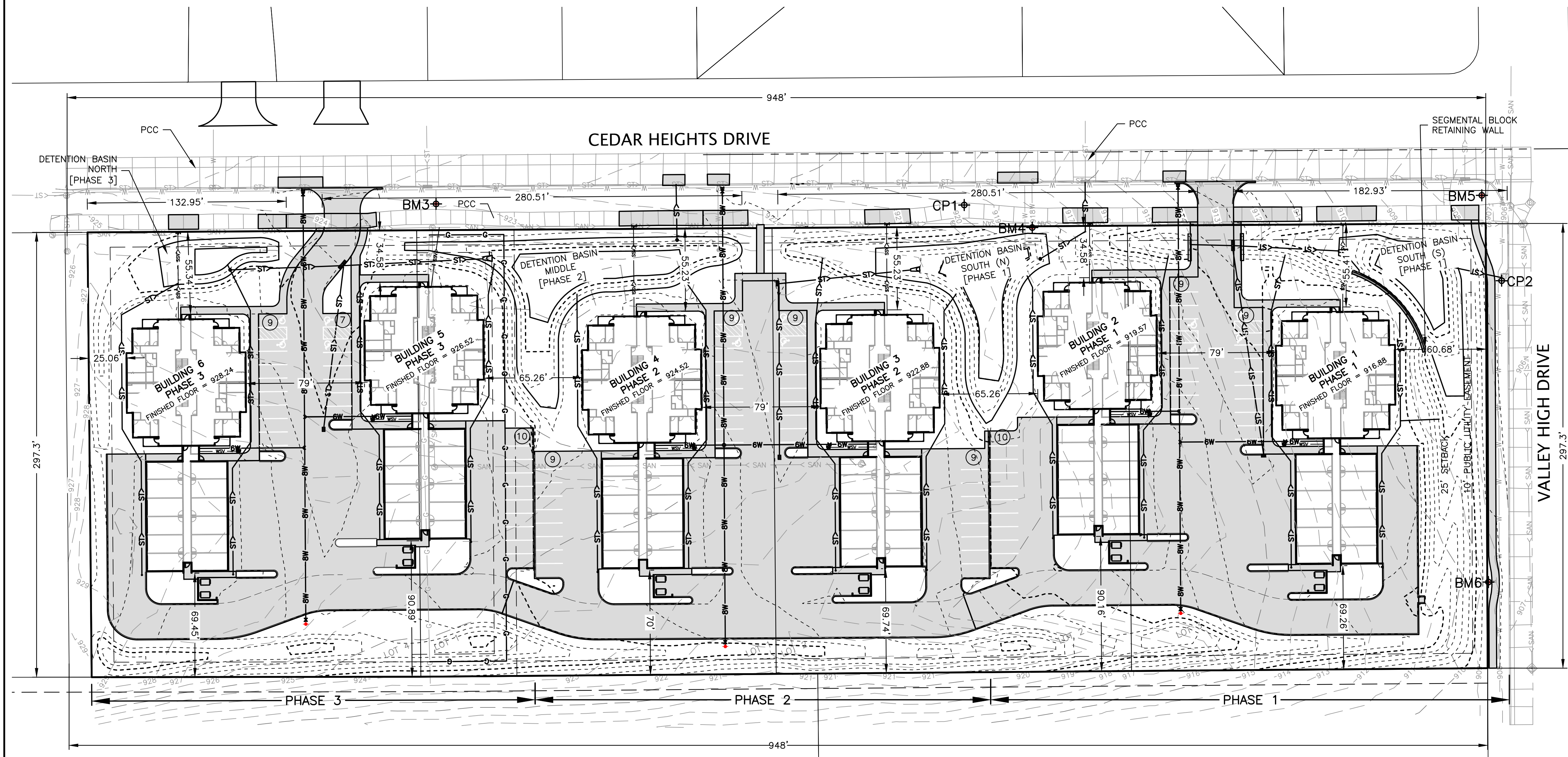
CP2 = CUT X ON CONCRETE INTAKE TOP NORTH SIDE OF VALLEY HIGH DR., WEST OF CEDAR HEIGHTS DR
N-3647407.03, E-5214741.82, ELEV-906.28

BM 3 = X ON HYDRANT BOLT, WEST SIDE OF CEDAR HEIGHTS DR., ±716' NORTH OF VALLEY HIGH DR.
N-3648119.17, E-5214793.16, ELEV-925.04

BM 4 = X ON HYDRANT BOLT, WEST SIDE OF CEDAR HEIGHTS DR., ±316' NORTH OF VALLEY HIGH DR,
N-3647720.71, E-5214777.34, ELEV-920.83

BM 5 = X ON HYDRANT BOLT, WEST SIDE OF CEDAR HEIGHTS DR., ±18' NORTH OF VALLEY HIGH DR,
N-3647420.27, E-5214798.87, ELEV-909.39

BM 6 = X ON HYDRANT BOLT, NORTH SIDE OF VALLEY HIGH DRIVE, ±270' WEST OF CEDAR HEIGHTS DR.,
N-3647420.27, E-5214798.87, ELEV-909.39



FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:
LG COMPANIES, LLC
4104 WEDGEWOOD DRIVE
CEDAR FALLS, IOWA 50613

PROJECT AND LOCATION:
CREEKSIDE LUXURY CONDOS
CEDAR FALLS, IOWA

DRAWN BY: AJB
APPROVED BY: NPK
DATE: 07/16/2021
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
SITE DEVELOPMENT PLAN

SET TYPE: PERMIT

G:\C30\19\19-972 Cedar Heights Condos\19-972 design.dwg, CO.3

JOB NUMBER:
19-972

SHEET NUMBER:
C0.3

RESOLUTION NO. _____

RESOLUTION FIXING DATE OF HEARING ON PROPOSED
AMENDMENT TO THE FUTURE LAND USE MAP AND TO
CHAPTER 26, ZONING, CODE OF ORDINANCES
OF THE CITY OF CEDAR FALLS, IOWA, AND DIRECTING
PUBLICATION OF NOTICE OF SAID PUBLIC HEARING

WHEREAS, a proposal was submitted to the Cedar Falls Planning and Zoning Commission to amend the Future Land Use Map to designate 12.5 acres of land to “Medium Density Residential” from “Office & Business Park”, and to rezone 6.38 acres, legally described below, from C-1 Commercial District to R-P Planned Residence District, and

WHEREAS, said Commission has recommended approval of said change to the Future Land Use Map and to the zoning, and

WHEREAS, it is desired to submit the same for consideration to the City Council to have a public hearing on the same as provided by law;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR FALLS, IOWA, that there shall be a public hearing on a proposed amendment to the Future Land Use Map to designate 12.5 acres of land to “Medium Density Residential” from “Office & Business Park”, and to change the zoning from C-1 Commercial District to R-P Planned Residence District, on the following described real estate:

Legal description for land to be rezoned from C-1 to R-P:

LOTS 1, 2, & 3, OF HANNA PARK COMMERCIAL ADDITION, & LOT 4 (EXCEPT THE NORTH 15 FEET THEREOF), OF P.A. HANNA ADDITION TO THE CITY OF CEDAR FALLS, ALL IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA

And that said public hearing shall be held on the 4th day of October, 2021, at 7:00 o’clock P.M. To protect against the spread of COVID-19, said meeting may be conducted via videoconference and directions on how to participate in the meeting will be included in the meeting agenda, which will be available on the city web site at www.cedarfalls.com. The City Clerk is hereby authorized and directed to publish notice of said hearing the Waterloo-Cedar Falls Courier, said notice to be published at least seven (7) days prior to the hearing date.

INTRODUCED AND ADOPTED this 20th day of September, 2021.

Robert M. Green, Mayor

ATTEST:

Jacqueline Danielsen, MMC, City Clerk

Daily Invoices for Council Meeting 09/20/21
 ACCOUNT ACTIVITY LISTING

Item 18.

GROUP	PO	ACCTG	---TRANSACTION---				DEBITS	CREDITS	CURRENT
NBR	NBR	PER.	CD	DATE	NUMBER	DESCRIPTION			BALANCE
									POST DT ---
FUND 101 GENERAL FUND									
101-1008-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
272		02/22	AP	08/25/21	0005753	FARMERS STATE BANK	51.75		09/02/21
						DEPOSIT TICKET BOOKS			
272		02/22	AP	08/25/21	0005753	FARMERS STATE BANK		16.46	09/02/21
						REF:TAX ON DEPOSIT BOOKS			
						ACCOUNT TOTAL	51.75	16.46	35.29
101-1028-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
272		02/22	AP	08/25/21	0005753	FARMERS STATE BANK	35.27		09/02/21
						DEPOSIT TICKET BOOKS			
						ACCOUNT TOTAL	35.27	.00	35.27
101-1028-441.89-17 MISCELLANEOUS SERVICES / BANK SERVICE CHARGES									
272		02/22	AP	08/25/21	0005752	FARMERS STATE BANK	20.00		09/02/21
						VOYA OUTGOING WIRE FEE			
						08/27/21 PAYROLL			
272		02/22	AP	08/11/21	0005751	FARMERS STATE BANK	20.00		09/02/21
						VOYA OUTGOING WIRE FEE			
						08/13/21 PAYROLL			
						ACCOUNT TOTAL	40.00	.00	40.00
101-1028-441.89-82 MISCELLANEOUS SERVICES / SECTION 105									
272		02/22	AP	08/06/21	0005761	ISOLVED BENEFIT SERVICES, INC	700.35		09/02/21
						CAFE ADMIN.FEE-JUL'21			
						ACCOUNT TOTAL	700.35	.00	700.35
101-1038-441.64-02 INSURANCE / HEALTH INS. REIMBURSEMENT									
272		02/22	AP	08/12/21	0005760	ISOLVED BENEFIT SERVICES, INC	63.98		09/02/21
						HEALTH INS. REIMBURSEMENT			
272		02/22	AP	08/12/21	0005760	ISOLVED BENEFIT SERVICES, INC	63.00		09/02/21
						HEALTH INS. REIMBURSEMENT			
272		02/22	AP	08/12/21	0005760	ISOLVED BENEFIT SERVICES, INC	18.70		09/02/21
						HEALTH INS. REIMBURSEMENT			
						ACCOUNT TOTAL	145.68	.00	145.68
101-1060-423.86-01 REPAIR & MAINTENANCE / REPAIR & MAINTENANCE									
272		02/22	AP	08/02/21	0005765	PROFESSIONAL SOLUTIONS	33.47		09/02/21
						JULY CREDIT CARD FEES			
						ACCOUNT TOTAL	33.47	.00	33.47

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-1061-423.64-02						INSURANCE / HEALTH INS. REIMBURSEMENT				
272		02/22 AP		08/12/21	0005760	ISOLVED BENEFIT SERVICES, INC	100.00			09/02/21
272		02/22 AP		08/12/21	0005760	HEALTH INS. REIMBURSEMENT ISOLVED BENEFIT SERVICES, INC	64.50			09/02/21
						ACCOUNT TOTAL	164.50	0.00		164.50
101-1199-441.89-13 MISCELLANEOUS SERVICES / CONTINGENCY										
272		02/22 AP		08/02/21	0005768	PROFESSIONAL SOLUTIONS JULY CREDIT CARD FEES	33.39			09/02/21
						ACCOUNT TOTAL	33.39	0.00		33.39
101-2235-412.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
272		02/22 AP		08/25/21	0005753	FARMERS STATE BANK DEPOSIT TICKET BOOKS	31.75			09/02/21
						ACCOUNT TOTAL	31.75	0.00		31.75
101-2235-412.89-15 MISCELLANEOUS SERVICES / CREDIT CARD CHARGES										
272		02/22 AP		08/02/21	0005776	PROFESSIONAL SOLUTIONS JULY CREDIT CARD FEES	721.23			09/02/21
272		02/22 AP		08/02/21	0005777	PROFESSIONAL SOLUTIONS JULY CREDIT CARD FEES	568.80			09/02/21
						ACCOUNT TOTAL	1,290.03	0.00		1,290.03
101-2253-423.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
272		02/22 AP		08/25/21	0005753	FARMERS STATE BANK DEPOSIT TICKET BOOKS	35.27			09/02/21
						ACCOUNT TOTAL	35.27	0.00		35.27
101-2253-423.89-04 MISCELLANEOUS SERVICES / SALES TAX										
272		02/22 AP		08/25/21	0005758	IOWA DEPT.OF REVENUE SEMI MONTHLY SALES TAX RECREATION	3,525.13			09/02/21
272		02/22 AP		08/10/21	0005755	IOWA DEPT.OF REVENUE SEMI MONTHLY SALES TAX RECREATION	7,870.22			09/02/21
						ACCOUNT TOTAL	11,395.35	0.00		11,395.35
101-2253-423.89-14 MISCELLANEOUS SERVICES / REFUNDS										
363		03/22 AP		09/02/21	0396121	BLESSED BEGINNINGS	228.00			09/08/21

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-2253-423.89-14 MISCELLANEOUS SERVICES / REFUNDS						continued				
REFUND-38 POOL PASSES										
ACCOUNT TOTAL							228.00	.00	228.00	
101-2253-423.89-15 MISCELLANEOUS SERVICES / CREDIT CARD CHARGES										
272		02/22 AP		08/09/21	0005743	COMMUNITY BANKERS MERCHANT SV	504.61			09/02/21
JULY CREDIT CARD FEES										
272		02/22 AP		08/09/21	0005785	VANTIV INTEGRATED PAYMENT SOL	80.00			09/02/21
GATEWAY FEES										
07/01-07/31/21										
272		02/22 AP		08/02/21	0005779	PROFESSIONAL SOLUTIONS	569.58			09/02/21
JULY CREDIT CARD FEES										
272		02/22 AP		08/02/21	0005780	PROFESSIONAL SOLUTIONS	1,649.92			09/02/21
JULY CREDIT CARD FEES										
272		02/22 AP		08/02/21	0005766	PROFESSIONAL SOLUTIONS	638.56			09/02/21
JULY CREDIT CARD FEES										
272		02/22 AP		08/02/21	0005769	PROFESSIONAL SOLUTIONS	12.00			09/02/21
JULY CREDIT CARD FEES										
ACCOUNT TOTAL							3,454.67	.00	3,454.67	
101-2280-423.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
272		02/22 AP		08/25/21	0005753	FARMERS STATE BANK	7.05			09/02/21
DEPOSIT TICKET BOOKS										
ACCOUNT TOTAL							7.05	.00	7.05	
101-2280-423.89-15 MISCELLANEOUS SERVICES / CREDIT CARD CHARGES										
272		02/22 AP		08/09/21	0005743	COMMUNITY BANKERS MERCHANT SV	1.48			09/02/21
JULY CREDIT CARD FEES										
272		02/22 AP		08/02/21	0005770	PROFESSIONAL SOLUTIONS	28.61			09/02/21
JULY CREDIT CARD FEES										
272		02/22 AP		06/02/21	0005771	PROFESSIONAL SOLUTIONS	53.21			09/02/21
MAY CREDIT CARD FEES										
ACCOUNT TOTAL							83.30	.00	83.30	
101-4511-414.64-02 INSURANCE / HEALTH INS. REIMBURSEMENT										
272		02/22 AP		08/12/21	0005760	ISOLVED BENEFIT SERVICES, INC	.67			09/02/21
HEALTH INS. REIMBURSEMENT										
272		02/22 AP		08/12/21	0005760	ISOLVED BENEFIT SERVICES, INC	100.00			09/02/21
HEALTH INS. REIMBURSEMENT										
ACCOUNT TOTAL							100.67	.00	100.67	

GROUP	PO	ACCTG	-----TRANSACTION-----					CURRENT	
NBR	NBR	PER.	CD	DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	
								POST DT	
FUND 101 GENERAL FUND									
101-4511-414.83-05 TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)									
363		03/22	AP	08/29/21	0396141	SHAFER, SAM	23.17		09/08/21
						RMB:MEALS-FIRE INSTRUCT.1			
						OTTUMWA			
344		03/22	AP	08/22/21	0396111	SHAFER, SAM	24.64		09/02/21
						RMB:MEALS-FIRE INSTRUCT.1			
						OTTUMWA			
ACCOUNT TOTAL							47.81	.00	47.81
101-4511-414.85-01 UTILITIES / UTILITIES									
379		03/22	AP	08/13/21	0396157	CEDAR FALLS UTILITIES	4,753.64		09/10/21
						UTILITIES THRU 08/13/21			
ACCOUNT TOTAL							4,753.64	.00	4,753.64
101-5521-415.64-02 INSURANCE / HEALTH INS. REIMBURSEMENT									
272		02/22	AP	08/12/21	0005760	ISOLVED BENEFIT SERVICES, INC	100.00		09/02/21
						HEALTH INS. REIMBURSEMENT			
272		02/22	AP	08/12/21	0005760	ISOLVED BENEFIT SERVICES, INC	18.30		09/02/21
						HEALTH INS. REIMBURSEMENT			
ACCOUNT TOTAL							118.30	.00	118.30
101-5521-415.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES									
379		03/22	AP	08/13/21	0396157	CEDAR FALLS UTILITIES	70.31		09/10/21
						UTILITIES THRU 08/13/21			
363		03/22	AP	08/11/21	0396149	ZIKUDA, HANNA	13.90		09/08/21
						RMB:MOUTHGUARD-ILEA			
272		02/22	AP	08/02/21	0005767	PROFESSIONAL SOLUTIONS	21.66		09/02/21
						JULY CREDIT CARD FEES			
ACCOUNT TOTAL							105.87	.00	105.87
101-5521-415.72-20 OPERATING SUPPLIES / OFFICERS EQUIPMENT									
363		03/22	AP	07/24/21	0396128	HOWARD, MARK A.	28.08		09/08/21
						RMB:OPT.EQUIP-RADIO POUCH			
						GOVX			
363		03/22	AP	07/20/21	0396135	LECHTENBERG, AUSTIN	140.12		09/08/21
						RMB:OPT.EQUIP-TACO POUCHS			
						GOVX			
363		03/22	AP	07/20/21	0396119	BECKNER, MARTIN	197.00		09/08/21
						RMB:OPT.EQUIP.-FLASHLIGHT			
						ASP.COM			
379		03/22	AP	06/05/21	0396154	BROWN, DEREK	142.80		09/10/21
						RMB:OPT.EQUIP.-HANDCUFFS			
						HANDCUFF WAREHOUSE			
ACCOUNT TOTAL							508.00	.00	508.00
101-5521-415.72-23 OPERATING SUPPLIES / RADIO & MDC FEES									

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT	
FUND 101 GENERAL FUND											
101-5521-415.72-23 OPERATING SUPPLIES / RADIO & MDC FEES						continued					
363		03/22	AP	07/26/21	0396122	BUCK, MATT	18.98			09/08/21	
		RMB:UNIFORM ALLOWANCE COVER ALL EMBROIDERY									
363		03/22	AP	07/23/21	0396123	CROSS, KEVIN	22.98			09/08/21	
		RMB:UNIFORM ALLOWANCE COVER ALL EMBROIDERY									
379		03/22	AP	06/24/21	0396155	BURG, ADAM	150.00			09/10/21	
		RMB:UNIFORM ALLOWANCE SAFE LIFE DEFENSE									
379		03/22	AP	06/15/21	0396161	JAEGER, DAN	64.20			09/10/21	
		RMB:UNIFORM ALLOWANCE SCHEELS									
379		03/22	AP	06/15/21	0396161	JAEGER, DAN	31.57			09/10/21	
		RMB:UNIFORM ALLOWANCE KOHL'S									
379		03/22	AP	10/23/20	0396161	JAEGER, DAN	22.49			09/10/21	
		RMB:UNIFORM ALLOWANCE FLEET FARM									
		ACCOUNT TOTAL						310.22	.00		310.22
101-5521-415.83-05 TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)											
363		03/22	AP	08/20/21	0396132	KLANG, LUKE	18.82			09/08/21	
		RMB:MEALS-ILEA;HAWKEYE WATERLOO									
		ACCOUNT TOTAL						18.82	.00		18.82
101-5521-415.85-01 UTILITIES / UTILITIES											
379		03/22	AP	08/13/21	0396157	CEDAR FALLS UTILITIES	4,336.67			09/10/21	
		UTILITIES THRU 08/13/21									
		ACCOUNT TOTAL						4,336.67	.00		4,336.67
101-5521-415.86-05 REPAIR & MAINTENANCE / EQUIPMENT REPAIRS											
379		03/22	AP	08/13/21	0396157	CEDAR FALLS UTILITIES	115.46			09/10/21	
		UTILITIES THRU 08/13/21									
		ACCOUNT TOTAL						115.46	.00		115.46
101-5521-415.89-40 MISCELLANEOUS SERVICES / UNIFORM ALLOWANCE											
363		03/22	AP	08/24/21	0396130	JOHANNSEN, BRIAN	261.00			09/08/21	
		RMB:UNIFORM ALLOWANCE MIDWEST DEFENSE SOLUTIONS									
363		03/22	AP	08/21/21	0396117	ADELMUND, TRYSTON	129.99			09/08/21	
		RMB:UNIFORM ALLOWANCE DICK'S SPORTING GOODS									
363		03/22	AP	08/19/21	0396140	REIMERS, LIESEL	96.28			09/08/21	
		RMB:UNIFORM ALLOWANCE OLD NAVY									
363		03/22	AP	08/17/21	0396127	HERNANDEZ, KEVIN	117.70			09/08/21	
		RMB:UNIFORM ALLOWANCE ZAPPOS.COM									
363		03/22	AP	08/13/21	0396126	HARRENSTEIN, JEFFREY	261.00			09/08/21	
		RMB:UNIFORM ALLOWANCE MIDWEST DEFENSE SOLUTIONS									
363		03/22	AP	08/08/21	0396117	ADELMUND, TRYSTON	186.89			09/08/21	

GROUP NBR	PO NBR	ACCTG PER	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-5521-415.89-40 MISCELLANEOUS SERVICES / UNIFORM ALLOWANCE						continued				
		RMB:UNIFORM ALLOWANCE				TACTICAL GEAR.COM				
363		03/22 AP		08/08/21	0396117	ADELMUND, TRYSTON	87.50			09/08/21
		RMB:UNIFORM ALLOWANCE				NIKE.COM				
363		03/22 AP		08/02/21	0396136	LENOX, TYLER	117.65			09/08/21
		RMB:UNIFORM ALLOWANCE				BATES FOOTWEAR				
363		03/22 AP		07/28/21	0396148	YATES, KELLI	16.04			09/08/21
		RMB:UNIFORM ALLOWANCE				AMAZON.COM				
363		03/22 AP		07/26/21	0396124	DEVIC, DUSANKA	160.50			09/08/21
		RMB:UNIFORM ALLOWANCE				FOOT LOCKER				
363		03/22 AP		07/25/21	0396134	LADAGE, ZACH	136.96			09/08/21
		RMB:UNIFORM ALLOWANCE				5.11 TACTICAL				
363		03/22 AP		07/24/21	0396133	KRUEGER, MATT	14.40			09/08/21
		RMB:UNIFORM ALLOWANCE				WALMART				
363		03/22 AP		07/23/21	0396118	BARRON, CARSON	192.55			09/08/21
		RMB:UNIFORM ALLOWANCE				AMAZON.COM				
363		03/22 AP		07/22/21	0396127	HERNANDEZ, KEVIN	291.04			09/08/21
		RMB:UNIFORM ALLOWANCE				5.11 TACTICAL				
363		03/22 AP		07/21/21	0396139	MARCOTTE, MIKE	139.05			09/08/21
		RMB:UNIFORM ALLOWANCE				AMAZON.COM				
379		03/22 AP		06/30/21	0396160	HELGESON, BROOKE	278.17			09/10/21
		RMB:UNIFORM ALLOWANCE				FLEET FARM				
379		03/22 AP		06/30/21	0396167	SITZMANN, JEFF	94.11			09/10/21
		RMB:UNIFORM ALLOWANCE				TJ MAXX				
379		03/22 AP		06/30/21	0396152	BELLIS, RYAN	166.92			09/10/21
		RMB:UNIFORM ALLOWANCE				SCHEELS				
379		03/22 AP		06/30/21	0396166	SCHREIBER, KURT	59.89			09/10/21
		RMB:UNIFORM ALLOWANCE				TARGET				
379		03/22 AP		06/29/21	0396150	BALTES, THOMAS	138.03			09/10/21
		RMB:UNIFORM ALLOWANCE				KOHL'S				
379		03/22 AP		06/29/21	0396167	SITZMANN, JEFF	233.61			09/10/21
		RMB:UNIFORM ALLOWANCE				KOHL'S				
379		03/22 AP		06/29/21	0396151	BECKNER, MARTIN	37.39			09/10/21
		RMB:UNIFORM ALLOWANCE				WALMART				
379		03/22 AP		06/29/21	0396165	SCHMIDT, LUCAS	96.17			09/10/21
		RMB:UNIFORM ALLOWANCE				WALMART				
379		03/22 AP		06/29/21	0396165	SCHMIDT, LUCAS	144.43			09/10/21
		RMB:UNIFORM ALLOWANCE				FAMOUS FOOTWEAR				
379		03/22 AP		06/28/21	0396163	REA, KARI	112.35			09/10/21
		RMB:UNIFORM ALLOWANCE				SCHEELS				
379		03/22 AP		06/24/21	0396150	BALTES, THOMAS	193.65			09/10/21
		RMB:UNIFORM ALLOWANCE				FLEET FARM				
379		03/22 AP		06/24/21	0396167	SITZMANN, JEFF	32.09			09/10/21
		RMB:UNIFORM ALLOWANCE				SCHEELS				
379		03/22 AP		06/22/21	0396159	DOUGAN JR, SCOTT	149.80			09/10/21
		RMB:UNIFORM ALLOWANCE				FINISH LINE				
379		03/22 AP		06/21/21	0396154	BROWN, DEREK	106.32			09/10/21
		RMB:UNIFORM ALLOWANCE				DICK'S SPORTING GOODS				
379		03/22 AP		05/27/21	0396158	CREIGHTON, RASDASHEIN JOVAN	127.43			09/10/21
		RMB:UNIFORM ALLOWANCE				MIDWEST DEFENSE SOLUTIONS				

GROUP	PO	ACCTG	----TRANSACTION----				DEBITS	CREDITS	CURRENT
NBR	NBR	PER	CD	DATE	NUMBER	DESCRIPTION			BALANCE
									POST DT
FUND 101 GENERAL FUND									
101-5521-415.89-40 MISCELLANEOUS SERVICES / UNIFORM ALLOWANCE						continued			
ACCOUNT TOTAL							4,178.91	.00	4,178.91
101-6613-433.85-01 UTILITIES / UTILITIES									
379		03/22 AP		08/13/21	0396157	CEDAR FALLS UTILITIES	384.52		09/10/21
UTILITIES THRU 08/13/21									
ACCOUNT TOTAL							384.52	.00	384.52
101-6616-446.85-01 UTILITIES / UTILITIES									
379		03/22 AP		08/13/21	0396157	CEDAR FALLS UTILITIES	784.28		09/10/21
UTILITIES THRU 08/13/21									
ACCOUNT TOTAL							784.28	.00	784.28
101-6625-432.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
272		02/22 AP		08/25/21	0005753	FARMERS STATE BANK	31.75		09/02/21
DEPOSIT TICKET BOOKS									
ACCOUNT TOTAL							31.75	.00	31.75
101-6625-432.83-04 TRANSPORTATION&EDUCATION / DUES & MEMBERSHIPS									
344		03/22 AP		08/31/21	0396115	WICKE, DAVID	80.00		09/02/21
RMB:PE LICENSE RENEWAL									
ACCOUNT TOTAL							80.00	.00	80.00
101-6633-423.85-01 UTILITIES / UTILITIES									
379		03/22 AP		08/13/21	0396157	CEDAR FALLS UTILITIES	768.68		09/10/21
UTILITIES THRU 08/13/21									
ACCOUNT TOTAL							768.68	.00	768.68
FUND TOTAL							34,373.43	16.46	34,356.97
FUND 203 TAX INCREMENT FINANCING									
FUND 206 STREET CONSTRUCTION FUND									
206-6637-436.85-01 UTILITIES / UTILITIES									
379		03/22 AP		08/13/21	0396157	CEDAR FALLS UTILITIES	2,342.19		09/10/21
UTILITIES THRU 08/13/21									
ACCOUNT TOTAL							2,342.19	.00	2,342.19

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	---TRANSACTION--- NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 206 STREET CONSTRUCTION FUND										
206-6647-436.85-01 UTILITIES / UTILITIES										
379		03/22 AP		08/13/21	0396157	CEDAR FALLS UTILITIES	2,429.36			09/10/21
						UTILITIES THRU 08/13/21				
						ACCOUNT TOTAL	2,429.36	.00	2,429.36	
						FUND TOTAL	4,771.55	.00	4,771.55	
FUND 215 HOSPITAL FUND										
FUND 216 POLICE BLOCK GRANT FUND										
FUND 217 SECTION 8 HOUSING FUND										
217-2214-432.89-61 MISCELLANEOUS SERVICES / HOUS.ASSIST PMTS-OCCUPIED										
327		03/22 AP		09/01/21	0037819	BAUCH, JAMES C	421.00			08/31/21
						HAP_Prior D 092021				
327		03/22 AP		09/01/21	0037873	RINNELS, DOUGLAS G.	253.00			08/31/21
						HAP_Wierck L 092021				
327		03/22 AP		09/01/21	0037824	CHESTNUT, SHAWN	502.00			08/31/21
						HAP_Chestnut N 092021				
327		03/22 AP		09/01/21	0037885	WEVERINK, TOM	503.00			08/31/21
						HAP_Stewart J 092021				
327		03/22 AP		09/01/21	0037837	EXCEPTIONAL PERSONS, INC.	433.00			08/31/21
						HAP_Blake M 092021				
327		03/22 AP		09/01/21	0037837	EXCEPTIONAL PERSONS, INC.	196.00			08/31/21
						HAP_Houdek C 092021				
327		03/22 AP		09/01/21	0037837	EXCEPTIONAL PERSONS, INC.	320.00			08/31/21
						HAP_Poldberg J 092021				
327		03/22 AP		09/01/21	0037837	EXCEPTIONAL PERSONS, INC.	388.00			08/31/21
						HAP_Nissen A 092021				
327		03/22 AP		09/01/21	0037837	EXCEPTIONAL PERSONS, INC.	424.00			08/31/21
						HAP_Myers J 092021				
327		03/22 AP		09/01/21	0037837	EXCEPTIONAL PERSONS, INC.	200.00			08/31/21
						HAP_Anderson B 092021				
327		03/22 AP		09/01/21	0037845	GOLD FALLS VILLA	474.00			08/31/21
						HAP_Shuman J 092021				
327		03/22 AP		09/01/21	0037845	GOLD FALLS VILLA	416.00			08/31/21
						HAP_Jenkins D 092021				
327		03/22 AP		09/01/21	0037839	FORTSCH, ALEX E.	989.00			08/31/21
						HAP_Guzzle T 092021				
327		03/22 AP		09/01/21	0037884	WEVERINK, RANDY	725.00			08/31/21
						HAP_Archer D 092021				
327		03/22 AP		09/01/21	0037841	GEELAN, JOSEPH N.	369.00			08/31/21
						HAP_Juhl A 092021				
327		03/22 AP		09/01/21	0037841	GEELAN, JOSEPH N.	368.00			08/31/21
						HAP_Becker T 092021				
327		03/22 AP		09/01/21	0037866	MERSHON, MARK E.	420.00			08/31/21
						HAP_Holden K 092021				
327		03/22 AP		09/01/21	0037826	CLARK ENTERPRISES LLC	181.00			08/31/21
						HAP_Bachman K 092021				

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 217 SECTION 8 HOUSING FUND										
217-2214-432.89-61 MISCELLANEOUS SERVICES / HOUS.ASSIST PMTS-OCCUPIED						continued				
327		03/22 AP		09/01/21	0037826	CLARK ENTERPRISES LLC	465.00			08/31/21
		HAP_Galvez Munguia 092021								
327		03/22 AP		09/01/21	0037826	CLARK ENTERPRISES LLC	42.00			08/31/21
		HAP_Hord B 092021								
327		03/22 AP		09/01/21	0037817	BARTELT PROPERTIES L.C.	1,100.00			08/31/21
		HAP_Avino G 092021								
327		03/22 AP		09/01/21	0037817	BARTELT PROPERTIES L.C.	558.00			08/31/21
		HAP_Woodward C 092021								
327		03/22 AP		09/01/21	0037834	EDGE MANAGEMENT GROUP, LLC	850.00			08/31/21
		HAP_Young C 092021								
327		03/22 AP		09/01/21	0037834	EDGE MANAGEMENT GROUP, LLC	1,142.00			08/31/21
		HAP_Gibson T 092021								
327		03/22 AP		09/01/21	0037829	COOK CO.HOUSING AUTHORITY	184.00			08/31/21
		HAP_Goldstein K 092021								
327		03/22 AP		09/01/21	0037871	PURDY PROPERTIES, LLC	710.00			08/31/21
		HAP_Schmidt D 092021								
327		03/22 AP		09/01/21	0037871	PURDY PROPERTIES, LLC	896.00			08/31/21
		HAP_Cummings A 092021								
327		03/22 AP		09/01/21	0037832	D & J PROPERTIES	303.00			08/31/21
		HAP_Bell M 092021								
327		03/22 AP		09/01/21	0037832	D & J PROPERTIES	668.00			08/31/21
		HAP_Redd S 092021								
327		03/22 AP		09/01/21	0037832	D & J PROPERTIES	509.00			08/31/21
		HAP_Grant F 092021								
327		03/22 AP		09/01/21	0037832	D & J PROPERTIES	314.00			08/31/21
		HAP_Rogers S 092021								
327		03/22 AP		09/01/21	0037832	D & J PROPERTIES	1,000.00			08/31/21
		HAP_Terry M 092021								
327		03/22 AP		09/01/21	0037832	D & J PROPERTIES	685.00			08/31/21
		HAP_Keys A 092021								
327		03/22 AP		09/01/21	0037831	CV PROPERTIES, LLC	509.00			08/31/21
		HAP_Langel A 092021								
327		03/22 AP		09/01/21	0037831	CV PROPERTIES, LLC	387.00			08/31/21
		HAP_Barr G 092021								
327		03/22 AP		09/01/21	0037877	STANDARD FAMILY ASSIST.LIVING	221.00			08/31/21
		HAP_Refshauge T 092021								
327		03/22 AP		09/01/21	0037822	CEDAR APARTMENTS LLC	409.00			08/31/21
		HAP_Becerra C 092021								
327		03/22 AP		09/01/21	0037822	CEDAR APARTMENTS LLC	158.00			08/31/21
		HAP_Groskurth D 092021								
327		03/22 AP		09/01/21	0037848	HAUS TO HOME INVESTMENTS	285.00			08/31/21
		HAP_Lehr B 092021								
327		03/22 AP		09/01/21	0037860	KYLER, DEBRA K.	302.00			08/31/21
		HAP_Mussman C 092021								
327		03/22 AP		09/01/21	0037875	SCHUERMAN PROPERTIES, LLC	895.00			08/31/21
		HAP_Boehmer R 092021								
327		03/22 AP		09/01/21	0037875	SCHUERMAN PROPERTIES, LLC	583.00			08/31/21
		HAP_Blake R 092021								
327		03/22 AP		09/01/21	0037875	SCHUERMAN PROPERTIES, LLC	1,000.00			08/31/21

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 217 SECTION 8 HOUSING FUND										
217-2214-432.89-61 MISCELLANEOUS SERVICES / HOUS.ASSIST PMTS-OCCUPIED continued										
						HAP_Jurries P 092021				
327		03/22 AP		09/01/21	0037879	SWEETING, LARRY	753.00			08/31/21
						HAP_Schumacher D 092021				
327		03/22 AP		09/01/21	0037881	THUNDER RIDGE SR.APARTMENTS L	211.00			08/31/21
						HAP_Vognsen P 092021				
327		03/22 AP		09/01/21	0037881	THUNDER RIDGE SR.APARTMENTS L	390.00			08/31/21
						HAP_Toms L 092021				
327		03/22 AP		09/01/21	0037881	THUNDER RIDGE SR.APARTMENTS L	402.00			08/31/21
						HAP_Good S 092021				
327		03/22 AP		09/01/21	0037881	THUNDER RIDGE SR.APARTMENTS L	263.00			08/31/21
						HAP_Ford M 092021				
327		03/22 AP		09/01/21	0037881	THUNDER RIDGE SR.APARTMENTS L	491.00			08/31/21
						HAP_Henning S 092021				
327		03/22 AP		09/01/21	0037881	THUNDER RIDGE SR.APARTMENTS L	444.00			08/31/21
						HAP_Turner S 092021				
327		03/22 AP		09/01/21	0037881	THUNDER RIDGE SR.APARTMENTS L	236.00			08/31/21
						HAP_Martin H 092021				
327		03/22 AP		09/01/21	0037881	THUNDER RIDGE SR.APARTMENTS L	435.00			08/31/21
						HAP_Strickland L 092021				
327		03/22 AP		09/01/21	0037881	THUNDER RIDGE SR.APARTMENTS L	212.00			08/31/21
						HAP_Matthias L 092021				
327		03/22 AP		09/01/21	0037881	THUNDER RIDGE SR.APARTMENTS L	405.00			08/31/21
						HAP_Lebahn B 092021				
327		03/22 AP		09/01/21	0037881	THUNDER RIDGE SR.APARTMENTS L	479.00			08/31/21
						HAP_Hoth P 092021				
327		03/22 AP		09/01/21	0037881	THUNDER RIDGE SR.APARTMENTS L	448.00			08/31/21
						HAP_Stegen R 092021				
327		03/22 AP		09/01/21	0037881	THUNDER RIDGE SR.APARTMENTS L	227.00			08/31/21
						HAP_Stock M 092021				
327		03/22 AP		09/01/21	0037881	THUNDER RIDGE SR.APARTMENTS L	495.00			08/31/21
						HAP_Howe J 092021				
327		03/22 AP		09/01/21	0037881	THUNDER RIDGE SR.APARTMENTS L	236.00			08/31/21
						HAP_Wray M 092021				
327		03/22 AP		09/01/21	0037881	THUNDER RIDGE SR.APARTMENTS L	223.00			08/31/21
						HAP_Schlueter J 092021				
327		03/22 AP		09/01/21	0037881	THUNDER RIDGE SR.APARTMENTS L	394.00			08/31/21
						HAP_Hayden J 092021				
327		03/22 AP		09/01/21	0037881	THUNDER RIDGE SR.APARTMENTS L	134.00			08/31/21
						HAP_Brown J 092021				
327		03/22 AP		09/01/21	0037881	THUNDER RIDGE SR.APARTMENTS L	150.00			08/31/21
						HAP_Youngberg L 092021				
327		03/22 AP		09/01/21	0037881	THUNDER RIDGE SR.APARTMENTS L	458.00			08/31/21
						HAP_Shelton S 092021				
327		03/22 AP		09/01/21	0037881	THUNDER RIDGE SR.APARTMENTS L	414.00			08/31/21
						HAP_Greene L 092021				
327		03/22 AP		09/01/21	0037881	THUNDER RIDGE SR.APARTMENTS L	218.00			08/31/21
						HAP_Lenz J 092021				
327		03/22 AP		09/01/21	0037881	THUNDER RIDGE SR.APARTMENTS L	171.00			08/31/21
						HAP_Garvis C 092021				

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 217 SECTION 8 HOUSING FUND										
217-2214-432.89-61 MISCELLANEOUS SERVICES / HOUS.ASSIST PMTS-OCCUPIED						continued				
327		03/22 AP		09/01/21	0037881	THUNDER RIDGE SR.APARTMENTS L	257.00			08/31/21
		HAP_Stevens R 092021								
327		03/22 AP		09/01/21	0037844	GLENN, MATTHEW	300.00			08/31/21
		HAP_Clayton R 092021								
327		03/22 AP		09/01/21	0037882	VILLAGE I AT NINE23 APARTMENT	366.00			08/31/21
		HAP_Cameron J 092021								
327		03/22 AP		09/01/21	0037882	VILLAGE I AT NINE23 APARTMENT	610.00			08/31/21
		HAP_Clark T 092021								
327		03/22 AP		09/01/21	0037882	VILLAGE I AT NINE23 APARTMENT	428.00			08/31/21
		HAP_Brandt D 092021								
327		03/22 AP		09/01/21	0037882	VILLAGE I AT NINE23 APARTMENT	327.00			08/31/21
		HAP_Greene D 092021								
327		03/22 AP		09/01/21	0037882	VILLAGE I AT NINE23 APARTMENT	428.00			08/31/21
		HAP_Moore D 092021								
327		03/22 AP		09/01/21	0037882	VILLAGE I AT NINE23 APARTMENT	155.00			08/31/21
		HAP_Dixon S 092021								
327		03/22 AP		09/01/21	0037882	VILLAGE I AT NINE23 APARTMENT	678.00			08/31/21
		HAP_Harper S 092021								
327		03/22 AP		09/01/21	0037882	VILLAGE I AT NINE23 APARTMENT	216.00			08/31/21
		HAP_Bradley J 092021								
327		03/22 AP		09/01/21	0037882	VILLAGE I AT NINE23 APARTMENT	276.00			08/31/21
		HAP_Porter J 092021								
327		03/22 AP		09/01/21	0037882	VILLAGE I AT NINE23 APARTMENT	237.00			08/31/21
		HAP_Havlik C 092021								
327		03/22 AP		09/01/21	0037882	VILLAGE I AT NINE23 APARTMENT	680.00			08/31/21
		HAP_Henderson D 092021								
327		03/22 AP		09/01/21	0037882	VILLAGE I AT NINE23 APARTMENT	258.00			08/31/21
		HAP_Aswegan J 092021								
327		03/22 AP		09/01/21	0037882	VILLAGE I AT NINE23 APARTMENT	422.00			08/31/21
		HAP_Temple S 092021								
327		03/22 AP		09/01/21	0037882	VILLAGE I AT NINE23 APARTMENT	428.00			08/31/21
		HAP_Gordon Jr. T 092021								
327		03/22 AP		09/01/21	0037882	VILLAGE I AT NINE23 APARTMENT	500.00			08/31/21
		HAP_Smith T 092021								
327		03/22 AP		09/01/21	0037882	VILLAGE I AT NINE23 APARTMENT	237.00			08/31/21
		HAP_Vaughn S 092021								
327		03/22 AP		09/01/21	0037882	VILLAGE I AT NINE23 APARTMENT	469.00			08/31/21
		HAP_Nelson B 092021								
327		03/22 AP		09/01/21	0037882	VILLAGE I AT NINE23 APARTMENT	435.00			08/31/21
		HAP_Redd A 092021								
327		03/22 AP		09/01/21	0037882	VILLAGE I AT NINE23 APARTMENT	287.00			08/31/21
		HAP_Ford D 092021								
327		03/22 AP		09/01/21	0037882	VILLAGE I AT NINE23 APARTMENT	116.00			08/31/21
		HAP_Duesenberg J 092021								
327		03/22 AP		09/01/21	0037882	VILLAGE I AT NINE23 APARTMENT	599.00			08/31/21
		HAP_Fry S 092021								
327		03/22 AP		09/01/21	0037882	VILLAGE I AT NINE23 APARTMENT	425.00			08/31/21
		HAP_Smith W 092021								
327		03/22 AP		09/01/21	0037882	VILLAGE I AT NINE23 APARTMENT	503.00			08/31/21

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	---TRANSACTION--- NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE
									POST DT
FUND 217 SECTION 8 HOUSING FUND									
217-2214-432.89-61 MISCELLANEOUS SERVICES / HOUS.ASSIST PMTS-OCCUPIED						continued			
					HAP_Prior L 092021				
327		03/22 AP		09/01/21	0037882	VILLAGE I AT NINE23 APARTMENT	486.00		08/31/21
					HAP_Swartley J 092021				
327		03/22 AP		09/01/21	0037882	VILLAGE I AT NINE23 APARTMENT	579.00		08/31/21
					HAP_Ducharme T 092021				
327		03/22 AP		09/01/21	0037882	VILLAGE I AT NINE23 APARTMENT	401.00		08/31/21
					HAP_Aswegan S 092021				
327		03/22 AP		09/01/21	0037882	VILLAGE I AT NINE23 APARTMENT	705.00		08/31/21
					HAP_Ambrose A 092021				
327		03/22 AP		09/01/21	0037823	CEDAR FALLS UTILITIES-SEC.8	46.00		08/31/21
					Boehmer 0827605626				
327		03/22 AP		09/01/21	0037823	CEDAR FALLS UTILITIES-SEC.8	47.00		08/31/21
					Young 1995063175				
327		03/22 AP		09/01/21	0037823	CEDAR FALLS UTILITIES-SEC.8	22.00		08/31/21
					Henderson 9651433829				
327		03/22 AP		09/01/21	0037823	CEDAR FALLS UTILITIES-SEC.8	171.00		08/31/21
					Archer 7038175862				
327		03/22 AP		09/01/21	0037823	CEDAR FALLS UTILITIES-SEC.8	91.00		08/31/21
					Jurries 7681775462				
327		03/22 AP		09/01/21	0037823	CEDAR FALLS UTILITIES-SEC.8	273.00		08/31/21
					Carlyle 7760305177				
327		03/22 AP		09/01/21	0037823	CEDAR FALLS UTILITIES-SEC.8	95.00		08/31/21
					Larronda 9383930065				
327		03/22 AP		09/01/21	0037823	CEDAR FALLS UTILITIES-SEC.8	38.00		08/31/21
					Gilmore 7082884787				
327		03/22 AP		09/01/21	0037823	CEDAR FALLS UTILITIES-SEC.8	28.00		08/31/21
					Mullins 9837918987				
327		03/22 AP		09/01/21	0037823	CEDAR FALLS UTILITIES-SEC.8	4.00		08/31/21
					Avino 591464234				
327		03/22 AP		09/01/21	0037823	CEDAR FALLS UTILITIES-SEC.8	124.00		08/31/21
					Ross 3100498948				
327		03/22 AP		09/01/21	0037823	CEDAR FALLS UTILITIES-SEC.8	37.00		08/31/21
					Rule 9816666531				
327		03/22 AP		09/01/21	0037823	CEDAR FALLS UTILITIES-SEC.8	78.00		08/31/21
					BALM 4535924167				
327		03/22 AP		09/01/21	0037823	CEDAR FALLS UTILITIES-SEC.8	154.00		08/31/21
					Bracelly 9823574708				
327		03/22 AP		09/01/21	0037823	CEDAR FALLS UTILITIES-SEC.8	147.00		08/31/21
					Terry 3637922939				
327		03/22 AP		09/01/21	0037823	CEDAR FALLS UTILITIES-SEC.8	39.00		08/31/21
					Keys 7930305447				
327		03/22 AP		09/01/21	0037823	CEDAR FALLS UTILITIES-SEC.8	100.00		08/31/21
					Ambrose 9075028799				
327		03/22 AP		09/01/21	0037823	CEDAR FALLS UTILITIES-SEC.8	137.00		08/31/21
					Archer 9095290344				
327		03/22 AP		09/01/21	0037823	CEDAR FALLS UTILITIES-SEC.8	146.00		08/31/21
					Atkins 1050264405				
327		03/22 AP		09/01/21	0037863	MALBEC PROPERTIES, LLC	453.00		08/31/21
					HAP_Bakel P 092021				

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 217 SECTION 8 HOUSING FUND										
217-2214-432.89-61 MISCELLANEOUS SERVICES / HOUS.ASSIST PMTS-OCCUPIED						continued				
327		03/22 AP		09/01/21	0037863	MALBEC PROPERTIES, LLC	379.00			08/31/21
		HAP_Himes G 092021								
327		03/22 AP		09/01/21	0037863	MALBEC PROPERTIES, LLC	416.00			08/31/21
		HAP_Halterman A 092021								
327		03/22 AP		09/01/21	0037863	MALBEC PROPERTIES, LLC	441.00			08/31/21
		HAP_Hepker D 092021								
327		03/22 AP		09/01/21	0037863	MALBEC PROPERTIES, LLC	224.00			08/31/21
		HAP_Stevens B 092021								
327		03/22 AP		09/01/21	0037863	MALBEC PROPERTIES, LLC	410.00			08/31/21
		HAP_Graves D 092021								
327		03/22 AP		09/01/21	0037825	CHRISTOPHERSON RENTALS	503.00			08/31/21
		HAP_Williams L 092021								
327		03/22 AP		09/01/21	0037825	CHRISTOPHERSON RENTALS	985.00			08/31/21
		HAP_BRINER K 092021								
327		03/22 AP		09/01/21	0037825	CHRISTOPHERSON RENTALS	481.00			08/31/21
		HAP_Hunt M 092021								
327		03/22 AP		09/01/21	0037825	CHRISTOPHERSON RENTALS	646.00			08/31/21
		HAP_Dyer A 092021								
327		03/22 AP		09/01/21	0037825	CHRISTOPHERSON RENTALS	691.00			08/31/21
		HAP_Hoffert J 092021								
327		03/22 AP		09/01/21	0037825	CHRISTOPHERSON RENTALS	470.00			08/31/21
		HAP_Gregory L 092021								
327		03/22 AP		09/01/21	0037825	CHRISTOPHERSON RENTALS	596.00			08/31/21
		HAP_Ricks F 092021								
327		03/22 AP		09/01/21	0037825	CHRISTOPHERSON RENTALS	837.00			08/31/21
		HAP_Carlyle T 092021								
327		03/22 AP		09/01/21	0037825	CHRISTOPHERSON RENTALS	410.00			08/31/21
		HAP_Hall T 092021								
327		03/22 AP		09/01/21	0037825	CHRISTOPHERSON RENTALS	477.00			08/31/21
		HAP_Sumerall T 092021								
327		03/22 AP		09/01/21	0037825	CHRISTOPHERSON RENTALS	215.00			08/31/21
		HAP_Ross Z 092021								
327		03/22 AP		09/01/21	0037825	CHRISTOPHERSON RENTALS	253.00			08/31/21
		HAP_Schwaab A 092021								
327		03/22 AP		09/01/21	0037865	MELICK, KENT L.	579.00			08/31/21
		HAP_Drewelow D 092021								
327		03/22 AP		09/01/21	0037870	PETERSEN, RANDEL	753.00			08/31/21
		HAP_Brown S 092021								
327		03/22 AP		09/01/21	0037867	MHP 2216 LINCOLN STREET, LLC	434.00			08/31/21
		HAP_Cochran S 092021								
327		03/22 AP		09/01/21	0037867	MHP 2216 LINCOLN STREET, LLC	445.00			08/31/21
		HAP_Malone S 092021								
327		03/22 AP		09/01/21	0037867	MHP 2216 LINCOLN STREET, LLC	323.00			08/31/21
		HAP_Jones T 092021								
327		03/22 AP		09/01/21	0037867	MHP 2216 LINCOLN STREET, LLC	550.00			08/31/21
		HAP_Rule S 092021								
327		03/22 AP		09/01/21	0037867	MHP 2216 LINCOLN STREET, LLC	435.00			08/31/21
		HAP_Wilder S 092021								
327		03/22 AP		09/01/21	0037836	EPM IOWA	548.00			08/31/21

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FUND 217 SECTION 8 HOUSING FUND										
217-2214-432.89-61 MISCELLANEOUS SERVICES / HOUS.ASSIST PMTS-OCCUPIED										
						continued				
	327			03/22	AP 09/01/21 0037836	HAP_Thompson T 092021 EPM IOWA	887.00			08/31/21
	327			03/22	AP 09/01/21 0037836	HAP_Nicholson K 092021 EPM IOWA	1,217.00			08/31/21
	327			03/22	AP 09/01/21 0037836	HAP_Santiago-Lebro 092021 EPM IOWA	394.00			08/31/21
	327			03/22	AP 09/01/21 0037836	HAP_Frisch K 092021 EPM IOWA	756.00			08/31/21
	327			03/22	AP 09/01/21 0037833	HAP_Harkrider D 092021 DC MANAGEMENT, LLC	480.00			08/31/21
	327			03/22	AP 09/01/21 0037859	HAP_White M 092021 KROEMER, KRAIG	366.00			08/31/21
	327			03/22	AP 09/01/21 0037862	HAP_Currie L 092021 LEGACY RESIDENTIAL	291.00			08/31/21
	327			03/22	AP 09/01/21 0037816	HAP_Jordan L 092021 ARENDS INVESTMENTS	637.00			08/31/21
	327			03/22	AP 09/01/21 0037868	HAP_Wortham W 092021 OWL INVESTMENTS, LLC	503.00			08/31/21
	327			03/22	AP 09/01/21 0037830	HAP_Schroeder S 092021 CRESCENT CONDOMINIUMS, LLC	430.00			08/31/21
	327			03/22	AP 09/01/21 0037847	HAP_Lohr K 092021 HARRINGTON'S RENTAL LLC	975.00			08/31/21
	327			03/22	AP 09/01/21 0037838	HAP_Larronda E 092021 FERNHOLZ, KARI L.	1,041.00			08/31/21
	327			03/22	AP 09/01/21 0037874	HAP_Carlton D 092021 ROGERS, DERICK	887.00			08/31/21
	327			03/22	AP 09/01/21 0037854	HAP_Sherwood J 092021 KAI, BRENT	278.00			08/31/21
	327			03/22	AP 09/01/21 0037876	HAP_Hamilton T 092021 STAND FIRM PROPERTIES LLC	399.00			08/31/21
	327			03/22	AP 09/01/21 0037876	HAP_Hodge G 092021 STAND FIRM PROPERTIES LLC	485.00			08/31/21
	327			03/22	AP 09/01/21 0037887	HAP_Washington V 092021 WYMORE, LARRY R.	522.00			08/31/21
	327			03/22	AP 09/01/21 0037886	HAP_MOFFETT J 092021 WINGSB, LLC	737.00			08/31/21
	327			03/22	AP 09/01/21 0037853	HAP_Johnson A 092021 JLL EXTENDED STAY INN	298.00			08/31/21
	327			03/22	AP 09/01/21 0037853	HAP_Moore E 092021 JLL EXTENDED STAY INN	166.00			08/31/21
	327			03/22	AP 09/01/21 0037861	HAP_Zanders D 092021 LARSEN RENTALS LLC	507.00			08/31/21
	327			03/22	AP 09/01/21 0037861	HAP_Boyd J 092021 LARSEN RENTALS LLC	507.00			08/31/21
	327			03/22	AP 09/01/21 0037883	HAP_Grisby C 092021 VILLAGE II AT NINE23 APARTMEN	434.00			08/31/21
	327			03/22	AP 09/01/21 0037883	HAP_Humphrey E 092021 VILLAGE II AT NINE23 APARTMEN	319.00			08/31/21
						HAP_Saccento J 092021				

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	---TRANSACTION--- NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 217 SECTION 8 HOUSING FUND										
217-2214-432.89-61 MISCELLANEOUS SERVICES / HOUS.ASSIST PMTS-OCCUPIED						continued				
327		03/22 AP		09/01/21	0037883	VILLAGE II AT NINE23 APARTMEN	333.00			08/31/21
		HAP_Harmon A 092021								
327		03/22 AP		09/01/21	0037883	VILLAGE II AT NINE23 APARTMEN	430.00			08/31/21
		HAP_Harken G 092021								
327		03/22 AP		09/01/21	0037883	VILLAGE II AT NINE23 APARTMEN	329.00			08/31/21
		HAP_Dzapo S 092021								
327		03/22 AP		09/01/21	0037883	VILLAGE II AT NINE23 APARTMEN	430.00			08/31/21
		HAP_Loffredo C 092021								
327		03/22 AP		09/01/21	0037883	VILLAGE II AT NINE23 APARTMEN	664.00			08/31/21
		HAP_Miller K 092021								
327		03/22 AP		09/01/21	0037883	VILLAGE II AT NINE23 APARTMEN	424.00			08/31/21
		HAP_Haug K 092021								
327		03/22 AP		09/01/21	0037883	VILLAGE II AT NINE23 APARTMEN	479.00			08/31/21
		HAP_Forney A 092021								
327		03/22 AP		09/01/21	0037883	VILLAGE II AT NINE23 APARTMEN	245.00			08/31/21
		HAP_Lane S 092021								
327		03/22 AP		09/01/21	0037883	VILLAGE II AT NINE23 APARTMEN	365.00			08/31/21
		HAP_Wilson J 092021								
327		03/22 AP		09/01/21	0037883	VILLAGE II AT NINE23 APARTMEN	223.00			08/31/21
		HAP_King D 092021								
327		03/22 AP		09/01/21	0037883	VILLAGE II AT NINE23 APARTMEN	215.00			08/31/21
		HAP_Rogers E 092021								
327		03/22 AP		09/01/21	0037883	VILLAGE II AT NINE23 APARTMEN	544.00			08/31/21
		HAP_Nielsen J 092021								
327		03/22 AP		09/01/21	0037883	VILLAGE II AT NINE23 APARTMEN	705.00			08/31/21
		HAP_Mullins J 092021								
327		03/22 AP		09/01/21	0037883	VILLAGE II AT NINE23 APARTMEN	423.00			08/31/21
		HAP_Cruise B 092021								
327		03/22 AP		09/01/21	0037883	VILLAGE II AT NINE23 APARTMEN	461.00			08/31/21
		HAP_Garrigus S 092021								
327		03/22 AP		09/01/21	0037883	VILLAGE II AT NINE23 APARTMEN	424.00			08/31/21
		HAP_Billman D 092021								
327		03/22 AP		09/01/21	0037883	VILLAGE II AT NINE23 APARTMEN	575.00			08/31/21
		HAP_BALM D 092021								
327		03/22 AP		09/01/21	0037883	VILLAGE II AT NINE23 APARTMEN	661.00			08/31/21
		HAP_Humphrey J 092021								
327		03/22 AP		09/01/21	0037883	VILLAGE II AT NINE23 APARTMEN	610.00			08/31/21
		HAP_Wilson S 092021								
327		03/22 AP		09/01/21	0037883	VILLAGE II AT NINE23 APARTMEN	379.00			08/31/21
		HAP_O'Brien N 092021								
327		03/22 AP		09/01/21	0037883	VILLAGE II AT NINE23 APARTMEN	500.00			08/31/21
		HAP_Reams L 092021								
327		03/22 AP		09/01/21	0037883	VILLAGE II AT NINE23 APARTMEN	189.00			08/31/21
		HAP_Hoodjer S 092021								
327		03/22 AP		09/01/21	0037883	VILLAGE II AT NINE23 APARTMEN	332.00			08/31/21
		HAP_Frazier T 092021								
327		03/22 AP		09/01/21	0037883	VILLAGE II AT NINE23 APARTMEN	424.00			08/31/21
		HAP_Lam K 092021								
327		03/22 AP		09/01/21	0037883	VILLAGE II AT NINE23 APARTMEN	439.00			08/31/21

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 217 SECTION 8 HOUSING FUND										
217-2214-432.89-61 MISCELLANEOUS SERVICES / HOUS.ASSIST PMTS-OCCUPIED continued										
					HAP_Wiedow C 092021					
327		03/22 AP		09/01/21	0037883	VILLAGE II AT NINE23 APARTMEN	109.00			08/31/21
					HAP_Kline J 092021					
327		03/22 AP		09/01/21	0037883	VILLAGE II AT NINE23 APARTMEN	285.00			08/31/21
					HAP_O'dell J 092021					
327		03/22 AP		09/01/21	0037855	KLEIN, JULIE	219.00			08/31/21
					HAP_Stover A 092021					
327		03/22 AP		09/01/21	0037849	HOUSING AUTHORITY OF JOLIET	999.00			08/31/21
					HAP_Wilson Q 092021					
327		03/22 AP		09/01/21	0037849	HOUSING AUTHORITY OF JOLIET	1,960.00			08/31/21
					HAP_Payne I 092021					
327		03/22 AP		09/01/21	0037850	HOWARD, BRAD	831.00			08/31/21
					HAP_Thrower M 092021					
327		03/22 AP		09/01/21	0037858	KREMER PROPERTIES LLC	422.00			08/31/21
					HAP_Mulanax W 092021					
327		03/22 AP		09/01/21	0037842	GEMINI PROPERTIES, LLC	1,085.00			08/31/21
					HAP_Gilmore A 092021					
327		03/22 AP		09/01/21	0037857	KRAAYENBRINK, RANDY L.	1,080.00			08/31/21
					HAP_Ewing J 092021					
327		03/22 AP		09/01/21	0037857	KRAAYENBRINK, RANDY L.	715.00			08/31/21
					HAP_Maltas M 092021					
327		03/22 AP		09/01/21	0037857	KRAAYENBRINK, RANDY L.	654.00			08/31/21
					HAP_Cafferty M 092021					
327		03/22 AP		09/01/21	0037827	CMY PROPERTIES, LLC	1,373.00			08/31/21
					HAP_Garcia K 092021					
327		03/22 AP		09/01/21	0037828	CNC INVESTMENTS, LLC	948.00			08/31/21
					HAP_Carrillo D 092021					
327		03/22 AP		09/01/21	0037872	R & R RENTAL PROPERTIES, LLC	1,015.00			08/31/21
					HAP_Gordon A 092021					
327		03/22 AP		09/01/21	0037820	BUTLER, MICHAEL	509.00			08/31/21
					HAP_Cochran C 092021					
327		03/22 AP		09/01/21	0037851	HUNTER PROPERTY LLC	768.00			08/31/21
					HAP_Thompson L 092021					
327		03/22 AP		09/01/21	0037846	HAGEDORN, JEREMIAH	778.00			08/31/21
					HAP_Gottfried L 092021					
327		03/22 AP		09/01/21	0037878	SUNRISE PROPERTIES LLC	609.00			08/31/21
					HAP_Lake L 092021					
327		03/22 AP		09/01/21	0037856	KOG PROPERTIES LLC	1,300.00			08/31/21
					HAP_Archer A 092021					
327		03/22 AP		09/01/21	0037856	KOG PROPERTIES LLC	1,225.00			08/31/21
					HAP_Atkins T 092021					
327		03/22 AP		09/01/21	0037869	PAULSON, JAMES	153.00			08/31/21
					HAP_Gordon L 092021					
327		03/22 AP		09/01/21	0037869	PAULSON, JAMES	347.00			08/31/21
					HAP_Topping R 092021					
327		03/22 AP		09/01/21	0037835	ELMCREST ESTATES, L.C.	436.00			08/31/21
					HAP_Davis D 092021					
327		03/22 AP		09/01/21	0037864	MCKERNAN, JAMES M.	587.00			08/31/21
					HAP_Buchanan J 092021					

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT	
FUND 217 SECTION 8 HOUSING FUND											
217-2214-432.89-61 MISCELLANEOUS SERVICES / HOUS.ASSIST PMTS-OCCUPIED						continued					
327		03/22 AP		09/01/21	0037864	MCKERNAN, JAMES M.	767.00			08/31/21	
		HAP_Porter R 092021									
327		03/22 AP		09/01/21	0037840	G P MANAGEMENT LLC	403.00			08/31/21	
		HAP_Wenzel J 092021									
327		03/22 AP		09/01/21	0037880	T.J.J.C. L.L.C.	282.00			08/31/21	
		HAP_Dornbrock M 092021									
327		03/22 AP		09/01/21	0037880	T.J.J.C. L.L.C.	222.00			08/31/21	
		HAP_Hornback K 092021									
327		03/22 AP		09/01/21	0037880	T.J.J.C. L.L.C.	675.00			08/31/21	
		HAP_Braceilly J 092021									
327		03/22 AP		09/01/21	0037843	GERDES III, BENJAMIN P.	279.00			08/31/21	
		HAP_Allessi S 092021									
327		03/22 AP		09/01/21	0037843	GERDES III, BENJAMIN P.	596.00			08/31/21	
		HAP_Sherwood D 092021									
327		03/22 AP		09/01/21	0037843	GERDES III, BENJAMIN P.	638.00			08/31/21	
		HAP_Beaman D 092021									
327		03/22 AP		09/01/21	0037843	GERDES III, BENJAMIN P.	756.00			08/31/21	
		HAP_Apfel A 092021									
327		03/22 AP		09/01/21	0037852	J & A PROPERTIES	788.00			08/31/21	
		HAP_Lowe L 092021									
327		03/22 AP		09/01/21	0037818	BARTELT RENTALS L.C.	475.00			08/31/21	
		HAP_Luck J 092021									
327		03/22 AP		09/01/21	0037818	BARTELT RENTALS L.C.	850.00			08/31/21	
		HAP_Woods N 092021									
327		03/22 AP		09/01/21	0037821	C & H HOLDINGS LLC	798.00			08/31/21	
		HAP_Ross S 092021									
		ACCOUNT TOTAL						106,840.00	.00	106,840.00	
217-2214-432.89-65 MISCELLANEOUS SERVICES / ADMIN FEE DUE OTHERS											
327		03/22 AP		09/01/21	0037829	COOK CO.HOUSING AUTHORITY	34.16			08/31/21	
		AF_Goldstein K 092021									
327		03/22 AP		09/01/21	0037849	HOUSING AUTHORITY OF JOLIET	37.70			08/31/21	
		AF_Wilson Q 092021									
327		03/22 AP		09/01/21	0037849	HOUSING AUTHORITY OF JOLIET	37.70			08/31/21	
		AF_Payne I 092021									
		ACCOUNT TOTAL						109.56	.00	109.56	
		FUND TOTAL						106,949.56	.00	106,949.56	

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 223 COMMUNITY BLOCK GRANT										
FUND 224 TRUST & AGENCY										
FUND 242 STREET REPAIR FUND										
FUND 254 CABLE TV FUND										
254-1088-431.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES										
272		02/22 AP		08/25/21	0005753	FARMERS STATE BANK	7.05			09/02/21
						DEPOSIT TICKET BOOKS				
272		02/22 AP		08/02/21	0005768	PROFESSIONAL SOLUTIONS	1.22			09/02/21
						JULY CREDIT CARD FEES				
ACCOUNT TOTAL							8.27	.00		8.27
254-1088-431.89-18 MISCELLANEOUS SERVICES / COMMUNITY PROGRAMMING										
363		03/22 AP		09/07/21	0396142	SIMPSON, MARK	120.00			09/08/21
						ANNOUNCER				
PROJECT#:					759					
363		03/22 AP		09/07/21	0396137	LONGNECKER, JEREMIAH	100.00			09/08/21
						ANNOUNCER				
PROJECT#:					759					
363		03/22 AP		09/07/21	0396125	DEWITT, JASON	85.00			09/08/21
						CAMERA OPERATOR				
PROJECT#:					759					
363		03/22 AP		09/07/21	0396146	THORN, KEVIN	85.00			09/08/21
						CAMERA OPERATOR				
PROJECT#:					759					
363		03/22 AP		09/07/21	0396147	WINGERT, LUKE	65.00			09/08/21
						CAMERA OPERATOR				
PROJECT#:					759					
363		03/22 AP		09/07/21	0396120	BENSON, ERIC	85.00			09/08/21
						CAMERA OPERATOR				
PROJECT#:					759					
363		03/22 AP		09/07/21	0396144	STOW, CHRISTIAN	85.00			09/08/21
						CAMERA OPERATOR				
PROJECT#:					759					
363		03/22 AP		09/03/21	0396129	JOACHIM, JOHN D	225.00			09/08/21
						ANNOUNCER				
PROJECT#:					759					
363		03/22 AP		09/03/21	0396142	SIMPSON, MARK	225.00			09/08/21
						ANNOUNCER				
PROJECT#:					759					
363		03/22 AP		09/03/21	0396125	DEWITT, JASON	200.00			09/08/21
						CAMERA OPERATOR				
PROJECT#:					759					
363		03/22 AP		09/03/21	0396146	THORN, KEVIN	200.00			09/08/21
						CAMERA OPERATOR				
PROJECT#:					759					
363		03/22 AP		09/03/21	0396120	BENSON, ERIC	200.00			09/08/21
						CAMERA OPERATOR				
PROJECT#:					759					
363		03/22 AP		09/03/21	0396145	SURMA, JOSEPH EDWARD	200.00			09/08/21

GROUP NBR	PO NBR	ACCTG PER.	---TRANSACTION---	CD	DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 254 CABLE TV FUND											
254-1088-431.89-18 MISCELLANEOUS SERVICES / COMMUNITY PROGRAMMING continued											
CF FOOTBALL-W'LOO WEST CAMERA OPERATOR											
PROJECT#:		759									
363		03/22 AP	09/03/21	0396144		STOW, CHRISTIAN		200.00		09/08/21	
CF FOOTBALL-W'LOO WEST CAMERA OPERATOR											
PROJECT#:		759									
363		03/22 AP	09/03/21	0396147		WINGERT, LUKE		125.00		09/08/21	
CF FOOTBALL-W'LOO WEST CAMERA OPERATOR											
PROJECT#:		759									
363		03/22 AP	09/02/21	0396142		SIMPSON, MARK		120.00		09/08/21	
CF 9TH GRDE.FB-W'LOO WEST ANNOUNCER											
PROJECT#:		759									
363		03/22 AP	09/02/21	0396129		JOACHIM, JOHN D		120.00		09/08/21	
CF 9TH GRDE.FB-W'LOO WEST ANNOUNCER											
PROJECT#:		759									
344		03/22 AP	08/31/21	0396112		SURMA, JOSEPH EDWARD		85.00		09/02/21	
CF VOLLEYBALL-CR PRAIRIE CAMERA OPERATOR											
PROJECT#:		759									
363		03/22 AP	08/31/21	0396144		STOW, CHRISTIAN		85.00		09/08/21	
CF VOLLEYBALL-CR PRAIRIE CAMERA OPERATOR											
PROJECT#:		759									
363		03/22 AP	08/31/21	0396147		WINGERT, LUKE		65.00		09/08/21	
CF VOLLEYBALL-CR PRAIRIE CAMERA OPERATOR											
PROJECT#:		759									
363		03/22 AP	08/31/21	0396120		BENSON, ERIC		85.00		09/08/21	
CF VOLLEYBALL-CR PRAIRIE CAMERA OPERATOR											
PROJECT#:		759									
363		03/22 AP	08/31/21	0396146		THORN, KEVIN		85.00		09/08/21	
CF VOLLEYBALL-CR PRAIRIE CAMERA OPERATOR											
PROJECT#:		759									
363		03/22 AP	08/31/21	0396137		LONGNECKER, JEREMIAH		100.00		09/08/21	
CF VOLLEYBALL-CR PRAIRIE ANNOUNCER											
PROJECT#:		759									
363		03/22 AP	08/31/21	0396142		SIMPSON, MARK		120.00		09/08/21	
CF VOLLEYBALL-CR PRAIRIE ANNOUNCER											
PROJECT#:		759									
ACCOUNT TOTAL								3,065.00	.00	3,065.00	
FUND TOTAL								3,073.27	.00	3,073.27	
FUND 258 PARKING FUND											
258-5531-435.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES											
272		02/22 AP	08/25/21	0005753		FARMERS STATE BANK		16.46		09/02/21	
DEPOSIT TICKET BOOKS											
ACCOUNT TOTAL								16.46	.00	16.46	

GROUP	PO	ACCTG	----TRANSACTION----				DEBITS	CREDITS	CURRENT	
NBR	NBR	PER.	CD	DATE	NUMBER	DESCRIPTION			BALANCE	
									POST DT	
FUND 258 PARKING FUND										
258-5531-435.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES										
272		02/22	AP	08/02/21	0005772	PROFESSIONAL SOLUTIONS	146.02		09/02/21	
		JULY CREDIT CARD FEES								
272		02/22	AP	08/02/21	0005773	PROFESSIONAL SOLUTIONS	6.95		09/02/21	
		JULY CREDIT CARD FEES								
272		02/22	AP	08/02/21	0005774	PROFESSIONAL SOLUTIONS	6.95		09/02/21	
		JULY CREDIT CARD FEES								
272		02/22	AP	08/02/21	0005768	PROFESSIONAL SOLUTIONS	10.23		09/02/21	
		JULY CREDIT CARD FEES								
		ACCOUNT TOTAL						170.15	.00	170.15
		FUND TOTAL						186.61	.00	186.61
FUND 261 TOURISM & VISITORS										
261-2291-423.73-57 OTHER SUPPLIES / GIFT SHOP										
272		02/22	AP	08/02/21	0005775	PROFESSIONAL SOLUTIONS	34.51		09/02/21	
		JULY CREDIT CARD FEES								
		ACCOUNT TOTAL						34.51	.00	34.51
261-2291-423.85-01 UTILITIES / UTILITIES										
379		03/22	AP	08/13/21	0396157	CEDAR FALLS UTILITIES	1,144.36		09/10/21	
		UTILITIES THRU 08/13/21								
		ACCOUNT TOTAL						1,144.36	.00	1,144.36
261-2291-423.88-43 OUTSIDE AGENCIES / COMMUNITY BETTERMENT GRTS										
379		03/22	AP	05/30/21	0396156	CAMPBELL, ISAAC	5,000.00		09/10/21	
		FY21 FORTEPAN IA PROJECT REISSUED-CORRECT VENDOR								
		ACCOUNT TOTAL						5,000.00	.00	5,000.00
261-2291-423.89-04 MISCELLANEOUS SERVICES / SALES TAX										
272		02/22	AP	08/10/21	0005755	IOWA DEPT.OF REVENUE	52.42		09/02/21	
		SEMI MONTHLY SALES TAX VISITOR & TOURISM								
		ACCOUNT TOTAL						52.42	.00	52.42
		FUND TOTAL						6,231.29	.00	6,231.29

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									POST DT	
FUND 262 SENIOR SERVICES & COMM CT										
262-1092-423.87-01						RENTALS / RENTALS				
363		03/22	AP	08/31/21	0396116	ABIGAIL TUPPER	250.00			09/08/21
						REFUND-SECURITY DEPOSIT				
ACCOUNT TOTAL							250.00	.00	250.00	
FUND TOTAL							250.00	.00	250.00	
FUND 291 POLICE FORFEITURE FUND										
FUND 292 POLICE RETIREMENT FUND										
292-5521-415.54-01						WORKERS COMP / POLICE WORKERS COMP				
272		02/22	AP	08/13/21	0005745	EMC RISK SERVICES, LLC	225.00			09/02/21
						WORKER COMP-POLICE				
272		02/22	AP	08/13/21	0005745	EMC RISK SERVICES, LLC	525.00			09/02/21
						W/C-POLICE-ANNUAL ADMIN 21-22				
272		02/22	AP	08/13/21	0005745	EMC RISK SERVICES, LLC	1,293.10			09/02/21
						WORKER COMP-POLICE CLAIM				
ACCOUNT TOTAL							2,043.10	.00	2,043.10	
FUND TOTAL							2,043.10	.00	2,043.10	
FUND 293 FIRE RETIREMENT FUND										
293-4511-414.54-02						WORKERS COMP / FIRE WORKERS COMP				
272		02/22	AP	08/13/21	0005745	EMC RISK SERVICES, LLC	525.00			09/02/21
						W/C-FIRE-ANNUAL ADMIN 21-22				
272		02/22	AP	08/13/21	0005745	EMC RISK SERVICES, LLC	560.83			09/02/21
						WORKER COMP-FIRE CLAIM				
ACCOUNT TOTAL							1,085.83	.00	1,085.83	
FUND TOTAL							1,085.83	.00	1,085.83	
FUND 294 LIBRARY RESERVE										
FUND 295 SOFTBALL PLAYER CAPITAL										
FUND 296 GOLF CAPITAL										
FUND 297 REC FACILITIES CAPITAL										
FUND 298 HEARST CAPITAL										
FUND 311 DEBT SERVICE FUND										

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	---TRANSACTION--- NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 402 WASHINGTON PARK FUND										
FUND 404 FEMA										
FUND 405 FLOOD RESERVE FUND										
FUND 407 VISION IOWA PROJECT										
FUND 408 STREET IMPROVEMENT FUND										
FUND 430 2004 TIF BOND										
430-1220-431.97-82 TIF BOND PROJECTS / STREETScape MAINTENANCE										
	363			03/22	AP 09/08/21 0396131	K & K, LLC	39,960.00			09/08/21
					3242-DWNTWN.STREETSCP.II	EASEMENT AGRMT.-STAIRWAY				
					PROJECT#: 023242					
					ACCOUNT TOTAL		39,960.00	.00	39,960.00	
					FUND TOTAL		39,960.00	.00	39,960.00	
FUND 431 2014 BOND										
FUND 432 2003 BOND										
FUND 433 2001 TIF										
FUND 434 2000 BOND										
FUND 435 1999 TIF										
FUND 436 2012 BOND										
FUND 437 2018 BOND										
FUND 438 2020 BOND FUND										
438-1220-431.98-23 CAPITAL PROJECTS / GREENHILL RD & S MAIN INT										
	344			03/22	AP 09/02/21 0396109	BRIAN K. & MELANIE J. MCELHOS	15,185.00			09/02/21
					3228-GREENHILL/S MAIN INT	CONDEMNATION AWARD				
					PROJECT#: 023228					
	344			03/22	AP 09/02/21 0396105	ANFINSON & LUCE, P.L.C.	3,175.00			09/02/21
					3228-GREENHILL/S MAIN INT	MCELHOSE CONDEMNATION FEE				
					PROJECT#: 023228					
	344			03/22	AP 09/02/21 0396107	BLACK HAWK CO.SHERIFF	488.18			09/02/21
					3228-GREENHILL/S MAIN INT	SHERIFF CONDEMNATION COST				
					PROJECT#: 023228					
	344			03/22	AP 09/02/21 0396108	BLACK HAWK CO.SHERIFF	1,250.02			09/02/21
					3228-GREENHILL/S MAIN INT	SHERIFF CONDEMNATION COST				
					PROJECT#: 023228					
					ACCOUNT TOTAL		20,098.20	.00	20,098.20	
					FUND TOTAL		20,098.20	.00	20,098.20	
FUND 439 2008 BOND FUND										

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FUND 443					CAPITAL PROJECTS				
FUND 472					PARKADE RENOVATION				
FUND 473					SIDEWALK ASSESSMENT				
FUND 483					ECONOMIC DEVELOPMENT				
FUND 484					ECONOMIC DEVELOPMENT LAND				
FUND 541					2018 STORM WATER BONDS				
FUND 544					2008 SEWER BONDS				
FUND 545					2006 SEWER BONDS				
FUND 546					SEWER IMPROVEMENT FUND				
FUND 547					SEWER RESERVE FUND				
FUND 548					1997 SEWER BOND FUND				
FUND 549					1992 SEWER BOND FUND				
FUND 550					2000 SEWER BOND FUND				
FUND 551					REFUSE FUND				
551-0000-213.00-00					CURRENT LIABILITY / SALES TAX PAYABLE				
272		02/22	AP	08/10/21	0005755 IOWA DEPT.OF REVENUE	206.29			09/02/21
					SEMI MONTHLY SALES TAX COMMERCIAL GARBAGE A/R				
					ACCOUNT TOTAL	206.29	.00	206.29	
551-6675-436.64-02					INSURANCE / HEALTH INS. REIMBURSEMENT				
272		02/22	AP	08/12/21	0005760 ISOLVED BENEFIT SERVICES, INC	46.00			09/02/21
					HEALTH INS. REIMBURSEMENT				
272		02/22	AP	08/12/21	0005760 ISOLVED BENEFIT SERVICES, INC	6.20			09/02/21
					HEALTH INS. REIMBURSEMENT				
272		02/22	AP	08/12/21	0005760 ISOLVED BENEFIT SERVICES, INC	54.00			09/02/21
					HEALTH INS. REIMBURSEMENT				
272		02/22	AP	08/12/21	0005760 ISOLVED BENEFIT SERVICES, INC	65.87			09/02/21
					HEALTH INS. REIMBURSEMENT				
					ACCOUNT TOTAL	172.07	.00	172.07	
551-6685-436.64-02					INSURANCE / HEALTH INS. REIMBURSEMENT				
272		02/22	AP	08/12/21	0005760 ISOLVED BENEFIT SERVICES, INC	12.21			09/02/21
					HEALTH INS. REIMBURSEMENT				
272		02/22	AP	08/12/21	0005760 ISOLVED BENEFIT SERVICES, INC	118.21			09/02/21
					HEALTH INS. REIMBURSEMENT				
272		02/22	AP	08/12/21	0005760 ISOLVED BENEFIT SERVICES, INC	8.89			09/02/21
					HEALTH INS. REIMBURSEMENT				
					ACCOUNT TOTAL	139.31	.00	139.31	
551-6685-436.71-01					OFFICE SUPPLIES / OFFICE SUPPLIES				
272		02/22	AP	08/25/21	0005753 FARMERS STATE BANK	35.27			09/02/21
					DEPOSIT TICKET BOOKS				
					ACCOUNT TOTAL	35.27	.00	35.27	

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GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT	
FUND 551 REFUSE FUND											
551-6685-436.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES											
272		02/22	AP	08/02/21	0005778	PROFESSIONAL SOLUTIONS	549.94			09/02/21	
		JULY CREDIT CARD FEES									
272		02/22	AP	08/02/21	0005768	PROFESSIONAL SOLUTIONS	38.44			09/02/21	
		JULY CREDIT CARD FEES									
		ACCOUNT TOTAL						588.38	.00	588.38	
551-6685-436.85-01 UTILITIES / UTILITIES											
379		03/22	AP	08/13/21	0396157	CEDAR FALLS UTILITIES	2,342.19			09/10/21	
		UTILITIES THRU 08/13/21									
		ACCOUNT TOTAL						2,342.19	.00	2,342.19	
551-6685-436.86-34 REPAIR & MAINTENANCE / BILLING & COLLECTING											
379		03/22	AP	08/13/21	0396157	CEDAR FALLS UTILITIES	6,093.34			09/10/21	
		UTILITIES THRU 08/13/21									
		ACCOUNT TOTAL						6,093.34	.00	6,093.34	
551-6685-436.87-02 RENTALS / MATERIAL DISPOSAL/HANDLIN											
379		03/22	AP	08/31/21	0396153	BLACK HAWK CO, LANDFILL	46,840.40			09/10/21	
		LANDFILL SRV:8/1-8/31/21									
		ACCOUNT TOTAL						46,840.40	.00	46,840.40	
551-6685-436.89-04 MISCELLANEOUS SERVICES / SALES TAX											
272		02/22	AP	08/25/21	0005758	IOWA DEPT.OF REVENUE	77.28			09/02/21	
		SEMI MONTHLY SALES TAX COMMERCIAL GARBAGE									
272		02/22	AP	08/10/21	0005755	IOWA DEPT.OF REVENUE	75.30			09/02/21	
		SEMI MONTHLY SALES TAX COMMERCIAL GARBAGE									
		ACCOUNT TOTAL						152.58	.00	152.58	
		FUND TOTAL						56,569.83	.00	56,569.83	
FUND 552 SEWER RENTAL FUND											
552-6655-436.64-02 INSURANCE / HEALTH INS. REIMBURSEMENT											
272		02/22	AP	08/12/21	0005760	ISOLVED BENEFIT SERVICES, INC	62.00			09/02/21	
		HEALTH INS. REIMBURSEMENT									
		ACCOUNT TOTAL						62.00	.00	62.00	

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FUND 552 SEWER RENTAL FUND									
552-6655-436.85-01 UTILITIES / UTILITIES									
379		03/22 AP		08/13/21	0396157	CEDAR FALLS UTILITIES	2,619.75		09/10/21
				UTILITIES THRU 08/13/21					
				ACCOUNT TOTAL			2,619.75	.00	2,619.75
552-6655-436.92-01 STRUCTURE IMPROV & BLDGS / STRUCTURE IMPROV & BLDGS									
344		03/22 AP		08/26/21	0396106	AUDREY KITTREL	456.71		09/02/21
				RMB:SLIPLINING PROJECT		903 IOWA ST.-ADD'L ITEMS			
				ACCOUNT TOTAL			456.71	.00	456.71
552-6665-436.86-33 REPAIR & MAINTENANCE / SLUDGE REMOVAL									
379		03/22 AP		08/31/21	0396153	BLACK HAWK CO.LANDFILL	329.98		09/10/21
				LANDFILL SRV:8/1-8/31/21					
				ACCOUNT TOTAL			329.98	.00	329.98
552-6665-436.86-34 REPAIR & MAINTENANCE / BILLING & COLLECTING									
379		03/22 AP		08/13/21	0396157	CEDAR FALLS UTILITIES	6,093.33		09/10/21
				UTILITIES THRU 08/13/21					
				ACCOUNT TOTAL			6,093.33	.00	6,093.33
552-6665-436.89-04 MISCELLANEOUS SERVICES / SALES TAX									
272		02/22 AP		08/25/21	0005758	IOWA DEPT.OF REVENUE	1,971.81		09/02/21
				SEMI MONTHLY SALES TAX		COMMERCIAL SEWER			
272		02/22 AP		08/10/21	0005755	IOWA DEPT.OF REVENUE	8,352.96		09/02/21
				SEMI MONTHLY SALES TAX		COMMERCIAL SEWER			
				ACCOUNT TOTAL			10,324.77	.00	10,324.77
				FUND TOTAL			19,886.54	.00	19,886.54
FUND 553 2004 SEWER BOND									
FUND 555 STORM WATER UTILITY									
555-6630-432.64-02 INSURANCE / HEALTH INS. REIMBURSEMENT									
272		02/22 AP		08/12/21	0005760	ISOLVED BENEFIT SERVICES, INC	9.38		09/02/21
				HEALTH INS. REIMBURSEMENT					
				ACCOUNT TOTAL			9.38	.00	9.38
555-6630-432.86-34 REPAIR & MAINTENANCE / BILLING & COLLECTING									

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FUND 555 STORM WATER UTILITY										
555-6630-432.86-34						REPAIR & MAINTENANCE / BILLING & COLLECTING	continued			
379		03/22 AP		08/13/21	0396157	CEDAR FALLS UTILITIES	6,093.33			09/10/21
						UTILITIES THRU 08/13/21				
						ACCOUNT TOTAL	6,093.33	.00	6,093.33	
						FUND TOTAL	6,102.71	.00	6,102.71	
FUND 570 SEWER ASSESSMENT										
FUND 606 DATA PROCESSING FUND										
606-1078-441.64-02						INSURANCE / HEALTH INS. REIMBURSEMENT				
272		02/22 AP		08/12/21	0005760	ISOLVED BENEFIT SERVICES, INC	100.00			09/02/21
						HEALTH INS. REIMBURSEMENT				
						ACCOUNT TOTAL	100.00	.00	100.00	
606-1078-441.82-10 COMMUNICATION / TELEPHONE HOLDING ACCOUNT										
344		03/22 AP		08/19/21	0396114	VERIZON WIRELESS	1,441.02			09/02/21
						WIRELESS SRV:8/20-9/19/21				
344		03/22 AP		08/06/21	0396113	U.S. CELLULAR	2,476.08			09/02/21
						WIRELESS SRV:8/6-9/5/21				
						ACCOUNT TOTAL	3,917.10	.00	3,917.10	
606-1078-441.93-01 EQUIPMENT / EQUIPMENT										
344		03/22 AP		08/06/21	0396113	U.S. CELLULAR	549.00			09/02/21
						PHONE				
						ACCOUNT TOTAL	549.00	.00	549.00	
						FUND TOTAL	4,566.10	.00	4,566.10	
FUND 680 HEALTH INSURANCE FUND										
680-1902-457.51-01						INSURANCE / HEALTH INSURANCE				
272		02/22 AP		08/30/21	0005750	EXPRESS SCRIPTS, INC.	15,272.61			09/02/21
						RX CLAIMS PROCESSING				
272		02/22 AP		08/27/21	0005790	WELLMARK IOWA	48,579.90			09/02/21
						HEALTH CLAIMS PROCESSING				
272		02/22 AP		08/23/21	0005749	EXPRESS SCRIPTS, INC.	23,799.20			09/02/21
						RX CLAIMS PROCESSING				
272		02/22 AP		08/20/21	0005789	WELLMARK IOWA	45,774.31			09/02/21
						HEALTH CLAIMS PROCESSING				
272		02/22 AP		08/16/21	0005748	EXPRESS SCRIPTS, INC.	30,698.72			09/02/21
						RX CLAIMS PROCESSING				

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT	
FUND 680 HEALTH INSURANCE FUND											
680-1902-457.51-01 INSURANCE / HEALTH INSURANCE						continued					
272		02/22 AP		08/13/21	0005788	WELLMARK IOWA	58,514.05			09/02/21	
		HEALTH CLAIMS PROCESSING									
272		02/22 AP		08/12/21	0005760	ISOLVED BENEFIT SERVICES, INC	100.00			09/02/21	
		HEALTH INS. REIMBURSEMENT									
272		02/22 AP		08/12/21	0005760	ISOLVED BENEFIT SERVICES, INC	400.00			09/02/21	
		HEALTH INS. REIMBURSEMENT									
272		02/22 AP		08/11/21	0005747	EXPRESS SCRIPTS, INC.	10,314.45			09/02/21	
		RX CLAIMS PROCESSING									
272		02/22 AP		08/02/21	0005746	EXPRESS SCRIPTS, INC.	37,288.04			09/02/21	
		RX CLAIMS PROCESSING									
		ACCOUNT TOTAL						270,741.28	.00	270,741.28	
FUND 680-1902-457.51-06 INSURANCE / DENTAL INSURANCE											
272		02/22 AP		08/02/21	0005744	DELTA DENTAL OF IOWA	7,439.56			09/02/21	
		AUGUST 2021 DENTAL									
		ACCOUNT TOTAL						7,439.56	.00	7,439.56	
		FUND TOTAL						278,180.84	.00	278,180.84	
FUND 681 HEALTH SEVERANCE											
681-1902-457.51-10 INSURANCE / HEALTH SEVERANCE PAYMENTS											
379		03/22 AP		09/07/21	0396164	REGENOLD, SHARON K.	261.17			09/10/21	
		RMB:JULY 2021 HEALTH SEV.									
		ACCOUNT TOTAL						261.17	.00	261.17	
		FUND TOTAL						261.17	.00	261.17	
FUND 682 HEALTH INSURANCE - FIRE											
FUND 685 VEHICLE MAINTENANCE FUND											
FUND 686 PAYROLL FUND											
686-0000-222.01-00 PAYROLL LIABILITY / FEDERAL TAXES											
272		02/22 AP		08/30/21	0005784	UNITED STATES TREASURY	65,107.00			09/02/21	
		FEDERAL WITHHOLDING TAX									
272		02/22 AP		08/16/21	0005782	UNITED STATES TREASURY	65,182.14			09/02/21	
		FEDERAL WITHHOLDING TAX									
272		02/22 AP		08/02/21	0005781	UNITED STATES TREASURY	72,205.63			09/02/21	
		FEDERAL WITHHOLDING TAX									
272		02/22 AP		06/07/21	0005783	UNITED STATES TREASURY	62,793.69			09/02/21	
		FEDERAL WITHHOLDING TAX									
		ACCOUNT TOTAL						265,288.46	.00	265,288.46	

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 686 PAYROLL FUND										
686-0000-222.02-00 PAYROLL LIABILITY / STATE WITHHOLDING										
272		02/22 AP		08/30/21	0005759	IOWA DEPT.OF REVENUE	28,253.50			09/02/21
						STATE WITHHOLDING TAX				
272		02/22 AP		08/16/21	0005757	IOWA DEPT.OF REVENUE	28,255.86			09/02/21
						STATE WITHHOLDING TAX				
272		02/22 AP		08/02/21	0005756	IOWA DEPT.OF REVENUE	30,458.64			09/02/21
						STATE WITHHOLDING TAX				
						07/30/21 PAYROLL				
						ACCOUNT TOTAL	86,968.00	.00	86,968.00	
686-0000-222.03-00 PAYROLL LIABILITY / FICA										
272		02/22 AP		08/30/21	0005784	UNITED STATES TREASURY	82,531.00			09/02/21
						SS & MQGE/MEDICARE TAX				
						08/27/21 PAYROLL				
272		02/22 AP		08/16/21	0005782	UNITED STATES TREASURY	84,727.04			09/02/21
						SS & MQGE/MEDICARE TAX				
						08/13/21 PAYROLL				
272		02/22 AP		08/02/21	0005781	UNITED STATES TREASURY	89,267.12			09/02/21
						SS & MQGE/MEDICARE TAX				
						07/30/21 PAYROLL				
272		02/22 AP		06/07/21	0005783	UNITED STATES TREASURY	78,612.20			09/02/21
						SS & MQGE/MEDICARE TAX				
						06/04/21 PAYROLL				
						ACCOUNT TOTAL	335,137.36	.00	335,137.36	
686-0000-222.04-00 PAYROLL LIABILITY / IPERS										
272		02/22 AP		08/05/21	0005754	I.P.E.R.S.	204,904.19			09/02/21
						IPERS JULY 2021				
						ACCOUNT TOTAL	204,904.19	.00	204,904.19	
686-0000-222.05-00 PAYROLL LIABILITY / OTHER DEDUCTIONS PAYABLE										
272		02/22 AP		08/30/21	0005742	COLLECTION SERVICES CENTER	653.39			09/02/21
						CHILD SUPPORT PAYMENTS				
						08/27/21 PAYROLL				
272		02/22 AP		08/27/21	0005763	ISOLVED BENEFIT SERVICES, INC	6,875.66			09/02/21
						CAFETERIA PLAN				
						08/27/21 PAYROLL				
272		02/22 AP		08/25/21	0005787	VOYA FINANCIAL	10,365.00			09/02/21
						EMPLOYEE 457 CONTRIBUTION				
						08/27/21 PAYROLL				
272		02/22 AP		08/16/21	0005741	COLLECTION SERVICES CENTER	653.39			09/02/21
						CHILD SUPPORT PAYMENTS				
						08/13/21 PAYROLL				
272		02/22 AP		08/13/21	0005762	ISOLVED BENEFIT SERVICES, INC	7,234.63			09/02/21
						CAFETERIA PLAN				
						08/13/21 PAYROLL				
272		02/22 AP		08/11/21	0005786	VOYA FINANCIAL	10,365.00			09/02/21
						EMPLOYEE 457 CONTRIBUTION				
						08/13/21 PAYROLL				
272		02/22 AP		08/02/21	0005740	COLLECTION SERVICES CENTER	653.39			09/02/21
						CHILD SUPPORT PAYMENTS				
						07/30/21 PAYROLL				
						ACCOUNT TOTAL	36,800.46	.00	36,800.46	

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GROUP	PO	ACCTG	----TRANSACTION----				DEBITS	CREDITS	CURRENT
NER	NBR	PER.	CD	DATE	NUMBER	DESCRIPTION			BALANCE
									POST DT
FUND 686 PAYROLL FUND									
686-0000-222.14-00						PAYROLL LIABILITY / POLICE & FIRE RETIREMENT			
272		02/22	AP	08/05/21	0005764	MUNICIPAL FIRE & POLICE RETIR	236,007.38		09/02/21
						MFRSI RETIREMENT			
						ACCOUNT TOTAL	236,007.38	.00	236,007.38
						FUND TOTAL	1,165,105.85	.00	1,165,105.85
FUND 687 WORKERS COMPENSATION FUND									
687-1902-457.51-02						INSURANCE / WORKERS COMP INSURANCE			
272		02/22	AP	08/13/21	0005745	EMC RISK SERVICES, LLC	700.00		09/02/21
						WORKER COMP-ANNUAL ADMIN			
						21-22			
272		02/22	AP	08/13/21	0005745	EMC RISK SERVICES, LLC	3,257.82		09/02/21
						WORKER COMP CLAIM			
344		03/22	AP	07/14/21	0396110	MERCYONE WATERLOO MEDICAL CEN	102.00		09/02/21
						W/C:C.HAPPEL-07/14/21			
						ACCOUNT TOTAL	4,059.82	.00	4,059.82
						FUND TOTAL	4,059.82	.00	4,059.82
FUND 688 LTD INSURANCE FUND									
688-1902-457.51-03						INSURANCE / LTD INSURANCE			
363		03/22	AP	09/01/21	0396138	MADISON NATIONAL LIFE INS.CO.	3,963.69		09/08/21
						LTD - SEPTEMBER 2021			
						ACCOUNT TOTAL	3,963.69	.00	3,963.69
FUND 688-1902-457.51-04 INSURANCE / LIFE INSURANCE									
688-1902-457.51-04						INSURANCE / LIFE INSURANCE			
363		03/22	AP	09/01/21	0396143	STANDARD INSURANCE COMPANY	3,603.99		09/08/21
						GROUP LIFE AD/D-SEP'21			
						ACCOUNT TOTAL	3,603.99	.00	3,603.99
						FUND TOTAL	7,567.68	.00	7,567.68
FUND 689 LIABILITY INSURANCE FUND									
689-1902-457.51-05						INSURANCE / LIABILITY INSURANCE			
379		03/22	AP	09/10/21	0396162	KRISAN PANTHER	3,124.40		09/10/21
						LIAB.DMGE.-MEMORIAL STONE			
						K.PANTHER;5/15-7/9/21			
272		02/22	AP	08/13/21	0005745	EMC RISK SERVICES, LLC	245.00		09/02/21
						LIABILITY ADMIN FEES			
272		02/22	AP	08/13/21	0005745	EMC RISK SERVICES, LLC	1,750.00		09/02/21

GROUP	PO	ACCTG	---TRANSACTION---				DEBITS	CREDITS	CURRENT
NBR	NBR	PER.	CD	DATE	NUMBER	DESCRIPTION			BALANCE
									POST DT
FUND 689 LIABILITY INSURANCE FUND									
689-1902-457.51-05 INSURANCE / LIABILITY INSURANCE						continued			
						LIABILITY-ANNUAL ADMIN			
						21-22			
272		02/22 AP	08/13/21	0005745		EMC RISK SERVICES, LLC		94.45	09/02/21
						LIABILITY CLAIM			
272		02/22 AP	08/13/21	0005745		EMC RISK SERVICES, LLC	25,000.00		09/02/21
						HANIAN SETTLEMENT			
272		02/22 AP	08/13/21	0005745		EMC RISK SERVICES, LLC	7,804.75		09/02/21
						LIABILITY CLAIM			
						IAFF EXPERT TRAVEL			
272		02/22 AP	08/13/21	0005745		EMC RISK SERVICES, LLC	27,302.47		09/02/21
						LIABILITY CLAIM			
						IAFF ATTORNEY FEES			
272		02/22 AP	08/13/21	0005745		EMC RISK SERVICES, LLC	35,566.11		09/02/21
						LIABILITY CLAIM			
						IAFF ATTORNEY FEES			
						ACCOUNT TOTAL	100,792.73	94.45	100,698.28
						FUND TOTAL	100,792.73	94.45	100,698.28
FUND 724 TRUST & AGENCY									
FUND 727 GREENWOOD CEMETERY P-CARE									
FUND 728 FAIRVIEW CEMETERY P-CARE									
FUND 729 HILLSIDE CEMETERY P-CARE									
FUND 790 FLOOD LEVY									
						GRAND TOTAL	1,862,116.11	110.91	1,862,005.20

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GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-1008-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
371		03/22 AP		09/07/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	12.91			09/14/21
		9x12 ENVELOPES								
371		03/22 AP		09/07/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	17.39			09/14/21
		COPY PAPER								
ACCOUNT TOTAL							30.30	.00		30.30
101-1008-441.83-05 TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)										
339		03/22 AP		08/02/21	0137988	US BANK	25.50			09/07/21
		CENEX THUNDER 09899865 FUEL:IMPA J DANIELSEN								
339		03/22 AP		08/02/21	0137988	US BANK	12.07			09/07/21
		SUBWAY 11917 MEAL:IMPA J DANIELSEN								
339		03/22 AP		08/02/21	0137988	US BANK	17.28			09/07/21
		FIVE GUYS 4031 QSR MEAL:IMPA J DANIELSEN								
339		03/22 AP		07/29/21	0137988	US BANK	25.00			09/07/21
		BOULDER TAP HOUSE AMES MEAL:IMPA J DANIELSEN								
339		03/22 AP		07/26/21	0137988	US BANK	11.52			09/07/21
		POTBELLY #528 MEAL:IMPI K KERR								
339		03/22 AP		07/22/21	0137988	US BANK	7.59			09/07/21
		B BOPS AMES MEAL:IMPI K KERR								
ACCOUNT TOTAL							98.96	.00		98.96
101-1008-441.83-06 TRANSPORTATION&EDUCATION / EDUCATION										
371		03/22 AP		08/31/21	0000000	IOWA LEAGUE-CITIES	32.00			09/14/21
		REG:IMPI VIRTUAL-KERR INTERGOV CLASS-10/6/21								
ACCOUNT TOTAL							32.00	.00		32.00
101-1026-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
371		03/22 AP		09/07/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	3.82			09/14/21
		9x12 ENVELOPES								
371		03/22 AP		09/07/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	5.80			09/14/21
		COPY PAPER								
ACCOUNT TOTAL							9.62	.00		9.62
101-1028-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
371		03/22 AP		09/07/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	12.90			09/14/21
		9x12 ENVELOPES								
371		03/22 AP		09/07/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	23.19			09/14/21
		COPY PAPER								
ACCOUNT TOTAL							36.09	.00		36.09

GROUP	PO	ACCTG	---TRANSACTION---						CURRENT
NBR	NBR	PER.	CD	DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	BALANCE
									POST DT
FUND 101 GENERAL FUND									
101-1028-441.83-04						TRANSPORTATION&EDUCATION / DUES & MEMBERSHIPS			
339		03/22	AP	07/30/21	0137988	US BANK	295.00		09/07/21
						AICPA *ORDER			
						FY22 MEMBER P KOCKLER			
						ACCOUNT TOTAL	295.00	.00	295.00
101-1038-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
371		03/22	AP	09/07/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	3.82		09/14/21
						9x12 ENVELOPES			
371		03/22	AP	09/07/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	23.19		09/14/21
						COPY PAPER			
						ACCOUNT TOTAL	27.01	.00	27.01
101-1038-441.81-50 PROFESSIONAL SERVICES / PRE-EMPLOYMENT PHYSICALS									
371		03/22	AP	05/26/21	0000000	ALLEN MEMORIAL HOSPITAL-SLC	1,108.61		09/14/21
						PRE-EMPLOY.PHYS-MAY'21			
						ACCOUNT TOTAL	1,108.61	.00	1,108.61
101-1038-441.81-53 PROFESSIONAL SERVICES / JOB NOTICES									
371		03/22	AP	08/28/21	0000000	COURIER COMMUNICATIONS-ADVERT	250.00		09/14/21
						JOB AD:PT OFFICE ASSISTNT			
						ONLINE DIGITAL IMPRESSION			
371		03/22	AP	08/24/21	0000000	COURIER COMMUNICATIONS-ADVERT	39.00		09/14/21
						SEARCH BOOST			
						ONLINE			
371		03/22	AP	08/24/21	0000000	COURIER COMMUNICATIONS-ADVERT	33.00		09/14/21
						JOB AD:PT OFFICE ASSISTNT			
						PULSE			
371		03/22	AP	08/22/21	0000000	COURIER COMMUNICATIONS-ADVERT	33.00		09/14/21
						JOB AD:PT OFFICE ASSISTNT			
						COURIER			
371		03/22	AP	08/17/21	0000000	COURIER COMMUNICATIONS-ADVERT	33.00		09/14/21
						JOB AD:PT OFFICE ASSISTNT			
						PULSE			
371		03/22	AP	08/17/21	0000000	COURIER COMMUNICATIONS-ADVERT	33.00		09/14/21
						JOB AD:PT OFFICE ASSISTNT			
						PULSE			
339		03/22	AP	08/16/21	0137988	US BANK	128.64		09/07/21
						LINKEDIN 6927219064			
						JOB AD:LAND SURVEYOR			
339		03/22	AP	08/16/21	0137988	US BANK	201.75		09/07/21
						LINKEDIN 6927219064			
						JOB AD:CODE ENFORCEMENT			
339		03/22	AP	08/16/21	0137988	US BANK	171.71		09/07/21
						LINKEDIN 6927219064			
						JOB AD:HUMAN RESOURCE MGR			
371		03/22	AP	08/15/21	0000000	COURIER COMMUNICATIONS-ADVERT	33.00		09/14/21
						JOB AD:PT OFFICE ASSISTNT			
						COURIER			
371		03/22	AP	08/15/21	0000000	COURIER COMMUNICATIONS-ADVERT	87.00		09/14/21
						JOB AD:PT OFFICE ASSISTNT			
						COURIER			
371		03/22	AP	08/10/21	0000000	COURIER COMMUNICATIONS-ADVERT	33.00		09/14/21
						JOB AD:PT OFFICE ASSISTNT			
						PULSE			
339		03/22	AP	08/09/21	0137988	US BANK	157.57		09/07/21
						LINKEDIN-690*3229734			
						JOB AD:LAND SURVEYOR			

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-1038-441.81-53 PROFESSIONAL SERVICES / JOB NOTICES						continued				
339		03/22 AP		08/09/21	0137988	US BANK	347.20			09/07/21
						LINKEDIN-690*3229734				
371		03/22 AP		08/08/21	0000000	COURIER COMMUNICATIONS-ADVERT 30K IMPRESSIONS	450.00			09/14/21
371		03/22 AP		08/08/21	0000000	COURIER COMMUNICATIONS-ADVERT JOB AD:PT OFFICE ASSISTNT	62.00			09/14/21
339		03/22 AP		08/05/21	0137988	US BANK	119.95			09/07/21
						LINKEDIN-689*4282524				
371		03/22 AP		08/03/21	0000000	COURIER COMMUNICATIONS-ADVERT PULSE	33.00			09/14/21
339		03/22 AP		07/27/21	0137988	US BANK	275.19			09/07/21
						LINKEDIN-685*6607004				
339		03/22 AP		07/27/21	0137988	US BANK	237.82			09/07/21
						LINKEDIN-685*6607004				
						ACCOUNT TOTAL	2,758.83	.00		2,758.83
101-1038-441.81-56 PROFESSIONAL SERVICES / EMPLOYEE WELLNESS PROG										
339		03/22 AP		08/16/21	0137988	US BANK	249.59			09/07/21
						AMZN MKTP US*2D2G15X01				
						ACCOUNT TOTAL	249.59	.00		249.59
101-1038-441.81-99 PROFESSIONAL SERVICES / CIVIL SERVICE COMMISSION										
373		03/22 AP		08/31/21	0000000	STANARD & ASSOCIATES,INC. PSO APPLICANT TESTING	31.50			09/14/21
						LUCAS KLANG				
						ACCOUNT TOTAL	31.50	.00		31.50
101-1048-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
371		03/22 AP		09/07/21	0000000	OFFICE EXPRESS OFFICE PRODUCT 9x12 ENVELOPES	2.39			09/14/21
371		03/22 AP		09/07/21	0000000	OFFICE EXPRESS OFFICE PRODUCT COPY PAPER	2.32			09/14/21
						ACCOUNT TOTAL	4.71	.00		4.71
101-1048-441.72-11 OPERATING SUPPLIES / DUES, BOOKS, MAGAZINES										
371		03/22 AP		09/01/21	0000000	THOMSON REUTERS - WEST WESTLAW INFORMATION	644.21			09/14/21
						8/1/21-8/31/21				
339		03/22 AP		08/04/21	0137988	US BANK	289.00			09/07/21
						IOWA STATE BAR ASSOCIATIO				
371		03/22 AP		07/01/21	0000000	THOMSON REUTERS - WEST WESTLAW INFORMATION	622.63			09/14/21
						6/1/21-6/30/21				
						ACCOUNT TOTAL	1,555.84	.00		1,555.84

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	---TRANSACTION--- NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-1048-441.81-29						PROFESSIONAL SERVICES / LEGAL CONSULTANTS				
371		03/22 AP		08/25/21	0000000	AHLERS AND COONEY, P.C. LGL:GENERAL MATTERS	82.50			09/14/21
						ACCOUNT TOTAL	82.50	.00	82.50	
101-1060-423.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
340		03/22 AP		08/09/21	0137988	US BANK	59.00			09/07/21
						AMZN MKTP US*2P36A9V22				
340		03/22 AP		08/05/21	0137988	US BANK	13.99			09/07/21
						AMZN MKTP US*2P3LC6EG2 AM				
						ACCOUNT TOTAL	72.99	.00	72.99	
101-1060-423.81-91 PROFESSIONAL SERVICES / LICENSES & SERVICE CONTRT										
340		03/22 AP		08/12/21	0137988	US BANK	70.00			09/07/21
						INTUIT * QUICKBOOKS MONTHLY SUB.				
						ACCOUNT TOTAL	70.00	.00	70.00	
101-1060-423.83-06 TRANSPORTATION&EDUCATION / EDUCATION										
340		03/22 AP		08/05/21	0137988	US BANK	135.00			09/07/21
						IOWA LIBRARY ASSOCIATION				
						ACCOUNT TOTAL	135.00	.00	135.00	
101-1060-423.89-33 MISCELLANEOUS SERVICES / FRIENDS SUPPORTED PROGRAM										
340		03/22 AP		08/12/21	0137988	US BANK	13.99			09/07/21
						AMZN MKTP US*2P7UJ76K2 AM				
340		03/22 AP		08/09/21	0137988	US BANK	13.46			09/07/21
						AMZN MKTP US*2P31U39D1				
340		03/22 AP		08/09/21	0137988	US BANK	19.99			09/07/21
						AMZN MKTP US*2P36A9V22				
340		03/22 AP		08/05/21	0137988	US BANK	25.00			09/07/21
						AMAZON.COM*2P5NJ1MW0				
340		03/22 AP		08/05/21	0137988	US BANK	5.99			09/07/21
						AMAZON.COM*2P0ES0T32 AMZN				
340		03/22 AP		08/02/21	0137988	US BANK	189.12			09/07/21
						AMAZON.COM*2P71Z3OS2				
340		03/22 AP		08/02/21	0137988	US BANK	19.99			09/07/21
						AMZN MKTP US*2P0R35ZJ0				
340		03/22 AP		08/02/21	0137988	US BANK	9.90			09/07/21
						AMZN MKTP US*2P2TA1OV2				
340		03/22 AP		08/02/21	0137988	US BANK	34.73			09/07/21
						AMZN MKTP US*2P8RC2TWO				
340		03/22 AP		07/22/21	0137988	US BANK	6.89			09/07/21

GROUP	PO	ACCTG	--- TRANSACTION ---				DEBITS	CREDITS	CURRENT
NBR	NBR	PER.	CD	DATE	NUMBER	DESCRIPTION			BALANCE
									POST DT
FUND 101 GENERAL FUND									
101-1060-423.89-33 MISCELLANEOUS SERVICES / FRIENDS SUPPORTED PROGRAM						continued			
		AMZN MKTP	US*2E6539MI0			FOTL:YOUTH-PETRI DISHES			
340		03/22 AP	07/21/21	0137988	US BANK		253.33		09/07/21
		HY-VEE	CEDAR FALLS 1052			FOTL:YA-CAKE & FROSTING			
340		03/22 AP	07/21/21	0137988	US BANK		20.85		09/07/21
		AMZN MKTP	US*2E0308PQ0			FOTL:COLAB-PAINT BRUSHES			
ACCOUNT TOTAL							613.24	.00	613.24
101-1060-423.89-34 MISCELLANEOUS SERVICES / ENDOWMENT SUPPORTED PROG.									
340		03/22 AP	08/20/21	0137988	US BANK		130.00		09/07/21
		SQ *SECOND	STATE BR			BERG 2 RMB SLP '21-GIFT			
340		03/22 AP	08/19/21	0137988	US BANK		165.00		09/07/21
		SQ *HURTS	DONUT COMPANY			BERG 2 RMB SLP '21-GIFT			
340		03/22 AP	07/29/21	0137988	US BANK		24.93		09/07/21
		WM SUPER	CENTER #753			BERG 2 RMB SLP '21-FRSBES			
340		03/22 AP	07/27/21	0137988	US BANK		84.21		09/07/21
		SHUTTER	FLY			BERG 2 RMB SLP '21-YOUTH			
ACCOUNT TOTAL							404.14	.00	404.14
101-1060-423.93-01 EQUIPMENT / EQUIPMENT									
340		03/22 AP	08/16/21	0137988	US BANK		49.99		09/07/21
		AMZN MKTP	US*2P71S6WY2			WEBCAM			
340		03/22 AP	08/03/21	0137988	US BANK		63.20		09/07/21
		AMZN MKTP	US*2P38P2ZL2			UPS BATTERY & USB 4-PORT			
ACCOUNT TOTAL							113.19	.00	113.19
101-1061-423.71-11 OFFICE SUPPLIES / TECHNICAL PROCESSING SUPP									
340		03/22 AP	07/21/21	0137988	US BANK		13.90		09/07/21
		AMZN MKTP	US*2E5450DY1			TISSUE PAPER 4 ARCHIVING			
ACCOUNT TOTAL							13.90	.00	13.90
101-1061-423.89-20 MISCELLANEOUS SERVICES / ADULT BOOKS									
340		03/22 AP	08/20/21	0137988	US BANK		23.71		09/07/21
		AMZN MKTP	US*2D9DS42W1			ADULT BOOKS			
340		03/22 AP	08/16/21	0137988	US BANK		31.98		09/07/21
		AMAZON.COM	*2P4FD2IO2			ADULT BOOKS			
340		03/22 AP	08/16/21	0137988	US BANK		11.99		09/07/21
		AMAZON.COM	*2D0X46AE0			ADULT BOOKS			
340		03/22 AP	08/12/21	0137988	US BANK		45.93		09/07/21
		AMAZON.COM	*2D61U5ND1			ADULT BOOKS			
340		03/22 AP	08/09/21	0137988	US BANK		5.49		09/07/21
		AMAZON.COM	*2P07S4KK0			ADULT BOOKS			

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	---TRANSACTION--- NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-1061-423.89-20 MISCELLANEOUS SERVICES / ADULT BOOKS						continued				
340		03/22 AP		07/29/21	0137988	US BANK	39.97			09/07/21
						AMAZON.COM*2P8UA6T81				
340		03/22 AP		07/26/21	0137988	US BANK	23.04			09/07/21
						AMZN MKTP US*2E6YN2Y51				
						ADULT BOOKS				
						ACCOUNT TOTAL	182.11	.00		182.11
101-1061-423.89-21 MISCELLANEOUS SERVICES / YOUNG ADULT BOOKS										
340		03/22 AP		08/04/21	0137988	US BANK	36.12			09/07/21
						AMAZON.COM*2P9ZB4M70				
						YOUNG ADULT BOOKS				
						ACCOUNT TOTAL	36.12	.00		36.12
101-1061-423.89-22 MISCELLANEOUS SERVICES / YOUTH BOOKS										
340		03/22 AP		08/13/21	0137988	US BANK	12.99			09/07/21
						AMZN MKTP US*2D6YH2ER1				
340		03/22 AP		08/10/21	0137988	US BANK	90.88			09/07/21
						AMAZON.COM*2D56R1O91				
340		03/22 AP		08/09/21	0137988	US BANK	140.00			09/07/21
						AMAZON.COM*2P6KV1X12 AMZN				
340		03/22 AP		08/09/21	0137988	US BANK	30.94			09/07/21
						AMAZON.COM*2P07S4KK0				
340		03/22 AP		08/06/21	0137988	US BANK	189.78			09/07/21
						AMAZON.COM*2P0YE7KV1 AMZN				
340		03/22 AP		08/06/21	0137988	US BANK	35.91			09/07/21
						AMZN MKTP US*2P97987E1				
340		03/22 AP		08/05/21	0137988	US BANK	22.99			09/07/21
						AMAZON.COM*2P2HM2SL1 AMZN				
340		03/22 AP		08/05/21	0137988	US BANK	30.93			09/07/21
						AMZN MKTP US*2P3P13HX0				
340		03/22 AP		07/30/21	0137988	US BANK	100.19			09/07/21
						AMAZON.COM*2E3MB2I82 AMZN				
340		03/22 AP		07/30/21	0137988	US BANK	14.99			09/07/21
						AMAZON.COM*2P1100LL0 AMZN				
340		03/22 AP		07/29/21	0137988	US BANK	11.96			09/07/21
						AMAZON.COM*2E0AZ59Y2 AMZN				
340		03/22 AP		07/26/21	0137988	US BANK	25.90			09/07/21
						AMZN MKTP US*2E0RF2DU0				
340		03/22 AP		07/26/21	0137988	US BANK	12.49			09/07/21
						AMZN MKTP US*2E8KB7240				
						YOUTH BOOKS				
						ACCOUNT TOTAL	719.95	.00		719.95
101-1061-423.89-24 MISCELLANEOUS SERVICES / ADULT AUDIO										
340		03/22 AP		08/09/21	0137988	US BANK	7.29			09/07/21
						AMAZON.COM*2P6RM3PR2				
						ADULT CD MUSIC				

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-1061-423.89-24 MISCELLANEOUS SERVICES / ADULT AUDIO						continued				
340		03/22 AP		07/26/21	0137988	US BANK	19.99			09/07/21
					AMZN MKTP US*2E8KB7240	ADULT CD MUSIC				
ACCOUNT TOTAL							27.28	.00		27.28
101-1061-423.89-25 MISCELLANEOUS SERVICES / ADULT VIDEO										
340		03/22 AP		08/17/21	0137988	US BANK	38.70			09/07/21
					AMAZON.COM*2D7HO9G80 AMZN	ADULT VIDEOS				
340		03/22 AP		08/09/21	0137988	US BANK	14.57			09/07/21
					AMZN MKTP US*2P7QX8280	ADULT VIDEOS				
340		03/22 AP		07/30/21	0137988	US BANK	7.80			09/07/21
					AMAZON.COM*2E6276IQ2 AMZN	ADULT VIDEOS				
340		03/22 AP		07/22/21	0137988	US BANK	15.98			09/07/21
					AMZN MKTP US*2E99B5KA1	ADULT VIDEOS				
ACCOUNT TOTAL							77.05	.00		77.05
101-1061-423.89-35 MISCELLANEOUS SERVICES / YOUTH AUDIO										
340		03/22 AP		08/06/21	0137988	US BANK	31.68			09/07/21
					AMAZON.COM*2P0YE7KV1 AMZN	YOUTH CD BOOKS				
340		03/22 AP		08/05/21	0137988	US BANK	17.09			09/07/21
					AMAZON.COM*2P8TX5HA0 AMZN	YOUTH CD BOOKS				
ACCOUNT TOTAL							48.77	.00		48.77
101-1061-423.89-36 MISCELLANEOUS SERVICES / YOUTH VIDEO										
340		03/22 AP		07/29/21	0137988	US BANK	23.97			09/07/21
					AMAZON.COM*2P4352EQ1 AMZN	YOUTH VIDEOS				
340		03/22 AP		07/26/21	0137988	US BANK	7.99			09/07/21
					AMAZON.COM*2E2IM9R21	YOUTH VIDEOS				
ACCOUNT TOTAL							31.96	.00		31.96
101-1061-423.89-47 MISCELLANEOUS SERVICES / LIBRARY OF THINGS										
340		03/22 AP		08/16/21	0137988	US BANK	29.54			09/07/21
					AMZN MKTP US*2D1L101B1	SHOULDER TOTES (X2)				
340		03/22 AP		08/16/21	0137988	US BANK	19.99			09/07/21
					AMZN MKTP US*2D0YS2JH0	TRAVEL DUFFEL BAG				
ACCOUNT TOTAL							49.53	.00		49.53
101-1061-423.93-01 EQUIPMENT / EQUIPMENT										
340		03/22 AP		07/26/21	0137988	US BANK	14.33			09/07/21
					AMZN MKTP US*2E91X7SIO	FILTERS 4 BARCODE READERS				

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	---TRANSACTION--- NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-1061-423.93-01 EQUIPMENT / EQUIPMENT										
ACCOUNT TOTAL							14.33	.00	14.33	
101-1118-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
371		03/22 AP		09/07/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	3.82			09/14/21
						9x12 ENVELOPES				
371		03/22 AP		09/07/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	1.16			09/14/21
						COPY PAPER				
ACCOUNT TOTAL							4.98	.00	4.98	
101-1158-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
371		03/22 AP		09/07/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	1.91			09/14/21
						9x12 ENVELOPES				
371		03/22 AP		09/07/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	1.16			09/14/21
						COPY PAPER				
ACCOUNT TOTAL							3.07	.00	3.07	
101-1158-441.83-05 TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)										
339		03/22 AP		07/30/21	0137988	US BANK	868.35			09/07/21
						UNITED 0162360169047				
						FLIGHT TO KOSOVO FOR				
339		03/22 AP		07/30/21	0137988	US BANK	13.00			09/07/21
						UNITED 0169933760565				
						SEAT ASSIGNMENTS FOR				
339		03/22 AP		07/30/21	0137988	US BANK	8.00			09/07/21
						UNITED 0169933760566				
						SEAT ASSIGN FOR MAYOR				
ACCOUNT TOTAL							889.35	.00	889.35	
101-1199-411.32-91 COMM PROTECTION GRANTS / POL-TARGET CHILD SAFETY										
339		03/22 AP		07/23/21	0137988	US BANK	285.00			09/07/21
						PROMOTIONS NOW SAFETY CITY PROMO SUPPL.				
ACCOUNT TOTAL							285.00	.00	285.00	
101-1199-421.31-10 HUMAN DEVELOPMENT GRANTS / GRANTS - CULTURAL SERVICE										
339		03/22 AP		07/26/21	0137988	US BANK	89.10			09/07/21
						HOBBY-LOBBY #0135 BANDANAS FOR BLOCK PARTY				
ACCOUNT TOTAL							89.10	.00	89.10	
101-1199-421.31-20 HUMAN DEVELOPMENT GRANTS / GRANTS - LIBRARY										
340		03/22 AP		08/03/21	0137988	US BANK	12.70			09/07/21

GROUP	PO	ACCTG	---TRANSACTION---				DEBITS	CREDITS	CURRENT
NBR	NBR	PER.	CD	DATE	NUMBER	DESCRIPTION			BALANCE
									POST DT
FUND 101 GENERAL FUND									
101-1199-421.31-20 HUMAN DEVELOPMENT GRANTS / GRANTS - LIBRARY						continued			
						AMZN MKTP US*2P38P2ZL2			
340		03/22	AP	07/26/21	0137988	US BANK	184.42		09/07/21
						AMZN MKTP US*2E91X7SI0			
						CHARGING CABLES & STRIPS			
ACCOUNT TOTAL							197.12	.00	197.12
101-1199-421.31-45 HUMAN DEVELOPMENT GRANTS / REC TRAIL GRANTS									
365		03/22	AP	09/02/21	0000000	KAY PARK REC CORP.	1,210.00		09/14/21
						MEMORIAL BENCHES			
347		03/22	AP	09/01/21	0000000	GIBSON SPECIALTY CO.	192.99		09/14/21
						MEMORIAL BENCH PLAQUE			
						JUDD TRUAX			
ACCOUNT TOTAL							1,402.99	.00	1,402.99
101-1199-441.72-19 OPERATING SUPPLIES / PRINTING									
371		03/22	AP	08/27/21	0000000	COURIER LEGAL COMMUNICATIONS	46.20		09/14/21
						PH NTC-CD-DT DOWNTOWN			
						CHARACTER DISTRICT			
371		03/22	AP	08/27/21	0000000	COURIER LEGAL COMMUNICATIONS	133.35		09/14/21
						PH NTC-REZONE DOWNTOWN			
						TO CD-DT DISTRICT			
371		03/22	AP	08/27/21	0000000	COURIER LEGAL COMMUNICATIONS		93.30	09/14/21
						CREDIT ADJUSTMENT-M HORAK			
						APPLY PRIOR PMT TO 202708			
371		03/22	AP	08/26/21	0000000	COURIER LEGAL COMMUNICATIONS	451.11		09/14/21
						8/16/21 CC MTG MINS/BILLS			
ACCOUNT TOTAL							630.66	93.30	537.36
101-1199-441.81-02 PROFESSIONAL SERVICES / AUDIT									
371		03/22	AP	08/31/21	0000000	EIDE BAILLY, LLP	6,000.00		09/14/21
						INTERIM AUDIT WORK-FY2021			
						THROUGH AUGUST 31 2021			
ACCOUNT TOTAL							6,000.00	.00	6,000.00
101-1199-441.81-09 PROFESSIONAL SERVICES / HUMAN RIGHTS COMMISSION									
371		03/22	AP	09/07/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	2.32		09/14/21
						COPY PAPER			
ACCOUNT TOTAL							2.32	.00	2.32
101-1199-441.83-06 TRANSPORTATION&EDUCATION / EDUCATION									
371		03/22	AP	06/07/21	0000000	UNIV.OF IOWA HOSPITALS-CLINIC	68.00		09/14/21
						BLS HEALTHCARE CARDS-8			
ACCOUNT TOTAL							68.00	.00	68.00

GROUP	PO	ACCTG	----TRANSACTION----				DEBITS	CREDITS	CURRENT
NBR	NBR	PER.	CD	DATE	NUMBER	DESCRIPTION			BALANCE
									POST DT
FUND 101 GENERAL FUND									
101-2205-432.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
371		03/22 AP		09/07/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	2.32		09/14/21
						COPY PAPER			
360		03/22 AP		08/25/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	.38		09/14/21
						LETTER OPENERS			
						ACCOUNT TOTAL	2.70	.00	2.70
101-2205-432.72-11 OPERATING SUPPLIES / DUES, BOOKS, MAGAZINES									
339		03/22 AP		08/18/21	0137988	US BANK	702.00		09/07/21
						AMERICAN PLANNING A			
						APA/AICP DUES-S SHEETZ			
						ACCOUNT TOTAL	702.00	.00	702.00
101-2235-412.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
360		03/22 AP		08/25/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	28.68		09/14/21
						ORGANIZER			
						ACCOUNT TOTAL	28.68	.00	28.68
101-2235-412.83-04 TRANSPORTATION&EDUCATION / DUES & MEMBERSHIPS									
339		03/22 AP		07/27/21	0137988	US BANK	120.00		09/07/21
						IAEI			
						DUES/MEMBERSHIPS-J CRAIG			
						ACCOUNT TOTAL	120.00	.00	120.00
101-2245-442.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
371		03/22 AP		09/07/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	17.39		09/14/21
						COPY PAPER			
360		03/22 AP		08/25/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	1.98		09/14/21
						LETTER OPENERS			
						ACCOUNT TOTAL	19.37	.00	19.37
101-2253-423.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
374		03/22 AP		09/08/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	79.27		09/14/21
						2022 CALENDARS, PAPERCLIP			
						ACCOUNT TOTAL	79.27	.00	79.27
101-2253-423.72-28 OPERATING SUPPLIES / CAMP SUPPLIES									
339		03/22 AP		08/12/21	0137988	US BANK	9.88		09/07/21
						WAL-MART #0753			
						PAINTERS CANVAS			
339		03/22 AP		08/09/21	0137988	US BANK	27.53		09/07/21

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-2253-423.72-28 OPERATING SUPPLIES / CAMP SUPPLIES						continued				
						WAL-MART #0753				
339		03/22 AP		08/09/21	0137988	US BANK ART SUPPLY,BEADS,PINS	197.75			09/07/21
						WM SUPERCENTER #753				
339		03/22 AP		08/06/21	0137988	US BANK POPTARTS,SNACK,LYSOL	75.02			09/07/21
						WM SUPERCENTER #753				
339		03/22 AP		08/06/21	0137988	US BANK CAMP,SNACKS,CLOROX	12.42			09/07/21
						MICHAELS STORES 1246				
339		03/22 AP		08/03/21	0137988	US BANK CAMP CRAFT TRINKETS	3.00			09/07/21
						COPYWORKS CEDAR FALLS				
339		03/22 AP		08/02/21	0137988	US BANK CAMP CRAFT SUPPLY COPY	66.74			09/07/21
						WAL-MART #0753				
339		03/22 AP		07/29/21	0137988	US BANK CAMP,GLUESTICK,SNACK,BALL	76.20			09/07/21
						WAL-MART #0753				
339		03/22 AP		07/27/21	0137988	US BANK CF CAMP,MASKS,SNACKS	27.90			09/07/21
						COPYWORKS CEDAR FALLS				
339		03/22 AP		07/23/21	0137988	US BANK CF CAMP, CRAFT SUPPLIES	58.97			09/07/21
						AMZN MKTP US*2E8R34IV1				
339		03/22 AP		07/22/21	0137988	US BANK PAINT CANVAS,WATERBALLON		15.00		09/07/21
						WAL-MART #0753				
339		03/22 AP		07/22/21	0137988	US BANK MERCHANDISE RETURN	82.02			09/07/21
						WAL-MART #0753				
						CAMP CF TREATS				
						ACCOUNT TOTAL	637.43	15.00	622.43	
101-2253-423.72-31 OPERATING SUPPLIES / YOUTH SPORTS EQUIPMENT										
339		03/22 AP		08/19/21	0137988	US BANK	12,475.00			09/07/21
						NFLFLAGJERSEY ORDER				
346		03/22 AP		08/19/21	0000000	XPRESSIONS FLAG FOOTBALL JERSEYS	479.70			09/14/21
						TEESHIRTS YOUTH SPORTS				
						ACCOUNT TOTAL	12,954.70	.00	12,954.70	
101-2253-423.72-32 OPERATING SUPPLIES / ADULT SPORTS EQUIPMENT										
346		03/22 AP		08/20/21	0000000	D & K PRODUCTS	580.00			09/14/21
						TURFACE MVP				
339		03/22 AP		08/06/21	0137988	US BANK	160.00			09/07/21
						AMZN MKTP US*2P5839BD0				
339		03/22 AP		07/21/21	0137988	US BANK CORNHOLE BOARD SET	19.96			09/07/21
						O DONNELL ACE HARDWARE				
						WASP KILLER				
						ACCOUNT TOTAL	759.96	.00	759.96	
101-2253-423.72-41 OPERATING SUPPLIES / THE FALLS CONCESSIONS										
346		03/22 AP		08/20/21	0000000	MARTIN BROS.DISTRIBUTING	95.96			09/14/21
						CONCESSION GLOVES				
339		03/22 AP		08/18/21	0137988	US BANK	15.00			09/07/21

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	---TRANSACTION--- NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-2253-423.72-41 OPERATING SUPPLIES / THE FALLS CONCESSIONS continued										
						MARTIN BROTHERS GLOVES FOR FOOD HANDLING				
346		03/22 AP		08/18/21	0000000	PAPA JOHN'S PIZZA	45.00			09/14/21
						FALLS PIZZA				
346		03/22 AP		08/18/21	0000000	PAPA JOHN'S PIZZA	67.50			09/14/21
						FALLS PIZZA				
346		03/22 AP		08/18/21	0000000	PAPA JOHN'S PIZZA	30.00			09/14/21
						FALLS PIZZA				
346		03/22 AP		08/17/21	0000000	PAPA JOHN'S PIZZA	45.00			09/14/21
						FALLS PIZZA				
346		03/22 AP		08/17/21	0000000	PAPA JOHN'S PIZZA	45.00			09/14/21
						FALLS PIZZA				
346		03/22 AP		08/17/21	0000000	PAPA JOHN'S PIZZA	45.00			09/14/21
						FALLS PIZZA				
339		03/22 AP		08/16/21	0137988	US BANK	19.90			09/07/21
						HY-VEE CEDAR FALLS 1052 FALLS CONCESSION SPOONS				
346		03/22 AP		08/16/21	0000000	PAPA JOHN'S PIZZA	45.00			09/14/21
						FALLS PIZZA				
346		03/22 AP		08/16/21	0000000	PAPA JOHN'S PIZZA	45.00			09/14/21
						FALLS PIZZA				
339		03/22 AP		08/03/21	0137988	US BANK	97.94			09/07/21
						MARTIN BROTHERS FALLS POPCORN				
339		03/22 AP		07/29/21	0137988	US BANK	9.95			09/07/21
						HY-VEE CEDAR FALLS 1052 FALLS CONC SPOONS				
339		03/22 AP		07/27/21	0137988	US BANK	7.99			09/07/21
						HY-VEE CEDAR FALLS 1052 FALLS CONC PAPER PLATES				
						ACCOUNT TOTAL	659.33	.00	659.33	
101-2253-423.72-50 OPERATING SUPPLIES / SPECIAL PROGRAM SUPPLIES										
339		03/22 AP		08/18/21	0137988	US BANK	144.00			09/07/21
						STICKER MULE STICKERS FOR SPECIAL EVNT				
339		03/22 AP		08/18/21	0137988	US BANK	129.99			09/07/21
						AMZN MKTP US*2D7E438E1 CANOPY TENT FOR SPEC EVNT				
339		03/22 AP		08/18/21	0137988	US BANK	25.94			09/07/21
						AMZN MKTP US*2D9B586E1 TENT SANDBAGS				
						ACCOUNT TOTAL	299.93	.00	299.93	
101-2253-423.81-01 PROFESSIONAL SERVICES / PROFESSIONAL SERVICES										
374		03/22 AP		09/07/21	0000000	EPREPSOLUTIONS LLC	1,000.00			09/14/21
						FINANCIAL ANALYSIS				
						ACCOUNT TOTAL	1,000.00	.00	1,000.00	

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-2253-423.86-30						REPAIR & MAINTENANCE / MAINTENANCE & UPKEEP				
374		03/22 AP		09/08/21	0000000	PRINT INNOVATIONS	695.00			09/14/21
						REC CENTER WINDOW TINT				
374		03/22 AP		09/01/21	0000000	IOWA WATER MANAGEMENT CORP. (58.00			09/14/21
						WATER MANAGEMENT SERVICE				
346		03/22 AP		08/31/21	0000000	CULLIGAN WATER CONDITIONING	77.50			09/14/21
						50# SOLAR DELIVERED				
						ACCOUNT TOTAL	830.50	.00		830.50
101-2253-423.86-31						REPAIR & MAINTENANCE / THE FALLS REPAIR & MAINT.				
346		03/22 AP		08/27/21	0000000	CEDAR VALLEY LAWN CARE	544.26			09/14/21
						IRRIGATION REPAIRS FALLS				
339		03/22 AP		08/18/21	0137988	US BANK	17.56			09/07/21
						O DONNELL ACE HARDWARE				
339		03/22 AP		08/10/21	0137988	US BANK	18.98			09/07/21
						O DONNELL ACE HARDWARE				
339		03/22 AP		08/05/21	0137988	US BANK	34.38			09/07/21
						O DONNELL ACE HARDWARE				
339		03/22 AP		08/02/21	0137988	US BANK	116.97			09/07/21
						AMZN MKTP US*2P7NP20X2				
339		03/22 AP		08/02/21	0137988	US BANK	54.30			09/07/21
						O DONNELL ACE HARDWARE				
339		03/22 AP		07/26/21	0137988	US BANK	27.08			09/07/21
						WM SUPERCENTER #753				
339		03/22 AP		07/26/21	0137988	US BANK	15.38			09/07/21
						O DONNELL ACE HARDWARE				
400		03/22 AP		07/26/21	0000000	CONTINENTAL RESEARCH CORP.	194.27			09/14/21
						SCALE AWAY				
339		03/22 AP		07/22/21	0137988	US BANK	1,048.00			09/07/21
						AMERICAN LOCKER				
						LOCKER KEYS FALLS				
						ACCOUNT TOTAL	2,071.18	.00		2,071.18
101-2280-423.72-70						OPERATING SUPPLIES / CLASSROOM SUPPLIES				
339		03/22 AP		08/20/21	0137988	US BANK	30.93			09/07/21
						HY-VEE CEDAR FALLS 1052				
339		03/22 AP		08/13/21	0137988	US BANK	304.38			09/07/21
						WAL-MART #0753				
339		03/22 AP		08/13/21	0137988	US BANK	89.64			09/07/21
						MICHAELS STORES 1246				
339		03/22 AP		08/09/21	0137988	US BANK	68.27			09/07/21
						MICHAELS STORES 1246				
339		03/22 AP		08/06/21	0137988	US BANK	28.97			09/07/21
						HOBBY-LOBBY #0135				
339		03/22 AP		08/05/21	0137988	US BANK	89.20			09/07/21
						WAL-MART #0753				
339		03/22 AP		08/05/21	0137988	US BANK	64.32			09/07/21

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-2280-423.72-70 OPERATING SUPPLIES / CLASSROOM SUPPLIES						continued				
						MICHAELS #9490 PAINTBALLS, WATERCOLOR				
339		03/22 AP		08/05/21	0137988	US BANK	29.97			09/07/21
						AMZN MKTP US*2P0J65D11 BEADS, GLASS DOME TILES				
339		03/22 AP		07/28/21	0137988	US BANK	29.70			09/07/21
						WAL-MART #0753 TAPE, METALLIC BOARDS FOR				
339		03/22 AP		07/26/21	0137988	US BANK	31.33			09/07/21
						WM SUPERCENTER #753 SNACKS, TAPE, TAPE DISPENSE				
339		03/22 AP		07/23/21	0137988	US BANK	126.75			09/07/21
						WAL-MART #0753 PAINT, PIPECLEANERS, SNACKS				
339		03/22 AP		07/23/21	0137988	US BANK	5.99			09/07/21
						AMZN MKTP US*2E0SN3HM0 MAGNETS FOR CAMP SUPPLIES				
339		03/22 AP		07/23/21	0137988	US BANK	104.13			09/07/21
						AMZN MKTP US*2E56F7IG1 TIE DYE KIT, SPRINGS, FLASH				
339		03/22 AP		07/22/21	0137988	US BANK	57.00			09/07/21
						SP * GENESIS EDUCATION OWL PELLETS FOR SCIENCE				
						ACCOUNT TOTAL	1,060.58	.00		1,060.58
101-2280-423.72-71 OPERATING SUPPLIES / GALLERY SUPPLIES										
339		03/22 AP		07/28/21	0137988	US BANK	19.84			09/07/21
						O DONNELL ACE HARDWARE CAPS, WALL MOUNTS, ELBOWS				
339		03/22 AP		07/26/21	0137988	US BANK	70.61			09/07/21
						AMZN MKTP US*2E7AD75J2 AM PIPE SHELF BRACKETS FOR				
339		03/22 AP		07/22/21	0137988	US BANK	28.18			09/07/21
						DIAMOND VOGEL PAINT #210 GALLERY PAINT FOR ABBOTT				
						ACCOUNT TOTAL	118.63	.00		118.63
101-2280-423.72-72 OPERATING SUPPLIES / PRODUCTS FOR RESALE										
372		03/22 AP		08/31/21	0000000	ICE CUBE PRESS	599.70			09/14/21
						GK GRAPHIC NOVELS				
						ACCOUNT TOTAL	599.70	.00		599.70
101-2280-423.72-74 OPERATING SUPPLIES / SERVICE/VOLUNTEER SUPP.										
339		03/22 AP		08/19/21	0137988	US BANK	2.49			09/07/21
						KWIK STAR 72600007260 ICE FOR EVENT				
339		03/22 AP		08/17/21	0137988	US BANK	32.22			09/07/21
						HY-VEE CEDAR FALLS 1052 COOKIES, LEMONADE FOR				
339		03/22 AP		07/29/21	0137988	US BANK	6.98			09/07/21
						HY-VEE CEDAR FALLS 1052 ICE, CUPS FOR PARTY ON				
339		03/22 AP		07/29/21	0137988	US BANK	2.00			09/07/21
						DOLLAR TREE GIFT BAG AND TISSUE				
339		03/22 AP		07/22/21	0137988	US BANK	22.94			09/07/21
						HY-VEE CEDAR FALLS 1052 ICE, WATER, CUPS FOR				
						ACCOUNT TOTAL	66.63	.00		66.63

GROUP	PO	ACCTG	---TRANSACTION---				DEBITS	CREDITS	CURRENT
NBR	NBR	PER.	CD	DATE	NUMBER	DESCRIPTION			BALANCE
									POST DT
FUND 101 GENERAL FUND									
101-2280-423.81-01						PROFESSIONAL SERVICES / PROFESSIONAL SERVICES			
372		03/22 AP		09/07/21	0000000	TRITLE, THOMAS	240.00		09/14/21
						CONCERT SERIES SEPT-DEC			
372		03/22 AP		09/07/21	0000000	JACOBSON, ALLAN	240.00		09/14/21
						CONCERT SERIES SEPT-DEC			
372		03/22 AP		09/07/21	0000000	ALTHOF, STEPHANIE	240.00		09/14/21
						CONCERT SERIES SEPT-DEC			
372		03/22 AP		09/03/21	0000000	ARAMARK	6.56		09/14/21
						MONTHLY RUG SERVICE			
372		03/22 AP		08/27/21	0000000	ABELS, JEREMY	125.00		09/14/21
						INSTRUCTOR FOR SCIENCE			
372		03/22 AP		08/27/21	0000000	MCDONNELL, RACHEL	125.00		09/14/21
						INSTRUCTOR FOR SCIENCE			
372		03/22 AP		02/22/21	0000000	WHITE, DAVID GERALD	1,000.00		09/14/21
						SECOND PAYMENT FOR OCT 7			
						CONCERT EVENT.			
						ACCOUNT TOTAL	1,976.56	.00	1,976.56
101-2280-423.81-61 PROFESSIONAL SERVICES / PROMOTIONS									
372		03/22 AP		08/31/21	0000000	IOWA PUBLIC RADIO, INC.	160.80		09/14/21
						IPR RADIO ADS			
339		03/22 AP		08/16/21	0137988	US BANK	31.16		09/07/21
						DNH*GODADDY.COM			
372		03/22 AP		08/16/21	0000000	CEDAR FALLS TOURISM/VISITORS	955.00		09/14/21
						VISITOR GUIDE ADS 2022			
339		03/22 AP		08/10/21	0137988	US BANK	12.95		09/07/21
						CANVA* I03142-17271605			
						MONTHLY SERVICE FEE			
						ACCOUNT TOTAL	1,159.91	.00	1,159.91
101-2280-423.83-05 TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)									
339		03/22 AP		07/30/21	0137988	US BANK	462.95		09/07/21
						UNITED			
						0162360169018			
339		03/22 AP		07/30/21	0137988	US BANK	8.00		09/07/21
						UNITED			
						0169933760563			
339		03/22 AP		07/30/21	0137988	US BANK	13.00		09/07/21
						UNITED			
						0169933760564			
						SEAT ASSIGNMENTS - KOSOVO			
						SEAT ASSIGNMENTS-KOSOVO			
						ACCOUNT TOTAL	483.95	.00	483.95
101-2280-423.83-06 TRANSPORTATION&EDUCATION / EDUCATION									
339		03/22 AP		08/20/21	0137988	US BANK	75.00		09/07/21
						IOWA MUSEUM ASSOCIATIO			
						IMA VIRTUAL CONFERENCE			
						ACCOUNT TOTAL	75.00	.00	75.00

PREPARED 09/14/2021, 9:45:26
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

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GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-2280-423.88-21						OUTSIDE AGENCIES / PUBLIC ART COMMITTEE				
372		03/22 AP		09/01/21	0000000	GIBSON SPECIALTY CO.	179.99			09/14/21
						FENCE ROADWAY PLAQUE				
372		03/22 AP		08/23/21	0000000	BALL-NOGUES DESIGN STUDIO, LL	1,000.00			09/14/21
						HONORARIUM				
372		03/22 AP		06/24/21	0000000	ACTUAL SIZE ARTWORKS LLC	1,000.00			09/14/21
						HONORARIUM				
						ACCOUNT TOTAL	2,179.99	.00		2,179.99
101-2280-423.93-01 EQUIPMENT / EQUIPMENT										
339		03/22 AP		07/30/21	0137988	US BANK	25.00			09/07/21
						CEMENT BLOCKS FOR RAKU				
339		03/22 AP		07/29/21	0137988	US BANK		375.99		09/07/21
						REFUND OF DIPJAR ORDER				
						ACCOUNT TOTAL	25.00	375.99		350.99-
101-4511-414.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
371		03/22 AP		09/07/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	2.32			09/14/21
						COPY PAPER				
370		03/22 AP		08/24/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	67.29			09/14/21
						PENS;NOTE PADS;LEGAL PADS				
						ACCOUNT TOTAL	69.61	.00		69.61
101-4511-414.72-04 OPERATING SUPPLIES / SCBA SUPPLIES										
339		03/22 AP		08/12/21	0137988	US BANK	256.59			09/07/21
						SCBA BATTERIES				
						ACCOUNT TOTAL	256.59	.00		256.59
101-4511-414.72-07 OPERATING SUPPLIES / EMS/RESCUE SUPPLIES										
339		03/22 AP		08/12/21	0137988	US BANK	31.95			09/07/21
						ROPE MARKING SUPPLIES				
339		03/22 AP		08/09/21	0137988	US BANK	226.84			09/07/21
						SMART PADS;REPL.CARTRIDGE				
339		03/22 AP		08/02/21	0137988	US BANK	52.95			09/07/21
						HERO WIPES				
						ACCOUNT TOTAL	311.74	.00		311.74
101-4511-414.72-09 OPERATING SUPPLIES / EQUIPMENT REPAIR										
370		03/22 AP		08/30/21	0000000	SANDRY FIRE SUPPLY, L.L.C.	3,664.74			09/14/21
						SCBA TESTING & REPAIR				

GROUP	PO	ACCTG	-----TRANSACTION-----			DEBITS	CREDITS	CURRENT
NBR	NBR	PER.	CD	DATE	NUMBER	DESCRIPTION		BALANCE
								POST DT
FUND 101 GENERAL FUND								
101-4511-414.72-09						EQUIPMENT REPAIR	continued	
339		03/22 AP	08/02/21	0137988		US BANK	189.69	09/07/21
						PK SAFETY SUPPLY		
						REPL.SENSOR-4-GAS METER		
ACCOUNT TOTAL						3,854.43	.00	3,854.43
101-4511-414.72-20						OFFICERS EQUIPMENT		
370		03/22 AP	09/09/21	0000000		SANDRY FIRE SUPPLY, L.L.C.	431.15	09/14/21
						TURNOUT GEAR-GLOVES/HOODS		
ACCOUNT TOTAL						431.15	.00	431.15
101-4511-414.73-10						HEADQUARTER SUPPLIES		
370		03/22 AP	09/09/21	0000000		O'DONNELL ACE HARDWARE	4.39	09/14/21
						ADHESIVE LETTERS/NUMBERS		
370		03/22 AP	08/27/21	0000000		O'DONNELL ACE HARDWARE	43.99	09/14/21
						WEED KILLER		
370		03/22 AP	08/27/21	0000000		O'DONNELL ACE HARDWARE	23.99	09/14/21
						LINE TRIMMER		
ACCOUNT TOTAL						72.37	.00	72.37
101-4511-414.83-05						TRAVEL (FOOD/MILEAGE/LOD)		
339		03/22 AP	08/06/21	0137988		US BANK	51.32	09/07/21
						CASEYS CEDAR FALLS		
						MEALS-FIRE ON 8/4/21		
ACCOUNT TOTAL						51.32	.00	51.32
101-4511-414.83-06						EDUCATION		
370		03/22 AP	08/23/21	0000000		HAWKEYE COMMUNITY COLLEGE	2,087.50	09/14/21
						REG:EMT COURSE-M. ROSS		
						08/23/21-12/16/21		
339		03/22 AP	08/12/21	0137988		US BANK	184.50	09/07/21
						AEDS TODAY		
						HEARTSTART AED TRAINER		
ACCOUNT TOTAL						2,272.00	.00	2,272.00
101-4511-414.86-01						REPAIR & MAINTENANCE		
370		03/22 AP	09/09/21	0000000		O'DONNELL ACE HARDWARE	4.99	09/14/21
						COMPRESSOR NOZZLE		
370		03/22 AP	08/04/21	0000000		PROSHIELD FIRE & SECURITY	783.25	09/14/21
						SEMI-ANN.EXT.INSP./RECHRG		
						4600 S. MAIN		
ACCOUNT TOTAL						788.24	.00	788.24

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-4511-414.93-01 EQUIPMENT / EQUIPMENT										
370		03/22 AP		08/30/21	0000000	O'DONNELL ACE HARDWARE	66.99			09/14/21
339		03/22 AP		07/21/21	0137988	US BANK	214.46			09/07/21
						HOSE CART-STATION #2				
						NAVAL COMPANY INC				
						SHOT LINE-BRIDGER GUN				
						ACCOUNT TOTAL	281.45	.00		281.45
101-5521-415.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
371		03/22 AP		09/07/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	2.32			09/14/21
373		03/22 AP		09/01/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	116.44			09/14/21
373		03/22 AP		08/25/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	48.76			09/14/21
339		03/22 AP		07/27/21	0137988	US BANK		10.44		09/07/21
339		03/22 AP		07/27/21	0137988	US BANK	9.76			09/07/21
339		03/22 AP		07/27/21	0137988	US BANK	10.44			09/07/21
339		03/22 AP		07/22/21	0137988	US BANK	247.90			09/07/21
						WAL-MART #0753 SE2				
						WAL-MART #0753				
						AMZN MKTP US*2E50M6XZO				
						RETURN-LABELMAKER REFILLS				
						COPY PAPER				
						PAPER;JUMBO CLIPS				
						PENS;NOTEBOOK;TABLET HLDR				
						ACCOUNT TOTAL	435.62	10.44		425.18
101-5521-415.71-04 OFFICE SUPPLIES / TICKETS										
373		03/22 AP		09/02/21	0000000	STOREY KENWORTHY	1,300.00			09/14/21
						200 CITATION BOOKS				
						ACCOUNT TOTAL	1,300.00	.00		1,300.00
101-5521-415.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES										
373		03/22 AP		09/02/21	0000000	HERITAGE ART GALLERY-WATERLOO	12.50			09/14/21
373		03/22 AP		09/02/21	0000000	GIBSON SPECIALTY CO.	42.50			09/14/21
373		03/22 AP		09/01/21	0000000	L & M TRANSMISSION	95.00			09/14/21
373		03/22 AP		09/01/21	0000000	L & M TRANSMISSION	99.00			09/14/21
373		03/22 AP		09/01/21	0000000	THOMSON REUTERS - WEST	285.65			09/14/21
373		03/22 AP		09/01/21	0000000	MIRACLE CAR WASH, INC.	11.95			09/14/21
373		03/22 AP		08/31/21	0000000	IOWA SPORTS SUPPLY, INC.	42.50			09/14/21
						REPL. BADGE-PLAQUE-D.BROWN				
						APPROVED BY JEFF OLSON				
						DEVIC & T.SMITH				
						ABANDONED VEHICLE				
						ECLIPSE;CASE#21-063818				
						08/01/21-08/31/21				
						1 PD CAR WASH				
						PLAQUE-DAN BROWN				

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT	
FUND 101 GENERAL FUND											
101-5521-415.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES						continued					
373		03/22 AP		08/27/21	0000000	ABC EMBROIDERY, INC.	26.50			09/14/21	
		NAME TAGS-Z.ANDERSEN									
373		03/22 AP		08/27/21	0000000	ABC EMBROIDERY, INC.	26.50			09/14/21	
		NAME TAGS-A.SNYDER									
373		03/22 AP		08/25/21	0000000	HERITAGE ART GALLERY-WATERLOO	25.00			09/14/21	
		PLAQUE-DAN BROWN									
373		03/22 AP		08/21/21	0000000	MARTIN BROS.DISTRIBUTING	105.44			09/14/21	
		KITCHEN SUPPLIES-PD									
339		03/22 AP		08/11/21	0137988	US BANK	125.00			09/07/21	
		INTOXIMETERS INC DRYGAS CALIBRATION TANK									
		ACCOUNT TOTAL						897.54	.00		897.54
101-5521-415.72-20 OPERATING SUPPLIES / OFFICERS EQUIPMENT											
339		03/22 AP		08/12/21	0137988	US BANK	99.96			09/07/21	
		THE PUBLIC SAFETY STOR SAFETY VESTS									
339		03/22 AP		07/28/21	0137988	US BANK		7.55		09/07/21	
		WPSG CREDIT-TAX-MICROSHIELDS									
373		03/22 AP		06/23/21	0000000	WERTJES UNIFORMS	43.00			09/14/21	
		INNER BELT MARK HOWARD									
373		03/22 AP		06/22/21	0000000	WERTJES UNIFORMS	43.00			09/14/21	
		INNER BELT LIESEL REIMERS									
		ACCOUNT TOTAL						185.96	7.55		178.41
101-5521-415.72-29 OPERATING SUPPLIES / MIRT EQUIPMENT											
339		03/22 AP		08/02/21	0137988	US BANK	233.88			09/07/21	
		THE SHIRT SHACK SWAT T-SHIRTS									
339		03/22 AP		07/23/21	0137988	US BANK	937.00			09/07/21	
		EMBLEM ENTERPRISES INC SWAT PATCHES									
		ACCOUNT TOTAL						1,170.88	.00		1,170.88
101-5521-415.81-01 PROFESSIONAL SERVICES / PROFESSIONAL SERVICES											
373		03/22 AP		08/25/21	0000000	MCKENNA MCNELLY PHOTOGRAPHY	65.00			09/14/21	
		PROFESSIONAL PHOTO-PD JOSH MIXDORF									
		ACCOUNT TOTAL						65.00	.00		65.00
101-5521-415.83-04 TRANSPORTATION&EDUCATION / DUES & MEMBERSHIPS											
373		03/22 AP		09/08/21	0000000	SECRETARY, STATE OF IOWA	30.00			09/14/21	
		RENEW NOTARY-MIKE HAYES									
339		03/22 AP		08/03/21	0137988	US BANK	35.00			09/07/21	
		PAYPAL *NTOA NTOA MEMB.DUES-Z.LADAGE									
339		03/22 AP		08/02/21	0137988	US BANK	35.00			09/07/21	

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
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FUND 101 GENERAL FUND

101-5521-415.83-04 TRANSPORTATION&EDUCATION / DUES & MEMBERSHIPS						continued				
					PAYPAL *NTOA	NTOA MEMB.DUES-T.SMITH				
ACCOUNT TOTAL							100.00	.00	100.00	
101-5521-415.83-05 TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)										
339		03/22 AP		08/19/21	0137988	US BANK	26.14			09/07/21
					SUBWAY 15596	MEALS-ASSAULT INVESTIGAT.				
339		03/22 AP		07/22/21	0137988	US BANK	25.80			09/07/21
					SUBWAY 35634	MEALS-FIREARMS TRAINING				
ACCOUNT TOTAL							51.94	.00	51.94	
101-5521-415.83-06 TRANSPORTATION&EDUCATION / EDUCATION										
339		03/22 AP		08/12/21	0137988	US BANK	184.50			09/07/21
					AEDS TODAY	HEARTSTART AED TRAINER				
339		03/22 AP		08/10/21	0137988	US BANK	695.00			09/07/21
					PAYPAL *NTOA	REG:SWAT DECISION MAKING				
339		03/22 AP		08/04/21	0137988	US BANK	695.00			09/07/21
					PAYPAL *NTOA	REG:SWAT DECISION MAKING				
339		03/22 AP		07/21/21	0137988	US BANK	160.00			09/07/21
					COMMAND PRESENCE	REG:LEADING W/OUT RANK				
339		03/22 AP		07/21/21	0137988	US BANK	160.00			09/07/21
					COMMAND PRESENCE	REG:LEADING W/OUT RANK				
339		03/22 AP		07/21/21	0137988	US BANK	160.00			09/07/21
					COMMAND PRESENCE	REG:LEADING W/OUT RANK				
ACCOUNT TOTAL							2,054.50	.00	2,054.50	
101-5521-415.83-08 TRANSPORTATION&EDUCATION / ACADEMY										
339		03/22 AP		08/04/21	0137988	US BANK	230.00			09/07/21
					IOWA PRISON INDUSTRIES	ILEA UNIFORM-LUCAS KLANG				
339		03/22 AP		07/27/21	0137988	US BANK	3.50			09/07/21
					COLLEGE TRANSCRIPT	COLLEGE TRANSCRIPT FEE				
ACCOUNT TOTAL							233.50	.00	233.50	
101-5521-415.86-01 REPAIR & MAINTENANCE / REPAIR & MAINTENANCE										
373		03/22 AP		08/23/21	0000000	PROSHIELD FIRE & SECURITY	461.50			09/14/21
					ANN.EXT.INSR./RECHARGE	4600 S. MAIN				
ACCOUNT TOTAL							461.50	.00	461.50	
101-5521-415.89-40 MISCELLANEOUS SERVICES / UNIFORM ALLOWANCE										
373		03/22 AP		09/02/21	0000000	MARLOW WHITE	971.30			09/14/21

GROUP	PO	ACCTG	---TRANSACTION---				DEBITS	CREDITS	CURRENT
NBR	NBR	PER.	CD	DATE	NUMBER	DESCRIPTION			BALANCE
									POST DT
FUND 101 GENERAL FUND									
101-5521-415.89-40 MISCELLANEOUS SERVICES / UNIFORM ALLOWANCE						continued			
						HONOR GUARD UNIFORM			
373		03/22 AP		06/30/21	0000000	WERTJES UNIFORMS	16.00		09/14/21
						UNIFORM ALLOWANCE-SOX			
						RYAN BELLIS			
373		03/22 AP		06/30/21	0000000	WERTJES UNIFORMS	48.00		09/14/21
						UNIFORM ALLOWANCE-SOX			
						CAITLIN RYAN			
373		03/22 AP		06/29/21	0000000	WERTJES UNIFORMS	59.99		09/14/21
						UNIFORM ALLOWANCE-PANTS			
						JEFF SITZMANN			
373		03/22 AP		06/29/21	0000000	WERTJES UNIFORMS	20.85		09/14/21
						UNIFORM ALLOWANCE-SOX			
						KRISTI HANSON			
373		03/22 AP		06/24/21	0000000	WERTJES UNIFORMS	24.00		09/14/21
						UNIFORM ALLOWANCE-SOX			
						DUSANKA DEVIC			
373		03/22 AP		06/23/21	0000000	WERTJES UNIFORMS	283.15		09/14/21
						UNIF.ALLOW.-PANTS;SHIRTS+			
						TIM SMITH			
373		03/22 AP		06/23/21	0000000	WERTJES UNIFORMS	168.00		09/14/21
						UNIFORM ALLOWANCE-PANTS			
						TYLER LENOX			
373		03/22 AP		06/22/21	0000000	WERTJES UNIFORMS	52.99		09/14/21
						UNIFORM ALLOWANCE-SHORTS			
						SHEA MCNAMARA			
373		03/22 AP		06/22/21	0000000	WERTJES UNIFORMS	150.00		09/14/21
						UNIFORM ALLOWANCE-BOOTS			
						LIESEL REIMERS			
ACCOUNT TOTAL							1,794.28	.00	1,794.28
101-5521-415.93-01 EQUIPMENT / EQUIPMENT									
373		03/22 AP		09/01/21	0000000	INTOXIMETERS INC.	415.00		09/14/21
						1 BREATHALIZER			
ACCOUNT TOTAL							415.00	.00	415.00
101-6613-433.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES									
378		03/22 AP		09/02/21	0000000	O'DONNELL ACE HARDWARE	37.68		09/14/21
						SPRAY PAINT AND ROUND UP			
365		03/22 AP		08/31/21	0000000	CULLIGAN WATER CONDITIONING	13.50		09/14/21
						5 GAL WATER BOTTLE			
365		03/22 AP		07/30/21	0000000	CITY LAUNDERING CO.	30.55		09/14/21
						FIRST AID SUPPLIES FOR			
						CEMETERY EYEWASH, ICE PAC			
ACCOUNT TOTAL							81.73	.00	81.73
101-6616-446.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES									
378		03/22 AP		08/31/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	102.93		09/14/21
						TISSUES,TOWELS			
PROJECT#:						062507			
378		03/22 AP		08/25/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	300.11		09/14/21
						SOAP,UNRL SCRNBAGS			
PROJECT#:						062514			
378		03/22 AP		08/24/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	156.32		09/14/21

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-6616-446.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES						continued				
						SOAP, TOWELS, TISSUES, LINER				
PROJECT#:		062501								
378		03/22 AP		08/24/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	109.08			09/14/21
						SOAP, TOWELS, TISSUES, LINER				
PROJECT#:		062506								
378		03/22 AP		08/24/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	53.34			09/14/21
						SOAP, TOWELS, TISSUES, LINER				
PROJECT#:		062507								
378		03/22 AP		08/24/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	630.00			09/14/21
						NITRILE GLOVES				
PROJECT#:		062514								
339		03/22 AP		08/10/21	0137988	US BANK	38.98			09/07/21
						AMZN MKTP US*2D87P6FZ1				
						DISPOSABLE MASKS				
PROJECT#:		062506								
339		03/22 AP		08/10/21	0137988	US BANK	20.94			09/07/21
						AMZN MKTP US*2P0PO9I40				
						CAULK				
PROJECT#:		062511								
339		03/22 AP		08/06/21	0137988	US BANK	40.10			09/07/21
						AMAZON.COM*2P7KR42M1 AMZN				
						CLAY TRAP REPLACEMENT				
PROJECT#:		062505								
339		03/22 AP		07/26/21	0137988	US BANK	87.32			09/07/21
						AMZN MKTP US*2E3044QS0				
						HAND SANITIZER DISPENSERS				
PROJECT#:		062511								
						ACCOUNT TOTAL	1,539.12	.00		1,539.12
101-6616-446.73-05 OTHER SUPPLIES / OPERATING EQUIPMENT										
347		03/22 AP		08/24/21	0000000	CENTRAL IOWA DISTRIBUTING INC	847.00			09/14/21
						FLOOR FANS				
PROJECT#:		062506								
						ACCOUNT TOTAL	847.00	.00		847.00
101-6616-446.73-06 OTHER SUPPLIES / BUILDING REPAIR										
347		03/22 AP		08/30/21	0000000	CHRISTIE DOOR COMPANY	300.10			09/14/21
						OVERHEAR DOOR REPAIR				
PROJECT#:		062506								
347		03/22 AP		08/25/21	0000000	CHRISTIE DOOR COMPANY	70.00			09/14/21
						OVERHEAD DOOR REPAIR				
PROJECT#:		062506								
365		03/22 AP		08/24/21	0000000	MENARDS-CEDAR FALLS	8.95			09/14/21
						GRINDING STONES				
PROJECT#:		062511								
365		03/22 AP		08/23/21	0000000	MENARDS-CEDAR FALLS	7.99			09/14/21
						WIRE BRUSH				
PROJECT#:		062506								
339		03/22 AP		08/18/21	0137988	US BANK	26.96			09/07/21

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-6616-446.73-06 OTHER SUPPLIES / BUILDING REPAIR						continued				
AMZN MKTP US*2D9TK2VJ0						CAULK FOR HOLDING CELLS				
PROJECT#:		062511								
347		03/22 AP		08/17/21	0000000	ECHO GROUP, INC.	222.42			09/14/21
						LIGHT REPAIR GLOVES				
PROJECT#:		062503								
339		03/22 AP		08/16/21	0137988	US BANK	70.99			09/07/21
						AMZN MKTP US*2P8KH47E2				
PROJECT#:		062511								
339		03/22 AP		08/16/21	0137988	US BANK	103.81			09/07/21
						AMZN MKTP US*2D7CO2PM1				
PROJECT#:		062507								
347		03/22 AP		08/16/21	0000000	HAWKEYE COMMUNICATION/FANDEL	898.90			09/14/21
						FIRE ALARM POWER SUPPLY				
PROJECT#:		062506								
339		03/22 AP		08/06/21	0137988	US BANK	48.24			09/07/21
						AMZN MKTP US*2P3J708Z0				
PROJECT#:		062506								
						ACCOUNT TOTAL	1,758.36	.00		1,758.36
101-6616-446.81-08 PROFESSIONAL SERVICES / PEST CONTROL										
378		03/22 AP		09/01/21	0000000	PLUNKETT'S PEST CONTROL, INC	24.96			09/14/21
						PEST CONTROL				
PROJECT#:		062508								
378		03/22 AP		09/01/21	0000000	PLUNKETT'S PEST CONTROL, INC	49.18			09/14/21
						PEST CONTROL				
PROJECT#:		062511								
378		03/22 AP		09/01/21	0000000	PLUNKETT'S PEST CONTROL, INC	115.00			09/14/21
						PEST CONTROL				
PROJECT#:		062506								
378		03/22 AP		09/01/21	0000000	PLUNKETT'S PEST CONTROL, INC	15.00			09/14/21
						PEST CONTROL				
PROJECT#:		062510								
378		03/22 AP		09/01/21	0000000	PLUNKETT'S PEST CONTROL, INC	25.00			09/14/21
						PEST CONTROL				
PROJECT#:		062505								
378		03/22 AP		09/01/21	0000000	PLUNKETT'S PEST CONTROL, INC	80.00			09/14/21
						PEST CONTROL				
PROJECT#:		062515								
378		03/22 AP		09/01/21	0000000	PLUNKETT'S PEST CONTROL, INC	15.00			09/14/21
						PEST CONTROL				
PROJECT#:		062510								
						ACCOUNT TOTAL	324.14	.00		324.14
101-6616-446.86-02 REPAIR & MAINTENANCE / BUILDINGS & GROUNDS										
347		03/22 AP		09/01/21	0000000	FRESH START CLEANING SOLUTION	3,700.00			09/14/21

GROUP NBR	PO NBR	ACCTG PER	CD	---TRANSACTION---	DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND											
101-6616-446.86-02 REPAIR & MAINTENANCE / BUILDINGS & GROUNDS								continued			
JANITORIAL SERVICES											
PROJECT#:	062501										
347	03/22 AP	09/01/21	0000000	FRESH START CLEANING SOLUTION				700.00			09/14/21
JANITORIAL SERVICES											
PROJECT#:	062509										
347	03/22 AP	09/01/21	0000000	FRESH START CLEANING SOLUTION				7,000.00			09/14/21
JANITORIAL SERVICES											
PROJECT#:	062507										
347	03/22 AP	09/01/21	0000000	FRESH START CLEANING SOLUTION				3,165.00			09/14/21
JANITORIAL SERVICES											
PROJECT#:	062511										
347	03/22 AP	09/01/21	0000000	FRESH START CLEANING SOLUTION				770.00			09/14/21
JANITORIAL SERVICES											
PROJECT#:	062508										
347	03/22 AP	09/01/21	0000000	FRESH START CLEANING SOLUTION				3,300.00			09/14/21
JANITORIAL SERVICES											
PROJECT#:	062503										
347	03/22 AP	09/01/21	0000000	FRESH START CLEANING SOLUTION				1,865.00			09/14/21
JANITORIAL SERVICES											
PROJECT#:	062506										
347	03/22 AP	09/01/21	0000000	FRESH START CLEANING SOLUTION				1,500.00			09/14/21
JANITORIAL SERVICES											
PROJECT#:	062505										
347	03/22 AP	09/01/21	0000000	FRESH START CLEANING SOLUTION				450.00			09/14/21
JANITORIAL SERVICES											
PROJECT#:	062515										
ACCOUNT TOTAL								22,450.00	.00	22,450.00	
101-6623-423.86-01 REPAIR & MAINTENANCE / REPAIR & MAINTENANCE											
365	03/22 AP	08/17/21	0000000	MIDWEST IRRIGATION, LLC				660.00			09/14/21
PUMP TEST AT PHEASANT GOLF											
ACCOUNT TOTAL								660.00	.00	660.00	
101-6625-432.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES											
339	03/22 AP	07/28/21	0137988	US BANK				48.65			09/07/21
EPSON LABELWORKS STORE LABELS											
ACCOUNT TOTAL								48.65	.00	48.65	
101-6625-432.71-08 OFFICE SUPPLIES / PUBLIC ADVERTISING											
355	03/22 AP	09/01/21	0000000	QUESTCDN				555.00			09/14/21
AUGUST 2021-37 BIDS CFU PTCH/SDWLK INFL/SEAL											
ACCOUNT TOTAL								555.00	.00	555.00	

ACCOUNT ACTIVITY LISTING

GROUP	PO	ACCTG	---TRANSACTION---			DEBITS	CREDITS	CURRENT
NBR	NBR	PER.	CD	DATE	NUMBER	DESCRIPTION		BALANCE
								POST DT
FUND 101 GENERAL FUND								
101-6625-432.81-44						PROFESSIONAL SERVICES / USGS RIVER GAUGE		
355		03/22 AP	08/23/21	0000000		MIDAMERICAN ENERGY	10.22	09/14/21
						FINCHFORD RIVER GAUGE		
						07/23/21-08/23/21		
ACCOUNT TOTAL						10.22	.00	10.22
101-6625-432.83-07						TRANSPORTATION&EDUCATION / REGISTRATIONS		
339		03/22 AP	08/09/21	0137988		US BANK	70.00	09/07/21
						AMERICAN COUNCIL OF ENGIN		
						BANQUET-RON GAINES		
339		03/22 AP	08/09/21	0137988		US BANK	70.00	09/07/21
						AMERICAN COUNCIL OF ENGIN		
						BANQUET-CHASE SCHRAGE		
ACCOUNT TOTAL						140.00	.00	140.00
101-6625-432.86-25						REPAIR & MAINTENANCE / ENGINEERING & ARCHITECT.		
355		03/22 AP	08/30/21	0000000		TERRACON CONSULTANTS, INC.	998.63	09/14/21
						3190-CONSTRUCTION TESTING		
						STREET RECON. & CDR H.DR.		
PROJECT#:						023190		
355		03/22 AP	08/23/21	0000000		SNYDER & ASSOCIATES, INC.	1,661.12	09/14/21
						3282-2021 SURVEY SERVICES		
						SERVICES THRU 7/31/21		
PROJECT#:						023282		
ACCOUNT TOTAL						2,659.75	.00	2,659.75
101-6633-423.72-01						OPERATING SUPPLIES / OPERATING SUPPLIES		
378		03/22 AP	09/03/21	0000000		O'DONNELL ACE HARDWARE	3.68	09/14/21
						NUTS AND BOLTS		
378		03/22 AP	08/31/21	0000000		O'DONNELL ACE HARDWARE	178.66	09/14/21
						SWEEPER, PRUNERS		
378		03/22 AP	08/30/21	0000000		O'DONNELL ACE HARDWARE	18.08	09/14/21
						AUGER, RING WAX BOWL		
347		03/22 AP	08/27/21	0000000		BUILDERS SELECT LLC	5.49	09/14/21
						DRILL BITS		
378		03/22 AP	08/27/21	0000000		STOKES WELDING	89.99	09/14/21
						BATTERY CHARGER		
378		03/22 AP	08/24/21	0000000		OUTDOOR & MORE	61.95	09/14/21
						SNOW SHOVEL		
365		03/22 AP	08/16/21	0000000		FASTENAL COMPANY	67.49	09/14/21
						DECK SCREWS		
339		03/22 AP	08/10/21	0137988		US BANK	391.13	09/07/21
						DOG WASTE DEPOT		
						DOG WASTE BAGS		
378		03/22 AP	06/24/21	0000000		OUTDOOR RECREATION PROD	1,420.00	09/14/21
						PLAYGROUND MULCH SAFETY		
						FIBER		
365		03/22 AP	06/04/21	0000000		BENTON'S READY MIX CONCRETE,	455.00	09/14/21
						CONCRETE FOR STORY WALK		
						INSTALL- BIG WOODS		
ACCOUNT TOTAL						2,691.47	.00	2,691.47

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	---TRANSACTION--- NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-6633-423.83-06						TRANSPORTATION&EDUCATION / EDUCATION				
339		03/22 AP		08/12/21	0137988	US BANK	15.00			09/07/21
339		03/22 AP		07/22/21	0137988	IA DEPT OF AGRICULTURE HAWKEYE COMMUNITY COLLEGE	20.00			09/07/21
						TOBIAS SIRES PESTICIDE PESTICIDE APPLICATION				
						ACCOUNT TOTAL	35.00	.00	35.00	
101-6633-423.86-01 REPAIR & MAINTENANCE / REPAIR & MAINTENANCE										
365		03/22 AP		08/19/21	0000000	BUILDERS SELECT LLC	83.00			09/14/21
						ROOFING NAILER TOOL REPAI				
						ACCOUNT TOTAL	83.00	.00	83.00	
						FUND TOTAL	97,851.77	502.28	97,349.49	
FUND 203 TAX INCREMENT FINANCING										
FUND 206 STREET CONSTRUCTION FUND										
206-6637-436.73-05						OTHER SUPPLIES / OPERATING EQUIPMENT				
347		03/22 AP		08/27/21	0000000	BLACK HAWK RENTAL	31.00			09/14/21
						LP FORKLIFT TANK				
						ACCOUNT TOTAL	31.00	.00	31.00	
206-6637-436.73-28 OTHER SUPPLIES / SIDEWALKS										
347		03/22 AP		08/20/21	0000000	BENTON'S READY MIX CONCRETE, CONCRETE FOR SIDEWALK AND	208.75			09/14/21
						APPROACH HAWTHORNE				
						ACCOUNT TOTAL	208.75	.00	208.75	
206-6637-436.73-32 OTHER SUPPLIES / STREETS										
365		03/22 AP		08/31/21	0000000	BENTON'S READY MIX CONCRETE, CONCRETE FOR VIKING ROAD	1,904.00			09/14/21
365		03/22 AP		08/28/21	0000000	ASPRO, INC.	206.80			09/14/21
365		03/22 AP		08/27/21	0000000	HOT MIX ASPHALT				
365		03/22 AP		08/27/21	0000000	BENTON'S READY MIX CONCRETE, CONCRETE-STREET REPAIR	355.00			09/14/21
365		03/22 AP		08/27/21	0000000	BENTON'S READY MIX CONCRETE, CONCRETE FOR VIKING ROAD	167.00			09/14/21
347		03/22 AP		08/26/21	0000000	BENTON'S READY MIX CONCRETE, CONCRETE FOR VIKING ROAD	3,570.00			09/14/21
347		03/22 AP		08/21/21	0000000	ASPRO, INC.	437.36			09/14/21
347		03/22 AP		08/21/21	0000000	HOTMIX ASPHALT				
347		03/22 AP		08/21/21	0000000	ASPRO, INC.	718.96			09/14/21
						HOTMIX ASPHALT				

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 206 STREET CONSTRUCTION FUND										
206-6637-436.73-32 OTHER SUPPLIES / STREETS						continued				
365		03/22 AP		08/21/21	0000000	BMC AGGREGATES L.C. ROADSTONE FOR ALLEYS AND SHOULDERS	427.92			09/14/21
ACCOUNT TOTAL							7,787.04	.00	7,787.04	
206-6647-436.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES										
365		03/22 AP		08/27/21	0000000	MENARDS-CEDAR FALLS MOUSE POISON	65.05			09/14/21
378		03/22 AP		08/26/21	0000000	SERVICE SIGNING, L.C.	250.00			09/14/21
347		03/22 AP		08/17/21	0000000	ELECTRICAL ENGINEERING & EQUI	82.55			09/14/21
365		03/22 AP		08/16/21	0000000	MENARDS-CEDAR FALLS ELECTRICAL SUPPLIES POLE BREAKER	22.68			09/14/21
378		03/22 AP		08/14/21	0000000	UNITED PARCEL SERVICE SHIPPING	167.06			09/14/21
ACCOUNT TOTAL							587.34	.00	587.34	
206-6647-436.73-12 OTHER SUPPLIES / TRAFFIC SIGNALS										
365		03/22 AP		09/03/21	0000000	MOBOTREX, INC	208.00			09/14/21
365		03/22 AP		08/31/21	0000000	MOUNTS FOR TRAFFIC SIGNAL	408.00			09/14/21
365		03/22 AP		08/30/21	0000000	TRAFFIC SIGNAL STOCK PART	1,028.00			09/14/21
365		03/22 AP		08/25/21	0000000	TRAFFIC SIGNALS	2,040.00			09/14/21
ACCOUNT TOTAL							3,684.00	.00	3,684.00	
206-6647-436.73-20 OTHER SUPPLIES / POSTS										
378		03/22 AP		08/11/21	0000000	TAPCO ANCHORS FOR SIGN POSTS	910.00			09/14/21
ACCOUNT TOTAL							910.00	.00	910.00	
FUND TOTAL							13,208.13	.00	13,208.13	

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 215 HOSPITAL FUND										
FUND 216 POLICE BLOCK GRANT FUND										
FUND 217 SECTION 8 HOUSING FUND										
FUND 223 COMMUNITY BLOCK GRANT										
223-2224-432.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
	371			03/22	AP 09/07/21 0000000	OFFICE EXPRESS OFFICE PRODUCT	1.16			09/14/21
						COPY PAPER				
						ACCOUNT TOTAL	1.16	.00	1.16	
						FUND TOTAL	1.16	.00	1.16	
FUND 224 TRUST & AGENCY										
FUND 242 STREET REPAIR FUND										
242-1240-431.92-44 STRUCTURE IMPROV & BLDGS / STREET RECONSTRUCTION										
	355			03/22	AP 09/06/21 0000000	PETERSON CONTRACTORS	513,997.97			09/14/21
						3227-2021 STREET CONST.				
						PROJECT#: 023227				
						ACCOUNT TOTAL	513,997.97	.00	513,997.97	
						FUND TOTAL	513,997.97	.00	513,997.97	
FUND 254 CABLE TV FUND										
254-1088-431.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES										
	371			03/22	AP 09/07/21 0000000	OFFICE EXPRESS OFFICE PRODUCT	3.82			09/14/21
						9x12 ENVELOPES				
	371			03/22	AP 09/07/21 0000000	OFFICE EXPRESS OFFICE PRODUCT	5.80			09/14/21
						COPY PAPER				
	339			03/22	AP 07/28/21 0137988	US BANK	133.92			09/07/21
						B&H PHOTO 800-606-6969				
	339			03/22	AP 07/28/21 0137988	US BANK	21.00			09/07/21
						ENVATO 59152320				
	339			03/22	AP 07/27/21 0137988	US BANK	66.11			09/07/21
						AMZN MKTP US*2E4CT3U60				
	339			03/22	AP 07/26/21 0137988	US BANK	28.50			09/07/21
						AMZN MKTP US*2E8IG4VE2				
						ACCOUNT TOTAL	259.15	.00	259.15	
254-1088-431.72-11 OPERATING SUPPLIES / DUES, BOOKS, MAGAZINES										
	339			03/22	AP 08/10/21 0137988	US BANK	128.27			09/07/21
						DROPBOX 1QCKZGJ99R4L				
						ACCOUNT TOTAL	128.27	.00	128.27	

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GROUP	PO	ACCTG	---TRANSACTION---				DEBITS	CREDITS	CURRENT
NBR	NBR	PER.	CD	DATE	NUMBER	DESCRIPTION			BALANCE
									POST DT
FUND 254 CABLE TV FUND									
254-1088-431.73-01						OTHER SUPPLIES / REPAIR & MAINT. SUPPLIES			
339		03/22 AP		07/29/21	0137988	US BANK	43.84		09/07/21
						SITLER SUPPLIES INC FTK OSRAM			
ACCOUNT TOTAL							43.84	.00	43.84
254-1088-431.83-05 TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)									
339		03/22 AP		07/27/21	0137988	US BANK	27.52		09/07/21
						HONG KONG RESTAURANT MEAL:PS VIDEO CREW			
ACCOUNT TOTAL							27.52	.00	27.52
254-1088-431.92-01 STRUCTURE IMPROV & BLDGS / STRUCTURE IMPROV & BLDGS									
339		03/22 AP		08/05/21	0137988	US BANK	1,213.00		09/07/21
						AUTOMATIONDIRECT.COM ECLIPSE RACK ENCLOSURE			
ACCOUNT TOTAL							1,213.00	.00	1,213.00
254-1088-431.93-01 EQUIPMENT / EQUIPMENT									
399		03/22 AP		09/10/21	0000000	HEARTLAND VIDEO SYSTEMS INC	8,666.36		09/14/21
						CAMERA UNIT,BASE,ADAPTOR P.O. 56627			
339		03/22 AP		08/17/21	0137988	US BANK	534.24		09/07/21
						B&H PHOTO 800-606-6969 IPS MONITORS (2)			
339		03/22 AP		08/17/21	0137988	US BANK	534.24		09/07/21
						B&H PHOTO 800-606-6969 PLANAR MONITOR (2)			
339		03/22 AP		07/23/21	0137988	US BANK	456.82		09/07/21
						B&H PHOTO 800-606-6969 CASE,CABLES,ADAPTER,			
339		03/22 AP		07/21/21	0137988	US BANK	490.32		09/07/21
						B&H PHOTO 800-606-6969 PORTABLE POWER STATION			
ACCOUNT TOTAL							10,681.98	.00	10,681.98
FUND TOTAL							12,353.76	.00	12,353.76
FUND 258 PARKING FUND									
258-5531-435.71-01						OFFICE SUPPLIES / OFFICE SUPPLIES			
371		03/22 AP		09/07/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	2.39		09/14/21
						9x12 ENVELOPES			
371		03/22 AP		09/07/21	0000000	OFFICE EXPRESS OFFICE PRODUCT	5.80		09/14/21
						COPY PAPER			
ACCOUNT TOTAL							8.19	.00	8.19
258-5531-435.81-48 PROFESSIONAL SERVICES / CONTRACT SERVICES									

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 258 PARKING FUND										
258-5531-435.81-48 PROFESSIONAL SERVICES / CONTRACT SERVICES						continued				
371		03/22 AP		08/31/21	0000000	IPS GROUP, INC	4,544.40			09/14/21
CITATION PRKNG FEES AUG21										
371		03/22 AP		08/31/21	0000000	IPS GROUP, INC	64.43			09/14/21
GATEWAY FEES-AUGUST'21						(2) PAYSTATIONS				
ACCOUNT TOTAL							4,608.83	.00	4,608.83	
FUND TOTAL							4,617.02	.00	4,617.02	
FUND 261 TOURISM & VISITORS										
261-2291-423.72-99 OPERATING SUPPLIES / POSTAGE										
339		03/22 AP		08/05/21	0137988	US BANK	10.53			09/07/21
USPS PO 1814940913						MAIL VISITOR GUIDES TO				
ACCOUNT TOTAL							10.53	.00	10.53	
261-2291-423.73-52 OTHER SUPPLIES / BROCHURES & PUBLICATIONS										
339		03/22 AP		08/04/21	0137988	US BANK	26.90			09/07/21
COPYWORKS CEDAR FALLS						10 MEETING PLANNER GUIDE				
ACCOUNT TOTAL							26.90	.00	26.90	
261-2291-423.73-55 OTHER SUPPLIES / MEDIA										
366		03/22 AP		09/10/21	0000000	hour MEDIA, LLC	265.00			09/14/21
AAA LIVING SEPT/OCT 2021										
ACCOUNT TOTAL							265.00	.00	265.00	
261-2291-423.73-57 OTHER SUPPLIES / GIFT SHOP										
339		03/22 AP		07/28/21	0137988	US BANK	174.94			09/07/21
PAYPAL *MA						HISTORIC ROUTE 20 ITEMS				
339		03/22 AP		07/28/21	0137988	US BANK	9.36			09/07/21
WAL-MART #0753						SODA FOR GIFT SHOP				
ACCOUNT TOTAL							184.30	.00	184.30	
261-2291-423.83-06 TRANSPORTATION&EDUCATION / EDUCATION										
339		03/22 AP		08/18/21	0137988	US BANK	40.00			09/07/21
EB EITA GENERAL MEMBE						EITA GENERAL MEMBERSHIP				
PROJECT#: 032424										
ACCOUNT TOTAL							40.00	.00	40.00	

GROUP	PO	ACCTG	---TRANSACTION---			DEBITS	CREDITS	CURRENT	
NBR	NBR	PER.	CD	DATE	NUMBER	DESCRIPTION		BALANCE	
								POST DT	
FUND 261 TOURISM & VISITORS									
261-2291-423.83-07 TRANSPORTATION&EDUCATION / REGISTRATIONS									
366		03/22	AP	08/24/21	0000000	SMALL MARKET MEETINGS CONFERE	995.00	09/14/21	
						2021 MARKETPLACE BOOTH			
						DROP SPONSORSHIP			
PROJECT#: 032423									
ACCOUNT TOTAL							995.00	.00	995.00
261-2291-423.85-23 UTILITIES / BUILDING MAINTENANCE									
366		03/22	AP	09/03/21	0000000	ARAMARK UNIFORM SERVICES	5.20	09/14/21	
MAT SERVICE									
ACCOUNT TOTAL							5.20	.00	5.20
261-2291-423.85-51 UTILITIES / EVENTS, BIDS, & SPONSORS									
339		03/22	AP	07/29/21	0137988	US BANK	59.07	09/07/21	
TST* WHISKEY ROAD TAVERN SITE VISIT-IA RURAL LETTR									
339		03/22	AP	07/23/21	0137988	US BANK	2.49	09/07/21	
CASEYS CEDAR FALLS ICE FOR COOLER-VOLUNTEERS									
339		03/22	AP	07/23/21	0137988	US BANK	5.79	09/07/21	
CASEYS CEDAR FALLS ICE FOR COOLER-VOLUNTEERS									
ACCOUNT TOTAL							67.35	.00	67.35
FUND TOTAL							1,594.28	.00	1,594.28
FUND 262 SENIOR SERVICES & COMM CT									
262-1092-423.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES									
340		03/22	AP	07/23/21	0137988	US BANK	7.89	09/07/21	
AMZN MKTP US*2E69H8IR1 WALL CLOCK									
ACCOUNT TOTAL							7.89	.00	7.89
262-1092-423.89-08 MISCELLANEOUS SERVICES / BUS TRIPS/PROGRAMMING									
340		03/22	AP	08/19/21	0137988	US BANK	21.50	09/07/21	
SQ *HURTS DONUT COMPANY DOUGHTNUTS 4 WALKING									
ACCOUNT TOTAL							21.50	.00	21.50
FUND TOTAL							29.39	.00	29.39

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FUND 291						POLICE FORFEITURE FUND				
FUND 292						POLICE RETIREMENT FUND				
FUND 293						FIRE RETIREMENT FUND				
FUND 294						LIBRARY RESERVE				
FUND 295						SOFTBALL PLAYER CAPITAL				
FUND 296						GOLF CAPITAL				
FUND 297						REC FACILITIES CAPITAL				
FUND 298						HEARST CAPITAL				
FUND 311						DEBT SERVICE FUND				
FUND 402						WASHINGTON PARK FUND				
FUND 404						FEMA				
404-1220-431.89-80						MISCELLANEOUS SERVICES / COVID-19 PUB HEALTH EMERG				
371		03/22 AP		09/03/21	0000000	T.C. AND B. CORPORATE WEARABL	841.32			09/14/21
						LOGO CLOTH MASKS FOR EE				
						PROJECT#: 012020				
339		03/22 AP		08/05/21	0137988	US BANK	267.28			09/07/21
						AMZN MKTP US+2P5IO3HS0				
						PROJECT#: 012020				
340		03/22 AP		08/02/21	0137988	US BANK	15.72			09/07/21
						AMAZON.COM*2P2UE4VU1 AMZN				
						PROJECT#: 012020				
						ACCOUNT TOTAL	1,124.32	.00		1,124.32
						FUND TOTAL	1,124.32	.00		1,124.32
FUND 405						FLOOD RESERVE FUND				
FUND 407						VISION IOWA PROJECT				
FUND 408						STREET IMPROVEMENT FUND				
FUND 430						2004 TIF BOND				
430-1220-431.97-82						TIF BOND PROJECTS / STREETSCAPE MAINTENANCE				
355		03/22 AP		09/06/21	0000000	OWEN CONTRACTING INC.	122,728.28			09/14/21
						3242-DWNTWN STREETSCP II				
						PROJECT#: 023242				
						ACCOUNT TOTAL	122,728.28	.00		122,728.28
						FUND TOTAL	122,728.28	.00		122,728.28
FUND 431						2014 BOND				
FUND 432						2003 BOND				
FUND 433						2001 TIF				

GROUP	PO	ACCTG	---TRANSACTION---				DEBITS	CREDITS	CURRENT
NBR	NBR	PER.	CD	DATE	NUMBER	DESCRIPTION			BALANCE
									POST DT
FUND 434 2000 BOND									
FUND 435 1999 TIF									
FUND 436 2012 BOND									
436-1220-431.98-60						CAPITAL PROJECTS / DAM SAFETY IMPROVEMENTS			
360		03/22 AP		09/02/21	0000000	RIVERWISE ENGINEERING, LLC	7,483.70		09/14/21
						3088-CDR.RV.LOW HEAD DAM			
PROJECT#:					023088				
360		03/22 AP		09/02/21	0000000	RIVERWISE ENGINEERING, LLC	3,386.70		09/14/21
						3088-CEDAR RIVER REC PROJ			
PROJECT#:					023088				
						ACCOUNT TOTAL	10,870.40	.00	10,870.40
						FUND TOTAL	10,870.40	.00	10,870.40
FUND 437 2018 BOND									
FUND 438 2020 BOND FUND									
438-1220-431.98-23						CAPITAL PROJECTS / GREENHILL RD & S MAIN INT			
355		03/22 AP		08/23/21	0000000	AHLERS AND COONEY, P.C.	2,333.80		09/14/21
						3228-GREENHILL/S MAIN INT CONDEMNATION;7/29-8/18/21			
PROJECT#:					023228				
						ACCOUNT TOTAL	2,333.80	.00	2,333.80
438-1220-431.98-83 CAPITAL PROJECTS / CEDAR HGTS DRIVE RECON									
355		03/22 AP		09/07/21	0000000	PETERSON CONTRACTORS	82,675.14		09/14/21
						3171-CEDAR HEIGHTS RECON.			
PROJECT#:					023171				
355		03/22 AP		08/23/21	0000000	SNYDER & ASSOCIATES, INC.	14,862.53		09/14/21
						3171-CEDAR HEIGHTS RECON. SERVICES THRU 7/31/21			
PROJECT#:					023171				
						ACCOUNT TOTAL	97,537.67	.00	97,537.67
						FUND TOTAL	99,871.47	.00	99,871.47
FUND 439 2008 BOND FUND									
FUND 443 CAPITAL PROJECTS									
443-1220-431.92-06						STRUCTURE IMPROV & BLDGS / POLICE WEAPONS			
373		03/22 AP		08/23/21	0000000	AXON ENTERPRISE, INC.	11,326.36		09/14/21
						TASER HOLSTERS & CRTGS.			
						ACCOUNT TOTAL	11,326.36	.00	11,326.36
443-1220-431.98-88 CAPITAL PROJECTS / ASHWORTH DR TO HUDSON RD									

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FUND 443 CAPITAL PROJECTS										
443-1220-431	98-88	CAPITAL PROJECTS / ASHWORTH DR TO HUDSON RD				continued				
355	03/22 AP	08/23/21	0000000	0000000	0000000	AHLERS AND COONEY, P.C.	1,862.00			09/14/21
	3244-ASHWORTH DR EXT.	EASEMENT; 07/23-08/19/21								
PROJECT#:		023244								
ACCOUNT TOTAL							1,862.00	.00	1,862.00	
FUND TOTAL							13,188.36	.00	13,188.36	
FUND 472 PARKADE RENOVATION										
FUND 473 SIDEWALK ASSESSMENT										
FUND 483 ECONOMIC DEVELOPMENT										
FUND 484 ECONOMIC DEVELOPMENT LAND										
FUND 541 2018 STORM WATER BONDS										
FUND 544 2008 SEWER BONDS										
FUND 545 2006 SEWER BONDS										
FUND 546 SEWER IMPROVEMENT FUND										
FUND 547 SEWER RESERVE FUND										
FUND 548 1997 SEWER BOND FUND										
FUND 549 1992 SEWER BOND FUND										
FUND 550 2000 SEWER BOND FUND										
FUND 551 REFUSE FUND										
551-6675-436	71-06	OFFICE SUPPLIES / OFFICE EQUIPMENT SUPPLIES								
378	03/22 AP	08/30/21	0000000	0000000	0000000	OFFICE EXPRESS OFFICE PRODUCT	23.37			09/14/21
	CORRECTION TAPE, POST ITS									
ACCOUNT TOTAL							23.37	.00	23.37	
551-6685-436.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
378	03/22 AP	08/31/21	0000000	0000000	0000000	OFFICE EXPRESS OFFICE PRODUCT	10.78			09/14/21
	EXPO MARKERS-TRANSFER ST									
378	03/22 AP	08/30/21	0000000	0000000	0000000	OFFICE EXPRESS OFFICE PRODUCT	194.78			09/14/21
	EXPO BOARD,WALL FILES									
ACCOUNT TOTAL							205.56	.00	205.56	
551-6685-436.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES										
347	03/22 AP	08/31/21	0000000	0000000	0000000	CULLIGAN WATER CONDITIONING	20.25			09/14/21
	WATER FOR TRANSFER STATIO									
347	03/22 AP	08/31/21	0000000	0000000	0000000	CULLIGAN WATER CONDITIONING	27.00			09/14/21
	WATER-TRANSFER STATION									
ACCOUNT TOTAL							47.25	.00	47.25	
551-6685-436.73-01 OTHER SUPPLIES / REPAIR & MAINT. SUPPLIES										

GROUP	PO	ACCTG	--- TRANSACTION ---				DEBITS	CREDITS	CURRENT
NBR	NBR	PER	CD	DATE	NUMBER	DESCRIPTION			BALANCE
									POST DT
FUND 551 REFUSE FUND									
551-6685-436.73-01 OTHER SUPPLIES / REPAIR & MAINT. SUPPLIES						continued			
378		03/22 AP	09/01/21	0000000		O'DONNELL ACE HARDWARE BRUSH, SPACKL, SANDPAPER	12.35		09/14/21
ACCOUNT TOTAL							12.35	.00	12.35
551-6685-436.87-02 RENTALS / MATERIAL DISPOSAL/HANDLIN									
378		03/22 AP	09/03/21	0000000		WEIKERT IRON AND METAL APPLIANCE RECYCLING	2,744.00		09/14/21
ACCOUNT TOTAL							2,744.00	.00	2,744.00
FUND TOTAL							3,032.53	.00	3,032.53
FUND 552 SEWER RENTAL FUND									
552-6655-436.73-06 OTHER SUPPLIES / BUILDING REPAIR									
393		03/22 AP	09/01/21	0000000		O'DONNELL ACE HARDWARE LIGHT FIXTURE SEWER	17.69		09/14/21
ACCOUNT TOTAL							17.69	.00	17.69
552-6655-436.73-13 OTHER SUPPLIES / SANITARY SEWERS									
378		03/22 AP	09/02/21	0000000		CRITEX LLC PIPE, SEALANT	2,843.14		09/14/21
365		03/22 AP	08/26/21	0000000		MENARDS-CEDAR FALLS CONCRETE, ADHESIVE	23.54		09/14/21
ACCOUNT TOTAL							2,866.68	.00	2,866.68
552-6655-436.73-27 OTHER SUPPLIES / IOWA ONE CALL									
365		03/22 AP	08/19/21	0000000		IOWA ONE CALL IOWA ONE CALL JULY 2021	410.40		09/14/21
ACCOUNT TOTAL							410.40	.00	410.40
552-6655-436.92-01 STRUCTURE IMPROV & BLDGS / STRUCTURE IMPROV & BLDGS									
393		03/22 AP	08/30/21	0000000		REHAB SYSTEMS, INC. I AND I REDUCTION-MANHOLE REHABILITATION	20,090.00		09/14/21
ACCOUNT TOTAL							20,090.00	.00	20,090.00
552-6665-436.72-05 OPERATING SUPPLIES / GAS & OIL									
393		03/22 AP	09/02/21	0000000		NORTHLAND PRODUCTS CO.	767.80		09/14/21

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 552 SEWER RENTAL FUND									
552-6665-436.72-05 OPERATING SUPPLIES / GAS & OIL									
GEAR LUBE/OIL									
ACCOUNT TOTAL							767.80	.00	767.80
552-6665-436.72-26 OPERATING SUPPLIES / TESTING & LAB									
393		03/22 AP		08/25/21	0000000	MIDLAND SCIENTIFIC, INC.	99.00		09/14/21
LAB SUPPLIES									
ACCOUNT TOTAL							99.00	.00	99.00
552-6665-436.73-05 OTHER SUPPLIES / OPERATING EQUIPMENT									
393		03/22 AP		09/08/21	0000000	MENARDS-CEDAR FALLS	55.97		09/14/21
PLUMBING SUPPLIES									
393		03/22 AP		09/01/21	0000000	NORTHLAND PRODUCTS CO.		22.00	09/14/21
CREDIT FOR PLASTIC RETURN									
393		03/22 AP		08/30/21	0000000	O'DONNELL ACE HARDWARE	80.05		09/14/21
TRUFUFEL,NOZZLE GUN,HOSE									
393		03/22 AP		08/27/21	0000000	HUPP ELECTRIC MOTORS	390.46		09/14/21
VFD-HMI- ELECTRONICS									
393		03/22 AP		08/24/21	0000000	MENARDS-CEDAR FALLS	650.56		09/14/21
REFRIGERATOR									
393		03/22 AP		08/19/21	0000000	CRESCENT ELECTRIC	129.47		09/14/21
LIFT STATION ELECTRICAL									
393		03/22 AP		08/19/21	0000000	HUPP ELECTRIC MOTORS	390.46		09/14/21
VFD-HMI- ELECTRONICS									
ACCOUNT TOTAL							1,696.97	22.00	1,674.97
552-6665-436.73-06 OTHER SUPPLIES / BUILDING REPAIR									
393		03/22 AP		09/02/21	0000000	MENARDS-CEDAR FALLS	213.22		09/14/21
WATER LINE FIX- COPPER, BALL VALVE, PLUMBING PART									
ACCOUNT TOTAL							213.22	.00	213.22
552-6665-436.73-36 OTHER SUPPLIES / SAN. LIFT STATION SUPP.									
393		03/22 AP		09/08/21	0000000	O'DONNELL ACE HARDWARE	6.99		09/14/21
LIFT STATION LIGHT									
393		03/22 AP		09/01/21	0000000	ENVIRONMENTAL LUBRICANTS MFG.	219.00		09/14/21
HYDRAULIC FLUID									
393		03/22 AP		08/27/21	0000000	BLACK HAWK RENTAL	374.00		09/14/21
LIFT STATION PLANK									
393		03/22 AP		08/23/21	0000000	CRESCENT ELECTRIC	61.97		09/14/21
LIFT STATION ELECTRICAL									
ACCOUNT TOTAL							661.96	.00	661.96

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FUND 552 SEWER RENTAL FUND										
552-6665-436	86-12	REPAIR & MAINTENANCE				/ TOWELS				
393		03/22 AP		09/03/21	0000000	ARAMARK RUGS	22.11			09/14/21
ACCOUNT TOTAL							22.11	.00	22.11	
552-6665-436.86-29 REPAIR & MAINTENANCE / LAB & TESTING										
393		03/22 AP		08/30/21	0000000	TESTAMERICA LABORATORIES, INC LAB TESTING	512.50			09/14/21
393		03/22 AP		08/30/21	0000000	TESTAMERICA LABORATORIES, INC LAB TESTING	1,083.50			09/14/21
ACCOUNT TOTAL							1,596.00	.00	1,596.00	
FUND TOTAL							28,441.83	22.00	28,419.83	
FUND 553 2004 SEWER BOND										
FUND 555 STORM WATER UTILITY										
555-6630-432.73-34 OTHER SUPPLIES / STORM SEWERS										
347		03/22 AP		08/25/21	0000000	BENTON'S READY MIX CONCRETE, CONCRETE-CATCH BASIN WALL 20TH STREET	208.75			09/14/21
347		03/22 AP		08/25/21	0000000	COLEMAN MOORE COMPANY FLEX MAT FOR EROSION CONTROL PROJECTS	6,480.00			09/14/21
347		03/22 AP		08/24/21	0000000	BENTON'S READY MIX CONCRETE, CONCRETE-CATCH BASIN FLOOR 20TH STREET	250.50			09/14/21
365		03/22 AP		08/21/21	0000000	BMC AGGREGATES L.C. RIP RAP-BANK STABILIZING	487.83			09/14/21
ACCOUNT TOTAL							7,427.08	.00	7,427.08	
FUND TOTAL							7,427.08	.00	7,427.08	
FUND 570 SEWER ASSESSMENT										
FUND 606 DATA PROCESSING FUND										
606-1078-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
371		03/22 AP		09/07/21	0000000	OFFICE EXPRESS OFFICE PRODUCT COPY PAPER	2.32			09/14/21
339		03/22 AP		08/04/21	0137988	US BANK AMZN MKTP US*2P9K59J02	162.22			09/07/21
371		03/22 AP		08/04/21	0000000	STOREY KENWORTHY BLUE BAR PAPER	74.51			09/14/21
371		03/22 AP		08/03/21	0000000	STOREY KENWORTHY BLUE BAR PAPER	298.04			09/14/21
ACCOUNT TOTAL							537.09	.00	537.09	

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	
									POST DT	
FUND 606 DATA PROCESSING FUND										
606-1078-441.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES										
339		03/22 AP		08/05/21	0137988	US BANK	99.00		09/07/21	
339		03/22 AP		07/23/21	0137988	US BANK	25.98		09/07/21	
						AMZN MKTP US*2E9N76UU1				
						STK*BIGSTOCKPHOTO.COM				
						IPHONE CASE-FOR AMANDA				
						ACCOUNT TOTAL	124.98	.00	124.98	
606-1078-441.82-10 COMMUNICATION / TELEPHONE HOLDING ACCOUNT										
371		03/22 AP		08/22/21	0000000	GORDON FLESCH COMPANY	1,535.04		09/14/21	
						COPIERS/24629-MPS01/AUG21				
						8/22-9/21&OVR5/22-8/21				
						ACCOUNT TOTAL	1,535.04	.00	1,535.04	
606-1078-441.93-01 EQUIPMENT / EQUIPMENT										
371		03/22 AP		08/26/21	0000000	CDW GOVERNMENT, INC.	1,300.00		09/14/21	
339		03/22 AP		08/09/21	0137988	US BANK	149.99		09/07/21	
339		03/22 AP		08/02/21	0137988	US BANK	103.49		09/07/21	
339		03/22 AP		07/30/21	0137988	US BANK	321.71		09/07/21	
						AMZN MKTP US*2P9E89R51				
						AMZN MKTP US*2P8L25XV1				
						NEWEGG INC				
						NVME DRIVE DUPLICATOR				
						XEROX TONER,ROLLER KIT				
						WALL ROCK-COMM CENTER				
						ACCOUNT TOTAL	1,875.19	.00	1,875.19	
						FUND TOTAL	4,072.30	.00	4,072.30	
FUND 680 HEALTH INSURANCE FUND										
680-1902-457.51-01 INSURANCE / HEALTH INSURANCE										
399		03/22 AP		09/07/21	0000000	HOLMES MURPHY & ASSOCIATES LL	2,333.33		09/14/21	
						BENEFITS CONSULTING SERV				
						OCTOBER 2021				
						ACCOUNT TOTAL	2,333.33	.00	2,333.33	
						FUND TOTAL	2,333.33	.00	2,333.33	
FUND 681 HEALTH SEVERANCE										
FUND 682 HEALTH INSURANCE - FIRE										

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	
									POST DT	
FUND 685 VEHICLE MAINTENANCE FUND										
685-6698-446.72-16 OPERATING SUPPLIES / TOOLS										
347		03/22 AP		08/23/21	0000000	CAMPBELL SUPPLY WATERLOO	139.00			09/14/21
						1/4 HEX CORDLESS IMPACT DRIVER- REPLACED WORN ONE				
ACCOUNT TOTAL							139.00	.00	139.00	
685-6698-446.73-04 OTHER SUPPLIES / VEHICLE SUPPLIES										
347		03/22 AP		08/17/21	0000000	LAWSON PRODUCTS, INC.	25.49			09/14/21
						MISC SHOP SUPPLIES				
378		03/22 AP		08/17/21	0000000	TOYNE, INC.	456.04			09/14/21
						ENGINE COOLING FAN #FD502				
378		03/22 AP		08/17/21	0000000	TOYNE, INC.	397.72			09/14/21
						DOOR HANDLE #FD502				
347		03/22 AP		08/14/21	0000000	LAWSON PRODUCTS, INC.	973.06			09/14/21
						MISC SHOP SUPPLIES				
347		03/22 AP		08/13/21	0000000	LAWSON PRODUCTS, INC.	14.06			09/14/21
						MISC SHOP SUPPLIES				
378		03/22 AP		08/04/21	0000000	OUTDOOR & MORE	6.95			09/14/21
						AIR CLEANER FOR WEED TRIMMER				
365		03/22 AP		07/12/21	0000000	KEITH MFG. CO.	128.10			09/14/21
						HYD VALVE ON WALKING FLOOR				
ACCOUNT TOTAL							2,001.42	.00	2,001.42	
685-6698-446.86-04 REPAIR & MAINTENANCE / RADIO & COMMUNICATIONS										
378		03/22 AP		08/26/21	0000000	PRECISE MRM LLC	1,371.64			09/14/21
						CELL CHARGES FOR AVL				
ACCOUNT TOTAL							1,371.64	.00	1,371.64	
685-6698-446.87-08 RENTALS / WORK BY OUTSIDE AGENCY										
347		03/22 AP		08/23/21	0000000	D & D TIRE INC.	240.00			09/14/21
						#280 TIRE REPAIR				
ACCOUNT TOTAL							240.00	.00	240.00	
685-6698-446.93-01 EQUIPMENT / EQUIPMENT										
365		03/22 AP		08/30/21	0000000	ELLIOTT EQUIPMENT CO.	113,150.00			09/14/21
						BODY				
371		03/22 AP		08/24/21	0000000	METROPOLITAN TRANSIT AUTHORIT	17,411.34			09/14/21
						2021 GILLIG BUS CF SHARE				
ACCOUNT TOTAL							130,561.34	.00	130,561.34	
FUND TOTAL							134,313.40	.00	134,313.40	

PREPARED 09/14/2021, 9:45:26
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

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Item 18.

GROUP	PO	ACCTG	---TRANSACTION---				DEBITS	CREDITS	CURRENT
NBR	NBR	PER.	CD	DATE	NUMBER	DESCRIPTION			BALANCE
									POST DT
FUND 686						PAYROLL FUND			
FUND 687						WORKERS COMPENSATION FUND			
FUND 688						LTD INSURANCE FUND			
FUND 689						LIABILITY INSURANCE FUND			
FUND 724						TRUST & AGENCY			
FUND 727						GREENWOOD CEMETERY P-CARE			
FUND 728						FAIRVIEW CEMETERY P-CARE			
FUND 729						HILLSIDE CEMETERY P-CARE			
FUND 790						FLOOD LEVY			
						GRAND TOTAL	1,071,056.78	524.28	1,070,532.50